

Minutes of the Regular Monthly Meeting of the Town Board of the Town of Durham held May 17, 2016 at the Town Hall commencing at 7:30 p.m.

Present: William Carr, Supervisor
Shawn Marriott, Deputy Supervisor
Joan Breslin, Councilmember
Jerry Cunningham, Councilmember
Nick Nahas, Councilmember

Recording Secretary: Chris Kohrs, Town Clerk

Others Present: Joe van Holsteyn-Highway Superintendent
David Cunningham-Building Inspector
Len Asaro-Code Enforcement Officer
John Van Tassel – Animal Control Officer
Thomas Sutton-Police Sgt.
Tal Rappleyea-Attorney
Aiden O’Connor – Legislator
33 community members

The meeting called to order at 7:30 with the pledge to the flag.

Richard Lendin, Durham Ambulance Administrator read his report. (See attached)

Councilmember Nahas motioned to accept the minutes of April 5 and April 19 seconded by Councilmember Cunningham. All in favor motion carried. (5-years, Carr, Breslin, Cunningham, Nahas, Marriott)

Sealed bids for black top in place with tack coat, approximately 1,150 us tons, type 6 - 12.5mm. Mill/rebate all blacktop driveways and intersections of Cunningham Road prevailing wage project #2016003793 were opened and reviewed by the Town Board and Highway Superintendent vanHolsteyn.

PECKHAM INDUSTRIES	\$59.78	2 days
LUZZI BROS	\$70.43	1 day
CALLANAN INDUSTRIES	\$56.19	1 day
COBLESKILL STONE PRODUCTS	\$60.65	1 day
BEST PAVING	\$59.96	1 day

On the recommendation of Highway Superintendent vanHolsteyn **Councilmember Breslin motioned to award the black top in place with tack coat, approximately 1,150 us tons, type 6 - 12.5mm. Mill/rebate all blacktop driveways and intersections of Cunningham Road prevailing wage project #2016003793 to Callanan Industries seconded by Councilmember Marriott. All in favor motion carried.** (5-years, Carr, Breslin, Cunningham, Nahas, Marriott)

Legislator O’Connor reported the drop boxes for medicines and sharps are installed at the

Durham Police Annex. He thanked the Durham Police Department and Highway Department for their help with the installation and implementation of the program. He has assisted in organizing a free training and seminar on Heroin/Opioid Overdose Prevention on May 24th at the Durham Town Hall 6:35 p.m.

*The Greene County Public Health Safety Committee will meet at the county office building at 6 p.m. The committee will discuss the school zone on State Route 145. Representatives for the Cairo-Durham School District, Town of Cairo and Town of Durham are asked to attend to discuss the issue of reoccurring accidents at the intersection of the school driveway and State route 145.

*Greene County Transit System has established two transportation routes that will start June 1 and will operate Monday-Friday with stops at the East Durham and Oak Hill post offices. The fee is \$3.00 per person. The buses can accommodate 14 passengers and 2 wheel chairs. Drivers are CDL certified.

*The Solar Field installed at the County Building in Cairo is almost completed and is expected to start providing energy service in August of this year.

*On May 24 6:45 p.m. (Catskill Senior Community Center) and May 25 at 8:45 a.m. (IDA Center in Coxsackie) the Greene County IDA will hold meetings for the public to provide input on the proposed water park off of Exit 21 in Catskill (same project originally planned in New Baltimore off exit 21B)

*He has submitted Linda Sutton, Patty Handel and Jan Perlin to the legislature for approval on the steering committee for the new Greene County Jail.

*Greene County Veteran's Day recognition will occur Saturday, May 21 on the steps of the Greene County Court house.

*Greene County Relay for Life will be Saturday, May 21 at the Greenville Town Park.

Councilmembers reviewed documents pertaining to the notice of apparent violation and request for a hearing served upon the owner of the former the Wayside Restaurant. As no one was present to represent the owner **Councilmember Marriott motioned to begin the legal proceedings to have the property cleaned up and the cost levied onto the owners property tax bill. All in favor motion carried.** (5-yetas, Carr, Breslin, Cunningham, Nahas, Marriott)

Councilmember Cunningham motioned to permit the Code Officer to advertise for bids to clean up 7444 Route 81, parcel id 22.00-1-37property seconded by Councilmember Nahas. All in favor motion carried. (5-yetas, Carr, Breslin, Cunningham, Nahas, Marriott)

Highway Superintendent vanHolsteyn read his report. (See attached) Highway Superintendent van Holsteyn complimented the recent concrete work they performed in the equipment storage barn. Their efforts saved the town about 50% of the cost if the job had been contracted out. Also thanked Kurt & Mert Excavating for donating the use of their equipment.

Minutes May 17, 2016

Councilmember Cunningham complimented the park maintenance for the great job in clearing the stone pile and grading at Winston Cemetery.

Building Inspector Cunningham read his report. (See attach)

Code officer Asaro read his report and thanked the Durham Police for their assistance in serving violation notices. (See attached)

Police Sgt. Sutton reported his department responded to 48 complaints. He examined the radar sign that was in good condition and decided to pass on it as it would require approximately \$3,000 in repairs. He has begun looking for surveillance cameras.

Animal Control Officer Van Tassel read his report. (See attached) Adding he has been receiving calls regarding black bears and urges everyone to remove their bird feeders.

Clerk/Collector Kohrs reported second notices have been mailed and 80% of the tax warrant has been received. (See attached)

Linda Sutton reported the Task Force cleaned up Route 145 under the Adopt a Highway program and accumulated 380 lbs. of garbage. They also cleaned up the scenic pull off on State Route 23 pull off realizing an additional 10 bags of garbage. Letters have been mailed inviting people to participate in the annual Fourth of July parade which will be held on July 2. Their next meeting will be 6 p.m. on May 18 at the Durham Town Hall.

Councilmember/Historian Nahas reported there will be a presentation May 21 by Karl Heck on grant funding available from NYS for main street revitalization. Additionally discussion will occur regarding Oak Hill becoming a Historic District.

Supervisor Carr stated he had received notice that County Route 27 from State Route 145 to State Route 81 will be closed except for local traffic so the bridge over the Catskill can be repaired. The expected closure will begin May 31, 2016 through September 1, 2016. Traffic will be detoured to the intersection of State Route 145 and State Route 81 in Cooksburg.

The board received a subdivision application and a site plan application for tax parcel 33.00-7-2 located at the corner of State Route 145 and Brown Road. The applicant would like to subdivide approximately 2.2 +/- acres from an 84.60 +/- acre parcel owned by Maier Living Trust. They would like to build a 9,100 sqft retail store on the 2.2 acres.

