The Regular meeting of the Sidney Town Board was called to order by Frank Selleck Town Deputy Supervisor at 7:00 p.m. July 9, 2026, in the boardroom at 44 Grand Street, Sidney. Prior to the meeting, bills were audited by the Board.

Present were:

Eric Wilson	Absent
Codey Lambrecht	Highway Superintended
Frank Selleck	Councilman/ Deputy Supervisor
Kevin Greene	Councilman
Andrew Hinkley	Absent
Paul Muratore	Councilman
Sheila R Paul	Clerk

PLEDGE TO THE FLAG

SILENT MOMENT OF REFLECTION/PRAYER

At 7:00 p.m. Informational Meeting was called to order by Town Deputy Supervisor Selleck:

Shelly Johnson Bennett, Commissioner, Delaware County Department of Planning, Parks And Watershed Affairs, Delaware County Public Information Officer. Shelly came to give residents information on Data Centers and Battery Storage Centers. There is certain process for a Town to control land use in your community and that process is a very public legal process that need to take place. The foundation of all land use laws is in the Town's Comprehensive plan, and the planning board is updating currently.
Data centers in particular draw a lot of energy and water. So, they have a huge environmental footprint, so there's concern about how a municipality deals with those reviews. I hear that someone had proposed a ban, New York State law is tricky when you start banning land uses, as we are a home rule state and also a property right owner state, which means people have the right to get the greatest benefit of their land that they own within reason to the laws, this is where land use laws come in, is balancing individual landowners rights under the laws to the needs and the benefits and the health and welfare of the community. So, this is why you must have a public planned process that really identifies the needs. So, rather than going straight to a ban, we suggest a community to adopt a moratorium. Moratorium is basically held to any permits for these uses until the community has time to do an appropriate evaluation of the potential impacts to your community and to adjust the land use laws if needed to be addressed. Banning land use is extremely difficult and challenging under laws in the courts by any landowner or any business that feels aggrieved by the decisions of the Town Board.
So, for both the Data Centers and the Battery Storage, my suggestion to the Town of Sidney Board is to adopt a Moratorium for a year, then use that time frame as your doing the Comprehensive plan, to have the Planning Board and the Town Board actually evaluate those uses so that we can appropriately regulate them through land use laws. There is a lot of concern, even at the state level, particularly on Date Centers. The Governor hasn't singed a Moratorium yet, but one has been approved by the State Assembly to a put a Moratorium on the State level. So, it is appropriate to have one on a local level to take steps to protect

yourselves now. So, is a public information session, not a public hearing as there isn't a local law written for the Town of Sidney to have a public hearing on, which is a legal process.

Currently, are there any questions: A resident asked for any proposal for a Data Center or Battery Storage unit in the area. Shelly: There is a proposal in the Town of Maryland in Otsego County, which is considered a small Data Center, for a Battery Storage facility they are reviewing a large one in the Town of Hamden. Residents ask how far away. Shelly: About half hour over the hill from Sidney. A resident asked about the Data Center in Maryland, are they fighting it or approving it? Shelly: They don't have any active application, the developer has come and spoken to the Board about the proposal they are putting together. It's an extensive review process under site plan. They are doing engineering work and their environmental work currently. Residents ask how long does that normally take? Shelly: Depending of the use, New York State has some pretty strict environment laws and SEQR can hold up a development for some time. Community must prove that somehow, it's going to be an environment concern and what happens with municipalities and that will end up bringing in professional consultants to help and that does stall and delay things so that an appropriate review is done. Residents stated that these agencies can come in and say no there is to much water to use? Shelly: So, in this region, you would have to get what they call a water withdrawal permit for the Susquehanna River Basin Commission, which regulates large water withdrawals from the actual Susquehanna or the Chesapeake Bay. Because the Susquehanna is a water source for cities downstream, including Binghamton, which isn't very far. That's their water source, so the SRBC does have some control there. Also, the Department of Environmental Conservation permits that need to be sought, plus the Army Corps permit that need to be sought. Deepening on the site, you could potentially have wetland impacts, or flora and fauna impacts that need to be addressed. There are also cultural impacts, the historic preservation pieces, archaeological work. I can tell you that you have some protection already in your zoning laws. When the zoning was written there were protections written right into your law that prohibited uses that haven't already been studied. The section is 1110 called prohibited uses, any use not specifically listed as permitted in the local law shall be considered permitted prohibited. So, if it is not listed as permitted use in your community it's prohibited by your law. So, someone would have to petition the Town Board to amend the zoning to allow the use before they can even get an approval under that clause. If someone argues it's similar to another use you already have, you have section 503, which is call equivalent uses, so that one says that the code enforcement officer shell refer the matter to the Town Planning Board for an interpretation as to whether the proposed use is an equivalent use to a permitted use in a particular district. The Planning Board shall report its findings to the Town Board, and if these findings are positive, they must recommend that the local law for zoning be amended to list the equivalent use as appropriate for the zoning district. In no case shall a billing permit be issued for equivalent use until the local law has been amended to permit such equivalent use in the appropriate zoning district. Amending the zoning law is not as simple as the Town Board making a motion, to amend the local law, there has be to a public hearing, there has to be SEQR review, it has to go the county for review, and it has to be filled with New York State's Department of State in order for the law to take effect. Even if to add one land use to your permitted uses. These processes are built for protection your zoning laws, that doesn't mean we shouldn't still evaluate theses uses and address them in your Comprehensive plan and then possibly address them, putting regulation

