

Westmoreland Town Board
Regular Meeting
October 13, 2025

Supervisor Charles Hebbard called this regular meeting to order at 6:01 pm on October 13, 2025. Present at this meeting were Councilpersons Burton Seymour Jr., Randy Rundle, Kirk Donley and Peter Smith. Also present were Highway Superintendent Russell Young, Codes Enforcement Officer Fred Fox Jr., Sole Assessor Holly Osterhoudt, Tax Collector Margaret Leone, Attorney Mitchell Whittaker and one (1) audience members. Absent from this meeting was Building Inspector Patrick Baron.

Supervisor Hebbard asked all to stand for the Pledge of Allegiance.

Supervisor Hebbard then recessed the regular meeting to allow comments from the floor.

There being no one else wishing to address the board at this time, Supervisor Hebbard reconvened to the regular session.

Highway Superintendent Russell Young submitted this report:

- Highway has been ditching this month, both town and county roads
- The sand and salt building is full and ready for winter
- The highway department has had twenty miles of town roads center-striped
- All the motorized equipment is getting maintenance, oil changed, greased and checked over
- Highway has had tough winter and summer in 2025

Highway Superintendent Young tells the board that he has received \$278,264.66 from the Consolidated Local Street and Highway Improvement Program (CHIPS).

Deputy Supervisor Seymour says he has researched pricing for a salt barn, and it could be around \$100,000. This project would have to go out for bid. Deputy Supervisor Seymour feels this would be a great asset to the highway department, and Highway Superintendent Young agrees. The price of salt is likely to continue to rise and this way he could order ahead to stock up. The board agrees that we should move forward and acquire quotes.

Sole Assessor Holly Osterhoudt submitted this report:

The final roll for 2025 is available for anyone who wishes to see it. I am currently making assessment changes for the 2026 tax year. Please remember, I cannot adjust your taxes, only your assessment. If you have any questions, call 315-853-8001 ext.8

Sole Assessor Osterhoudt states that she is working on 2026 value and will continue on that until exemption time.

Codes Enforcement Officer Fred Fox submitted the following report:

Complaints

4-15-19 5845 Scadden Rd. Violation notice sent for junk and debris on the entire property (scrape metal, demolished trailer etc....) property maintenance on the house, garbage & junk vehicles. Order to Remedy Date 5-21-19.

3-9-20 Spoke with deceased owner's son, Brian Grant. Going to work with him on cleaning up property. He has already started. Photo(s) taken 3-12-20.

11-23-21 Re-Checked property. Vast improvement noted from initial inspection. Re-cited under Brian Grants name with an OTR date set for June 1, 2022.

7-12-22 Re-Checked progress still being made. Have to track down owner again, phone numbers I have are disconnected.

10-23-23 Inspected property. High grass made it hard to view. Majority of junk and debris from initial violation notice was abated. To date no contact with owner's son, Brian Grant.

4-14-25 Clean up progress being made. Still no contact with owner's son. Spoke with tenant.

10-11-22 (6000) Greenway-Lowell Rd. Notice of violation written for unsafe structure and junk and debris. Building placarded for unsafe structure (foundation wall). OTR set for 11-8-22. 11-8-22 No progress made. Preparing paperwork for court. 11-15-22 Court paperwork filed. Court date set for 12-7-22. 12-6-22 No contact with owner as of this date. 12-20-22 I have to file court paperwork after the 1st of the year.

6-4-24 Sent a certified letter requesting owner to contact our office immediately upon receiving the letter. 6-26-24 Certified letter was received, no contact from owner to date.

7-9-24 Court paperwork submitted and mailed certified letter. Court date set for 8-28-24.

8-28-24 Owner appeared in court. Progress made on clean up. On site inspection set for 9-3-24. Adjourned until 10-23-24. 10-23-24 Clean-up is done, adjourned until April 2025 to finish structural repairs on the building. 6-4-25 updated court owner has contractor and is should be starting repairs in June. Next court date 9-24-25.