Caryn Mlodzianoski with Bohler Engineering gave a presentation on the proposed Dollar General for the Site Plan application submitted for the proposed subdivision. Though it was not a public hearing for the applications there were several in attendance who raised questions and concerns regarding the need for and effect a Dollar General would have on the small businesses in the Town of Durham. There are three Dollar Generals within 10-15 miles of the proposed site. What becomes of the building should it not succeed, how will it impact the small businesses in our town, how does a corporate store fit within the town's comprehensive plan, are

examples of concerns raised. Everyone was reminded that the application is not complete as submitted and once all documents required have been received the board will have 62 days to set a public hearing on the application. Several asked if a representative of Dollar General could be present at the next meeting to answer the concerns of the residents.

Councilmember Cunningham motioned to require the applicant to establish an escrow account to cover the cost of an engineering firm to act on the behalf of the town during the application and review process for the subdivision and site plan; amount to be determined once the town has chosen an engineering firm. Motion seconded by Councilmember Breslin. All in favor motion carried. (5-years, Carr, Breslin, Cunningham, Nahas, Marriott)

Supervisor Carr stated the current contract with Mid-Hudson Cable has expired and we should wait to see the results of the Governor's funding for internet expansion have been awarded. The County may be fortunate enough receive funds as we have a large population of unserved or underserved residents.

Legislator O'Connor spoke with Warren Hart and has learned the Mid-Hudson Cable and Coxsackie Telephone have submitted applications to the Governor's Grant for funds to improve the broadband network.

There was no update from Good Energy and their request to represent the Town of Durham in its procurement of electric energy.

The board received the mass gathering application for the 2016 Grey Fox Festival; they will review and discuss at the June 7.

Councilmember Breslin updated the board on the HOPE Grant that the Cairo Durham School District has applied for. The HOPE Grant helps fund community projects that encourage families to participate together in physical activity; such as walking trails, park exercise equipment, family fun days etc. The HOPE grant is awarding approximately 1.1 million dollars to qualified applicants. The Cairo-Durham School District asked for and received a letter of support from the Town of Durham for the application packet. Should the District receive the award they would like a member of the board to sit on the steering committee for the project.

Councilmember Cunningham spoke about the concerns of increased inquiries for solar farms in the area. He continues to urge individuals to become informed on the details of the contracts and how entering into a contract can hinder use of the individual's property, jeopardize existing exemptions that could also lead to having to payback exemptions received. He referenced an article from the Country Folks publication (see attached). He asked his fellow board members to consider implementing a moratorium on solar farms until they can research the topic and set up codes/law for our resident's protection. Chuck Brooks, Executive Director for Columbia-Greene Cornell Cooperative Extension offered to provide the board with information shared at the recent forum on solar energy that was held at the Extension office in Acra.

Attorney Rappleyea reminded the board before an permit could be issued the applicant would be required to complete the Site Plan Review process, the town cannot legislate a private contract

between two people, and that establishing a moratorium on a specific action can be done for usually six months to a year for the purpose of learning more regarding the action and establishing a code or law that is in the best interest of the residents. Moratoriums can be extended if progress is shown towards a solution or plan and the need is warranted.

The board approved the following abstracts and vouchers.

Abstract #	1008	, consisting of 2016 Vouchers #	445	through #	462	for	\$ 45,461.09
broken down as follows:							
		General Funds					\$ 1,207.52
		Highway Funds					
		Safety & Fire					
		Trust & Agency					\$ 44,253.57
		Street Lighting					
Abstract #	1009	, consisting of 2016 Vouchers #	463	through #	506	for	\$ 26,567.98
broken down as follows:							
		General Funds					\$ 7,342.06
		Highway Funds					\$ 18,362.40
		Safety & Fire					
		Trust & Agency					
		Street Lighting					\$ 863.52

Councilmember Nahas motioned to adjourn at 9:17 p.m. seconded by Councilmember Breslin.

Councilmember Nahas made a motion and seconded by Councilmember Breslin to adjourn at meeting at 9:17 p.m. All were in favor and the motion carried.

Respectfully Submitted;

Chris Kohrs, Clerk/Collector

DURHAM AMBULANCE INC.

OAK HILL, N.Y. 12460

Richard T. Lendin- Administrator

Cell# 518-965-3139 email- emtirich@yahoo.com

MONTHLY REPORT FOR APRIL 2016

DURING THE MONTH OF APRIL 2016, DURHAM AMBULANCE INC. WAS DISPATCHED TO 46 CALLS. OF THE 46, 30 WERE TRANSPORTS{12BLS & 18ALS}, 6 WERE RMA'S, 3 WERE CALL CANCELED, 3 WERE TOT'D DUE TO 1ST CREW BEING OUT ALREADY, 1 WAS A HELICOPTER TRANSFER TO AMCH AND 3 WERE NO PATIENT FOUND.

YTD TOTALS: 176 CALLS, OF WHICH, 105 WERE TRANSPORTS{55BLS & 50 ALS}, 15 WERE RMA'S, 22 WERE CALL CANCELED, 5 WERE STANDBYS, 12 TOT'D DUE TO 1ST CREW BEING OUT ALREADY, 1 HELICOPTER TRANSFER TO AMCH, 15 WERE NO PATIENT FOUND AND 1 WAS SECURED ON THE SCENE.

BILLING, SCHEDULING AND PAYROLL ARE GOING WELL WITH NO PROBLEMS TO MY KNOWLEDGE. BUILDING IS IN GOOD SHAPE. VEHICLES ARE IN GOOD OPERATING ORDER.

WE DID OUR EPINEPRINE IN-SERVICE LAST FRIDAY NIGHT. THIS WILL SAVE US SOME MONEY IN THE FUTURE. AT THE AWARDS BANQUET, WE RECEIVED A PROCLAMATION FOR OUTSTANDING SERVICE TO THE COMMUNITY FROM SENATOR LOPEZ'S OFFICE. WE ALSO HAD 6 OF OUR EMPLOYEES RECOGNIZED FOR THEIR OUTSTANDING PERFORMANCE. THEY WERE EACH INVOLVED IN CARDIAC ARREST REVERSALS IN 2015. THE PATIENT'S ACTUALLY WALKED OUT OF THE HOSPITAL. CONGRATULATIONS TO THEM! THE SURVIVAL RATE FOR CARDIAC ARREST IS 6.8%. THE COUNTY HAD 6 REVERSALS IN THE LAST 4 MONTHS OF 2015. THIS GOES TO SHOW HOW GOOD GREENE COUNTY PARAMEDICS AND THE TRANSPORTING CREWS DO IN TOUGH TIMES.

