
Town of Angelica – Regular Board Meeting Minutes – May 11, 2026

Location: Angelica Grange Hall, Meeting Room, 59 Park Circle Angelica NY

Time: Meeting called to order at 7:00 PM

Presiding: Supervisor Girard Kelly

Recorder: Pamela L. Cockle, Town Clerk

1. Call to Order and Pledge of Allegiance

Supervisor Kelly called the meeting to order and led the Pledge of Allegiance at 7 p.m.

2. Attendance

Board Members Present:

- Supervisor Girard Kelly
- Councilmembers: Jeremy Metatos, William Weaver, Brian Jones
- Absent: Elwyn Gordon

Town Staff Present:

- Town Clerk: Pamela Cockle
- Dog Control Officer Rick Abbott

Public Members Present: David Haggstrom, Donald Ash, Rob Ford, Linda Cash, Rob Chamberlain, Guy Starck, Marcus Rosten – WNY Wildway, Dawn and Jeremy Wildrick-Cole, & Emma Armstrong.

3. Approval of Minutes

The Board reviewed the previous month's minutes from the April 13, 2026 Regular Town Board meeting & the Special Town Board Public Hearing/Meeting held on April 28, 2026. **Motion** to approve minutes made by J. Metatos, Seconded by B. Jones. **All Ayes, Carried unanimously.**

3. ABSTRACTS: General & Highway

Girard Kelly, Supervisor asked Pamela Cockle, Town Clerk to report on Expenditures:

- General Fund (A): \$22,897.88 (Abstract #5-2026 – including prepaids, **Voucher #'s 92-108**)
 - General Townwide: \$22,759.765
 - General Outside: \$138.12
- Highway Town-Wide (DA): \$10,724.93 (Abstract #5-2026 Highway, **Voucher #'s 69-81**)
- Highway Outside (DB): \$14,624.00
- CAPITAL (H): Salt Storage Shed: \$16,750.00
- **Total Town Expenditures Approved: \$64,996.81**
- **Motion** to approve abstracts made by W. Weaver, Seconded by J. Metatos. **All Ayes, Carried unanimously.**

4. Marcus Rosten, WNY Wildway Land Conservancy Program for the Chamberlain Farm.

Marcus Rosten handed out informational brochures in regard to the goals and objectives of the WNY Wildway Program. They are seeking a letter of support from the Town of Angelica for a Land Easement on the Rob Chamberlain located within the Town of Angelica consisting of 475 acres. They will use this letter of support to apply for a grant through the NYS Farmland Implementation Program. Pros of placing this acreage is that it protects important farmland and aligns with the Towns goal of supporting agriculture within the Town. Prevents future development on the land and prevents overhead transmission lines from being installed over the farmland. Easement would not affect Land values in a negative way. All 475 acres will remain on the active Tax Rolls. Marcus summarized the Restriction that will be in place in regard to future dwellings. Dwelling must be owner occupied. Rob Chamberlain stated this is important to him to protect his farmland and for future farmer's. Marcus stated it will take 2 to 3 years to finish the complete process once they receive the letter of support from the Town. It was noted that the Office of Renewable Energy does NOT have eminent domain rights over farmland. A map showing the location of all 475 acres was handed out. W. Weaver made a motion to support the Land Conservancy program/application, seconded by B. Jones. **All ayes, Motion Carried.**

- Pamela Cockle, Town Clerk will prepare letter of support and forward on to Marcus Rosten.

Project Summary: Conservation easement under NYS Farmland Protection Implementation Grant.

Purpose: Secure ~475 acres for agricultural use only, prohibiting non-farm development (including commercial solar).

Easement Restricts: Large-scale commercial use, excessive impervious surface, and restricts new residential construction to a farmstead site (~8.2 acres).

Tax Status: Stays in private ownership/on tax rolls.

Timeline: Anticipated award this summer; 2–3 years for due diligence and recording.

Broader Initiative: Additional area farmers are being approached for possible participation in future easements.

Support Letter: Requested from the town, confirming project alignment with town's agricultural preservation goals. Pam Cockle to prepare

Rob Chamberlain's Comments: Personally motivated as a farmer to preserve agricultural land, referencing losses to solar in the state and previous rental land use.

