

## **Town Board Minutes of October 14th, 2025**

The meeting of the Wales Town Board was held on the 14<sup>th</sup> day of October 2025 at the Wales Community Center, 12345 Big Tree Road, Wales Center, New York.

The meeting was called to order by Supervisor Howard at 7:06 pm EST.

**ROLL CALL** Taken at public Hearing

present: Wendel Engineering and Building Inspector( 18 ) 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 with the additional of new business #4 Over size sign. Carried ayes-5 noes-0

**INVITATION FOR PUBLIC COMMENT ON AGENDA ITEMS: NONE**

**OLD BUSINESS**

### **1. Town of Wales 2026 Tentative Budget.**

Supervisor asked if any questions or changes to the tentative budget if not, will go right to the next item on the agenda.

### **2. Request to approve the Town of Wales 2026 Tentative Budget as the Town of Wales 2026 Preliminary**

**MOTION#\_\_** By Supervisor Howard and second by Councilman Newman approving the Town of Wales 2026 Tentative Budget as the Town of Wales 2026 Preliminary. Carried. ayes-5 noes-0

### **3. Renew yearly contract with SPCA-Dog Control**

Supervisor Howard stated he literally just got with the SPCA. They are aware of the difficulties that we've been having. They explained that with the onset of the summer vacation, they lose a lot of staff members. A number of people are going away, abandoning their dogs, so the calls go up, as a result of this and other concerns. The SPCA invoked their right, according to the contract to deny or decline to accept any more dogs. In a series of phone calls, we were assured that because of our municipal contract, municipal agencies are given preference to services over private individuals. Over the last 60 days, they have admitted that they took in a number of dogs from other municipalities, as well as from private citizens, but could not explain why they continued to refuse to accept a dog that we ended up keeping for 56 days. So it was a very irritating, not a pleasant call from our end, but very gracious responses from the SPCA that they would accept that dog effective today, but I should say that our town clerk made contact with Wyoming County Animal Control. They immediately sent someone out to look at the dog. They immediately, they did not take custody of the dog or control of the dog, but they set us up with a adoption agency actually referred a few people to see a dog, ultimately, an adoption agency that specialized in German shepherds, and good news is that effective Sunday, the dog was adopted with the help of Wyoming County. I suggested that we send a letter to Wyoming County Dog Control at least inquiring about using the kenneling services from Wyoming County. I learned that a onetime fee of \$50 whenever a dog was brought in and its 24/7 service does not require the town to kennel the dog at all. So, I would say back to the SPCA contract we could sign the contract. But also, Send a letter of interest to Wyoming County too.

**MOTION#\_\_** By Councilwoman O'Connor and second by Councilman Newman send a letter to Wyoming County Dog Control to at least inquire about using the kenneling services from Wyoming County. Carried 5 ayes 0 noes

**MOTION#\_\_** By Supervisor Howard and second by Councilman Butcher to renew the contract with the SPCA for 2025-2026. Carried 5 ayes 0 noes

### **4. Solar project**

Robert Klavoon said so we just had the public hearing and heard the comments from the public. The coordinated review process from Erie County Department of Planning NYS and NYS State DEC, the applicant has responded back to those sets of comments. Corinne and I still need to review those comments. At the next meeting I suggest the board would either declare a negative or positive declaration. Wendell will come with a recommendation to the board for the next meeting. But I guess my question to the board is, is there any other questions or additional information that the town board would like to see from the applicant prior to the next meeting. In addition to the SEQRA decision, we also have the special use permit piece as well, that would be the secondary approval for the project too. Corinne said at the next meeting, we'll go over the Part Two procedure form the applicant has already filled out the part one. It's essentially just a checklist where we will go through every potential impact, small or large, check things off, very conservatively, so things might be checked off large impact. It's not saying that there will be a large impact. We're just reviewing as if it's a checklist. And then after that, we will go through part three of the secret form, which will go through all of those impacts which we may have checked off and any sort of mitigation that the applicant has provided to us to make sure that we can make a decision on the record for the SEQRA.

We need to go through the comments in particular from Erie County Planning, again, referred to the new solar code, which was proposed, which I didn't think was appropriate, because we're still working under the old grandfather code with that. So you know, we'll work to make sure that that gets clarified with Erie County Department of Planning on that. But as of right now, Wendell also needs to be our site plan review for the specific site plan comments. There's also the pilot post community agreement and any special conditions on the SUP.

