

Town of Broadalbin
Special Meeting
January 14, 2026

201 Union Mills Rd, Broadalbin, NY

Call to Order

The meeting was called to order at 6:30pm

Pledge of Allegiance to the American Flag

The pledge was said in unison.

Roll Call

Town Supervisor – Joseph DiGiacomo-Present
Town Board Member – Cindy Ryan-Present
Town Board Member – David Bardascini-Present
Town Board Member – David Bogardus-Present
Town Board Member – Mike Rorick-Present

** At this time the continuation on Public Hearing Solar Facilities Law begins.

Supervisor DiGiacomo states that The Town Board will have an executive session.

On a motion made by Councilman Rorick and seconded by Councilman Bardascini to enter executive session to discuss personnel.

Discussion; Supervisor DiGiacomo invited Judge Joseph Gilston and Court Clerk Jennifer Gilston into executive session.

VOTE: Bardascini - AYE Bogardus- AYE Ryan- AYE Rorick- AYE DiGiacomo- AYE

ENTERED AN EXECUTIVE SESSION at 6:31 PM

On a motion made by Councilman Rorick and seconded by Councilwoman Ryan to exit executive session.

Discussion; No direction taken at this time.

VOTE: Bardascini - AYE Bogardus- AYE Ryan- AYE Rorick- AYE DiGiacomo- AYE

EXITED AN EXECUTIVE SESSION at 6:43 PM

PUBLIC COMMENT

- Supervisor DiGiacomo calls for Public Comment while inviting the public up to the podium to help keep order during the Public Hearing.

****At this time there were no volunteers to approach the podium.**

-Supervisor DiGiacomo states that the public will have another chance to speak while The Town Board moves forward with other discussion, as there were no volunteers.

-Supervisor DiGiacomo speaks on behalf of Dog Control by inviting The Town Board to review the letter that was submitted by DCO Patricia Ashbey.

-Supervisor DiGiacomo speaks on the conversation that had taken place during the Organizational Meeting pertaining to the supply items that had been requested by DCO Patricia Ashbey. Supervisor DiGiacomo states that DCO Patricia Ashbey had made a wish list request at Tractor Supply for a total of \$642.63.

-DCO Patricia Ashbey informs The Town Board members of the items she was interested in purchasing while disclosing that Tractor Supply does not carry a catch pole, a specific muzzle that allows the dogs to eat and drink, along with protective gloves.

-Supervisor DiGiacomo states that there are enough funds in the DCO budget however he wanted to vote on the supply request so The Town can write her a check. At this time Supervisor DiGiacomo requested a motion to purchase the items from Tractor Supply.

-Councilman Bardascini questions the price of the requested items. Supervisor DiGiacomo then reviews the documentation and once again informs the price as \$642.63.

-Councilman Bardascini requests to have information in a timelier manner as he just received this information tonight at 6:27pm. Councilman Bardascini informs The Town Board that he will be voting NAY to any motion made to approve the purchase, due to timing.

-Supervisor DiGiacomo states that he and the other Town Board members have just received the request tonight as well.

-DCO Patricia Ashbey explains that the equipment that she is requesting has already been approved during the Organizational Meeting, it's only a matter of purchasing. DCO Patricia Ashbey informed The Town Board that the State will be coming next week.

-Supervisor DiGiacomo states that he can only prepay certain things without The Town Boards approval and that this is not something he can write a check for without approval.

-Councilman Rorick requested The Town Board to review the 2nd and 3rd paragraph in the letter given by the DCO. Questioning why Patricia is meeting with Town Attorney Christopher Stanyon.

- DCO Patricia Ashbey states that she is meeting with The Town Attorney to review the current Town Ordinance to be sure that it is up to state standards and to see if anything needs to be changed.

-Attorney Christopher Stanyon states that he and DCO Patricia Ashbey will meet and if any changes needs to be made he will submit a draft to The Town Board so they can review and approve because, in end, it is up to The Town Board.

-Supervisor DiGiacomo informs The Town Board members of a bill that The Town of Broadalbin received from Montgomery County SPCA for a total of \$2,300.00.

-Councilman Rorick questions the bill.

-Supervisor DiGiacomo speaks on the house fire that took place on Rebisz Road. Stating that a Sheriff decided to collect the dog and bring the home owner's dog to The Montgomery County Dog Shelter. Supervisor DiGiacomo states the dog was not brought to The Montgomery County SPCA by Broadalbin's DCO therefore Broadalbin is not responsible to foot the bill.

-The Town Board discusses the state coming to review Dog Control compliances .

-Supervisor DiGiacomo questions DCO Patricia Ashbey what happens if The Town of Broadalbin is not in compliance?