5. Update on Battery Energy Storage System (BESS) Facility

Supervisor Kelly gave an update on discussions that have taken place since the last Board meeting in regard to a proposed BESS facility within the Town of Angelica located on the Hess Road. brief overview of the request received by the town for the construction of a BESS facility on the Hess Road in the Town of Angelica. The Town has meet with the Company who has submitted the request to construct. They have also continued to meet with the Town Attorney & MACE and have drawn up a set of Rules and Regulations to govern such a facility. This remains a work in progress with our Town Attorney. A draft copy was distributed to Board members. The Town will request a HOST agreement.

Linda Cash requested that the Town table any actions at this evening's meeting on said facility. It was noted that the Board was NOT voting on anything this evening but providing an update on the proposed project since the last meeting. Linda read a list of concerns/items she would like the Board to consider before allowing the project to move forward. It was noted once again that our moratorium has been extended for the maximum number of times and can no longer be extended by law.

No Action Taken; Board Reiterated No Motion Would Occur Until Legal and Procedural Steps Met.

6. Budget Sheets & Supervisor's Report

Supervisor Kelly reviewed April account activity based and reports prepared by BBS Accounting.

- General Fund: Revenues - \$168,908.54/ Expenses: \$79,363.65
- Highway: Revenues - \$159,643.83/ Expenses: \$37,691.23

Motion to approve reports by J. Metatos, Seconded by W Weaver **All Ayes, Carried unanimously.**

- **CLASS Investment Account**

- Total NYCLASS Earnings Current Month: \$12,866.75
- Interest rate: **3.522%**
- **TOTAL NYCLASS Balance as of April 31, 2026: \$4,41.731.55**

Motion to approve by J. Metatos, Seconded by W. Weaver, **All Ayes, Motion Carried.**

7. Clerk and Department Reports

A. Town Clerk/Tax Collector

- 1) Town Clerk Report: \$1,316.70 total Received during the month of April 2026 with \$1,257.58 paid to Town Supervisor
- 2) Dogs: \$84 (\$71 Town/\$13 to NYS Animal Population Control)
- 3) DECALS: \$25 (\$1.38 Town/\$23.62 NYSDEC)
- 4) ATV: \$40
- 5) Marriage Licenses: \$40 (\$17.50 to Town/\$22.50 to NYS DOH)
- 6) Cemetery Lot Sales: \$450
- 7) Grave Digging: \$625
- 8) Certified Copies: \$12.70
- 9) Grange Rentals: \$-0-
- 10) Dog Boarding Fees: \$40
- 11) Pam reminded Board members of the So. Tier West Local Government Training to be hold June 4, 2026 in Houghton NY. Please let her know ASAP if you plan on attending as she will be registering this week.

Motion to approve Town Clerk report was made by W. Weaver, and seconded by B, Jones. **All Ayes, motion carried.**

B. Town Justice March Monthly Report.

April monthly report was distributed and reviewed with no questions/comments. \$16,713 received from Justice Szucs for April Fines/Fees. Motion made by W. Weaver to approve, Seconded by J Metatos. **All Ayes, Passed unanimously.**

C. Dog Control Report (Rick Abbott) Rick gave a brief update. There are several outstanding dog licenses. Pam Cockle provided Rick with a list of overdue licenses and a

master list of all active dogs in the Town. NYS will be conducting an onsite inspection within the next few weeks.

No incidents to report. Discussed improvements in dog licensing process. Availability for appointments and use of Dropbox stressed. Board and Rick to continue improving notification and compliance

D. Assessor / Real Property. – no report received. **Grievance Day will be held on June 4, 2026 in the Meeting room of the Grange from 5-9 PM.** Town Clerk to post notices and provided to Town Newspapers. Has already been posted to Town website.

E. M.A.C.E. April report in packets (1 Building permits issued, one inspection)

Motion made by B. Jones to accept MACE report as submitted, Seconded by J. Metatos All Ayes, **Motion Carried.**

8. Highway Department Report:

- Highway report was included in Board Member packets. Highlights were that 3000 tons of crushed gravel was trucked to construct the pad for the new Salt Storage Shed. As a result, the Helipad had to be removed and will be relocated to the old school fields.
- List of declared Surplus Equipment was distributed consisting of a 1961 Cursher, a 2011 equipment trailer, and an unknown year office trailer. This list was approved as surplus and will go to Auctions International for sale/auction.
- Seal Coating Bids (Grange, Town Hall, Chauncey Bridge, Basketball Courts)
Shuttleworth Seal Coating: \$3,260; Carter Hardware (brushed application): \$4,257
- A motion was made by W. Weaver to accept the bid from Shuttleworth, Seconded by J. Metatos. **All Ayes, Motion Carried.** Work to be completed by mid-June ahead of 250th celebration.

