REGULAR MEETING & PUBLIC HEARINGS
WOLCOTT TOWN BOARD – OCTOBER 21, 2025

A regular meeting of the Wolcott Town Board was held Tuesday, October 21, 2025, at 6:00 PM at the Town Hall with the following people present:

PRESENT - Supervisor - Lynn Chatfield
Councilmember – Adam Ellis
Councilmember - Daniel Youngman
Councilmember – Cindee Meiden

ABSENT - Councilmember – Julie Aldrich

OTHERS PRESENT - Jessica Freer, Town Clerk; Ray Hauss, Code Enforcement Officer; Amber Roberts, Assessor/Bookkeeper; Zach Decker, Highway Superintendent; Kelsey Roberts, Acting Assessor; Chris Bauer, Deputy Highway Superintendent; Jack Whittaker, ZBA Chairman.

Copies presented to the Town Board:
1. Minutes of September 16, 2025, Regular Meeting
2. Minutes of September 16, 2025, Special Meeting
3. General Fund Claims
4. Highway Fund Claims
5. Blind Sodus Bay WD Claims

The Supervisor's, Town Clerk's, Justices, and Code Enforcement Officer's reports were presented to the Town Board.

Supervisor Chatfield called the meeting to order at 6:00 PM.
Pledge of Allegiance –

GENERAL BUSINESS –

OPEN PUBLIC HEARING – Local Law #1-2025

Supervisor Chatfield declared the Public Hearing open at 6:00 PM and asked the Town Clerk to read the notice of Public Hearing on the proposed Local Law #1-2025.

Supervisor Chatfield asked for comments or questions from the floor; there were none.

CLOSE PUBLIC HEARING -

A motion was made by Adam Ellis, seconded by Cindee Meiden to close the Public Hearing at 6:02 PM.
VOTE - AYES__4__ NAYS__0__.

RESOLUTION #49-25 Local Law #1-2025 OVERRIDE THE TAX LEVY LIMIT FOR THE 2026 BUDGET -

The following resolution was presented by Adam Ellis, seconded by Cindee Meiden, moved by Dan Youngman,

Town of Wolcott, County of Wayne

A LOCAL LAW TO OVERRIDE THE TAX LEVY LIMIT ESTABLISHED BY GENERAL MUNICIPAL LAW §3-c

Be it enacted by the Town Board of the Town of Wolcott as follows:

Section l. Title

This Local Law shall be referred to as the "A Local Law to Override the Tax Levy Limit Established by General Municipal Law §3-c."

Section 2. Purpose and Intent

It is the intent of this local law to allow the Town of Wolcott to adopt a budget for fiscal year 2026 that requires a real property tax levy in excess of the "tax levy limit" as defined by General Municipal Law §3-c.

Section 3. Authority to Adopt

This local law is adopted pursuant to subdivision 5 of General Municipal Law §3-c, which expressly authorizes a local government's governing body to override the property tax cap for the coming fiscal year by the adoption of a local law approved by a vote of sixty (60%) of said governing body.

Section 4. Tax Levy Limit Override

The Town Board of the Town of Wolcott, County of Wayne, is hereby authorized to adopt a budget for 2026 fiscal year, that requires a real property tax levy in excess of the amount otherwise prescribed in General Municipal Law §3-c.

Section 5. Severability

If a court determines that any clause, sentence, paragraph, subdivision, or part of this local law or the application thereof to any person, firm or corporation, or circumstance is invalid or unconstitutional, the court's order or judgment shall not affect, impair, or invalidate the remainder of this local law, but shall be confined in it operation to the clause, sentence, paragraph, subdivision, or part of this local law or in its application to the person, individual, firm or corporation or circumstance, directly involved in the controversy in which such judgment or order shall be rendered.

Section 6. Effective Date

This Local Law shall take effect immediately when it is filed in the Office of the Secretary of State in accordance with section 27 of the Municipal Home Rule Law.