-DCO Patricia Ashbey discloses that The Town can be fined then states that she is currently using equipment from other Municipalities. DCO Patricia Ashbey states that she has made a lot of arrangements on behalf of The Town of Broadalbin to create order within the town. DCO then states that her budget is \$1,500.00 and that she is well under with her request.

-Councilwoman Ryan questions if the equipment is owned by The Town of Broadalbin and if the equipment will stay within The Town of Broadalbin if there is a change in DCO personnel. Supervisor DiGiacomo answers "yes; the equipment is property of The Town of Broadalbin."

On a motion made by Supervisor DiGiacomo and seconded by Councilman Bogardus to purchase the requested DCO equipment for \$642.63.

Discussion; none

VOTE: Bardascini - NAY Bogardus- AYE Ryan- AYE Rorick- NAY DiGiacomo- AYE

-Supervisor DiGiacomo informs The Town Board and Public that a special guest was supposed to attend tonight meeting however they will not be making an appearance. Supervisor

DiGiacomo stated that he informed the guest of how disappointed he was in them as The Public Hearing was specifically rescheduled on their behalf.

-Councilman Bardascini questions if The Public Hearing was posted in The Daily Gazette.

-Town Clerk Krystin Bailey confirms that The Public Hearing was published in The Leader Herald and she received a conformation report along with a bill. Town Clerk Krystin Bailey states that she also hung up printed copies on the door at Town Hall and at The Post Office.

-Supervisor DiGiacomo speaks to The Town Board pertaining to The Assessing Department and suggests moving to executive session.

On a motion made by Councilman Bardascini and seconded by Councilman Rorick to move to executive session to discuss personnel.

Discussion; none

VOTE: Bardascini - AYE Bogardus- AYE Ryan- AYE Rorick- AYE DiGiacomo- AYE

ENTERED AN EXECUTIVE SESSION at 7:14 PM

On a motion made by Councilman Rorick and seconded by Councilman Bardascini to exit executive session.

Discussion; Run adds for employment for interim Certified Assessor and Dog Control Officer in The Leader Herald and post copies at Town Hall and The Post Office.

VOTE: Bardascini - AYE Bogardus- AYE Ryan- AYE Rorick- AYE DiGiacomo- AYE

EXITED AN EXECUTIVE SESSION at 7:42 PM

** Supervisor DiGiacomo calls for Public Comment a second time.

- Speaker 1: Planning Board Chairman Mike Crispin:
"Question, your comment on your solar farm law, was it to adopt the law you proposed or adopt the law you've made comments on or do you want time to prohibit commercial solar in Broadalbin. Is that going anywhere?"

-Supervisor DiGiacomo states that was not the case.

-Mike Crispin states that it was in question by a couple of Town Board members.

-Supervisor DiGiacomo states that the proposal was defeated.

- Planning Board Chairman Mike Crispin:

"As far as the solar farm law goes, as Planning Board Chairman for 40 some years, we would do a site plan on solar farms, commercial; we don't have a problem with residential, like on a rooftop. The problem is with commercial Planning Board are going to be the referee. Someone comes along we have to look at it then tell the neighbors what's going on all that fun stuff. So the problem is, you were told once upon a time that by a lawyer that Broadalbin could prohibit commercial solar farms, nice idea because it leaves us on the spot. I get to tell people that stuff, so I have to inform people that they will have a solar farm next to your, whatever they may have. So the other thing that I was spoken to about was on some of our larger laws the file we do a recommendation to The Town Board, Town Board says yes or no."

-Supervisor DiGiacomo states that is what is in the proposed law.

- Planning Board Chairman Mike Crispin:

"That would be the way to go. It bothers my conscience, plain and simple, I've seen a lot of stuff go by we've got a project to look at. If we are going to have something like that which is a commercial, that doesn't make money for the solar farm people and is not an eye sore. As far as 20 years later with the remediation laws, I want to see that. It could destroy farm land forever. 20 years 25 years, even if they use it for a day or two a year. It's like a cell tower, even if it's not in use, we are still using it. They have a loop hole through the law. The way things are going, you have more solar that is getting more efficient, stuff may be obsolete one day. That why we have the remediation clause. The state is pushing us because what it does is feed power into the grid. We've got an application and a moratorium, a subsidy for that otherwise they couldn't do it. One in the neighboring town the guy sits and looks at it and gets roughly \$50,000.00 a year for looking at it. Good farm land turned into a bunch of panels. This has consequences and as far as the solar farm guys, they are ruthless. As far as the solar farm people go, its different companies, they don't care what they do and they come in with full press when they do it. The best we can do, if you guys don't want to defeat or ban it , get The Town Board involved, get more people into it because it's going to go legal either way. That would be the problem; someone has the means to sue The Town. If you go over a certain amount of kilowatt the stat can override us. It feeds power into the middle of the grid and these companies can revamp the transmission lines from St. Lawrence and out this way that's what they are doing right now. If you look at the power lines and the blue green towers and get replaced it will put more watts in the power line and those lines go directly to New York City. They've got lines all over the place, that's what we are feeding. It buys the companies' time because it's a supplement. It won't replace the grid all it does is supplement. We need to make it bigger than the planning board."