I HAVE SCHEDULED THE FIRST CHICKEN BBQ FOR JUNE 25, 2016 SERVING FROM 1 TO 6 PM. PLEASE IS SURE TO COME AND SUPPORT US.

AS ALWAYS, IT IS THE PRIMARY GOAL OF DURHAM AMBULANCE INC. TO PROVIDE THE BEST PRE-HOSPITAL CARE POSSIBLE TO THE RESIDENTS OF THE TOWN OF DURHAM AND ITS SURROUNDING COMMUNITIES. THAT CONCLUDES MY REPORT FOR THIS MONTH. ARE THERE ANY QUESTIONS OR COMMENTS FOR ME?

RESPECTFULLY SUBMITTED,

RICHARD T. LENDIN

Durham Ambulance Inc.

Zone Breakdown

1/1/2016 to 5/17/2016

Incident Zone Summary		
Zone	Calls	Pct
CAIRO TOWN OF (1952)	42	24 %
CATSKILL TOWN OF (1953)	1	1 %
COXSACKIE TOWN OF (1954)	2	1 %
DURHAM TOWN OF (1955)	87	49 %
GREENVILLE TOWN OF (1956)	39	22 %
RENNSALEARVILLE TOWN OF (0158)	2	1 %
SCHOHARIE COUNTY	5	3 %
Total	178	100%

HIGHWAY SUPERINTENDENT'S REPORT

MONTH: May **YEAR:** 2016
FUEL REPORT April **GASOLINE** **DIESEL**

DELIVERED

FUEL USED:

Durham Police	318.6	
Durham Ambulance	16.0	301.1
Animal Control	66.0	
Bldg & Code Enforcement		
Cemeteries	1.2	
Parks	16.8	
OHVFC		82.8
EDVFC	14.5	34.8
Hwy Snow Removal		
Hwy Road Maintenance	369.2	1384.8
Total	802.3	1803.5

ROAD MATERIALS:

		YARDS	TONS	GALLONS
Carver	Item 4		518.8	
Dalhbergs	Gravel	430.0		
Dalhbergs	Sand	16.0	509.1	
Bonded Concrete	Concrete-Cold Storage	77.0		

ROAD WORK:

We have finished sweeping the excess sand and salt from the Town roads. The men serviced and repaired our screening plant. They hauled in bank run gravel to mix with item 4 as we start grading the dirt roads for summer.

Josh has begun working on the cementeries and parks. We are working on getting the water truck up and running in preparation for the hanging plants.

We have placed new culvert piping in two driveways and one on Cunningham Rd in preparation for the Blacktop Project on Cunningham Rd. We will also be prepping all the roads that are slated this summer for oil & stone work. We have also begun to mow the sides of our Town Roads.

We were able to start the work on our cold storage building. We cleaned out the building, relevelled the dirt floor and pored the new concrete floor in 3 sections. The labor has been completed by our guys. This is phase one to improve the cold storage building. Phase two will be to install at least two of the saved overhead doors left from the replacement of doors to the main building 2 years ago. This will help to secure the equipment stored and make for easier access. The building still needs to be insulated and heat and water to be added. The costs associated so far are for concrete and lumber to frame the doors.

STORM REPORT:

YTD Total

Total Salt & Sand

Printed : May 16, 2016

Durham Permit Monthly Report

From : April 19, 2016 To : May 17, 2016

Pursuant to Section 27, Subd. 1, of Town Law, I hereby make the following statement of all fees and monies received by me during the month indicated, in connection with my office, excepting only such fees and monies the application and payment of which are otherwise provided for by law:

Document #	Issue Date	Owner	Document Type	Property Location	Valuation	Amount
April						
2016-20	4/21/2016	Joseph Iemma	Stoves	174 McCafferty Rd	\$0.00	\$25.00
CHIMNEY FOR VERMONT BUN BAKER STOVE						
2016-21	4/26/2016	Robert Cosgrove	Septic Replacement	10.00-2-29 1367 Cornwallville Rd	\$0.00	\$50.00
REPAIR SEPTIC FIELD---NEW SEWAGE LINE						
NEW DISTRABUTTON BOX---100 FT. B. O. DIFFUSER						
4-25' LINES						
2016-22	4/25/2016	Patrick Danton	Add/als	205 Sunset Rd	\$0.00	\$100.00
30' x 40' Addition with 2 bathrooms						
RENEWAL						
May						
1545	721222004	Yield McKenzie	Sfd Attached	227 Partridge Rd	-\$0.00	-\$95.20
Boothle Hyde 68 x 28						
2016-23	5/11/2016	Robert Ray	Garage	49.00-5-14 Robert Ray 197 Strong Rd	\$40,000.00	\$172.80
24' x 36' GARAGE						
2016-24	5/5/2016	Peter Swavely	Add/als	48.00-3-8 422 Moore Rd	\$0.00	\$50.00
DORMER---160 SQ. FT.						
2016-25	5/10/2016	Louis Mauriello	Add/als	48.00-5-6 191 Stonebridge Rd Ext	\$0.00	\$108.00
18' X 30' ADDITION ON HOUSE						
2016-26	5/10/2016	Louis Mauriello	Add/als	35.03-1-53 191 Stonebridge Rd Ext	\$0.00	\$95.20
14' X 26' ADDITION ON GARAGE						
2016-28	5/10/2016	GSK	Add/als	35.03-1-53 G S K 3169 State Rte 145	\$800,000.00	\$2,138.10
7127 Sq. f Alteration REMOVE ALL INTERIOR WALLS CEILING						
AND FLOORING						
2016-29	5/11/2016	Philip Avella	Pole Barn	34.00-1-36 1932 Rt 145	\$0.00	\$207.20
20' X 28' BARN						
2016-30	5/16/2016	Stanley Wemore	Garage	50.00-3-7 50 Oak Hill Rd	\$0.00	\$86.46
12' x 36' METAL FRAME CARPORT						

April Total : \$0.00 \$175.00

<u>Document #</u>	<u>Issue Date</u>	<u>Owner</u>	<u>Document Type</u>	<u>Property Location</u> <u>SBL</u>	<u>Valuation</u>	<u>Amount</u>
				May	Total :	\$2,952.96
				Reporting Period Total:	\$840,000.00	\$3,127.96
				Year-to-Date :	\$980,810.00	\$4,717.56

