

Town Board Minutes of August 12th, 2025

The meeting of the Wales Town Board was held on the 12th day of July 2025 at the Wales Community Center, 12345 Big Tree Road, Wales Center, New York.

The meeting was called to order by Supervisor Howard at 7:00 pm EST.

ROLL CALL

Councilman Jeff Gawronski aye
Councilman David Newman aye
Councilman Donald Butcher aye
Councilwoman Brenda O'Connor aye
Supervisor Timothy Howard aye

present: Wendel Engineering (20) Residents whose names are on file.

INVOCATION: led by Councilman Butcher

PLEDGE OF ALLEGIANCE: led by Councilman Gawronski

ADOPTION OF AGENDA: MOTION # ___ By Councilwoman O'Connor second by Councilman Newman, approving the agenda. Carried ayes-5 noes-0

ACCEPTANCE OF MINUTES: MOTION # ___ By Councilman Newman, second by Councilman Butcher approving the Town Clerk's minutes of July 8th. Carried. ayes-5 noes-0

INVITATION FOR PUBLIC COMMENT ON AGENDA ITEMS: NONE

1. Zoning Grant update

Councilwoman O'Connor stated the committee is doing a Public Workshop at the South Wales Community Hall on Olean Rd from 6pm - 8pm. Resident are encouraged to ask questions and share their input.

Supervisor Howard asked the board if we should extend the 6-month moratorium on Solar? Rob Klavoon explained the new law would likely be done and ready for approval at the end of 2025 or beginning of 2026. That would be a 3-month gap.

MOTION#___ by Councilman Newman, second by Councilman Gawronski, approving at Public hearing extending the 6-month moratorium on Solar, September 9th prior to the Town Board Meeting. Carried ayes-5 noes-0

2. 13748 Big Tree Solar project

Rob Klavoon,- The town board at the time, had some concerns on the clarity of whether the conservation Advisory Board and the planning board had made a formal recommendation to back up to the town board and the process there with so the in the attachment that I just handed out, these are all document documents that the board has had access to previously. I've attached the decision of the conservation advisory board dated April 21, 2025, their recommendations and comments. There was a subsequent Planning Board meeting on August 6 of 2025 where the planning board made further recommendations to the town board regarding the application before and then what I did also is just so that the board has the latest version of the site plan for what is being proposed with that. So the applicant is here this evening, and I don't want to speak for the project, but what I believe that the the applicant is asking for is that the town board move forward with the next step in the process, which is the town board declare itself as lead agents under seeker and authorize Wendell to work with Mindy to do the coordinated review. One point is that we are not far enough along in the process to call public hearing. I do not recommend tonight that the town board call public hearing for the September meeting, what I would like to do is get the coordinated review process going, start to get the comments in from the interested agencies, and when we meet at the September meeting, we'll be 95% of the way through that process if the comments.

Are coming in and they're acceptable, then that potentially the board can consider scheduling the public hearing at the September meeting for the October meeting.

TOWN OF WALES TOWN BOARD RESOLUTION SEQRA NOTICE OF INTENT TO SERVE AS LEAD AGENCY FOR THE APPLICATION OF NED-New Energy Solar 10, LLC

WHEREAS, the Town of Wales received an application for a Special Use Permit to construct and operate a 3.00MW Solar Project to be located at 13748 Big Tree Road, East Aurora, NY 14052 from NED-New Energy Solar 10, LLC; and

WHEREAS, the Planning Board and Conservation Board reviewed the application, provided comments to the Applicant with the assistance of its consultant, and the applicant has amended the plan in accordance with the Planning Board's and Conservation Board's input and these Boards have sent their comments to the Town Board: and

WHEREAS, the Town Board can now begin the required approval processes; and

WHEREAS, that in accordance with the provisions of 6 NYCRR Part 617 (SEQRA), the Wales Town Board has determined that this project is a Type I action under SEQRA and therefore would like to act as Lead Agency for SEQRA review of this action.

NOW, THEREFORE, BE IT RESOLVED, that the Town Board authorizes a SEQR coordinated review to establish the Town Board as SEQR Lead Agency pursuant to 6 NYCRR Part 617.6; and

BE IT FINALLY RESOLVED, that the Town Board also authorizes the submission of the required County Referral.

MOTION#__ by Councilwoman O'Connor, second by Councilman Gawronski approving the Town Board authorizing a SEQR coordinated review to establish the Town Board as SEQR Lead Agency pursuant to 6 NYCRR Part 617.6. Carried. ayes-5 noes-0

3. Update from Town Attorney on meeting with owner of 12829 Big Tree Rd

Supervisor Howard stated – We not yet been able to schedule a meeting of all the parties, which would be our engineer, our attorney, the owner of the property and his engineer, I haven't heard from our attorney or the owner of property. She has talked with the owner of the property, and I guess he still has not met with his

4. Hiring policy

Councilman Butcher said - first get some bids on removing the trees.

Highway Superintendent is going to investigate getting bids for the removal of the trees before we have snowfall and some incident.