On Roll Call Vote:	Chatfield	YES
	Ellis	YES
	Youngman	YES
	Aldrich	ABSENT
	Meiden	YES

OPEN PUBLIC HEARING – Local Law #2-2025

Supervisor Chatfield declared the Public Hearing open at 6:03 PM and asked the Town Clerk to read the notice of Public Hearing on the proposed Local Law #2-2025.

Supervisor Chatfield asked for comments or questions from the floor; there were none.

CLOSE PUBLIC HEARING -

A motion was made by Adam Ellis, seconded by Dan Youngman to close the Public Hearing at 6:06 PM.
VOTE - AYES__4__ NAYS__0__.

RESOLUTION #50-25 Local Law #2-2025 OPT OUT OF THE EXEMPTION FROM TAXATION FOR CERTAIN ENERGY SYSTEMS UNDER RPTL §487 -

The following resolution was presented by Cindee Meiden, seconded by Adam Ellis moved by Dan Youngman,

Town of Wolcott, County of Wayne

A LOCAL LAW TO OPT OUT OF THE EXEMPTION FROM TAXATION FOR CERTAIN ENERGY SYSTEMS UNDER REAL PROPERTY TAX LAW §487

Be it enacted by the Town Board of the Town of Wolcott as follows:

Section l. Title

This Local Law shall be entitled "A Local Law to opt out of the Exemption from Taxation for Certain Energy Systems"

Section 2. Authority to Adopt

This Local Law is enacted pursuant to §487 of the New York State Real Property Tax Law, as most recently amended by Chapter 59 of the Session Laws of 2021.

Section 3. Purpose and Intent

Pursuant to subsection 8 of the said §487 of the New York State Real Property Tax Law, the Town of Wolcott by this Local Law provides that no exemption under §487 of the Real Property Tax Law shall be applicable to real property located within the Town of Wolcott, including and with respect to solar or wind energy systems constructed subsequent to the effective date of this Local Law, nor for any micro-hydroelectric energy system, fuel cell electric generating system, micro-combined heat and power generating equipment system, electric energy storage equipment or electric energy storage system, or fuel-flexible linear generator electric generating system constructed subsequent to the effective date of this Local Law.

Section 4. Severability

If a court determines that any clause, sentence, paragraph, subdivision, or part of this local law or the application thereof to any person, firm or corporation, or circumstance is invalid or unconstitutional, the court's order or judgment shall not affect, impair, or invalidate the remainder of this local law, but shall be confined in it operation to the clause, sentence, paragraph, subdivision, or part of this local law or in its application to the person, individual, firm or corporation or circumstance, directly involved in the controversy in which such judgment or order shall be rendered.

Section 5. Effective Date

This Local Law shall take effect immediately when it is filed in the Office of the Secretary of State in accordance with section 27 of the Municipal Home Rule Law, and shall be applicable to all assessment rolls prepared pursuant to the first taxable status date occurring on or after the effective date of this Local Law.

On Roll Call Vote:	Chatfield	YES
	Ellis	YES
	Youngman	YES
	Aldrich	ABSENT
	Meiden	YES

OPEN PUBLIC HEARING – 2026 Preliminary Budget

Supervisor Chatfield declared the Public Hearing open at 6:07 PM and asked the Town Clerk to read the notice of Public Hearing on the 2026 Preliminary Budget and to show proof of publication.

Supervisor Chatfield asked for comments or questions from the floor; there were none.

CLOSE PUBLIC HEARING -

A motion was made by Adam Ellis, seconded by Cindee Meiden to close the Public Hearing at 6:09 PM.
VOTE - AYES__4__ NAYS__0__.

RESOLUTION #51-25 ADOPTING PRELIMINARY BUDGET AS ANNUAL BUDGET FOR 2026 -

The following resolution was presented by Adam Ellis, moved by Cindee Meiden, seconded by Dan Youngman,
WHEREAS, the Preliminary Budget was found to be acceptable by the Town Board;
NOW, THEREFORE, BE IT RESOLVED, to accept the Preliminary Budget as the Annual Budget for 2026.