May 16, 2016

Durham CO & CC Issued Report

Completion Dates From April 19, 2016 to May 17, 2016
Contact Type : Owner

Permit #	SBL	Completion Type	Completion Number	Owner	Location	Issue Date
08-21	50.01-2-26	CO		Georgina & Guy Norbu	2146 Rt 145	5/11/2016
2012-59	50.01-2-26	CO		Guy Norbury	2146 Rt 145	5/11/2016
2014-25	50.00-5-21	CC		Carl & Sandy Sala	1177 Rt 20	4/19/2016

Add/ats # of CC/CO : Issued : 3

Permit #	SBL	Completion Type	Completion Number	Owner	Location	Issue Date
2015-54	22.00-4-10	CO		Mark Phillips	137 Kennedy Ln	5/11/2016

Garage # of CC/CO : Issued : 1

Permit #	SBL	Completion Type	Completion Number	Owner	Location	Issue Date
2012-77	21.02-3-7	CO		Jasmin Garnic	34 Oak Hill Rd	4/29/2016
2013-71	21.02-3-7	CO		Jasmin Garnic	34 Oak Hill Rd	4/29/2016

Mobile # of CC/CO : Issued : 2

Grand Total: 6

May 16, 2016

Durham
Inspection Schedule
 From April 19, 2016 to May 17, 2016
 For Inspector : David Cunningham

<u>Inspection Date/Time</u>	<u>Inspection Type</u>	<u>Inspector</u>	<u>Property Location</u>	<u>Identifier</u>	<u>Permit Type</u>	<u>Permit #</u>
04/26/2016	11:30 am No Type In Dataflex Bps	David Cunningham	223 Rt 10	31.00-1-23.2	Sfd Detached	2014-59
04/29/2016	8:02 am Final Inspection	David Cunningham	34 Oak Hill Rd	21.02-3-7	Mobile	2012-77
05/02/2016	4:44 pm Framing Before Enclosing	David Cunningham	Saloon * 2212 Rt 145	50.01-2-21	Add/alts	2016-15
05/03/2016	11:03 am Framing Before Enclosing	David Cunningham	149 Paddock Rd	49.00-5-8.11	Garage	2015-65
05/03/2016	11:18 am Framing Before Enclosing	David Cunningham	279 Old Tyler Rd	64.00-2-9	Sfd Detached	2015-45
05/05/2016	10:32 am Framing Before Enclosing	David Cunningham	422 Moore Rd	48.00-5-6	Add/alts	2016-24
05/10/2016	8:59 am Final Inspection	David Cunningham	137 Kennedy Ln	22.00-4-10	Garage	2015-54
05/10/2016	10:53 am Framing Before Enclosing	David Cunningham	137 Kennedy Ln	22.00-4-10	Garage	2015-54
05/10/2016	10:57 am Framing Before Enclosing	David Cunningham	137 Kennedy Ln	22.00-4-10	Garage	2015-54
05/11/2016	8:20 am Final Inspection	David Cunningham	2146 Rt 145	50.01-2-26	Add/alts	08-21
05/11/2016	8:23 am Final Inspection	David Cunningham	2146 Rt 145	50.01-2-26	Add/alts	2012-59
05/11/2016	8:24 am Final Inspection	David Cunningham	2146 Rt 145	50.01-2-26	Add/alts	2014-03
05/12/2016	9:05 am Leach Fields	David Cunningham	7803 Rt 81	21.02-2-20	Add/alts	2015-07

CODE ENFORCEMENT REPORT

MONTH: *May*

YEAR: *2016*

COMPLAINTS: *6*

YTD Complaints : *26*

2 - property maintenance , 1 - work without permit, 2-Unsafe and 1-Non Compliant with Title 19 Rules and Regulations

YTD Violations **0 - Closed**

2 - Notices

PERMITS: *0*

YTD-Permits: *1*

ANNUAL & THREE YR COMMERCIAL INSPECTIONS:

	Annual -	Three Yr. -	5
	YTD-	YTD-	21
0 - Annual - Passed			
0 - Annual - Failed/To Be Rechecked			
1 - Three Yr. - Passed			
0 - Three Yr. - Failed/To Be Rechecked			
4 - Three Yr. - No Access			

I did a courteous inspection at GSK at the request of their contractor.

Completed my annual training for 2016, 25 hours.

I completed the paperwork for the unsafe building located on State Route 81. The violation was serve by Durham PD. A hearing is schedule for tonights meeting.

2016 Hours Work: Jan 66 hrs.,Feb 11 hrs., Mar 59 hrs., Apr 88 hrs., 66 hrs.

**TOWN OF
DURHAM
JUSTICE COURT**

Monthly Report for April, 2016
Form AC-1030(sei)

ID#: 1932440302K
Justice Name: Raymond J. Kennedy
7309 State Route 81
East Durham, NY 12423

County: Greene
Phone: (518)239-8260X3

Defendant Name or Title of Action	TSLE&D # Statute & Section Description	Arrest Date	Disposition		Fines Forfeited Bail & Civil Penalties	Civil Fees	Mand Surchg
			Date	Sentence			
	3F195B4HFJ VTL 402 1 NUM PLATE VIO	02/10/16	4	Fine/Shg	75.00	0.00	93.00
	SO775DQ0Z0 VTL 1201 A STOP/PARK VIOL	03/05/16	4	Fine/Shg	125.00	0.00	25.00
	3F195F4R9R VTL 402 1 NUM PLATE VIO	03/09/16	4	Fine/Shg	100.00	0.00	93.00
	3F494TM51T VTL 503 Termin of Suspen Fee	09/27/15	2	State Fees	0.00	70.00	0.00
	GC245D9ZD2 VTL 1128 D CHG LANE HAZARD	03/01/16	11	Reduced to:			
	GC245D9ZD2 VTL 1201 A STOP/PARK VIOL	03/01/16	11	Fine/Shg	50.00	0.00	25.00
	GC245D9Z3V VTL 1180 D Speeding 59/40	03/01/16	11	Reduced to:			
	GC245D9Z3V VTL 1201 A STOP/PARK VIOL	03/01/16	11	Fine/Shg	50.00	0.00	25.00
	CIVIL Summary Proceeding		11		0.00	20.00	0.00
	3F195DM09L VTL 1140 B RT OF WAY VIOL	03/04/16	11	Reduced to:			
	3F195DM09L VTL 1201 A STOP/PARK VIOL	03/04/16	11	Fine/Shg	75.00	0.00	25.00
	3F195D97C1 VTL 402 1 NUM PLATE VIO	03/01/16	11	Fine/Shg	75.00	0.00	93.00
	3F575GDVFM VTL 375 42 VEH EQUIP VIOL	03/21/16	11	Fine/Shg	125.00	0.00	93.00
	GC175CB74W VTL 306 B NO INSP CERT	02/21/16	11	Fine/Shg	25.00	0.00	93.00

