SENECA TOWN BOARD

Regular Meeting Minutes | May 19th, 2026

PRESENT

ROSLYN GRAMMAR *Town Supervisor*	**DEB WRIGHT** *Bookkeeper*	**SCOTT HOLMES** *Division Manager OC Landfill*	**ALYSSA RASMUSSEN** *Town Resident/ Cordell's Wife*
JIM MALYJ *Deputy Supervisor*	**SHANA JO HILTON** *Assessor*	**DONNA SPINK** *SHG Ambulance*	
JASON MOSHER *Councilman*	**KATHY MASTELLAR** *Historian*	**ZACH GIBEAU** *SHG Ambulance*	
JESSE ORBAKER *Councilman*	**PATRICK KING** Highway Superintendent	**AMANDA GIBEAU** *SHG Ambulance*	
KAREN MOON *Councilwoman*	**CORDELL RASMUSSEN** *PWMA*	**LARRY TOWNLEY** *Town Resident*	
HALEY EAGLEY *Town Clerk*	**RANDY COOLBAUGH** *PWMA*	**ANTHONY MARCHIONDA** *Town Resident*	

The Regular Meeting of the Town of Seneca was held on May 19th, 2026, at 7:30 pm at the Town Hall, 3675 Flint Rd., Stanley, NY 14561.

Supervisor Grammar led the Pledge of Allegiance, then Roll Call was completed so that all in attendance were acquainted.

Supervisor Grammar looked for a motion to approve tonight's agenda. Councilwoman Moon made the motion and Councilman Orbaker seconded that. The motion carried.

PRIVILEGE OF THE FLOOR

Privilege of the Floor was offered and nobody wished to speak.

SUPERVISOR'S REPORT

Supervisor Grammar thanked Councilman Mosher for joining the Town of Seneca Staff Meeting on May 12th.

AMBULANCE UPDATE: Mrs. Gibeau and Supervisor Grammar had a discussion regarding the financial reports that we had previously requested. Mrs. Gibeau is working on getting 2-years' worth of financial documents to the board and hopes to get this in the Board's hands around June's meeting. Once we get those documents, Supervisor Grammar will look to schedule a special meeting to speak about the ambulance only.

COUNTY UPDATES:

PEQ: The County had a grant to use for an Organics Management Study. The County has selected a firm to undertake this project and that is expected to be completed by the end of the year. Supervisor Grammar will continue reporting on this throughout the year as she learns more. This study will focus on what organics are currently going to the Landfill and how to divert that and possible composting facilities within the County.

FINANCIAL WORKSHOP UPDATES: We held our third financial workshop on 5/13. We reviewed the *actual* numbers in various departments from 2022 through 2024. The minutes will be sent out once they're completed. We will look to schedule the next workshop at the end of June or beginning of July so that we can navigate summertime travels and farming.

LEASE: Supervisor Grammar stated that she has been approached and asked if the Town would have any interest in selling the 10 acres that are currently being leased on the North side of our property here. Supervisor Grammar asked what the Board's thoughts were.

Councilman Mosher explained he had reached out to the Association of Towns about this property back when Supervisor Wickham was here. He stated that the Association of Towns recommended that we shouldn't be in the rental business and that we probably should declare it excess property and sell it.

Councilman Malyj said that he would be for selling the property.

Councilman Orbaker stated that he probably wouldn't be for selling the property. He further explained that we never know what future expansion there might be with our Highway or Water Departments and that his only reservation would be to know for sure that the property would be owned by Mr. Wickham forever without the chance if it being sold to what could potentially be a bad neighbor for our Highway Department. He would be more interested in a long-term lease but would be hesitant to sell it.

Councilwoman Moon stated that those were her thoughts exactly (what Councilman Orbaker said). Further explaining that depending on the plans we had for the future and if we ever needed to expand, it would be nice to have that land available. She added that she also understands that we shouldn't be in the rental business. She said she would prefer looking into this a lot further before concluding.

Supervisor Grammar said that her personal thoughts would be that if we did sell it, to see if there was any legal way that the Town would have first rights of refusal. Councilman Orbaker pointed out that it would have to go out to bid and there is a chance that someone else could buy it.

