Town of Lyonsdale
PO Box 144
Port Leyden, NY 13433
Phone 315-348-8249

October 13, 2026 Town Board Meeting

**Board Member in Attendance:**
Nancy O'Brien Dailey Supervisor
Edward Farr Council Person
Keith Todd Council Person
Megan Krokowski Council Person

**Board Members Absent:**
Kathleen O'Brien Council Person

**Others in Attendance:**
Ken Mooney Highway Superintendent
Terrie Ripp Town Clerk

**Public in Attendance**:
Joe Pfeiffer

Town Board meeting was called to order by Nancy O'Brien Dailey @ 6:00 pm followed by the Pledge of Allegiance.

**Public Comments**:
Joe Pfeiffer, Town Code Official, states he has been following up on complaints received regarding trailers on Shibley Rd that are in poor repair. One trailer has recently been purchased by Gary Brown and clean-up of the property has begun. The second trailer next door, Joe is researching who it belongs to and will be reaching out to the owner. The third trailer in poor repair with multiple "junk" areas is also being addressed. He is also following up with residences on the upper end of the Moose River Rd that have buildings / pools being constructed without permits.

Council person Krokowski suggested the board discuss a local law to address multiple dwellings on one parcel of property as well as putting in a written ordinance that the Town does not condone living in RV's year-round, because it goes against NYS Building Code and to reduce the Towns liability. Town Supervisor noted that the Site Plan Law had many improvements to be made.

**New Business:**
Supervisor O'Brien-Dailey met with the Village of Port Leyden regarding Water District I. It was verbally agreed that the village would be responsible for all water lines within the town limits. Any issues with lines outside the village, people are to contact Ken Mooney Highway Superintendent who will then contact the Port Leyden DPW. They also indicated that there would be one rate for people who reside in the village and outside the village limits. They indicated there will be an increase and are hoping the rates will be out in December.

Councilwoman Krokowski reviewed the updates made to the IMA between the Village of Port Leyden and The Town of Lyonsdale. Many of the questions, concerns and responsibilities are addressed in the updated IMA, including clarifying ownership of the infrastructure, debt sharing, process for water rent changes, and property owner's rules, responsibilities and potential repercussions. The Village is maintaining the entire system, including Water District 1; and since the Town infrastructure will be owned up to the residences; any homeowner, contractor, or Town work on the system is unauthorized. If there is an issue, the public must notify the Highway Superintendent, or Town Supervisor, who will then notify the Village of Port Leyden DPW. Reparations are the responsibility of the Village unless the system has been tampered with; then the homeowner will be responsible for all reparation costs along with no input on the contractor selection, etc.

The Board agreed via Resolution # 38 to accept the revised IMA agreement dated 10/13/2026.
Motion to accept – Megan Krokowski
Seconded by – Edward Farr
Ayes – 4
Nays – 0
Absent—1

Codes officer Joe Pfeiffer received a new set of plans for the McRez livestock processing plant project located on Marmon Rd. The codes officer indicated that substantial plan revisions are planned (the plans have increased to 22 pages), and he will request the engineer provide the plans electronically to the board for review. This includes a proposal for a traditional septic system without a water filtration system to handle the livestock processing wastewater. Pending the Board's review of the provided engineered plan updates, there is the potential to amend the site plan review or require a new site plan review.

Supervisor O'Brien-Dailey will review the Development Agreement between McRez and the Town to determine whether more funds can be requested or whether the Agreement should be modified to cover the Town Engineer/Attorney review expense.

Mr. Pfeiffer also stated that according to Twin Rivers, McRez has been served with cease-and-desist papers regarding the removal of a shed and housed equipment on Twin Rivers property in which they own. This is being handled by Twin Rivers Lawyers.

The Town received $5453.00 from NYS for AIM (Aid and Incentives for Municipalities).

A quote for a new 2027, F350 crew cab truck with plow ready equipment was received. The cost is $49,565 through State Bid which is a savings of $9825. This will be added to the budget for 2027. The hopes of doing this is to get on a rotation every three years, prior to the warranty being exceeded. By doing this, the Town can run a vehicle for almost free, based on resale value. The Town has also taken into account trim levels. There is a higher demand for higher trim levels vs lower single cab options.

Proposed Moratorium regarding the development of high-risk energy in the Town of Lyonsdale was discussed. A motion was made to schedule a public hearing on the proposed moratorium for November 10 at 6:00 PM, to run concurrently with the regularly scheduled Board meeting in order to gather public comments and concerns on the matter.
Motion to hold a public hearing made by – Megan Krokowski
Seconded by – Keith Todd
Ayes – 4
Nays - 0
Absent—1

**Old Business:**
Meeting minutes from September 8, 2026 were read and accepted.
Motion to accept – Keith Todd
Seconded – Edward Farr
Ayes – 4
Nays – 0
Absent—1

**Highway Report**
Ken Mooney, Highway Superintendent, states they are getting ready for winter. Paper work for salt was submitted in the spring and we are set for sand.

There is a grant for salt storage which will be pursued, Nancy will coordinate with THC.

The Viking plow delivery date has been moved again to Feb / March of 2027.

Brown's welding is putting a chain driven sander on the Western Star.

The men are still working 4, 10hr days until November unless it snows then it will change sooner.

- General Abstract 10 26-140-26- bills were reviewed as well as Highway Abstract 10 26-77-26- and Water District 1 10 26-12-
  Motion to pay bills: Keith Todd
  Seconded: Megan Krokowski
  Ayes: 4
  Nays: 0
  Absent—1

The next regularly scheduled board meeting will be November 10, 2026 @ 6:00 pm.

The public board meeting was adjourned at 7:41 pm and a motion was made for the Town Board to enter Executive Session to discuss personnel actions and litigation.
Motion: Keith Todd
Seconded: Ed Farr
Ayes: - 4
Nays – 0.

At 7:55 pm, a motion to adjourn the Executive Session was made by Edward Farr; seconded by Keith Todd; supported unanimously. No further business was discussed.

Respectfully Submitted By

Terrie L Ripp 11/11/2026

Terrie L Ripp Date