The Regular meeting of the Sidney Town Board Public Hearing was called to order by Eric Wilson Town Supervisor at 7:00 p.m. June11, 2026, in the boardroom at 44 Grand Street, Sidney. Prior to the meeting, bills were audited by the Board.

Present were:

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

PLEDGE TO THE FLAG

SILENT MOMENT OF REFLECTION/PRAYER

At 7:00 p.m. Public Hearing was called to order by Town Supervisor Wilson:

Charles Bailey the Housing Director of Delaware Opportunities. Charles spoke about the CDBG grant.

Delaware Opportunities has been working with the town board for a couple of years now in preparing and developing an application for a specific type of federal funding called CDBG, the Community Development Block Grant. It is federal money that originates with HUD, then it passes through a state office called the Office of Community Renewal, OCR. Then it filters down to municipalities. And the grant that we are designing and proposing to apply for is designed to do single-family owner-occupied housing rehabilitation. So, we are targeting a potential of twelve properties in the town of Sidney with a total grant value of $750,000. The way that breaks out is each house would receive something like $51,000 to receive necessary repairs. I would like to make the distinction that this is not like a home makeover. We are moving into these houses so that we can repair problems that the houses have.

There are certain things that we must address with CDBG funding. One example is lead based paint hazards. All these houses will be tested for lead-based paints, which are present on many of the houses that Delaware Opportunities works on. The average house in Delaware County was built in 1969, 10 years before lead based paints were outlawed. So, most of the houses we will work on will have lead-based paint. Depending on the total value of the individual house receives, that lead can be addressed in a couple of different ways, but the lead risk will be reduced when we walk away from the house. That is a bedrock requirement of CDBG. Another example is radon. Every house will be tested for radon. If radon is present, a radon mitigation system will be installed.

Asbestos must be addressed in if it is friable and we are disturbing the surface. We might have to address it, Code violations. When we walk away from these properties, the properties will not be able to have any open code violations. That does not necessarily mean that we are going to bring the house up to modern code standards, but we are going to deal with anything that is open and

on record in a problem beyond that. You can think of it a bit like a triage approach. We try to address the most significant problems that the house might have. We look at the major systems, the roof, the electric, the H VAC foundations. We do quite a few foundations, it feels like, and then any safety issues. A lot of handrails. We install a lot of ramps for accessibility modifications. The idea is that when we walk away from the house will be in better condition. The house will not need any major repairs immediately, and the homeowner will be safer and hopefully happier living in the house. The homeowners will sign what is called a declaration of interest in property, which is a lien that will be filed against the property for a period of five years. The lien is not a mortgage. You do not make payments monthly for these grants. The lien is there so that if the deed changes hands in the subsequent five years after the grant is awarded, some of that money might have to be repaid to the state. The amount repaid is calculated based on how much time has elapsed since the original grant was awarded.

It has prorated 20% per year until the five years are up. We applied for this grant last year and our grant was not selected. But we had a very productive meeting with the state sometime over the winter. I remember there was snow on the ground. I do not remember exactly when it was. They advised us several ways that we could strengthen our application. All the costs for both developing the application and for getting the program started are fronted by Delaware Opportunities. So, there is no cost to the town and there is no cost to the residents who receive the grant. There's no out of pocket costs for households that apply for and receive these grants. The application was just announced last week. The state received $11 million in CDBG funding.

The application will be open on July 11, and the application will be due on September 23, so. So, we cannot look at the application yet to see if anything has Changed from last year, but usually from year to year, the changes that they make to the application process are not terribly substantial. So, this meeting opens a period of public comment. We arrange for the comments to be written to Mr. Greene, and those public comments can be submitted through next week, I believe. And if anyone has any questions about the CDBG grant, I will attempt to answer them. It is a complicated program. The admin plan for CDBG is about eight hundred pages, so I do not know if I can answer every question about it tonight, but I can attempt to answer any questions that you might have. Resident: Are these for single family?
The way the program is designed is we are going to attempt to help single family owned occupied. So, the applicants will have to demonstrate that it is their primary residence. And that is according to HUD's definition of what a primary residence is, which effectively boils down to spending six months plus one day in that house. To be honest, most people who apply to our grants, they just live there year-round at their house. We do not see a whole lot of people applying for second homes.