Total this page: 700.00 90.00 565.00

Total carried forward: 700.00 90.00 565.00

Signature: *H. Raymond Kennedy* Date: 5/2/16
Town Justice

**TOWN OF
DURHAM
JUSTICE COURT**

Monthly Report for April, 2016
Form AC-1030(sei)

ID#: 1932440302K
Justice Name: Raymond J. Kennedy
7309 State Route 81
East Durham, NY 12423

County: Greene
Phone: (518)239-8260X3

Defendant Name or Title of Action	TSLE&D # Statute & Section Description	Arrest Date	Disposition		Fines Forfeited Bail & Civil Penalties	Civil Fees	Mand Surchg
			Date	Sentence			
	3F195D88H6 VTL 402 1 NUM PLATE VIO	03/01/16	11	Fine/Shg	50.00	0.00	93.00
	3F444ZWMJ5 VTL 1180 D Speeding 55/40	11/06/15	11	Fine/Shg	100.00	0.00	93.00
	CIVIL Summary Proceeding		12		0.00	20.00	0.00
	3F1953MPTV VTL 511 1A AGG UNLIC OPER3	12/11/15	18	Reduced to:			
	3F1953MPTV VTL 509 1 UNLIC DRIVER	12/11/15	18	Fine/Shg	0.00	0.00	93.00
	3F1953MQ23 VTL 375 22 VEH GLASS VIOL	12/11/15	22	Dismissed			
	CIVIL Summary Proceeding		18		0.00	20.00	0.00
	BD901910 2 VTL 306 B NO INSP CERT	03/01/16	18	Fine/Shg	75.00	0.00	93.00
	3F455HPH2X VTL 402 1 NUM PLATE VIO	04/02/16	18	Fine/Shg	75.00	0.00	93.00
	PL 165.45 CPSP 4	03/22/15	18	Dismissed			
	3F195DV5J3 VTL 1180 D Speeding 55/40	03/06/16	0	ACOD 6mo.			
	3F575HGPNJ VTL 1110 A DIS TRFC DEVICE	03/31/16	18	Reduced to:			
	3F575HGPNJ VTL 1201 A STOP/PARK VIOL	03/31/16	18	Fine/Shg	50.00	0.00	25.00
	3F405HQF59 VTL 375 2A1 VIOL-LIGHTS	04/02/16	18	Dismissed			

Total this page: 350.00 40.00 490.00
Total brought forward: 700.00 90.00 565.00
Total carried forward: 1050.00 130.00 1055.00

Signature: *R. Raymond Kennedy* Date: 5/12/16
Town Justice

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Defendant Name or Title of Action	TSLE&D # Statute & Section Description	Arrest Date	Disposition		Fines Forfeited Bail & Civil Penalties	Civil Fees	Mand Surchg
			Date	Sentence			
	3F195J8G93 VTL 375 31 MUFFLER VIOL	04/07/16	18	Dismissed			
	3F445FVFSB VTL 1180 D Speeding 55/40	03/16/16	19	Reduced to:			
	3F445FVFSB VTL 1201 A STOP/PARK VIOL	03/16/16	19	Fine/Shg	75.00	0.00	25.00
	3F545G5ZWF VTL 1110 A DIS TRFC DEVICE	03/19/16	18	Reduced to:			
	3F545G5ZWF VTL 1201 A STOP/PARK VIOL	03/19/16	18	Fine/Shg	75.00	0.00	25.00
	GC245DB0C0 VTL 1180 D Speeding 58/40	03/01/16	18	Reduced to:			
	GC245DB0C0 VTL 1201 A STOP/PARK VIOL	03/01/16	18	Fine/Shg	100.00	0.00	25.00
	3F194WRLWW VTL 306 B NO INSP CERT	10/17/15	18	Reduced to:			
	3F194WRLWW VTL 1201 A STOP/PARK VIOL	10/17/15	18	Fine/Shg	25.00	0.00	25.00
	3F194WRM2S VTL 509 3 LIC RESTRIC VIO	10/17/15	18	Reduced to:			
	3F194WRM2S VTL 1201 A STOP/PARK VIOL	10/17/15	18	Fine/Shg	25.00	0.00	25.00
	3F194WRM7B VTL 511 1A AGG UNLIC OPER3	10/17/15	18	Dismissed			
	3F454LR0DC VTL 306 B NO INSP CERT	07/24/15	18	Covered			
	3F454LR0HQ VTL 509 3 LIC RESTRIC VIO	07/24/15	18	Reduced to:			

Total this page: 300.00 0.00 125.00
Total brought forward: 1050.00 130.00 1055.00
Total carried forward: 1350.00 130.00 1180.00

Signature: H. Raymond Kennedy Date: 5/12/16
Town Justice

**TOWN OF
DURHAM
JUSTICE COURT**

Monthly Report for April, 2016
Form AC-1030(sei)

ID#: 1932440302K
Justice Name: Raymond J. Kennedy
7309 State Route 81
East Durham, NY 12423

County: Greene
Phone: (518)239-8260X3

Defendant Name or Title of Action	TSLE&D # Statute & Section Description	Arrest Date	Disposition		Fines Forfeited Bail & Civil Penalties	Civil Fees	Mand Surchg
			Date	Sentence			
	3F454LR0HQ VTL 509 1 LIC RESTRIC VIO	07/24/15	18	Fine/Shg	50.00	0.00	93.00
	3F454LR0KN VTL 1128 C LANE VIOLATION	07/24/15	18	Reduced to:			
	3F454LR0KN VTL 1210 A VIO MISC RULES	07/24/15	18	Fine/Shg	25.00	0.00	25.00
	3F415BKT9L VTL 375 31 MUFFLER VIOL	02/14/16	18	Covered			
	PL 221.05 POSS MARIHUANA	02/14/16	0	ACOD 6mo.			
	CPL 410 Violation/probation	06/09/15	18	Jail			
	GC245GC4DF VTL 1201 A STOP/PARK VIOL	03/20/16	0	ACOD 6mo.			
	BD901961 4 VTL 1180 D Speeding	01/22/16	26	Fine/Shg	75.00	0.00	25.00
	3F475J842Z VTL 1180 B Speeding 71/55	04/07/16	26	Reduced to:			
	3F475J842Z VTL 1201 A STOP/PARK VIOL	04/07/16	26	Fine/Shg	50.00	0.00	25.00
	3F575HGN3V VTL 306 B NO INSP CERT	03/31/16	26	Reduced to:			
	3F575HGN3V VTL 1201 A STOP/PARK VIOL	03/31/16	26	Fine/Shg	25.00	0.00	25.00
	M2115BPWF0 VTL 1192 3 DWI-1ST OFFENSE	02/15/16	25	Reduced to:			
	M2115BPWF0 VTL 1192 1 DWAJ ALCOHOL	02/15/16	25	Fine/Shg	400.00	0.00	260.00