in place long term in your zoning. So, at this time if somebody were to come here and proposal a Data Center or a Battery Storage facility or a whole slew of other potential uses that are not in your current zoning, they are technically not allowed. They can't apply for them at this time without the entire process to change the law. A resident asked, is this just the Town of Sidney or does this include Sidney Center? Shelly: Sidney Center is part of the Town, so anything that's in the Town property, the only thing is that the law doesn't apply to the Village of Sidney, as they have their own zoning and land use laws, their own Planning Board, so anything within the actual boundaries of the Town of Sidney have to comply with language. So, any use must comply with all laws on books. The other is, when we work with our Planning Boards in Delaware County and review an application, someone from my staff is at the table. Generally, what we try to do, especially with large land uses, when they are proposed for final approval after all environmental review and everything is done, we typically put conditions on those. Sample: The generators are only allowed for a certain period, if that period comes and goes and the generators are not removed, the code enforcement officer would shut them down.

I would propose a year Moratorium to, so the Town has time to figure out and have the time needed to have the conversations and do research and to write appropriate laws for the Community. Councilmember Selleck asked the residents where at the meeting, by the show of hands are for a Moratorium. Majority of people raised their hands, but a resident asked, "we're not voting? Shelly: No, this is a public information session to feel the community to decide what the community would like the Town Board to do as actions. The have the duty then to take you through the legal process, of making sure it's done correctly to protect the Town from lawsuits. A Moratorium is a local law by itself, so it must have a public hearing, it has had a SEQR, must go to the County for review under 239, it takes a couple of months before the can become a local law.
Councilmember Greene asked, "What do we do now"? Shelly: It has been good discussion, and it lets the Board know what the residents want. I would have your attorney review the Moratoriums, one for the Date Centers and the Battery storage. The Board needs to hold a public hearing, then it will be sent for a 239 review and then once adopted you must file it with the Department of State. During the one year period, the Planning Board will be finishing the Comprehensive plan and then we will propose actual regulations that address the potential impacts of these land uses, you can only appropriated in certain districts, like not appropriate in the Sidney Center Hamlet district or they're not appropriate in the residential districts., but that has to be based on finding in the Comprehensive plan and the review process. Councilmember Greene stated "we should vote on holding a public hearing next. Shelly: I always recommend you send things to your attorney to review before adopting. You could have it review before the next meeting, and you can schedule the public hearing for your August meeting and refer it to me for 239 reviews. After it is adopted, it needs to be sent to the Department of State.

Mr. Greene made a motion to hold a public hearing on August 13th at 6:00 p.m.to discuss Data Center and it was seconded by Mr. Muratore and carried. AYES: F. Selleck, NAYES: none

Mr. Greene made a motion to hold a public hearing on August 13th to discuss Battery Storage Centers to follow the public hearing on Data Centers, it was seconded by Mr. Muratore and carried. AYES: F. Selleck. NAYES: None.

