

**Work Session of the Town Board
November 19, 2025 6:00 P.M.
Town of Windsor Town Hall
124 Main Streets, Windsor, NY 13865**

MEETING CALLED TO ORDER: by Supervisor Tim Harting, at 6:10 P.M.

PLEDGE OF ALLEGIANCE: was recited.

ROLL CALL by Town Clerk Elizabeth Pfister:

Supervisor Tim Harting: Present

Deputy Supervisor Eric A. Beavers Present

Council Member Gary M. Hupman: Present

Council Member Mark Odell: Present

Council Member Daniel Colwell: Present

Code Enforcement Officer Richard Osborne: Present

Highway Superintendent Michael Kithcart: Present

Attorney Nick Cortese: Present

Also, present were: Norman Colwell, Route 79; Carolyn Price, Reagan Road; Colton & Amy Perry, Kent Street; Judy & David Bishop, Mount Carmel Road; Robert Cunningham, Route 79; Dave Markie, Church Street

Supervisor Harting made the announcement that this meeting is a work session so there is no public comment period on the agenda but asked if anyone in attendance had specific questions before they got started, there were none.

Attorney Cortese shared with the Board a markup of the draft Town of Windsor solar law that the board members received at the November board meeting, a copy of the Town of Laurens solar law, that he wrote, and the Town of Vestal's solar law for reference and for the board to compare. Attorney Cortese explained that the current draft law is very similar to the NYSEDA model law, which he explained does a lot of duplication of definitions, it also makes some things very complicated and other things not complicated enough in his opinion. Cortese highlighted some items he felt are important to include in a law such as: all fees being paid by developers, penalties with cost, inspection by Town official and reasons for permit revocation.

Council Member Colwell stated his main concern for the law was the decommissioning and reclamation of lands at the conclusion of any project.

Council Member Odell stated he wanted to ensure that the taxpayers are not on the hook for any costs associated with any projects.

Council Member Hupman stated his concerns was with regulating size and the amount of land utilized.

Supervisor Harting clarified for the public that the Town Board has no issue with personal solar, and no one has issue with a farmer trying to subsidize their income by leasing part of their lands to solar but the biggest concern is having a say in any commercial/community projects and that the Town can regulate the amount of land that is used for this purpose.

Attorney Cortese took some time pointing out to the Council Members some key items from the Town of Lauren's law that most municipalities raised concern over. Cortese pointed out that the Lauren's law only separates projects into two categories, commercial and non-commercial tier where the NYSEDA model law separates them into 3 tiers and this makes it confusing to residents. One thing pointed out by Code Officer Osborne is that the Laurens law referenced following the towns zoning for the property zone, our town law does not spell out what is allowed and not allowed per zone. Supervisor Harting said that the Board could review that and make changes to the Town's zoning law so the solar law could be written to those zoning regulations. Attorney Cortese reviewed with the board the criteria in the Laurens law for commercial solar applications. Cortese pointed out how the Laurens law requires commercial solar applications to provide all of the same documentation that is required for the SEQR. Cortese explained by doing the application that way all information is submitted upfront and the

documents will be required anyway. The other thing Cortese pointed out was that the law also requires the applicant to meet with the Code Officer prior to officially submitting an application that way only complete applications are submitted and there is no waste the time of the Planning Board. Cortese explained that the intention is to make the process easy for residents and more difficult for commercial developers because in his experience with this that is what most Boards want to do when they write the law. Cortese explained to the Board that another component of the law that the Board wants to be thorough with is the decommissioning portion, this is what costs Towns the most money when not included in the law. In the decommissioning portion of the law is where the Town would decide if the developer is to provide a letter or credit or a bond and for what the calculated cost of reclamation would be at the time of decommissioning. Cortese advised that the Board should consider writing penalties into the law as well for developers that don't follow the Town law and giving the Town some sort of recourse with projects.

Planning Board Members Norman Colwell and Colton Perry were in attendance and were able to share with the Board some of the concerns talked about this evening and what the Planning Board had discussed at their meetings while working on the draft law.

Supervisor Harting asked Attorney Cortese if he could take the portions of the draft Windsor law and model it more like the Laurens law and asked the Board members if they have any questions or input to email the Attorney and the Board would discuss at the December meeting.

ADJOURNMENT:

Motion By: Council Member Odell

Sec. By: Council Member Hupman

Motion to Adjourn Meeting at 8:22 P.M.

Vote of the Board:

Supervisor Harting - Aye

Deputy Supervisor Beavers - Aye

Council Member Hupman - Aye

Council Member Odell - Aye

Council Member Colwell - Aye

Motion Passed

Respectfully Submitted,

Elizabeth Pfister
Town Clerk