There was an Ontario County Soil and Water 9-Element Plan in the communications. Nobody had any questions.

DEPARTMENT REPORTS

CASELLA: Mr. Holmes commented that everything is going well. There were two tours at the landfill from a local college. Other than that, everything is moving along and going well.

Councilman Mosher said he remembered seeing something somewhere for a Tire Recycling Event at our Landfill and wondered if Mr. Holmes knew when that was. Mr. Holmes didn't know the exact date, but Clerk Eagley said she has the list posted out in the foyer with all the recycling events. He asked when the deadline for registering was and Clerk Eagley said that was on the poster as well. He said he would look on his way out.

Councilman Mosher stated that Mr. Wickham has invested a lot of money into that property and at the time of the investment, the property wasn't worth what it's worth now. Councilman Orbaker added that he could be convinced otherwise on not selling but his first thought would be to not sell.

Councilman Mosher and Councilwoman Moon think we should get it on the roll and [addendum: Assessor Hilton clarified after the meeting that this parcel is already on the tax roll]. Councilman Mosher added that what Mr. Wickham does there is great for the community and brings a lot of personal joy to people.

Councilman Malyj said that he would be concerned about it going out to bid because there are a lot of aggressive buyers out there. He added that he personally gets a phone call, text, or email nearly every day from someone looking to buy any part of his property.

Supervisor Grammar wanted to confirm what she was hearing. She explained that what she's heard so far leads her to believe that we would be interested in looking more into the legalities of whether or not we should be in the rental business and the process moving forward if we do decide to deem it excess property and what needs to be done for that.

Councilman Mosher said that it was his understanding that just to be able to rent it, the property must have been deemed excess property. Supervisor Grammar stated that she would look into all of the thoughts discussed tonight and get back to them.

Supervisor Grammar looked for a motion to approve the April 21st regular meeting minutes. The motion was made by Councilman Malyj and seconded by Councilman Mosher.

There were no communications received this month.

CASELLA: Councilman Mosher asked what the annual cleaning of the leachate entailed. Mr. Holmes explained that the rider buildings that go around the landfill that house the pumps- They pump those down as far as they can and they have a Vac Truck come in and clean out the lagoons and sumps. This is done over the course of three weeks or so. Councilman Mosher asked if they will put this off if it rains. Mr. Holmes said worst case scenario the lagoons may not be down to where they can clean them, and they'll have to push that part off until they can get the empty. They're looking at 6 weeks for the project.

Supervisor Grammar asked if anyone else had anything for Mr. Holmes. Mr. Gibeau of the Stanley Hall Gorham Ambulance asked how often the street sweeper gets run by Casella. Mr. Holmes said that it was 3 days per week, but they just increased it to every day. Mr. Gibeau asked if the increase was due to the accident there a couple of weeks ago and Mr. Holmes said yes.

Mr. Gibeau asked if the daily occurrence was just one pass or how often the sweeper gets run in one day. Mr. Holmes stated they do it every day at the entrance and then down 5 & 20 until its clean.

Councilman Mosher added that just before the accident he did notice larger rocks on the side of the road around there. Mr. Holmes stated that, along with signage, they have conversations with truck drivers as well as give them pamphlets about checking their tires for rocks before exiting the facility. Mr. Holmes said they continue to work with the Sheriff on the incident and they constantly have conversations with truck drivers about cleaning their wheels out.

Supervisor Grammar asked if the uptick in rocks being on the road has anything to do with the new phase of the landfill and using a road that isn't as "beat-down" as their used to. Mr. Holmes said that they reconstructed that road and built pads for the tippers to be on. He said it really comes down to all the rain we've had which leads to the stone being pushed out mixed with truck drivers not being diligent in checking their tires. He said the conversations aren't new and they always talk to the drivers; even giving them a specific area to pull off and check their tires before exiting the facility. He added that they've done everything that they can do outside of having a specific employee stand at the gate and make sure everyone is pulling over to check their tires, but that would create a safety issue. He said they are trying to add to the signage and have conversation with the owners of the companies that haul in. They are also trying to place a sign on County Road 49, so the sheriffs can issue tickets when necessary.