APPROVE TOWN BOARD MINUTES: Public Hearing & Regular Meeting held on June 11, 2026. Motion to accepted minutes, by Mr. Muratore and seconded by Mr. Greene and carried. **AYES**: F. Selleck **NAYES:** None

2026 APPROVE PAYMENT OF BILLS:

General A Fund: 26-199 thru 26-266: in the amount of $ 29,818.24. Motion by Mr. Greene and seconded by Mr. Muratore and carried. **AYES:** F. Selleck. **NAYES:** None.

General B Fund: 26-13 thru 26-15: amount of $ 904.86. Motion by Mr. Muratore and seconded by Mr. Greene and carried. AYES: F. Selleck. **NAYES**: None

ESL: 26-41 thru 26-51 in the amount of $ 5,683.95. Motion by Mr. Greene and seconded by Mr. Muratore and carried. **AYES:** F. Selleck **NAYES:** None.

SC Lighting: 26-7 in the amount of $ 376.85 Motion by Mr. Muratore and seconded by Mr. Greene and carried. **AYES:** F. Selleck. **NAYES:** None.

Total General Vouchers: $ 36,783.90

Highway DA Fund: 26-81 thru 26-89 is the amount of $ 3,673.28 Motion by Mr. Greene and second by Mr. Muratore and carried. **AYES**: F. Selleck. **NAYES**; None

Highway DB Fund: 26-16 thru 26-22 in the amount of $ 48,728.37 Motion by Mr. Muratore and seconded by Mr. Greene and carried. **AYES**: F. Selleck. **NAYES**: None

Total Highway Vouchers: $ 52,401.65

CM Hospital Fund: 26-106 thru 26-126 in the amount of $ 24,912.31 Motion by Mr. Muratore and seconded by Mr. Greene and carried. **AYES**: F. Selleck. **NAYES**: None

Total Vouchers: $ 114,097.86

CORRESPONDENCE:

REPORTS/DISTRIBUTED:

Monthly reports of Supervisor, Bookkeeper and Town Clerk. Clerk is submitting checks totaling in **$ 1,746.00** fees collected during June 2026.

REPORTS/ORAL

HIGHWAY- Highway Superintendent Codey Lambrecht: Highway Department been busy preparing roads for the upcoming oil and stone. Continuing to replace multiple cross culverts thought-out the Town. The

crew has been focused on cleaning up following the recent storm. We have responded to numerous downed trees and are working to repair washouts caused by the heavy rainfall. These clean-ups and repair efforts will continue as needed to restore effected roadways and drainage.

Fuel Bids: After reviewing the submitted fuel bids, The Town will be awarding all fuel bids for the Town of Sidney to Mirabito Fuel Group. This will run from August 1st, 2026, to July 31st, 2027.
I am asking the Board for a motion to accept the fuel bids. Mr. Muratore made a motion to accept the fuel bids, and it was seconded by Mr. Greene and carried. AYES: F. Selleck. NAYES: None

SUPERVISOR- Eric Wilson: Nothing to report

BOOKKEEPER- Karen Kropp: Nothing to report.

TOWN CLERK- Sheila Paul: Have two students working in the office 3 days a week, through Delaware County Youth Bureau.
Was contacted by John Tierney Jr, regarding the Teamster Audit that we had, that I asked for a relief of charge accept for the charges for the audit, for which the relief was granted.
Clerk's office hours are Monday through Thursday from 8:30 to 4:00 and Friday from 8:30 to Noon. There are times there are conflicts on some Fridays, as my Deputy Julie Stevens and I work everything other Friday, especially in the summer that we might need to close on a Friday. But I do try to give people notice of these closing, and I can be reached on my cell phone and I do check emails. I will do my best to accommodate everyone.

COMMITTEE REPORTS

Highway: Frank Selleck/ Eric Wilson: Codey and I communicate well, and I have been at some of his job sites, and he and the highway crew do a great job.

Hospital Andrew Hinkley / Eric Wilson: Nothing to report

Insurance: Kevin Greene/ Andrew Hinkley: I met with Karen Buckley and went over some different programs. It was a good meeting.