3-19-24 6645 Cooper St. Notice o- violation & posted unfit/unsafe written for partial collapsed building. OTR to have demolition permit set for April 19, 2024. 9-10-24 mailed final notice with OTR set for 9-24-24. Set for court 11-13-24. Owner did not show. Adjourned until 1-8-25. 11-19-24 emailed court paperwork to a process server per town attorney. 11-26-24 Owner has been served by process server. 1-8-25 Case is put on hold. Owner is deceased and Greg Mattacola will try and reach out to the attorney for the estate.

6-11-24 4741 French Rd. Notice of violation written for property maintenance issues with an order to remedy set for 7-30-24. 7-22-25 emailed violation notices with new violations to current property management company.

6-11-24 6858 Fairway Dr. Notice of violation written for j/d, j/v and w/g with an order to remedy set for 7-16-24. Extended. 9-10-24 j/v has been removed.

7-23-24 6368 Rte. 5. Notice of violation written for property maintenance issues with an order to remedy set for 8-27-24. 9-24-24 majority of the work is complete.

4-1-25 6999 Rte. 5 (Fire). Notice of violation and placard written unfit/unsafe structure due to fire damage.

4-22-25 7301 E Carter Rd (on County Seat Rd). Notice of violation written for junk a debris and for unlawful accessory structures. Order to remedy set for 5-27-25. 4-29-25 Owner spoke with Pat regarding permit for structures.

5-27-25 6527 Lowell Rd. (Fire) Notice of violation and placard written for unfit/unsafe structure due to fire damage.

7-8-25 43 Martin Dr. Scalzo/Wuest. Notice of violation written for junk and debris with OTR set for 7-22-25. 7-22-25 No progress. 9-2-25 no progress. Start Court paperwork.

8-5-25 6979 W South St. Hartnett. Notice of violation written for fire damage house with OTR 9-30-25.

8-5-25 6215 Cooper St. Crane. Notice of violation written for demolition w/o permit and j/d. OTR set for 8-19-25.

9-2-25 6385 Rte. 26. Vacant House. Notice of violation written for roof damage from where a tree had previously fallen on house. OTR set for 10-7-25.

9-2-25 6036 Shed Rd. Ingram. Notice of violation written for high grass and broken garage door. OTR set for 10-7-25.

1203 Fire Prevention Inspections:

6-25-24 4769 Rte. 233 Ballet Arts of Central NY. Notice of violation written with an OTR set for 7-30-24. 5 6-25 Owner set for June 3, 2025 Zoning/Planning Board .

6-17-25 notified tenant passed zoning/planning, just need a sign permit to close out.

11-11-24 4836 Rte. 233 Station 233 The Simple Bar. OTR set for 12-18-24. 6-10-25 A final notice was sent with OTR set for 7-14-2025.

2-26-25 6541 Rte 5 Hill Top Repair. OTR set for 3-19-25.

8-12-25 6906 Fairway Dr. Westmoreland Golf Club. No Violations.

8-26-25 46 Seymour Ln Shafer. No Violations.