Total this page: 625.00 0.00 453.00
Total brought forward: 1350.00 130.00 1180.00
Total carried forward: 1975.00 130.00 1633.00

Signature: *R. Raymond Kennedy* Date: 5/2/16
Town Justice

**TOWN OF
DURHAM
JUSTICE COURT**

Monthly Report for April, 2016
Form AC-1030(sei)

ID#: 1932440302K
Justice Name: Raymond J. Kennedy
7309 State Route 81
East Durham, NY 12423

County: Greene
Phone: (518)239-8260X3

Defendant Name or Title of Action	TSLE&D # Statute & Section Description	Arrest Date	Disposition		Fines Forfeited Bail & Civil Penalties	Civil Fees	Mand Surchg
			Date	Sentence			
	M2115BPWJ5 VTL 1128 C LANE VIOLATION	02/15/16	25	Covered			
	M2115BPW5L VTL 1192 2 AA AGGRAVATED DWI	02/15/16	25	Covered			

I certify that the above is a true and complete statement of civil fees earned and criminal cases completed before me during the calendar month of April, 2016

Total this page:	0.00	0.00	0.00
Total brought forward:	1975.00	130.00	1633.00
Total for report period:	1975.00	130.00	1633.00

Amount of enclosed check: \$3738.00

Signature: Raymond Kennedy
Town Justice

Date: 5/2/16

**TOWN OF
DURHAM
JUSTICE COURT**

Monthly Report for April, 2016
Form AC-1030(sei)

ID#: 1932440260T
Justice Name: Karen J. Tirpak
7309 State Route 81
East Durham, NY 12423

County: Greene
Phone: (518)239-8260X3

Defendant Name or Title of Action	TSLE&D # Statute & Section Description	Arrest Date	Disposition		Fines Forfeited Bail & Civil Penalties	Civil Fees	Mand Surchg
			Date	Sentence			
	3F4045XLPK VTL 1210 A VIO MISC RULES	03/26/15	0	Fine/Shg	43.00	0.00	7.00
	3F195699J4 VTL 402 1 NUM PLATE VIO	01/05/16	4	Dismissed			
	3F405C6PBT VTL 1172 A STOP SIGN VIOL	02/20/16	4	Dismissed			
	3F195DV24V VTL 402 1 NUM PLATE VIO	03/06/16	11	Fine/Shg	100.00	0.00	93.00
	3F405D620S VTL 1172 A STOP SIGN VIOL	02/29/16	11	Reduced to:			
	3F405D620S VTL 1210 A VIO MISC RULES	02/29/16	11	Fine/Shg	75.00	0.00	93.00
	3F195F4T4V VTL 402 1 NUM PLATE VIO	03/09/16	12	Fine/Shg	50.00	0.00	93.00
	3F405DT3NG VTL 1180 D Speeding 64/40	03/06/16	18	Fine/Shg	100.00	0.00	93.00
	BC702596 6 VTL 503 Termin of Suspen Fee	07/25/14	18	State Fees	0.00	70.00	0.00
	BC702596 6 VTL 306 B NO INSP CERT	07/25/14	18	Fine	50.00	0.00	0.00
	3F49575MT8 VTL 1180 D Speeding 63/45	01/13/16	18	Reduced to:			
	3F49575MT8 VTL 1201 A STOP/PARK VIOL	01/13/16	18	Fine/Shg	100.00	0.00	25.00
	3F19565ZLJ VTL 402 1 NUM PLATE VIO	01/04/16	0	Fine/Shg	50.00	0.00	93.00
	GC245G7QQ8 VTL 1201 A STOP/PARK VIOL	03/19/16	18	Fine/Shg	100.00	0.00	25.00

Total this page: 668.00 70.00 522.00

Total carried forward: 668.00 70.00 522.00

Signature: Karen J. Tirpak Date: 4/30/16
Town Justice

**TOWN OF
DURHAM
JUSTICE COURT**

Monthly Report for April, 2016
Form AC-1030(sei)

ID#: 1932440260T
Justice Name: Karen J. Tirpak
7309 State Route 81
East Durham, NY 12423

County: Greene
Phone: (518)239-8260X3

Defendant Name or Title of Action	TSLE&D # Statute & Section Description	Arrest Date	Disposition		Fines Forfeited Bail & Civil Penalties	Civil Fees	Mand Surchg
			Date	Sentence			
	3F1957C747 VTL 1110 A DIS TRFC DEVICE	01/15/16	18	Fine/Shg	100.00	0.00	93.00
	3F195FSX2C VTL 402 1 NUM PLATE VIO	03/15/16	25	Fine/Shg	100.00	0.00	93.00
	3F1949VVJF VTL 306 B NO INSP CERT	05/02/15	25	Fine/Shg	100.00	0.00	93.00
	3F474L0KNS VTL 1180 B Speeding 72/55	07/17/15	26	Reduced to:			
	3F474L0KNS VTL 1229 C 3A SEAT BELT VIOL	07/17/15	26	Fine/Shg	50.00	0.00	93.00

I certify that the above is a true and complete statement of civil fees earned and criminal cases completed before me during the calendar month of April, 2016

Total this page:	350.00	0.00	372.00
Total brought forward:	668.00	70.00	522.00
Total for report period:	1018.00	70.00	894.00

Amount of enclosed check: \$1982.00

Signature: Karen J. Tirpak
Town Justice

Date: 4-30-16

Town of Durham Town & County 2016 Collection Summary

Transactions Entered on 12/25/2015 thru 04/30/2016

District:	Taxes Collected:	Penalty:	Surcharge:	Notice Fee:	Remaining Uncollected:
Town & County 2016	2806405.09	4830.30	0.00	0.00	710214.23
Totals:	2806405.09	4830.30	0.00	0.00	710214.23