Zoning & Planning: Selleck/ Muratore: Have a Comprehensive plan meeting at 6:00 p.m. on the third Monday of each month, followed by a Planning Board meeting. We go answer from the Army Corp of Engineers for the Lake for possibly putting in walking trails on the back side of the Lake.
Dan Wilber the Code Officer is retiring and a posting for this position needs to be placed in the paper. Mr. Selleck made a motion to place ad for Code Officer in the paper, and it was seconded by Mr. Muratore.
Councilmember Selleck like to read a statement of a meeting with the Village Mayor Ray Baker, and Village Trustee Tartaglia, along with Village Code Office Jamie Cole. We discussed combining Sidney Town and Village Code operations on a contract basis. Since we are addressing Dan Wilbers' retirement. I offered to present the options at tonight's
Board meeting. We agreed in principle to keep dialog open.

Jamie Cole: So, our thought was basically to have shared services. The idea would be the Town would pay the Village for code services, then we would hire a part-time person to assist me in doing building inspections and I would handle code permits and planning. The goal would be to do it at a reduced cost to the Town. Seeing that Dan is retiring before the end of the year, it could be on a trail basis until the new

budget comes into effect. I am a full time Code Officer for the Village, so with the shared services, the Code Officer would be available full time.
A resident made the following statement: There are rules and regulations with all the codes when they are voted in, accepted in, assigned if you will. That's their job, that's their duty. No laws are supposed to be overlooked, or we just don't enforce all the laws. Mr. Cole made that remark at one of the Shade Tree Committee Meeting. That sometimes is just overlooked. I objected to that, if we're paying people and we put them in that position to honor the rules and regulations, they can't just be slipshod.

Last month we spoke about the Constitution pipeline and whether we're going to send a letter to them. I drafted a letter. I also drafted a letter to FERC, and I wrote a resolution for the town to approve it. After speaking to Eric, it'd be a good idea for me to sit in front of our lawyers and review it over the next week or two before we submit it. But it's still in the works. It will go out, but I want to make sure there's nothing in there that's liable.

East Sidney Lake: Frank Selleck/ Paul Muratore: This is from John Nolan, our manager. We've continued installing new access points for the WI fi system to add coverage to the park, which I've heard from several people about. Fourth of Jul was very hot and busy. They changed a few breakers and outlets throughout the park in the front beach row and lower pine section. All older sections on the grid you will reach out to. Nice day to see transformer upgrades in the future to help with voltage drop coming into the park. We had some rain, severe rain and wind come through the park last week. We all suffered through that. All the fences and posts on the campground have been staying in this spot. They really look nice. They also set water samples to. They came negative, they were good.

Finance: Paul Muratore/ Eric Wilson, Financial investments, fund balance and ethics. We are going to go see a lawyer on all three of those among other things very shortly and we'll be able to report back on that hopefully next meeting.

IT: Eric Wilson / Paul Muratore. Going to roll out Cloud CrowdStrike on the office's computers. East Sydney Lake with storm on Monday took the wireless down. But John got up this morning.

Grant: Kevin Greene/ Andrew Hinkley: I submitted that New York PLAYS grant. That was like the Monday after the last meeting. The results are coming out no earlier than the end of August. They didn't really give a certain time frame for that, but there's no earlier than the end of August. So hopefully by the September meeting we'll hear something from them. The CDBG grant opens the application Jul 22nd. So once that comes out, I'm going to meet with Charles Bailey again from Delaware Opportunities and we're going to review the application. As most people know, it got rejected last time. I have spoken to the state several times about that. We did have a meeting with them to go over it. So, we should be able to button up whatever discrepancies that we had there, even though they were minor.

Justice: Kevin Greene/ Andrew Hinkley: There are few items, but will be tabled until August meeting, Traffic Diversion program to year to date is $ 26,600.

DCO liaison: Kevin Greene: Resolution No. 003-2026 Voluntary Shelter Contribution on Dog License Renewals. Mr. Greene made a motion to approve Resolution No. 003-2026 and seconded by Mr. Selleck and carried. AYES: P. Muratore.

RESOLUTION NO. 003 of 2026
TOWN OF SIDNEY
COUNTY OF DELAWARE

June 11, 2026

Voluntary Shelter Contributions on Dog License Renewals

Whereas Chapter 59 of the Laws of 2010 as amended where further amended, effective December 2025, to require a line item on dog license renewals giving applicants the option of making a contribution in support of the pound or shelter managed or contracted by the municipality and deposit said funds in a dedicated fund to disperse annually to the applicable pound or shelter; and

Whereas the Town contracts for these services with the Delaware Valley Humane Society and;

Whereas the Town Clerk's Office has initiated this requirement by listing the option to make donations to the Delaware Valley Humane Society on all dog licensing renewal processes and establishing the budget line item of A691 to be added to the monthly reconciliation and payment to the Town Supervisor of monies taken in by the Town Clerk's Office, now, therefore be it

Be it Resolved that the Town Board acknowledges the new legislation and approves the establishment of line item A691 and the process and procedures made for implementing this law.