On Roll Call Vote:	Chatfield	YES
	Ellis	YES
	Youngman	YES
	Aldrich	ABSENT
	Meiden	YES

GENERAL CORRESPONDENCE – No correspondence this month.

A motion was made by Cindee Meiden, seconded by Adam Ellis, to accept the minutes of September 16, 2025, Regular Meeting and Special Meeting, and departmental reports.
VOTE – AYES__4__NAYS__0__.

ABSTRACT OF CLAIMS –

GENERAL ACCOUNT - Claims #301 thru #332 - total - $13,404.93
HIGHWAY ACCOUNT - DA Town wide & DB Outside - total - $158,908.36
BLIND SODUS BAY WD ACCOUNT – Claims #11 thru #13 - total - $594,009.97
WADSWORTH ROAD WD ACCOUNT - Claim #1 – total - $4,183.60
PORT BAY SD ACCOUNT - Claim #2 - total - $366,708.00

A resolution was presented by Adam Ellis, moved by Cindee Meiden, seconded by Dan Youngman "Be it RESOLVED to pay General, Highway, Blind Sodus Bay WD, Wadsworth Road WD and Port Bay SD account claims as presented."
VOTE - AYES__4__ NAYS__0__.

SUPERVISOR'S CLERK – Amber Roberts

RESOLUTION #52-25 TO AUTHORIZE CASH TRANSFER FROM GENERAL TO HIGHWAY___ –

The following resolution was presented by Adam Ellis moved by Cindee Meiden, seconded by Dan Youngman,
WHEREAS, the Highway Department has been waiting for CHIPS funding from the state; and
WHEREAS, this has made it difficult to fund projects and continue daily operations creating a cash flow shortage; and
WHEREAS, the Town needs to use money in the General for cash flow;
NOW, THEREFORE, BE IT RESOLVED, to transfer $200,000.00 from General to Highway for funding.
VOTE - AYES__4__ NAYS__0__.

ACTING ASSESSOR – Kelsey Roberts

1. Amber and Kelsey are still in the process of moving items from the office.
2. The hard drive on the Assessor's computer is bad; new hard drives for the computers will be installed this week.

HIGHWAY – Zach Decker

1. An employee resigned from the Highway Department; Zach put an ad in the paper to look for a new one; he received several resumes. He is going to hire the most qualified one who currently works at Wayne County Highway Dept. it's just a matter of switching over information from them to us; he will start Nov. 3rd.
2. A salt barn is still needed.
3. They will be switching trucks from summer to winter soon.

CODE ENFORCEMENT OFFICER – Ray Hauss

Nothing new to report

TOWN CLERK - Jessica Freer

1. Renewed the SAM registration.
2. Election Day Tuesday, November 4, 2025. Town Hall Closed Tuesday, November 11, 2025, for Veterans Day and closed Wednesday and Thursday November 26 and 27 for Thanksgiving.
3. Town Clerk will be off for the week of November 17th-20th; she will be at the Board meeting that week.
4. Interviews will be held next week for the position.

SUPERVISOR - Lynn Chatfield

OLD BUSINESS –

1. Salt Barn – Waiting on HUD

2. Blind Sodus Bay WD – Continuing along.

3. Fall Cleanup Day – Bins were full.

NEW BUSINESS –

1. **RESOLUTION #53-25 IN SUPPORT OF CONGRESSMAN NICK LANGWORTHY'S ENERGY CHOICE ACT (H.R. 3699, S. 1945) AND IN OPPOSITION TO GOVERNMENT-MANDATED NATURAL GAS BANS -**

The following resolution was presented by Adam Ellis**,** moved by Dan Youngman seconded by Cindee Meiden,

WHEREAS, affordable and reliable energy is essential to the health, safety, and economic prosperity of New York families, businesses, and communities; and

WHEREAS, natural gas remains a dependable, cost-effective, and clean-burning energy source used by millions of New Yorkers to heat their homes, cook their food, and power their businesses; and