### **5. Updates on code revisions**

Supervisor Howard said before we start with the code revisions. it's my understand our building inspector has received several residents attempting to finalize a solar project. These are tier one or tier two projects. The project would need to be completed before the end of the year, to be eligible for the tax credits.

Robert Klalvoon said the board took action at the last meeting to extend the moratorium on the current solar code that is on the books. I do not know how you undo a portion of that moratorium for the residential solar part of that because the local law included that. Councilman Newman we can amend the current law and present at the Oct 28<sup>th</sup> Special Board Meeting and then call for a public hearing on November 12th, 202515. Robert Klavoon said item 3# new business we can prepare or basically write that document up right changing local law 2-2025 to allow for residential solar. Robert Klavoon said back to the code revisions, we have prepared six resolutions for the board. Three code - chapter 200 zoning, short term rental and the solar law as code revisions for the board to consider. that will prepare us to move forward with the public hearings at the next board meeting in November, any comments that you would have, we could certainly address those as we go. But I think we're at the point in the process where we call for public hearings.

**TOWN OF WALES**  
**RESOLUTION TO INTRODUCE PROPOSED LOCAL LAW NO. 3 OF 2025**  
**AMENDING CHAPTER 200 – “ZONING” OF THE CODE OF THE TOWN OF WALES**

**WHEREAS**, the Town Board of the Town of Wales has undertaken a review of its Zoning Code in order to modernize its provisions, improve clarity and usability, and better align local regulations with the Town’s long-term land use and agricultural protection goals; and

**WHEREAS**, with assistance from professional planning consultants and the Town’s Zoning Code Committee, a set of comprehensive revisions to Chapter 200 – “Zoning” has been drafted, including updates to bulk and dimensional standards, the Special Use Permit process, site plan review procedures, agricultural use definitions, short-term rental regulations, and other key sections; and

**WHEREAS**, the Town Board wishes to formally introduce this proposed local law for public review and comment in accordance with the Municipal Home Rule Law;

**NOW, THEREFORE, BE IT RESOLVED THAT:**

Proposed Local Law No. 3 of 2025, entitled “A Local Law Amending Chapter 200 – Zoning of the Code of the Town of Wales,” is hereby introduced before the Town Board.

A public hearing on said proposed local law shall be held on the 12<sup>th</sup> day of November 2025 at 7 p.m. at the Town of Wales Town Hall, 12345 Big Tree Road, Wales Center, New York, at which time all interested persons shall be heard.

The Town Clerk is directed to publish and post the required notice of public hearing in accordance with law.

**MOTION#**\_\_By Councilwoman O’Connor and second by Councilman Butcher to call for public hearing on said proposed local law 3-2025 shall be held on the 12<sup>th</sup> day of November 2025 at 7 p.m. Carried 5 ayes 0 noes

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN BOARD OF THE TOWN OF WALES THAT:**

The Town Board hereby declares its intent to act as Lead Agency for the SEQRA environmental review of Proposed Local Law No. 3 of 2025 – Amending Chapter 200 “Zoning.”

The Town Board hereby authorizes the Town Clerk and/or Wendel, the Town Engineer to circulate the Full Environmental Assessment Form (FEAF), this resolution, and other required materials to all involved and interested agencies to initiate a coordinated review pursuant to 6 NYCRR Part 617.

**MOTION#**\_\_By Councilwoman O’Connor and second by Councilman Newman declare the Town Board to act as Lead Agency for the SEQRA environmental review ,Carried 5 ayes 0 noes

**TOWN OF WALES**  
**RESOLUTION TO INTRODUCE PROPOSED LOCAL LAW NO. 4 OF 2025**  
**TO BE KNOWN AS CHAPTER 197 – “SHORT-TERM RENTALS”**

**WHEREAS**, the Town Board of the Town of Wales has identified a need to establish clear and consistent regulations governing the short-term rental of dwelling units within the Town in order to protect residential neighborhood character, public health and safety, and the general welfare; and

**WHEREAS**, with the assistance of professional planning consultants and the Town’s Zoning Code Committee, the Town has prepared a draft local law entitled “Short-Term Rentals” to be codified as Chapter 197 of the Code of the Town of Wales, establishing definitions, permitting procedures, operational standards, and enforcement provisions for short-term rental properties; and

**WHEREAS**, the Town Board now wishes to formally introduce this proposed local law for public review and comment in accordance with the Municipal Home Rule Law;

**NOW, THEREFORE, BE IT RESOLVED THAT:**

Proposed Local Law No. 4 of 2025, entitled “A Local Law to Add Chapter 197 – Short-Term Rentals to the Code of the Town of Wales,” is hereby introduced before the Town Board.