Roll call as follows:	Aye	Nay	Absent
Supervisor: Wilson			S
Councilmember: Selleck	X		
Councilmember: Greene	X		
Councilmember: Hinkley			Y
Councilmember: Muratore	X		

CERTIFICATION

State of New York
County of Delaware

I, Sheila R. Paul, Town Clerk of the Town of Sidney, do hereby certify that the above is a true and correct copy of a resolution adopted by said Board on the 11th day of June 2026 and the whole thereof.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Board at Sidney, New York, this 11th day of June 2026.

Clerk, Town of Sheila R. Paul

NEW BUSINESS: STAI: Southern Tier Aviation Initiative: K; Greene: we are working on a project to try. It's a, it's a big endeavor. We're hoping to bolster the Southern Tier in general as a hotbed of aviation learning, usage, training, all different kinds of things. I'm just going to read briefly. We do have some handouts in the back there, so you can take that if you want to see. I'm just going to read quickly. What is this project? America doesn't have enough aircraft mechanics, drone operators, or aviation technicians. Airlines and manufacturers across the country are struggling to fill thousands of good paying jobs at the same time. Our region has watched young people leave for decades because of opportunities that weren't here. The centerpiece is a new aviation campus in Sidney operated by Vaughan College of Aeronautics and Technology, a respected New York aviation college. Hopefully at the former ACCO building next to the Sidney Municipal Airport. Students would train there as aircraft mechanics, drone operators, pilots and aviation technicians, then go on to careers with wages well above the regional average. The Southern Tier Aviation Initiative itself is a separate community organization. It's kind of like a chamber of commerce for aviation that brings together schools, employers, local government to make it work. So, this is in its very early stages. Councilmember Selleck stated that The Town of Sidney supports this endeavor.

NYHA-New York Health Act: K. Greene So, I am working on the campaign for New York Health Act. This is a. Just very briefly again, we've already had a very long meeting. If Anybody wants to contact me about this, please feel free. I have my cards there. I also left several flyers. This is basically a Medicare for all systems, but it's just for New York. Now, this has been on the books as a proposal for a very long time, over two decades. It's been heavily vetted, heavily studied. And they just recently came out with a new study about savings, the potential savings for counties, municipalities and school districts. And just to read off here, this would be a, basically a payroll and income tax and it would replace everybody's private health care insurance, Medicaid, Medicare, everything. You would basically pay into this as a payroll or income tax and you would be entitled as a New York resident to any kind of healthcare, from soup to nuts, from prenatal all the way to elder care and everything in between. Ems, transportation, pharmaceuticals, all kinds of specialty services. It would all be covered under the program. And just to point out, I did leave some flyers here also for the New York Health Act. Again, please contact me if you're interested. And I do hold some talks about this from time to time, post about that just so you can get an idea of what the cost savings would be.

NY Comptroller's Event: K. Greene: New York Comptrollers event, August 12th at the Community Cultural Center. I'm going to be doing an event with the New York State Comptroller's office helping people go through the unclaimed funds process. Anybody, that program where for whatever reason, you may be entitled to funds for a variety of different reasons, they end up in the state comptroller's hands one way or another, and you can apply to get those funds. So basically, this is kind of like a workshop Q and A session where people can come down that may not be savvy enough to do it on their own, online or if they have a problem. There are some instances where you do have to go through a process of proving your identity.

UNFINISHED BUSINESS

COMMENTS FROM THE FLOOR: Resident question about placing signs at East Sidney Lake regarding Wi-Fi. We will investigate that with Park's manager.

Adjourn:

At 8:26 p.m. Mr. Selleck motioned to adjourn the Board meeting, and it was seconded by Mr. Greene and Carried.

The next Regular Board Meeting and Public Hearings will on August 13, 2026, at 6:00 p.m.

Respectfully submitted,

Sheila R Paul, Town Clerk