

TOWN OF WALES
Town Board Minutes
February 10, 2026 at 7:00 p.m.

The meeting of the Wales Town Board was held on the 10th day of February 2026 at the Wales Community Center, 12345 Big Tree Road, Wales Center, New York.

Supervisor Howard called the meeting to order at 7:00 p.m.

ROLL CALL:

- **Supervisor Howard – Present**
- **Councilman Butcher – Present**
- **Councilman Gallo – Present**
- **Councilwoman O'Connor – Present**
- **Councilman Newman – Present**

Others Present: Wendel Engineering – Robert Klavoon, Attorney Phyllis Torodo and (3) Residents whose names are on file with Town Clerk.

INVOCATION: led by Councilman Butcher

PLEDGE OF ALLEGIANCE: led by Councilman Newman

ADOPTION OF AGENDA

MOTION # __ By Councilman Butcher, second by Councilwoman O'Connor, approving the agenda for February 10, 2026. Carried ayes-5 nays-0.

ACCEPTANCE OF MINUTES OF PRIOR MEETING:

Approval of prior meeting minutes was tabled until the next regular scheduled meeting.

INVITATION FOR PUBLIC COMMENT ON AGENDA ITEMS:

Supervisor Howard explained all persons wishing to speak in favor of or against any items on the agenda as published and/or adopted may be heard at this time. Agendas have been provided when signing in and any persons wishing to speak will be recognized. When recognized, please state your full name and address and you will then be allowed three (3) minutes to speak on the agenda items. Note, persons wishing to speak will be heard once per agenda item, discussions on non-agenda items may be discontinued.

Deputy Matthew Malican of the Erie County Sheriff's Office presented January statistics: 111 calls for service, 8 traffic stops, and 17 traffic accidents, most weather-related, with one reported larceny. The representative noted concerns about snowmobile activity and agreed to refer noise and safety issues on Two Rod Road and Route 20A to the snowmobile/ATV unit and local clubs.

OLD BUSINESS

1.) Local Law 3-2025 Comprehensive revisions to Chapter 200

The Board discussed continued review of Chapter 200. A Workshop was scheduled for Tuesday, February 17, 2026 at 7:00PM at the Wales Town Hall to continue line-by-line review.

2.) Local Law 4-2025 – Short Term Rentals

Short Term Rentals will be addressed at the upcoming Workshop. The Short Term Rentals will be first on the agenda.

3.) 13748 Big Tree Solar Project

Big Tree Solar – SEQRA and Special Use Permit Representatives of Wendell Engineering and the Big Tree Solar applicant attended.

- Part 1 of the Environmental Assessment Form (EAF) was prepared by the applicant; Parts 2 and 3 and a supporting memorandum were prepared by Wendell Engineering.
- A noise study analyzing multiple receptor points around the project area was submitted and found acceptable by the Town's Engineer, Robert Klavoon.
- Coordinated SEQRA review was conducted with Erie County, Wyoming County, NYSDOT, NYSDEC and other involved agencies; two minor comment letters were received and addressed.
- Town Attorney Phyllis Torodo and Engineer Robert Klavoon confirmed:
 - Application will follow the old Special Use Permit process because it was filed in October 2024, prior to code changes.
 - Host Community Agreement will be handled between the Town and applicant, not as part of the SEQRA resolution.

**SEQR NEGATIVE DECLARATION
BIG TREE SOLAR PROJECT**

WHEREAS the Town Board of the Town of Wales (“Town Board”) received an application from NED- New Energy Solar 10 LLC (the “Applicant”) to construct an approximately 2.7 (AC)-megawatt solar energy facility (the “Proposed Action”) at 13748 Big Tree Road; and

WHEREAS, the Town Board has determined that the Proposed Action is subject to the State Environmental Quality Review Act under the N.Y.S. Environmental Conservation Law, Article 8 (“SEQRA”), classified the Proposed Action as a Type 1 action under SEQRA, declared its intention to act as Lead Agency for the purpose of reviewing the environmental impacts of the Proposed Action under SEQRA and conducted a coordinated review; and

WHEREAS, the Wales Town Board has reviewed the application materials and project at several meetings, received comments and recommendations from the Town Planning Board and Town Conservation Advisory Board, and received input from Erie County (including completing the required Section 239 referral), other agencies and the Town Consultant; and

WHEREAS the Wales Town Board received input from the public throughout the process and held a public hearing on October 14, 2025, and subsequently closed this hearing; and

WHEREAS the Wales Town Board in accordance with the New York State Environmental Quality Review Act (SEQRA), having conducted a coordinated review, reviewed Part 1 of the FEAF and completed Parts 2 and 3 of the FEAF and discussed them over several meetings, and has done a thorough review of the project and its potential impacts; and

WHEREAS, the Wales Town Board, in accordance with SEQRA, has determined that the proposed approval and construction of an approximate 2.7 (AC) MW solar energy system at this location will not adversely affect the natural resources of the State and/or the health, safety and welfare of the public and is consistent with social and economic considerations.