Collection Statistics:

<table style="width: 100%; border-collapse: collapse;"> <tr><td style="border: 1px solid black; padding: 2px;">Number of Postings:</td><td style="text-align: right; padding: 2px;">2128</td></tr> <tr><td style="border: 1px solid black; padding: 2px;">Percentage Collected:</td><td style="text-align: right; padding: 2px;">80%</td></tr> <tr><td style="border: 1px solid black; padding: 2px;">Number of Adjustments:</td><td style="text-align: right; padding: 2px;">0</td></tr> <tr><td style="border: 1px solid black; padding: 2px;">Number of Voids:</td><td style="text-align: right; padding: 2px;">57</td></tr> <tr><td style="border: 1px solid black; padding: 2px;">Number of Returned Payments:</td><td style="text-align: right; padding: 2px;">32</td></tr> <tr><td style="border: 1px solid black; padding: 2px;">Number Refunded Duplicate Pmnts:</td><td style="text-align: right; padding: 2px;">13</td></tr> <tr><td style="border: 1px solid black; padding: 2px;">Notice Handling Fees Collected:</td><td style="text-align: right; padding: 2px;">0.00</td></tr> </table>	Number of Postings:	2128	Percentage Collected:	80%	Number of Adjustments:	0	Number of Voids:	57	Number of Returned Payments:	32	Number Refunded Duplicate Pmnts:	13	Notice Handling Fees Collected:	0.00	<table style="width: 100%; border-collapse: collapse;"> <tr><td style="padding: 2px;">Cash:</td><td style="text-align: right; padding: 2px;">27161.95</td></tr> <tr><td style="padding: 2px;">Check:</td><td style="text-align: right; padding: 2px;">2741541.98</td></tr> <tr><td style="padding: 2px;">Other:</td><td style="text-align: right; padding: 2px;">45449.87</td></tr> <tr><td style="padding: 2px;">Total:</td><td style="text-align: right; padding: 2px;">2814153.80</td></tr> <tr><td style="padding: 2px;">Minus Duplicate/Over Payments:</td><td style="text-align: right; padding: 2px;">2903.41</td></tr> <tr><td colspan="2" style="border-top: 1px solid black; text-align: right; padding: 2px;">2811250.39</td></tr> <tr><td style="padding: 2px;">Taxes:</td><td style="text-align: right; padding: 2px;">2806405.09</td></tr> <tr><td style="padding: 2px;">Penalty:</td><td style="text-align: right; padding: 2px;">4830.30</td></tr> <tr><td style="padding: 2px;">Surcharge:</td><td style="text-align: right; padding: 2px;">0.00</td></tr> <tr><td style="padding: 2px;">Ret. Check Fees:</td><td style="text-align: right; padding: 2px;">15.00</td></tr> <tr><td style="padding: 2px;">Notice Fees:</td><td style="text-align: right; padding: 2px;">0.00</td></tr> <tr><td style="padding: 2px;">Total:</td><td style="text-align: right; padding: 2px;">2811250.39</td></tr> <tr><td style="padding: 2px;">Minus Direct / Under Payments:</td><td></td></tr> <tr><td style="padding: 2px;">0 Direct:</td><td style="text-align: right; padding: 2px;">0.00</td></tr> <tr><td style="padding: 2px;">0 Under:</td><td style="text-align: right; padding: 2px;">0.00</td></tr> <tr><td colspan="2" style="border-top: 1px solid black; text-align: right; padding: 2px;">2811250.39</td></tr> </table>	Cash:	27161.95	Check:	2741541.98	Other:	45449.87	Total:	2814153.80	Minus Duplicate/Over Payments:	2903.41	2811250.39		Taxes:	2806405.09	Penalty:	4830.30	Surcharge:	0.00	Ret. Check Fees:	15.00	Notice Fees:	0.00	Total:	2811250.39	Minus Direct / Under Payments:		0 Direct:	0.00	0 Under:	0.00	2811250.39	
Number of Postings:	2128																																														
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Minus Direct / Under Payments:																																															
0 Direct:	0.00																																														
0 Under:	0.00																																														
2811250.39																																															

Other Payment Type Breakout:

Credit Card:	6	4855.34
Money Order:	2	332.75
Online Payment:	25	40261.78

2015 as of 4/30 82% Collected
 VS
 2016 as of 4/30 80% Collected

Town Of Durham Animal Control Call Log

From: 04/06/16 To: 04/20/16

Calls Received: 04/06/16

Received:	Caller:	Phone:	Type*	Incident #:	Incident Type:	Received By:
04/06/16 08:54 PM	unknown		N			John VanTassel
Remarks: report of 2 dogs missing rt 22 durham dogs returned home 04/08/2016						

Number of Calls for 04/06/16: 1

Calls Received: 04/08/16

Received:	Caller:	Phone:	Type*	Incident #:	Incident Type:	Received By:
04/08/16 09:45 AM	Prussner, gloria	(407)775-4354	R	2016-0054	Other	John VanTassel
Remarks: she reports her tenent left animals on property						
04/08/16 11:09 AM	unknown		N			John VanTassel
Remarks: spoke to individual about ferrel cats on moores rd cornwallville advised him we could do nothing with them due to law						

Number of Calls for 04/08/16: 2

Calls Received: 04/09/16

Received:	Caller:	Phone:	Type*	Incident #:	Incident Type:	Received By:
04/09/16 10:37 AM	Brooks, Maryellen	(518)719-0341	N			John VanTassel
Remarks: reports dog in yard from 88 hyland drive being aggressive owner of dog was advised to keep it on her property						

Number of Calls for 04/09/16: 1

Calls Received: 04/10/16

Received:	Caller:	Phone:	Type*	Incident #:	Incident Type:	Received By:
04/10/16 11:44 AM	unknown		N			John VanTassel
Remarks: subject called and reported a dog running loose in oakhill responded no animal located						
04/10/16 12:45 PM	unknown		N			John VanTassel
Remarks: caller reported dog running loose at albany county line on rt 81 no animal located						

Number of Calls for 04/10/16: 2

*Call Types: R = the first report of an Incident, F = a follow-up call to an Incident, N = a Non-Incident call

Town Of Durham Animal Control Call Log

From: 04/06/16 To: 04/20/16

Calls Received: 04/12/16

Received:	Caller:	Phone:	Type*	Incident#:	Incident Type:	Received By:
04/12/16 12:47 PM	unknown		R			John VanTassel
Remarks: caller reported dog in their yard on rt 81 patrolled area no animal located						