WHEREAS, in 2019, New York State enacted the Climate Leadership and Community Protection Act (CLCPA), which mandates aggressive emissions reductions and serves as the foundation for sweeping energy restrictions, including efforts to phase out natural gas; and

WHEREAS, building on the CLCPA, Governor Kathy Hochul and the New York State Legislature in 2023 enacted provisions in the state budget banning natural gas and other fossil fuel hookups in most new residential and commercial buildings, effective 2026 for smaller buildings, and 2029 for larger buildings, thereby eliminating consumer choice and limiting access to affordable energy; and

WHEREAS, Governor Hochul has publicly supported these bans and related measures as part of her administration's climate and energy agenda, despite widespread concerns that such mandates will increase costs, strain grid reliability, and restrict energy diversity; and

WHEREAS, these top-down policies undermine affordability, threaten reliability during peak demand, and strip away the freedom of consumers and businesses to choose the energy sources that best meet their needs; and

WHEREAS, Congressman Nick Langworthy of New York and Senator Jim Justice of West Virginia introduced the Energy Choice Act (H.R. 3699, S. 1945), federal legislation that ensures state and local governments cannot restrict consumer access to natural gas and other affordable energy sources, thereby protecting freedom of choice for New Yorkers and all Americans; and

WHEREAS, the Energy Choice Act would safeguard households, small businesses, hospitals, farmers, and manufacturers from harmful government overreach and preserve access to an "all-of-the-above" energy strategy that strengthens reliability and affordability;

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Wolcott strongly supports the Energy Choice Act as introduced by Congressman Langworthy (H.R. 3699) and Senator Justice (S. 1945) and stands firmly opposed to New York State's natural gas bans, the CLCPA-driven restrictions, and other state energy mandates that eliminate consumer choice; and

BE IT FURTHER RESOLVED, that the Town Board of the Town of Wolcott urges Congress to pass the Energy Choice Act to defend consumer choice, protect energy affordability, and preserve reliable access to natural gas for New Yorkers; and

BE IT FURTHER RESOLVED, that copies of this resolution be sent to Congressman Nick Langworthy, Senator Jim Justice, the New York Congressional delegation, Senators Chuck Schumer and Kirsten Gillibrand, Governor Kathy Hochul, and leadership of the New York State Legislature.

VOTE - AYES__4__ NAYS__0__.

2. RESOLUTION #54-25 RESCINDING RESOLUTION #17-25 "APPOINTING KELSEY ROBERTS TO THE POSITION OF ASSESSOR" AND APPOINTING KELSEY ROBERTS TO THE POSITON OF ACTING ASSESSOR UNTIL QUALIFICATIONS ARE MET -

The following resolution was presented by Cindee Meiden, moved by Dan Youngman, seconded by Adam Ellis

WHEREAS, Resolution #17-25 "Appointing Kelsey Roberts to the position of Assessor" was hereby presented at the Board Meeting in April of 2025, and passed but, the wording of the title was incorrect; and

WHEREAS, the Town Board would like to act upon the original resolution of appointing Kelsey Roberts but, the title must be changed to Acting Assessor instead of Assessor until qualifications have been met; and

WHEREAS, Kelsey does not have enough qualifying experience according to New York State regardless of Certification to be appointed as Assessor; and

WHEREAS, Kelsey is slated to meet the qualifications required by April 2026;

NOW, THEREFORE, BE IT RESOLVED, the Town Board appoints Kelsey Roberts to the position of Acting Assessor as of October 1, 2025, until the qualifications are met by New York State then her title will be Assessor until September 30, 2031.

VOTE - AYES__4__ NAYS__0__.

3. Even year election updates.

The next regular meeting of the Wolcott Town Board will be held November 18, 2025, at 6:00 PM at the Town Hall.

A motion was made by Adam Ellis, seconded by Cindee Meiden to adjourn the meeting at 6:25 PM.

Respectfully submitted,

Jessica Freer
Town Clerk