Residents ask: Would insulation be covered?

The answer is kind of yes and no. We operate under a budget. So effectively we try to do everything that is required by the program and then whatever we can with the remaining budget. So, as I was saying, there are certain things that we must address with every house. The like lead, the radon, if present, asbestos, if we're disturbing it, open code violations, those must be addressed on every property. Beyond that, whatever budget is left over, we try to address the most pressing needs of the house. If we cannot do insulation services through this grant, we typically make a referral to Delaware Opportunity Weatherization Department, who also does insulation. They have a whole separate process that they go through.

At 7:15 p.m. Supervisor Wilson made a motion to come out of Public Hearing and seconded by Mr. Hinkley and carried. **AYES:** F. Selleck, K. Greene, P. Muratore. **NAYES:** None

At 7:15p.m. Supervisor Wilson called the regular meeting to Order.

APPROVE TOWN BOARD MINUTES: Public Hearing & Regular Meeting held on May14, 2026. Motion to accepted minutes, by Mr. Selleck seconded by Mr. Greene and carried.
AYES: E. Wilson, A. Hinkley **NAYES:** None

2026 APPROVE PAYMENT OF BILLS:

General A Fund: 26-158 thru 26-198: in the amount of $ 22,515.90. Motion by Mr. Muratore and seconded by Mr. Hinkley and carried. **AYES:** E. Wilson, F. Selleck, K. Greene **NAYES:** None.

General B Fund: 26-11thru 26-12: amount of $ 529.26. Motion by Mr. Greene and seconded by Mr. Wilson and carried. AYES: F. Selleck, A. Hinkley, P. Muratore. **NAYES**: None

ESL: 26-31 thru 26-40 in the amount of $ 4,11.76. Motion by Mr. Muratore and seconded by Mr. Selleck and carried. **AYES:** E. Wilson, A. Hinkley, K. Greene. **NAYES:** None.

SC Lighting: 26-6 in the amount of $ 376.85 Motion by Mr. Hinkley and seconded by Mr. Muratore and carried. **AYES:** E. Wilson, F. Selleck, K. Greene. **NAYES:** None.

Total General Vouchers: $ 27,573.77

Highway DA Fund: 26-65 thru 26-79 is the amount of $ 13,036.16 Motion by Mr. Selleck and second by Mr. Greene and carried. **AYES**: E. Wilson, A. Hinkley, P. Muratore. **NAYES**; None

Highway DB Fund: 26-10 thru 26-15 in the amount of $ 33,688.00 Motion by Mr. Muratore and seconded by Mr. Greene and carried. **AYES**: E. Wilson, F. Selleck, A. Hinkley. **NAYES**: None

Total Highway Vouchers: $ 46,724.16

CM Hospital Fund: 26-88 thru 26-105 in the amount of $ 27,129.30 Motion by Mr. Muratore and seconded by Mr. Hinkley and carried. **AYES**: E. Wilson, F. Selleck, K. Greene. **NAYES**: None

Total Vouchers: $ 101,427.23

CORRESPONDENCE:

REPORTS/DISTRIBUTED:

Monthly reports of Supervisor, Bookkeeper and Town Clerk. Clerk is submitting checks totaling in **$ 1,306.00** fees collected during May 2026.

REPORTS/ORAL

HIGHWAY- Highway Superintendent Codey Lambrecht: (F. Selleck Read written report from C. Lambrecht)
The Highway crew has been working on replacing cross culvert pipes and roadside mowing throughout the town.
2026 CHIPS funding has been approved from the state. This funding will help support our ongoing road maintenance projects.
Our roadside mower is currently out of service due to a major breakdown. To maintain our mowing schedule, we have secured rental mower. Our current roadside mower is a 1993 model, and its reliability has become a significant concern.
Additionally, with the restrictions and reduced use of glyphosate for roadside vegetation control, we are now required to mow more frequently than in years past. This increased demand placed addition strain on our equipment and further supports the need for replacement.