Number of Calls for 04/12/16: 1

Calls Received: 04/17/16

Received:	Caller:	Phone:	Type*	Incident#:	Incident Type:	Received By:
04/17/16 09:35 PM	unknown		N			John VanTassel
Remarks: missing dog 622 rt 22 durham owner recovered						
04/17/16 09:35 PM	unknown		N			John VanTassel
Remarks: joan breslin called her dog is missing lime green collar and leash attached						
04/17/16 09:36 PM	unknown		N			John VanTassel
Remarks: dog loose 3169 rt 145 gsk returned to owner						

Number of Calls for 04/17/16: 3

Calls Received: 04/20/16

Received:	Caller:	Phone:	Type*	Incident#:	Incident Type:	Received By:
04/20/16 07:30 AM	unknown		N			John VanTassel
Remarks: checked the 2 beaver problems in town 1 at stonebridge road and 1 at dedrick road and spoke to joe about talking to dec to get the permits renewed due to activity at both spots						
04/20/16 07:31 AM	unknown		N			John VanTassel
Remarks: checked rt 67 also stonebridge road for missing dog on rt 81						

Number of Calls for 04/20/16: 2

Total Number of Calls Listed: 12

*Call Types: R = the first report of an Incident, F = a follow-up call to an Incident, N = a Non-Incident call

Don't get shocked: What you need to know about solar arrays

by Katie Meyers

Have you been contacted by solar development companies interested in renting your land?

Several solar development companies are recruiting land in the Capital District and landowners in the region are receiving proposals. "One company has mailed a blanket of proposals to landowners, highlighting possible land to rent on a map. Interested people needed to sign and return in order to express interest and receive a contract form," said Sandy Buxton, with the Capital Area Agriculture and Horticulture Program.

The information included with the proposal spells out possible lease amounts and basic terms. "For example, \$1,500 an acre for 20 years for 20 acres of land," she explained.

Signing the proposal puts the land owner on the hook for the ability of the company to work within for up to 24 months for possible project. The contracts are more substantial documents and landowners are instructed not to share it with others and to sign and return in three to five days.

As soon as the proposals started arriving in the mail, the Capital Area Agriculture and Horticulture Program started receiving phone calls. In an effort to help landowners learn more about solar array development projects, the group located "Don't Get Shocked: Reading Land for Land-based Solar Arrays," workshop on April 21 at multiple sites around the Capital District.

"Our goal was to make sure our farmers and landowners had enough information about all of the issues related to the regulations so they could make an informed decision," Buxton added.

ed, "as with all proposals, landowners need to research, or at least consider potential consequences to their property from undertaking such a project."

Watch for solar

Through the New York Sun initiative (ny-sun.ny.gov) Governor Cuomo has set aside \$1 billion to help offset the cost of establishing greater than 3 GW of solar installations by 2023.

Should you decide a proposal or contract makes sense for your land, your town or municipality may not be ready for a solar array. "The municipality might not have zoning in place," Hamlin pointed out.

She is cautioning municipalities to establish moratoria on solar array development projects. "Moratorias prevent rushed development, inefficient or ill-conceived growth and can prevent hasty decisions that might result in disadvantages to landowners and the public," she explained.

Moratoriums are designed to be short in duration and should include progressive work. "Six months is a good time frame. It can always be renewed," Hamlin said.

Even if your municipality has zoning, permitting and siting processes in place, the surrounding infrastructure may not be ready to handle the energy output from solar arrays. "If the utility is interconnectedness can't handle the export from a solar array on your property, it is expensive for the upgrades and may not make the project feasible," said Maureen Luddy, of NYSERDA's NY Sun program.

Protect an ag assessment

While a lease of \$1,000 to \$1,500 an acre for 20 years seems like an attractive figure, landowners need account for potential tax consequences.

New York State Ag & Markets considers the installation of a solar array on farmland that is currently under an Ag Assessment as a conversion. That ag assessment will be reviewed and since the land would no longer be used for production agriculture, a penalty can be assessed to the land owner.

"Ag value assessments on average, result in a 92 percent savings for farms across the state," said Robert Somers, Ph.D., Manager, Farmland Protection Unit, Department of Ag & Markets.

Converted land that loses an ag assessment for a solar array, may be eligible for other tax exemptions. "There are property tax exemptions (Section 487 of Real Property Tax Law) that can be used for 15 years. However, Town, County and school districts can opt out of the exemption, making their taxes full value. And, even if the exemption is in place, special district taxes, such as fire, water and lighting, will be charged at the new assessment," Buxton noted.

While 92 percent of the municipalities currently offer exemptions for solar arrays, not all do and others may choose not to in the future. The website, www.tax.ny.gov lists the schools and municipalities that have chosen to opt out of solar tax exemptions.

Not only are tax exemptions in play, but so too are changes in real property taxes. "Improvements to property may mean that your tax evaluation goes up," noted Catherine Hamlin, of the Department of State's Land Use Training Division.

Legal considerations

The final workshop speaker local attorney Mona Farrell, Saratoga Springs, provided some surprising information for many participants as she reviewed issues that can occur in some land-leasing contracts. Her advice for anyone considering entering into such a contract was to proceed with cau-

tion, to have a thorough review of any contract and to work with a company willing to negotiate and address a landowner's concerns when a contract is being drawn up.

If a representative verbally agrees to specific conditions, but if those specifics are not written into the contract, then the developer does not have to honor those conditions.

Before signing any contract, it may be in your best interest to consult with an attorney. In the contract, Farrell has seen, there are loopholes that strongly favor the developer. "Some of the loopholes are the size of a hula hoop. Others are large enough to drive a combine through," she cautioned.

Countless unknowns remain with solar arrays. Many basic contracts start with a 20 year term and allow for four possible renewals of five years each totaling an additional 20 years. Add in the nearly two years for development and that is a 42-year commitment on your land and a lot can change between now and then. "What if the government decides to take over solar arrays for 'public good.' You could lose your land," she said.

The developer will likely push back on requests to change the terminology in the contract, but this is your opportunity to negotiate and address any concerns you have.

Learn more

There is still much to learn and consider about development leases for solar arrays. The Capital Area Agriculture and Horticulture Program has prepared detailed information and posted recordings from the April 21 workshop. To hear the full presentations and view handouts, visit http://bit.ly/NYS_RuralSolar. Additional resources are also available on the Capital Area Agriculture and Horticulture Program site <http://blogs.cornell.edu/capitalareagandhortprogram>.