9-2-25 7291 W Main St. Thomas 3 Family. No Violations

Building Inspections: By Pat Baron, Building Inspector

Month	Aug-25	Westmoreland Town Board: Building Permits/ Septic Systems Monthly Report					
Date	NO.	Last Name	First Name	Address	Tax Map ID #	Type Of Permit	Fee Paid
8/5/2025	2025-57	MAXAM	CHARLES	7311 STATE RT 5	326.000-1-26.5	SHED	\$ 40.00
8/5/2025	2025-58	MAXAM	EDWARD	7452 PRYOR RD	327.000-6-50.1	FENCE	\$ 30.00
8/5/2025	2025-59	WELCH	DONNA	7041 NYS RT 5	326.000-1-33	ROOF SOLAR	\$ 300.00
8/5/2025	2025-60	FULLER	ROY	6309 NYS RT 26	273.000-1-77	DEMO SHED	\$ 75.00
8/6/2025	2025-61	LAZORE	KARISA	6141 LOWELL RD	301.000-1-18.8	POLE BARN	\$ 120.00
8/6/2025	2025-62	RICHARDS	TRAVIS	5753 EUREKA RD	288.000-2-56	FRONT PORCH	\$ 75.00
8/6/2025	2025-63	EVANS	ROBERT	5593 BARTLETT RD	302.000-1-4.1	REBUILD GARAGE	\$ 66.00
8/6/2025	2025-64	ROSATO	JOE	5111 JENKINS RD	313.000-1-2.3	ROOF SOLAR	\$ 300.00
8/12/2025	2025-65	SEYMOUR	BURTON	SEYMOUR LN	314.000-1-56.1	SIGN	\$ 50.00
8/12/2025	2025-66	DENSLOW	TOM	32 SEYMOUR LN	314.000-1-56.8	SEPTIC	\$ 75.00
8/12/2025	9993.00	GREEN	DAWSON	5621 NYS RT 233	289.000-2-50.2	SITE PLAN	\$ 150.00
8/13/2025	2025-67	ZATWARNICKI	KATELYN	5859 SPRINGHOUSE RD	300.000-1-10	DECK	\$ 75.00
8/19/2025	2025-68	LAWRENCE	EMMA/DUSTIN	5852 STATE RT 26	287.000-1-26.4	STORAGE BLDNG	\$ 40.00
8/19/2025	2025-69	PYCIOR	DORINE	5938 LOWELL RD	287.000-2-19.4	REPAIR STEPS	\$ 75.00
8/19/2025	2025-70	GOETZ	EARLENE	6527 LOWELL RD	301.000-2-12.1	DEMO 1 FAMILY	\$ 75.00
							\$ 1,546.00

Water Plant Operator Ted Flint submitted the following report:

Westmoreland Water District

- Completed monthly, quarterly & annual sampling requirements - no issues.
- Performed numerous UFPO dig requests and a couple Emergency UFPO's
- Sampling for Lead & Copper, PFOA & PFOS will be done before the end of September.
- With the lack of rain this summer we have been monitoring our wells closely and issued a "Conserve water alert" on the Westmoreland website.
- Replaced all of the filters in both filter banks. We will have to order more filters for the next change out. This is the first time since the new building went up that we had to order more filters.

Tindall Corners Water District

- Completed monthly & quarterly sampling requirements - no issues.
- Performed several UFPO dig requests.

Spencer Settlement Water District

- Completed monthly & quarterly sampling requirements - no issues.
- Performed 2 UFPO dig requests.

Deputy Supervisor Seymour advises that work is set to begin to repair the pump house roof, including plywood and shingles. There will also be a cap placed on the highway department, and replacing a patch on the fascia of the garage. The town wells are ok despite the lack of rain. The filters were replaced and a small leak was discovered and fixed.

Reading Center Clerk Sarah Pullman submitted the following report:

- In the month of August, the Reading Center had 112 Visitors.
- The Reading Center was open for a total of 60 ½ hours.
- For the month of August, the library circulated 33 e-books, 13 audio books, 16 e-magazines, 138 checkouts within the library, and 126 holds within the Mid-York Library System, for a total of 326 items circulated from the Reading Center.
- We pulled the winner of the Summer Reading Challenge and presented them with a prize.

Just a couple building notes:

- We have 5 full light panels out, one of the town workers told me that when the full light panel is out, changing the bulbs won't work and that there is another part that has to be replaced on it. Is it possible to have someone

come in and take a look at these?

- The water fountain when you walk into the building leaks and is broken, is it possible to have it removed or have it fixed?

Deputy Supervisor Seymour says they are going to address the lights and get the water fountain removed.

Town Attorney Mitchell Whittaker submitted the following report:

During the month of August, at the request of the Supervisor and the Town Board, I completed the following professional services for the town:

- On August 11, I attended the regular monthly meeting of the Town Board. On August 14, I researched the pertinent sections of the New York State Municipal Home Rule Law and the Town Law for information on how local laws can be amended.
- On August 27, I drafted a Resolution for the Town Board's consideration concerning holding a public hearing on our amendment to the Town Energy Law. Also, on that morning, I met with the previous town attorney Greg Mattacola to go over a brief history of legal representation of the Town and so he could hand over some useful materials that will aid in my representation.
- August 28: The Town Supervisor, Town Clerk, and I met with Delta Engineering so they could go over drawings and design details of the new HVAC system.
- September so far: this past week, I corresponded with a representative from Avalon. Avalon is an agency that operates a website so organizations and municipalities may post projects to receive bids from contractors interested in completing the jobs. The Town will be posting the new HVAC System project on the Avalon site, with the goal of reaching as many qualified contractors as possible so we have a deep pool of applicants from which to choose.