I am requesting a motion from the board to authorize the purchase of a new roadside mower from account DB5112.4, with a maximum expenditure not to exceed **$ 140,000.00.** It will be purchased off state contracts pricing. Mr. Selleck made a motion to purchase a roadside mower not to exceed $ 140,000.00 and it was seconded by Mr. Muratore and carried. **AYES:** E. Wilson, K. Greene, A. Hinkley. **NAYES**: none

Need a motion to place fuel bids in the paper, will run the ad for two weeks. Bids are due by July 6th, 2026, will open on July 8th, 2026, at 10:00 a.m. in the Board Room and awarded at the Town Board meeting July 9th, 2026. Motion to place ad in paper made by Mr. Wlson and seconded by Mr. Muratore and carried. AYES: F. Selleck, K. Greene, A. Hinkley. NAYES: None

SUPERVISOR- Eric Wilson:

BOOKKEEPER- Karen Kropp: Nothing to report.

TOWN CLERK- Sheila Paul: Asked for a Motion for a Resolution on Approval of Standard Workday & Report for Elected and Appointed Officials. Motion made by Mr. Wilson for a Resolution on Approval of Standard Workday & Report for Elected and Appointed Officials, and it was seconded by Mr. Selleck and carried. **AYES:** K. Greene, A. Hinkley, P. Muratore. **NAYES:** none

COMMITTEE REPORTS

Highway: Frank Selleck/ Eric Wilson: Had a Teamsters Audit on June 8th and we had a few things tagged, but we are complying.

Hospital Andrew Hinkley / Eric Wilson: We placed bids out to replace a large section of the Hospital, and the bids were open earlier this morning (June 11th, 2026) We receive 5 bids from the following companies: AB Construction- bid was for $ 176,000, Consolidated resource Northeast bid was $ 224,000, WM Roofing bid was $ 231.000, Titan Roofing bid was $ 230,000 and Precision Roofing bid was $ 324,000. I would like a motion to award the project to AB Construction with a bid of $ 176,000. Motion to accept the bid from AB Construction was made by Mr. Muratore and seconded by Mr. Wilson and carried. AYES: F. Selleck, K. Greene, A. Hinkley. NAYES: None.

Met was good potential tenant, which are looking at renting anywhere from 3000 to 5000 square feet, hoping to be able announce that at the next board meeting.
We have been installing insulation board here at the Town Building, but what we have left over is to install the rest in place at the hospital.

Insurance: Kevin Greene/ Andrew Hinkley: Karen Buckley from NYMIR will be coming on Monday June 15th at 2:00 p.m. to go over resources available to the Town.

Zoning & Planning: Paul Muratore/ Frank Selleck:

There is a Comprehensive Meeting at 6:00 p.m. on Monday June 15th and Planning Board meeting will follow at 7:00 p.m.

Reached out to Army Corps of Engineers to get information on who to contract to pass it on Delaware County Parks and Recreation regarding getting walking trails at the East Sidney Lake.

On a different topic, the Town received $ 4,578.00 for May and $ 7107.69 for April from the Dispensary on the tax revenue.

Report from Assessor's: (Frank Selleck)

- Legislative Updates: 458-a seriously disabled veterans exemption update: Recently signed 2026-2026 NYS Budget includes an amendment to subdivision 11 of section 458-a, bill number S.9009-S Part EE. Most notable, subdivision 11 now provides a full exemption, at local option, to qualifying veterans who are considered permanently and totally disabled as a result of service.
- New STAR letters hitting mailboxes: Department of Tax and Finance is mailing letters the RP-5300-AGE, to impacted STAR exemption recipients. Letter is for recipients that are not eligible for Enhance STAR as none of the resident property owners meet the age requirements.
- DTF is also continuing to mail the following letter to impacted STAR recipients across the states.
- RP-5300-RES: Recipients of this letter are not eligible for any STAR benefit for one of the following reasons related to residency:
  - DTF is unable to confirm the property is the primary residence of any of the owners:
  - They indicated that they are receiving a benefit for a primary residence in another state:
  - Rental income reported on their income tax return indicates that the property may be occupied by a tenant and may not be the primary residence of any owners: or
  - They registered to receive a STAR benefit for multiple properties and listed them as their primary residence.