**NOW, THEREFORE, BE IT RESOLVED THAT:**

Proposed Local Law No. 4 of 2025, entitled “A Local Law to Add Chapter 197 – Short-Term Rentals to the Code of the Town of Wales,” is hereby introduced before the Town Board.

A public hearing on said proposed local law shall be held on the 12th day of November 2025 at 7 p.m. at the Town of Wales Town Hall, 12345 Big Tree Road, Wales Center, New York, at which time all interested persons shall be heard.

The Town Clerk is directed to publish and post the required notice of public hearing in accordance with law.

**MOTION#**\_\_ by Newman second by Councilman Butcher calling for a public hearing on local law 4-2025 on November 12<sup>th</sup> .Carried 5 ayes 0 noes

**MOTION#**\_\_ by Councilwoman O’Connor and second by Councilman Newman declare the Town Board to act as Lead Agency for the SEQRA environmental review ,Carried 5 ayes 0 noes

**RESOLUTION DECLARING LEAD AGENCY STATUS AND AUTHORIZING COORDINATED ENVIRONMENTAL FOR PROPOSED LOCAL LAW NO. 5 OF 2025 – “SOLAR ENERGY SYSTEMS”**

**WHEREAS**, the Town Board of the Town of Wales is considering the adoption of **Proposed Local Law No. 5 of 2025**, to be codified as **Chapter 196 – “Solar Energy Systems”** of the Code of the Town of Wales, to establish updated regulations for the siting, design, construction, operation, and decommissioning of solar energy systems within the Town; and

**WHEREAS**, the Town Board has reviewed the proposed action and preliminarily determined that the adoption of the Solar Energy Systems Local Law constitutes a **Type I Action** under the State Environmental Quality Review Act (“SEQRA”), 6 NYCRR Part 617; and

**WHEREAS**, the Town Board desires to conduct a **coordinated environmental review** of this Type I action in accordance with SEQRA and to serve as **Lead Agency** for such review;

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN BOARD OF THE TOWN OF WALES THAT:**  
The Town Board hereby authorizes the Town Clerk and/or Wendel, the Town Engineer, to circulate the Full Environmental Assessment Form (FEAF), this resolution, and other required materials to all involved and interested agencies to initiate a coordinated review pursuant to 6 NYCRR Part 617.

**NOW, THEREFORE, BE IT RESOLVED THAT:**  
Proposed Local Law No. 5 of 2025, entitled “A Local Law to Add Chapter 196 – Solar Energy Systems to the Code of the Town of Wales,” is hereby introduced before the Town Board.

A public hearing on said proposed local law shall be held on the 12th day of November 2025 at 7 p.m. at the Town of Wales Town Hall, 12345 Big Tree Road, Wales Center, New York, at which time all interested parties shall be heard.

The Town Clerk is directed to publish and post the required notice of public hearing in accordance with law.

**MOTION#**\_\_ by Councilma Butcher second by Councilman Gawronski calling for a public hearing on local law 4-2025 on November 12<sup>th</sup> .Carried 5 ayes 0 noes

**MOTION#**\_\_ by Councilwoman O’Connor and second by Councilman Newman declare the Town Board to act as Lead Agency for the SEQRA environmental review ,Carried 5 ayes 0 noes

**6. Constable position opening**  
Supervisor stated we had two applications, both Wales residents . No rush but will set up interviews at a later date

**7. County report on Traffic study on Vermont Hill & Warner Hill Rd**  
Informational the study determined that a 4 way stop sign was needed at Vermont Hill Rd and Warner Hill Rd. It will go live on Oct 27<sup>th</sup>. Message boards will go up on Oct 20<sup>th</sup> letting people know that the change is coming, but the actual stop signs will go in on the 27<sup>th</sup>.