Attorney Whittaker detailed the meeting with Delta Engineering pertaining to the new proposed HVAC system, and stated that the plans are in the town clerk's office for viewing.

Attorney Whittaker requests that the town board pass a resolution to set a public hearing to amend the Westmoreland Energy Law. Councilperson Smith asks for clarification on the amendment. Attorney Whittaker summarizes by saying that this only affects Tier 2 or 3 solar farms, and it involves allowing only one installation within a designated radius, in order to maintain the rural character of the town.

Town Clerk Anna C. Storey submitted the following report:

In August, the Town Clerk's office sold six (6) new dog licenses and renewed thirty-six (36) dog licenses, for \$312.00. Of that, \$52.00 was sent to the Department of Ag & Markets for New York State's Dog Population Control Program. The Town Supervisor received \$260.00.

On August 25, 2025, renewal notices were sent out for fifty-four (54) dog licenses due in September 2025. Late renewal notices were sent out for July's overdue licenses, totaling five (5).

There were fifty (50) hunting licenses sold in August, as well as eight (8) turkey licenses, six (6) trapping licenses, eleven (11) fishing licenses, one (1) lifetime license and twenty-eight deer management permits. The Department of Environmental Conservation received \$1,399.56 and the town's commission was \$79.44.

There was one marriage officiant license sold in August. The town received \$25.00.

There were two (2) fire inspections totaling \$160.00.

Ten (10) permanent and three (3) temporary handicapped parking permits were issued or renewed during the month.

The park pavilions were booked for two (2) events this month.

Checks Received:

1. Westmoreland Justice Court	Court Funds July 2025	\$10,958.00
2. Town of Westmoreland Fire District	3 rd Qtr. WC – B Szarek	\$3,484.00
3. Town of Westmoreland Fire District	June 2025	\$1,056.75
4. Town Clerk	July Funds	\$3,062.42
5. COCVAC		\$2,991.04
6. Clark Mills Fire District		\$169.87
7. Clark Mills Fire District		\$186.80
8. Stanwix Heights VFD, INC.	July	\$49.19
9. County of Oneida	2 nd Qtr. '25 Traffic Diversion	\$2,667.86
10. Margaret Mahanna		\$141.54
11. Paw	Pavilion Rental	\$250.00

Communications Received:

1. MVEDD	Climate Smart Communities
2. Elemental Shelter Solutions	Flyer
3. DEC Delivers	Hunting and Trapping Newsletter
4. Mohawk Valley Edge	July Newsletter
5. Spring Farm Cares	Thank You for donation
6. Riders Wear Pink	Event Plan

Councilperson Donley comments that the solar farm on Eureka Rd is not being maintained and is unsightly and overgrown. He would like Building Inspector Baron to check into their permits, as regular maintenance and trimming is a requirement of our local laws. The board agrees that a letter needs to be drafted to the owners addressing the violation.

Deputy Supervisor Seymour has heard from the Westmoreland Historical Society who states that have a minimum of sixty (60) orders pending for the Mohawk Valley Hometown Heroes banners program. Ordering begins February 1, 2026. They have counted forty-eight (48) brackets on the poles around town and are hoping the town could pay for more if needed. The historical society members have also inquired about adding decorative flowers around town, and they have offered help to maintain these, if the town would provide them.

Deputy Supervisor Seymour says the windows and doors have been completed.