If you are contacted by property owners about any of these letters, please direct them to the STAR Resource Center online or by phone 518-457-2036.

- Scheduled Assessor Continuing Education
  - Modeling: Using the Real Property System database for valuation, virtual attendance.
  - Emerging Topics in Assessment, Ithaca

- Ongoing work
- Updating property records for new sales, owners, name, and addresses, building permits
- Assessments and data collection

- Gina has set up a Starlink Mini mobile internet connection for use in a vehicle, enabling access to and updates of property records in the field. The system is currently being tested, and further updates will be shared as they become available.

Report from Council Muratore: Regarding May meeting regarding the Topic of Moratoriums-at the May meeting Council Member Selleck brought up putting a Moratoriums in place for the Town of Sidney, Council Member Muratore debated over the adoption over a Moratorium on the construction of Data Centers and Battery Center and Battery Storage facilities in the Town. Council Member Muratore proposed to the Town Board to ban Data Centers and Battey Storage facilities in the Town. Council Member Muratore motion for a Public Hearing at the next Board Meeting July 9, 2026, on ban of Data Center and it was seconded by Council Member Hinkley, and it was carried.

Council Member Muratore motion for a Public Hearing at the next Board Meeting July 9, 2026, on ban of Battery storage facility and it was seconded by Council Member Selleck and carried.

Residents in attendance had some confusion as they were under the impression that the board was going to decide about those topics that night, one resident was concerned that the bans would include solar installation, as some towns have grouped Solar, Data Center and Battery Storage facilities into a Moratorium.

On a different topic, Council Member Muratore spoke about the proposed Constitution Pipeline. Council Member Muratore stated " I'm not against gas at all, but I have a problem with the pipeline going through people's land" he also stated " there are other routes that would not involve going across private land, he also stated that there is no plan to make gas available to individuals and businesses along the pipeline. "They are using it as a carrot." According to the timeline on the Williams company website, they plan to have the pipeline operation by summer of 2027.

Council Member Muratore at the board for an approval to write a letter to the William Company requesting that they redirect the pipeline away from private property. Council Member Greene stated "would like to see the letter prior and the other Council Member agreed to withhold approval until they review the letter.

East Sidney Lake: Frank Selleck/ Paul Muratore: (Report read by Frank Selleck; Report from John Nolan)

Successfully installed some new access points for the Wi-Fi system to add coverage to the park.
Had some issues with the internet service coming into the park. Delhi Telephone company came out of Saturday June 6th and replaced the equipment that was defective, no issue since.
Water samples for the 2026 Camp season

Finance: Paul Muratore/ Eric Wilson: Financial been sent to the State.

IT: Eric Wilson / Paul Muratore: So, having issue with the DMV fax machine and will be looking into the problem.

Grant: Kevin Greene/ Andrew Hinkley: Will be submitting NY PLAYS grant on Monday June 15, 2026

Justice: Kevin Greene/ Andrew Hinkley: discussing employment issues in Executive Session

DCO liaison: Kevin Greene: Will be getting more information from Dog Code Officer with updates for shelters.

NEW BUSINESS:

UNFINISHED BUSINESS

COMMENTS FROM THE FLOOR Resident raised concern about the oil tank and other issues at the abandoned school in Sidney Center in the old school. Dan Wilber Town's Code Officer suggested contracting Department of Conservation (DEC)

Resident raised a question about the Zoom wasn't working at the May meeting.

EXECUTIVE SESSION: At 8:15 p.m. Supervisor Wilson made a motion to go into Executive Session to discuss Employee matters, and it was seconded by Mr. Muratore and carried.
At 8:35 a motion was made by Mr Muratore to come out of Executive Session and seconded by Mr. Selleck and carried.

Adjourn:
At 8:35 p.m. Supervisor Wilson made a motion to adjourn, and it was seconded by Mr. Muratore and carried.

The next Regular Board Meeting will on July 9, 2026, at 7:00 p.m.

Respectfully submitted,

Sheila R Paul, Town Clerk