MOTION#__ by Councilman Butcher second Councilwoman O'Connor, approving getting bids for the removal of the trees. Carried ayes-5 noes-0

NEW BUSINESS

1.Approval of Wendel invoices for Big Tree Solar Review

Approving the invoice but moving this with the General fund bill.

MOTION#__ by Councilman Newman second Councilman Butcher approving the invoices for the Solar Project. Carried ayes-5 noes-0

2. Renewal of the Town's insurance policy

Table to the next meeting, our agent was out of town.

3. Iroquois' Capital Improvement Project – approving them as lead Agency

MOTION#__ by Councilman Butcher second Councilman Newman, approving the Iroquois School District as the lead agency, for the Capital Improvement project. Carried ayes-5 noes-0

4.Highway Superintendent request to remove or trim the trees in front of the Town Hall

Councilman Butcher, I would say let's go there down. But first get some bids on this to remove them. William Sywer I'll look into the cost of removing the

MOTION#__ by Councilman Butcher second Councilwoman O'Connor getting bids to remove the trees Carried ayes-5 noes-

5.Call for a Public hearing for the Erie County Community Block Grant Sept 9th

TOWN OF WALES NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, a public hearing will be held on Tuesday, September 9th, 2025, at 7pm 12345 Big Tree Road, Wales Center, NY regarding the use of Erie County Community Development Block Grant Funds for the Town of Wales.

The Purpose of the hearing is to provide citizens an opportunity to express community development needs and possible eligible projects or programs for the disabled and/or low-income families in the Town of Wales for the year 2026-2027

.Citizens are urged to attend and make known their views for possible funding by this program.

By order of the Wales Town Board.

MOTION#__ by Councilman Butcher second Councilman Newman, approving a public hearing for the Erie County Community Development Block Grant Funds for the Town of Wales. Carried ayes-5 noes 0

6.Request from Interim Highway Superintendent to attend Fall Conference

MOTION#__ by Councilman Newman, second by Councilman Gawronski, approving the Interim highway Superintendent to attend the fall conference, this is a budgeted item. Carried 5 ayes 0-noes

7. NYS Water Infrastructure Improvement grant, request from pastor Walter

Pastor There are some opportunities for some water here in this area. First, I would like to give my respect to the board and what they're doing and accomplishing in this area. I've done some research; I found out that New York State has \$350 million for water district

installation. The way that grants works is, that you are entitled to get \$25 million to get an initiative now for this program that stated that it's for the improvement or construction of the water line. I feel that this might be something that you might want to investigate. Town Engineer Rob Klavoon said you start with a petition, because everybody had to pay who would be in the water district, even if you don't tap into it water. Everybody has a voice and a vote if it gets that far. I would like to point out that we would have to spend town funds on engineering costs.

Supervisor Howard stated essentially, the board listens to the residents. If the residents come with a petition on a particular road, or two roads or three roads. The town board could take that next step, there is some upfront cost that the town is going to have to incur, as far as the water supply study or the initial engineering once you get the grant, all the detailed engineering, survey design drawings, permitting. The total amount of grant is 70% or up to \$5 million.

8. Approve Dept Head Audits for 2024 from Bookkeeper & Town Clerk/Tax Collector

MOTION#__ by Councilman Newman, second by Councilman Gawronski, approving the 2024 audit for the bookkeeper. Carried 5 ayes 0 noes. The town Clerk/Tax Collector will be added to the September agenda .

COMMUNICATIONS

Hi, I'm Gregory Kent with Erie County Sheriff's Office. I've recently been reassigned with the community engagement team. . Basically, this unit was put together to try to be a liaison between the department and communities. So, I have Elma, Marilla and Wales that I'll be covering. I've already been in touch with the president of the senior citizens; I'll be speaking about senior frauds that they're going on right now and our yellow dot program. I'm going to give my card to the board. As far as calls on that for this month, I found one hundred eleven calls for service in the month of June for the Sheriff's Office. Of those, nine of them were accidents. We had two burglar alarms, two fire alarms, one grass fire, one warrant, arrest, one burglary arrest, ten traffic stops and five first aids that we assisted with.

REPORTS OF DEPARTMENT HEADS: none

REVIEW AND ACTION ON TOWN CLERK'S REPORT:

MOTION # __ by Councilman Butcher second Councilman Newman, approving the Town Clerk's monthly report for July

2025 as presented. Carried ayes-5 noes-0

GENERAL FUND BILLS:

MOTION # ____ by Councilwoman O'Connor, second by Councilman Newman approving General Fund Abstract # 008 vouchers # total of \$. Carried ayes-5 noes-0

HIGHWAY FUND BILLS:

MOTION # __ by Councilman Newman, second by Councilman Gawronski, approving Highway Abstract # 008 voucher # total amount \$. Carried ayes-5 noes- 0

ADJOURNMENT MOTION#__ by Supervisor Howard seconded by Councilman Newman to adjourn the meeting at 8:23pm Carried ayes-5 noes-0

in memory of Nanet Weber

Respectfully submitted, Melinda Eaton, Wales Town Clerk