Councilman Orbaker asked if having Casella remove rocks from the trucks would create a liability and Mr. Holmes confirmed that it would be a safety issue as well as a liability. Councilwoman Moon asked what time of the day they were sweeping and Mr. Holmes stated it happens at the end of the day when traffic is less.

HIGHWAY: Highway Superintendent King added to his report that they're pushing through the weather and that they are in full swing of things. Councilman Mosher asked what was wrong with the lift that is referenced in Mr. King's report. He said it was a seal. He explained that it is a hydraulic lift and this seal was slowly leaking hydraulic fluid.

Councilwoman Moon asked if when we help other towns if we get reimbursed for those days. Highway Superintendent King stated that we don't get reimbursed, but we share help when needed.

Councilman Orbaker asked how Kashong Switch was doing with all the detoured traffic. Highway Superintendent King said that it's doing well now that they've narrowed down the truck traffic. Councilman Orbaker asked when they were supposed to have that bridge done and Mr. King stated that it was supposed to be done by June 23rd, but he would assume there have been some changes since the start, and they may be on-track or behind at this time.

WATER: Water Superintendent Karlsen was necessarily absent tonight, so Supervisor Grammar looked to PWMA Rasmussen to give any information he could. Mr. Rasmussen stated that they've been working on turning valves and they've started flushing and servicing hydrants. The pump house project is moving along steadily. Supervisor Grammar asked if they had an end date on the pump house project and Mr. Rasmussen stated that they haven't gotten passed the 50% completion mark yet, so they don't have an end date.

CODE ENFORCEMENT: CEO Hoover pointed out in his report that Seedway is looking at breaking ground soon. They're working through final contractual things with the construction company and the engineering firm. CEO Hoover added that Seedway has subdivided a portion of their property near the new building and posted signs on the rest of it to accept bids to sell it. The signs appear to be splitting from anywhere to 100 to 125-acre parcels.

TOWN CLERK: Clerk Eagley added that she will start giving copies of her financial reports to each board member (instead of placing one copy on the table) in the front of their binders as well as upload the report to the shared drive for them to view at their discretion.

Additionally, Clerk Eagley took her first donation to the Ontario County Humane Society through the dog licensing program. We have now figured out which account the check should go to each month and once we get to the end of the year, we will write one whole check to the Humane Society.

WARRANTS

Res. #	Description	Ayes	Nays	Abstain	Absent	Motion	Second
47-26	Approve 2026 Audited Vouchers	5	0	0	0	Councilman Mosher	Councilman Orbaker

GENERAL	HIGHWAY	WATER	WATER CAPITAL	SEWER	LIGHTING		
					STANLEY	*HALL*	*SEN.CASTLE*
$23,796.90	$42,752.11	$15,828.51	$132,545.26	$934.17	$250.50	$359.78	$298.72

NEW BUSINESS

Res. #	Description	Ayes	Nays	Abstain	Absent	Motion	Second
48-26	Approve Inter-Municipal Agreement for Road Salt Sharing	5	0	0	0	Councilman Mosher	Councilman Orbaker
49-26	Approve Service Quote for Generators	5	0	0	0	Councilman Mosher	Councilman Moon

There was no old business at this meeting; however, Supervisor Grammar explained to Mr. Townley that the discussion about the water department taking pickup trucks home will be discussed at financial workshops in the future.

PRIVILEGE OF THE FLOOR

With no Old Business to be brought before the board, Supervisor Grammar offered privilege of the floor. Amanda Gibeau with Stanley Hall Gorham Ambulance gave an update on everything that's been going on in the Ambulance. They held an open house at the base on Gorham Rd. Their EMT class finished with 21 students successfully completed the skills examination and they're awaiting their state examination. They attended the ceremony for the student who passed away. He was awarded his post-humous EMT certification last week. They are continuing to work on their contracts with the towns. They continue working on DASNY Funding. They will be attending Pageant of the Bands in Gorham with non-dedicated service (meaning that they'll be at the pageant but would have to leave if there is a call). Mrs. Gibeau gave kudos to Highway Superintendent King for working so well with the Ambulance throughout the winter; stating that he did his best to keep their entrance as clear as possible and calling them to let them know when they would be out to salt and plow. Mr. Gibeau added that over the last couple of weeks there have been some major accidents in the Town and he thanked the Town for being so supportive during those accidents as there were times when our workers would stop and help where they were able to.