80 A motion was advanced by Councilperson Rundle to accept resolution, as written, pertaining to addition to current solar law:

DATED: SEPTEMBER 8, 2025

ADOPTED: SEPTEMBER 8, 2025

RESOLUTION: AUTHORIZATION TO HOLD PUBLIC HEARING AT THE REGULAR MONTHLY MEETING OF THE TOWN BOARD OF THE TOWN OF WESTMORELAND REGARDING ADOPTION OF LOCAL LAW #1 OF 2025, AN AMENDMENT TO THE TOWN OF WESTMORELAND ENERGY LAW

WHEREAS, with the adoption and implementation of Local Law #2 of 2023 of the Town of Westmoreland, the Town Board determined that the interests of the Town are best served by regulating and monitoring the installation and operation of solar energy generating systems and equipment; and

WHEREAS, the Town of Westmoreland Energy Law ("Energy Law") regulates solar energy generating systems and equipment ("systems") depending on several factors including the size of the system, the amount of energy generated, and the zoning district in which these systems are permitted; and

WHEREAS, the Town Board has an interest in further amending the Energy Law as it sees fit to serve, *inter alia*, the following purposes: to limit extensive solar energy expansion that may be disruptive to some residents' use and enjoyment of their real property, to protect the landscape and wildlife within the Town whenever practicable, and to preserve the rural character of the Town;

NOW, THEREFORE, BE IT:

RESOLVED, that the Town Board will hold a Public Hearing at the September meeting of the Town Board of the Town of Westmoreland held on September 8, 2025 regarding the Adoption of Local Law #1 of 2025, An Amendment to the Town of Westmoreland Energy Law (Local Law #2 of 2023). The Amendment, provided it is adopted, shall regulate the distance between Tier 2 and Tier 3 Solar Energy Generating Systems, such that no Tier 2 or Tier 3 Solar Energy Generating System may be constructed within one and one half (1.5) miles of another established or planned Tier 2 or Tier 3 System; and **RESOLVED**, that the Town Clerk shall publish and post a Notice for Public Hearing immediately upon passing this resolution, in accordance with New York State Municipal Home Rule Law § 20 (5).

Councilperson Donley seconded the motion. All Board members present voted AYE and the motion was declared carried.

81 Councilperson Rundle advanced a motion to approve and place on file the Supervisor, Town Clerk and Codes Reports for August 2025. Councilperson Smith seconded the motion. All Board members present voted AYE and the motion was declared carried.

82 Councilperson Smith advanced a motion to approve and place on file the minutes of the Regular Meeting August 11, 2025. Councilperson Rundle seconded the motion. All Board members present voted AYE and the motion was declared carried.

83 Councilperson Donley advanced a motion to approve and order paid the vouchers of the General fund, vouchers #288 through #329, which total \$29,815.30. Councilperson Rundle seconded the motion. All Board members present voted AYE and the motion was declared carried.

84 Councilperson Rundle advanced a motion to approve and order paid the claims of the Highway fund, vouchers #164 through #184, which total \$65,054.83. Councilperson Donley seconded the motion. All Board members present voted AYE and the motion was declared carried.

85 Councilperson Smith advanced a motion to approve and order paid the claims of the water districts as follows:

Tindall Water District	voucher #14-17	which totals	\$ 15,090.79
Westmoreland Water District	vouchers #55-60	which totals	\$ 13,767.32
Spencer Water District	vouchers #13-14	which totals	\$ 331.75

Councilperson Rundle seconded the motion. All Board members present voted AYE and the motion was declared carried.

Deputy Supervisor Seymour stated the next Regular Meeting will be held Monday, October 13, 2025 at 6:00pm. A public hearing will be held Monday, October 13, 2025 at 5:45pm for an amendment the Town of Westmoreland Energy Law. A budget workshop meeting will be held September 24 at 6:00pm, with an additional budget workshop meeting on September 25, only if needed.

Deputy Supervisor Seymour paused the regular meeting to allow comments from the floor.

There being no one else wishing to address the Board, Supervisor Hebbard reconvened to the regular session and asked for a motion to adjourn.

86 Councilperson Donley advanced a motion to adjourn this meeting. Councilperson Rundle seconded the motion. All Board members present voted AYE. Deputy Supervisor Seymour declared the motion carried and adjourned the meeting at 6:29pm.

Respectfully submitted,
Anna C. Storey
Town Clerk