-Councilman Rorick states is was a privilege to serve on the Planning Board alongside Mike and means no disrespect but Does Planning board Chairman Mike Crispin see anyone on The Town Board who is mentally prepared to fight this battle or have the knowledge to protect the town?

-Planning Board Chairman Mike Crispin states that he could say no but we get stuff that comes along that individuals have to exercise their judgment on. Then questions Supervisor Joe DiGiacomo if he thinks he is mentally prepared for solar farm site plan.

-Supervisor DiGiacomo states he thinks the law covers it, as far as engineers end.

- Planning Board Chairman Mike Crispin states "that's what they did within The Planning Board. Then states that it terrifies them as a Board. He hopes it does with The Town Board as well. This is the biggest thing that has come along within his 40 years serving The Town of Broadalbin and believes it could be devastating for property owners. So, We did a law as best we could at this point."

-Supervisor DiGiacomo states that Planning Board Chairman Mike Crispin has read this law and probably understands it better than most people then states that He and his wife Nancy ride around all the time and see Solar Farms that will not qualify within The Town of Broadalbin, maybe one or two but you can't see them. This is to protect The Town. We've been in Moratorium for 3 years, if we go to court we are going to lose.

- Planning Board Chairman Mike Crispin states that there needs to be good reason for moratorium and agrees that The Town of Broadalbin is at risk if we don't have a law set in place. Planning Board would like to submit to The Town Board for final decision.

-Speaker 2: Lauren Blanchard:

"I won't be long, I won't site and I won't anger. I wasn't sure if there was room to speak on solar. I know The Board was set to vote on it tonight. I went to The Town of Perth's meeting the other night on behalf of someone else who couldn't make it. A woman who bought her home 3 years ago when interest rates were really low and now The Korona's are putting a solar farm and she doesn't have the equity in her house to move and also when solar farms are put in that close the average home value decreases by 70%. I'm not sure if there is any way to amend the law before it has been voted on but, if we could somehow enforce property value guarantee paid by solar companies to neighboring residences' that might make people feel a lot better. You should be able to get rich to the immediate detriment to your neighbor. I don't think that's what Broadalbin prides itself on. So, if there was a way to guarantee that neighboring home wouldn't lose value that would be a smart thing to do."

-Councilman Rorick questions how that might happen.

- Speaker 2- Lauren Blanchard:

"You would tell the solar companies, if you're going to build here you need to ensure that within a mile radius from the solar farm, from where the solar field ends to a mile radius, you would say this is the value of the house now, we know that home values increase by 4% each year so if this person sells their home in 20 years, you're going to take their home value multiplied by 1.04 to account for the value that they lost."

-Councilman Rorick states that he has heard of other Townships and solar companies that have incorporated it into their contracts with landowners to protect themselves.

-Attorney Stanyon states there are a lot of rules that go into it. Basically if you are going to create something such as an asset directly tied to a project that it is not permitted. Then Attorney Stanyon requested sometime to do research. Attorney Stanyon states that is a great point but he cannot stress enough that right now The Town of Broadalbin is very exposed and needs to submit a Local Law.

-Speaker 3- Eric Rorick states that he would like to point out that all of this is by design to follow the money and that is part of the problem. He states "the powers that be" encroach on properties. Eric Rorick then speaks about the end outcome. "No matter what the law states, someone is going to be offended regardless. It's all about outlook. Can the Town Board potentially wave part of the law?"

-Attorney Stanyon states nothing that indicts they can't.

-Supervisor DiGiacomo states that they could potentially wave the requirements.

-Speaker 3- Eric Rorick expressed that he is worried because he feels as though it sounds like grounds for a lawsuit and that the law needs to be more restrictive, not less.

Supervisor DiGiacomo explained that an amendment would have to be reviewed by The Board of Appeals.

On a Motion made by Councilman Bardascini and seconded by Councilman Bogardus to close the public hearing.

Discussion; Councilman Bardascini questioned if any changes have been made. Supervisor DiGiacomo states that one paragraph was changed.