Supervisor Grammar asked if anyone else had anything to add. Mr. Townley had a few comments on various topics. First being about one of the discussions earlier in the evening. He asked if we moved forward with the sale of the town-owned property, if it would take a resolution or a public hearing to be put out to bid. He reminded everyone that with any other excess property we've had to sell, it's been out to bid. He also reminded the board that improvements to a leased property are on the person that did the improvements. Stating that if the property goes up in value from the improvements that he put into it, then that's on him.

The next topic, Mr. Townley wanted to talk about ORES (Office of Renewable Energy & Sustainable Energy). While Mr. Townley knows we have a moratorium in the Town a few years back and at this point we're almost maxed out. He added that a lot of the townships up north in the Adirondak area are fighting ORES and trying to place moratoriums in their towns for Solar Farms. He stated that the closest department to put a major fire out in some places is over 3 hours away. With batteries, you typically don't put them out, you'd just stand by and wait it out due to the way batteries burn. In the meantime, you'd have a major Forrest Fire. Mr. Townley asked CEO Hoover if the moratorium covered the battery as well.

CEO Hoover answered and explained that the moratorium doesn't exactly cover the battery, but the important thing to remember about ORES is that the first thing needed is a willing landowner to sell or lease their property. In cases like Byron Bergon or Genessee Valley- they had solar companies throwing high dollar values at the landowners. Once ORES gets involved, they override all the local zoning laws and if there are willing landowners, the local communities have little power. CEO Hoover asked if any of the board members or people in the room have been up in the Bergon area in the last year and he continued to recommend that instead of listening to the news, they take a drive up there to see for themselves. He added that when all the solar projects are done, there will be 3600 acres of farmland gone. Some of the best farmland in the area- gone. Adding that it looks like a disaster zone up there. Genessee Valley will have over 800 acres of the most fertile farmland turned into Solar. He made sure to explain that the areas are very different circumstances. The Solar Companies generally look for flat, open land and they also have high ability to tie this into the grid over that way. Here, our grid is nearly maxed out and NYSEG doesn't seem to be trying to build the grid out over this way.

Councilman Orbaker added some perspective at a farmer himself. He prefaced by saying that is not a fan of solar farms at tall; however, it would be hard for him to tell a 5th generation farmer that he couldn't do one thing that might save his farm to hand down to his grandkids. He stated that he does not want to see these solar farms here, but he can see the value to some extent. Supervisor Grammar added on to this comment by saying that when her father passed away, if it weren't for the family and community she had to help her- she wouldn't have been able to survive and her farmland would have gone to the highest bidder and nobody knows what the highest bidders intentions are. She can sympathize on both sides.

Donna Spink asked what happens if a situation occurs like what happened around here years ago where all these gas companies came and installed gas wells everywhere and were out of business within two years. Her question is what happens to these fields when suddenly there's nobody there to take care of them. CEO Hoover said it gets messy because these solar farms get on their 3rd (or more) owner and nobody even knows who to contact about the lease anymore. CEO Hoover added that if the solar company does out of business, they're just going to walk away, and the farmer is left with the mess. Mrs. Spink asked HOW do people get rid of them, CAN they get rid of them, WHERE can you get rid of them, and HOW MUCH does it cost to get rid of them. Supervisor Grammar said that she can take these concerns to the Board of Supervisors at the county-level and she will also push on our state representatives as much as she can to keep the discussion happening. Adding that the more we bring it up and the more it's on record is the only power we have for some of it.

With nothing left to be brought before the board, Supervisor Grammar looked for a motion to adjourn the May monthly meeting. The motion was made by Councilman Mosher and was seconded by Councilman Orbaker. All were in favor and the meeting was officially adjourned at 8:30 pm.

Respectfully submitted,
Haley S. Eagley
Town Clerk