**NEW BUSINESS:**

**1.Request to repost the Assessment Review Board position**  
Supervisor Howard said we did have one applicant for this position but didn’t qualify due to the nepotism policy. I’ve spoken with Alicia Roncone today.

**MOTION#**\_By Supervisor Howard and second by Councilman Newman appointing Alicia Roncone to the Assessment Review Board. Carried. ayes-5 noes-0

**MOTION#**\_By Supervisor Howard and second by Councilman Newman to post the other vacant position on the Assessment Review Board. Carried. ayes-5 noes-0

**2.Authorize Supervisor to sign Erie County Snowplow Agreement**  
**MOTION#**\_By Councilman Butcher and second by Councilman Newman approving the snowplow contract with Erie County for 2025-2026 for \$114,363.9 to plow 43.32 lane miles. Carried. ayes-5 noes-0

**3. Intro Local Law 3-2025 6-Month Moratorium on Battery Energy Storage Facilities**  
We can reintroduce with the wording changed, this would interfere with the tax credits which also include battery storage systems, So, it would be better if we modify that so this for the residents looking for tax credits.

**MOTION#**\_\_ by Councilman Butcher and second by Councilwoman O’Connor, to table till the language is changed, we can reintroduce this law again, with wording corrected. Carried 5 ayes 0 noes

**4. Temporary sign permit**

The applicant requested permission to place a larger temporary “For Sale” sign exceeding the allowable 12 square feet under current code. The board acknowledged the property’s tax delinquency approximately \$60,000 owed and noted that selling the property would benefit the municipality by restoring tax revenue. A compromise was discussed to allow the larger sign until the property is under contract, then replace it with a standard small sign if needed. The duration limit was 90 days from the date of listing or until the property is sold, whichever comes first. The sign must be temporary, not installed more than 24 hours before the active listing date. The board agreed that the sign requires a building permit and a \$25 fee. The members acknowledged the need for future code revisions to clarify sign procedures and authority across zoning districts.

**MOTION#**\_\_by Councilwoman O’Connor and second by Councilman Butcher approving the sign permit with all procedures followed which includes sign permit application and fee and the sign will be allowed 90 days from when the sign is first posted. Carried 5 ayes 0 noes

**COMMUNICATIONS**

-Sales tax year to date, we received September payment to the \$180,000a little bit more than that according to our budget, we're ahead from last year.

-Veterans Ceremony Nov 11<sup>th</sup> at 11am, with luncheon to follow at Fire Hall

- there's been a range of car thefts, the actual theft and motor vehicles that cars in the Holland and Wales area one of the stolen cars was found burnout in Stykersville.

- Two members of the board received the communications from a residential of unlawful hunting. I can't take complaints before NYSDEC. A suspicious vehicle illegally parked along rider road. The sheriff's office was contacted and no violations were issued.

-Resolution for 2026 election cycle, was generated by a different group of statistics associated. If the board would like to review or pass.

**REPORTS OF DEPARTMENT:** Highway Superintendent, Town Clerk, Building Inspector

**REVIEW ON SUPERVISORS REPORT**

**MOTION #** \_\_by Councilman Butcher second Councilman Newman, approving the Supervisor monthly report for September 2025 as presented. Carried ayes-5 noes-0

**REVIEW AND ACTION ON TOWN CLERK’S REPORT:**

**MOTION #** \_\_by Councilman Butcher second Councilman Newman, approving the Town Clerk’s monthly report for September 2025 as presented. Carried ayes-5 noes-0

**GENERAL FUND BILLS:**

**MOTION #** \_\_by Councilman Newman, second by Councilman Gawronski approving General Fund Abstract vouchers #274-305 total of \$42219.14 and Solar Escrow payment of \$1299.75. Carried ayes-5 noes-0

**HIGHWAY FUND BILLS:**

**MOTION #** \_\_by Councilman Newman, second by Councilman Gawronski, approving Highway Abstract # 010 voucher # total amount \$67,297.09 Carried ayes-5 noes- 0

**ADJOURNMENT MOTION#**\_\_ by Supervisor Howard seconded by Councilwoman O’Connor to adjourn the meeting at 8:28pm in memory of Barb Kowalski & Sue Schaub