9. ONGOING AND NEW BUSINESS:

A. Salt Storage Shed Update (Wm. Weaver)

- Engineering approval pending before submission to Planning Board
- Town Crews continue to work on base for building. Will reach out to Engineers & Hayley for an update.

B. Cemetery Signage (J. Metatos)

- One quote received (\$800 for 6 signs); second quote pending from Certified Traffic Controls. Plan is 12 signs (rules and speed limit). Board to review at next meeting.
- Hope to have new signs installed before Memorial Day if possible.

C. Sewage Treatment Plant Update (B. Jones)

- Project at standstill pending county feedback.

D. Update of Employee Handbook

- B. Jones & J. Metatos have met with Matt Rosenbaum, Town Attorney to start working on updating the Employee Handbook. They will continue to meet with Matt and when it is finished it will come to the Board for formal approval and acceptance. Updates initiated, recognizing the handbook is over 10 years old

E. Catherine Schuler Chapter DAR Monument Update:

Plans finalized; 6' x 18' concrete pad, landscaping matching existing monument, consideration of time capsule.

Projected total cost: \$25,000–\$30,000 (mostly via donations; town in-kind support for materials/services).

Goal: Complete by August 1, 2026 (Heritage Weekend dedication)

F. America's 250th Birthday (July 11, 2026):

Planning continues; event will feature:

Parade, Fireworks (donated by Hyland, \$6,000)

Band, bounce house, food, and family activities

G. Approval to move \$3,0000 from Unallocated Fund Balance to Celebration A7550.4

- A request was made by G. Kelly to move \$3000 in to a Celebration line to be used for decorations, flowers/curb appeal, signage that will be completed by Pam Cockle, Town Clerk for the 250th Celebration
- W. Weaver made a motion to approve, J. Metatos seconded. **All Ayes, Motion Carried.**

H. Water District East Side Expansion

Paperwork completed and filed with the Allegany County Clerk and the Office of State Comptroller. Girard Thanked Pam Cockle Town Clerk as she handled all paperwork and filing of Water District paperwork with the County and Office of State Comptroller.

The town is working with the village; emphasis that the town itself will not operate water services.

I. Public Comments & Citizen Concerns

Deck Repair/Appearance Rick Abbott noted poor condition of the outdoor deck on Grange Building; repairs/upgrades discussed, including new joists, potential paint, or composite material installation.

Introduction: Judicial Candidate – Dawn Wildrick-Cole:

Dawn Wildrick Cole introduced herself as a candidate for County Court Judge; extensive legal experience and local roots. Clarified judicial roles as nonpartisan, outlined her judicial experience.

Audience questions about partisanship and process for the June 23 primary.

BESS/Seeker Process Questions: Linda Cash

Clarification that SEQR will be performed by engineers involved in BESS.

Calls for independence in environmental review ("should not be done by BESS developer").

Discussion over establishing a planning board; skepticism expressed by some board members about its necessity/effect on business development.

Planning Board Discussion

Questions and debate concerning benefits, process, and function of a town planning board.

Advocates noted potential benefits for rule enforcement and business mediation.

Board chair opposed to formation, citing potential barriers to economic development.

Some in attendance (including Emma Armstrong) requested basic information on the process and intent of planning boards.

10. Executive Session

Supervisor Kelly make a request at 7:50 PM to enter into an Executive Session to discuss the possibility of a land purchase.

A motion was made by Wm. Weaver to enter into Executive session, seconded by B. Jones to enter into Executive Session. **All Ayes, Meeting moved into Executive Session at 7:50 PM**

At 8:00 a motion was made by W. Weaver to exit Executive Session and resume the Regular Board meeting. Second by B. Jones. Regular Board meeting resumed.

11. Adjournment

G. Kelly made a request to adjourn Town Board meeting as all business was now concluded. Motion made by J. Metatos to Adjourn, Seconded by G. Kelly. Meeting adjourned at 8:01 PM

Next regular meeting scheduled meeting will be held on **June 8, 2026 at 7 p.m.** in the meeting room of the Grange Hall, 59 Park Circle, Angelica, NY.

Respectively Submitted:

Pamela L. Cockle, Town Clerk

DRAFT