VOTE: Bardascini - AYE Bogardus- AYE Ryan- AYE Rorick- AYE DiGiacomo- AYE

-Councilman Rorick speaks on how he believes the state has not made great decisions over the years. An example is water pollution that leads to animals going extinct. Councilman Rorick discussed power bill cost increasing due to the transmission lines being placed to feed solar while the public foots the bill. Councilman Rorick states that all rights have to be respected and Laws need to be made equal.

-Councilman Rorick states that after this law is passed he will be making a motion to suspend all Site Plans for a minimum of 3 months or until The Town Board can get The Town Laws enforced. Councilman Rorick expressed that The Town cannot have a solar company coming in while The Town Board can't enforce The Town itself.

-Supervisor DiGiacomo reads the changes that were made to the drafted Local Law.
(Please see attached)

Councilman Rorick questioned if anyone on The Town Board who had family or friends that are participating on having solar put on their property. Stating that he does not have friends or family interested and that his son's property borders a potential site. Councilman Rorick states he concerns about water runoff.

-Supervisor DiGiacomo states that this law has been in Moratorium for the last 3 years. 1 year prior to him acting as Supervisor and 2 years since he has been Supervisor then called for a vote.

On a motion made by Councilman Bogardus and seconded by Supervisor DiGiacomo to pass Local Law No. 1 of 2026.
Discussion; none

VOTE: Bardascini - NAY Bogardus- AYE Ryan- AYE Rorick- NAY DiGiacomo- AYE

On a Motion made by Councilman Rorick and seconded by Councilman Bardascini to suspend all new Site Plan applications for a 3 month period of time so that The Town can straighten up.

Discussion; Councilwoman Ryan questions if Code Enforcer Steve Quinlan and his assistant will review. Councilman Rorick states that all site plans have to be equal and consistent.

VOTE: Bardascini - AYE Bogardus- NAY Ryan- AYE Rorick- AYE DiGiacomo- NAY

On a Motion made by Supervisor DiGiacomo and seconded by Councilman Bogardus to Advertise for an assistant Code Enforcer.
Discussion; none

VOTE: Bardascini - AYE Bogardus- AYE Ryan- AYE Rorick- AYE DiGiacomo- AYE

On a Motion made by Councilman Rorick and seconded by Councilman Bardascini to Advertise for an Historian.

Discussion; none

VOTE: Bardascini - AYE Bogardus- AYE Ryan- AYE Rorick- AYE DiGiacomo- AYE

On a motion made by Councilman Rorick and seconded by Supervisor DiGiacomo to reappoint all Board of Appeal members starting with the first letter of their last name, starting with a 3 year appointment, any new members with 1 year.

Discussion; none

VOTE: Bardascini - AYE Bogardus- AYE Ryan- AYE Rorick- AYE DiGiacomo- AYE

The Town Board reviewed The Organizational Meeting minutes prepared by Town Clerk Krystin Bailey.

-Councilman Rorick commented on how well The Highway Department is Running. Highway Superintendent Thompson thanked him.

-Supervisor DiGiacomo stated that The Town received a bill from General Security with additional cost. Supervisor DiGiacomo states that The Town will pay the original bill but will not pay the new charges as General Security was notified about the changes made during construction and was requested to come out prior to further construction.

-Highway Superintendent Thompson stated that she reached out to General Security herself a handful of times.

-DCO Patricia Ashbey asked for her purchase request to be approved.

On a motion made by Councilman Rorick and seconded by Supervisor DiGiacomo to enter executive session for a 10 minutes period of time to discuss personnel.
Discussion; Supervisor DiGiacomo invited Highway Superintendent Thompson and DCO Patricia Ashbey into executive session.

VOTE: Bardascini - AYE Bogardus- AYE Ryan- AYE Rorick- AYE DiGiacomo- AYE

ENTERED AN EXECUTIVE SESSION at 8:45 PM

On a motion made by Councilman Bardascini and seconded by Councilwoman Ryan to exit executive session.

Discussion; DCO Patricia Ashbey questioned if she was still continuing with The Dog Enumeration (census) The Town Replied agreed yes she is to continue.

VOTE: Bardascini - AYE Bogardus- AYE Ryan- AYE Rorick- AYE DiGiacomo- AYE

EXITED AN EXECUTIVE SESSION at 9:00 PM

ADJOURMENT 9:04 PM

On a motion made by Councilman Rorick and seconded by Councilman Bardascini the January 14, 2026 Special Meeting was adjourned.

Discussion; none

VOTE: Bardascini - AYE Bogardus- AYE Ryan- AYE Rorick- AYE DiGiacomo- AYE

Respectfully submitted
Krystin Bailey, Town Clerk