NOW, THEREFORE, BE IT RESOLVED, that the Wales Town Board, through the coordinated review process which established the Town Board as SEQR Lead Agency, hereby determines that the proposed approval and construction of an approximate 2.7 (AC) MW solar energy project at this location is not anticipated to result in any significant adverse environmental impact and that a Negative Declaration is hereby issued and that the Town of Wales Supervisor is authorized to sign the EAF (and its attachments), which will act as the SEQR Negative Declaration.

ROLL CALL VOTE ON THE RESOLUTION:

- Supervisor Howard – Yes
- Councilman Butcher – Yes
- Councilwoman O’Connor – Yes
- Councilman Newman – Yes
- Councilman Gallo – Yes

MOTION # __ Carried ayes-5 nays-0. Negative Declaration Resolution adopted.

The Town Engineer, Robert Klavoon noted that a draft Special Use Permit (SUP) with conditions will be prepared for consideration at the March meeting, after remaining outside approvals are obtained. Once the SUP is approved, administration and enforcement will be handled by the Building Inspector.

4.) Local Law No. 7 of 2025 – 12-month Moratorium

The Board discussed an amended draft of Local Law No. 7-2025 establishing a 12-month Moratorium on certain solar-related approvals.

MOTION # __By Councilwoman O’Connor, second by Councilman Gallo, approving to commence the process to enact the revised Local Law No. 7-2025 now Local Law 1-2026. Carried ayes-5 nays-0.

MOTION # __By Councilwoman O’Connor, second by Councilman Gallo, directing the Town Clerk to post a Public Hearing on the proposed local law immediately preceding the next regular meeting on March 10, 2026. Carried ayes-5 nays-0.

5.) Dog Control /Wyoming County shelter update

Supervisor Howard reported limited response from Wyoming County regarding possible shared dog-control or shelter services. The matter will be further explored, including potentially attending a Wyoming County Board of Supervisors meeting. The Building Inspector is currently performing Dog Control duties under a separate pay rate similar to the Town Constables, as previously authorized. Expenses to date are well below last year’s contract cost.

NEW BUSINESS

1.) Request to renew the Town Clerk’s annual Williamson software for \$1,055.

MOTION # __By Councilman Butcher, second by Councilman Newman, approving the Williamson software that is a budgeted item. Carried ayes-5 nays-0.

2.) Standard Workday Resolution for Edward Wilkolaski

TOWN OF WALES NYS & LOCAL RETIREMENT SYSTEM STANDARD WORKDAY AND REPORTING RESOLUTION FOR EDWARD WILKOLASKI

BE IT RESOLVED, that the Town of Wales/30425 hereby establishes the following standard workdays for these titles and will report the officials to the New York State and Local Employees' Retirement System based on appointed Official Edward Wilkolaski Zoning Board Chairperson - term 6/12/22-6/11/2027 record of activities results .53

I, Melinda Eaton, clerk of the governing board of the Town of Wales, of the State of New York do hereby certify that I have compared the foregoing with the original resolution passed by such board, at a legally convened meeting held on the 13th day of August, 2024 on file as part of the minutes of such meeting, and that same is a true copy thereof and the whole of such original. IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the Town of Wales on this 10th day of February 2026.

Affidavit of Posting: I, Melinda Eaton, being duly sworn, deposes and says that the posting of the Resolution began on 02/10/2026 and continued for at least 30 days. That the Resolution was available to the public on the Employer’s Website at www.townofwales.com

MOTION# __by Councilman Butcher, second by Councilman Gallo approving Resolution Standard Workday and Reporting Resolution for Edward Wilkolaski. Carried ayes-5 noes-0.

3.) Emergency Alert Systems

The Board reviewed the Town’s subscription to the CodeRED emergency notification system. New York State and Erie County now provide free emergency alert services, including State alerts and the ReadyErie mobile app. Our Disaster Coordinator explained that this system from the State and County is already being charged to the taxpayers and the town would save over \$2,000 a year. He talked to representatives of ReadyErie mobile app and they can send out alerts just to Wales area if the need arises. Residents will be informed of these options via a newsletter mailing with tax bills. The Town Clerk will send a notice of cancellation to CodeRED.

MOTION# __by Councilman Butcher, second by Councilwoman O’Connor approving to let our contract with CodeRed expire and not renew. Carried ayes-5 noes-0.

4.) Looking for approval for Western Star plow truck, budgeted \$150,000 needed from reserves for \$50,000.

The Highway Superintendent discussed the plow-truck replacement schedule and related funding.

- Each large highway plow truck is on a 12-year replacement cycle. A new truck is effectively ordered every four years so that each of three trucks is replaced after roughly 12 years of service.
- The next replacement is Truck 3 (2014 model), anticipated to be ordered in 2026, with delivery likely in late 2028 as a 2027 model year vehicle.

The Superintendent reported:

- Current quoted cost for the cab and chassis is approximately \$194,900 if ordered now.
- The 2026 budget line includes \$150,000 toward the truck purchase.
- He requested a transfer of \$50,000 from the Highway Equipment Reserve (approximate balance \$263,000) to fully fund the cab-and-chassis purchase, with equipment to be budgeted separately in a later year.

The Board discussed that such a transfer will require a formal budget amendment resolution prepared by the bookkeeper and adopted at a special meeting. A work session scheduled for next week Tuesday, February 17, 2026 at 7:00 p.m. This may be converted to a special meeting followed by a work session, limited to consideration of the budget amendment for the truck purchase.

5.) Municipal Engineering Services for 2026

The Board discussed transitioning from Wendell Engineering to a different engineering firm for future work as a matter of professional service. Supervisor Howard will contact surrounding towns such as Holland and Aurora regarding their current engineers and will solicit interest from other firms not already heavily involved with adjacent municipalities.

COMMUNICATIONS:

REPORTS OF DEPARTMENT HEADS:

Court Security – Constable badges

The Board discussed identification and attire for Town Court Constables.

- Three constables currently serve, though only one or two may be scheduled per court session, at the discretion of the Town Justices.
- Two constables also serve as Court or Police Officers in other jurisdictions and may appear in uniform. A retired Trooper may serve in plain clothes.

Consensus was reached to obtain identification badges for Constables to wear on a blazer or jacket and to use when serving papers. The Town Clerk is going to obtain pricing and proceed within normal purchasing limits.

Building Inspector/CEO

Permission was given by Supervisor and Town Clerk to the Building Inspector/CEO due to weather conditions the Building Inspector/CEO spent the night in Niagara Falls in January so he was able to attend a conference. Due to the circumstances permission was granted and is reflected in the abstract.

Dog Control duties – Building Inspector

The Supervisor noted that the Building Inspector has been appointed to handle certain Dog-Control duties at a separate compensation rate, and that current expenditures remain below prior year contract costs.

Received reports from:

- **Highway Department**
- **Town Clerk**
- **Building Inspector**

REVIEW AND ACTION ON SUPERVISOR’S REPORT: Supervisor’s year-end financial report is pending completion of 2025 closing entries and will be presented at a later date.

REVIEW AND ACTION ON TOWN CLERK’S REPORT:

MOTION# __ by Councilman Butcher, second by Councilwoman O’Connor approving Town Clerk’s Report. Carried ayes-5 noes-0.

GENERAL FUND BILLS:

MOTION# __ by Councilman Butcher, second by Councilman Newman approving General Fund Abstract #014 vouchers totaling \$13,556.09 and Abstract #002 vouchers totaling \$6,574.87. Carried ayes-5 noes-0.

HIGHWAY FUND BILLS:

MOTION# __ by Councilwoman O'Connor, second by Councilman Gallo approving Highway Fund Abstract #002 vouchers totaling \$11,602.93. Carried ayes-5 noes-0.

ADOURNMENT MOTION# __ by Supervisor Howard and seconded by Councilman Newman adjourn the meeting at 7:51PM. Carried ayes-5 noes-0.

Meeting in memory of Jacquelyn L. Stradtman, Anthony J. Szarpa and Dr. John M. Carlone.

Respectfully submitted,

Michelle Homac, Deputy Town Clerk

DRAFT