

The special meeting of the Homer Town Board was held at the town hall located in the Village of Homer, on Wednesday, August 26, 2026, in the town conference room, with Supervisor Park presiding.

Members Present:

Supervisor, Michael R. Park,
Deputy Supervisor, Caleb J. Leach
Councilmember, Branden M. Brown
Councilmember, Sarah E. Head
Councilmember, Kevin M. Williams

Others Present: Town Clerk, Brooke L. Poli; Highway Superintendent, Kyle Bean; Attorney to the Town, Dan Ellis II; Planning Board Chair, Michael McMahon; Code Enforcement Officer, Kevin McMahon. Attendees: Tim Malchak, Michael Broughton, Gerry Ruggiero, Larry Jones, and Chris Jankus.

Supervisor Park called the regular meeting to order at 6:29 p.m. and opened with the pledge of allegiance.

Draft Solar Law Review

Supervisor Park and the town board introduced and reviewed the first draft of the new solar law and requested the town board members review the draft and bring any recommended revisions and comments back for the next town board meeting for further discussion. Any revisions could also be sent to the county planning board for their input also.

Planning Board Chairman Michael McMahon and Code Enforcement Kevin McMahon, shared perspectives and recommendations to consider to the town board. There was discussion on the moratorium end date and whether an extension would be necessary.

The board discussed concerns which included solar inverter noise, the need to consult experts such as soil and water, engineering consultants, and other specialists. Other aspects were reviewed and discussed, and it was decided the town board would develop a committee and start making the necessary revisions to the proposal.

Town Lot Size- 2.4 to 1 Acre

The town board discussed in detail the consideration of reducing the current 2.4-acre lot requirement. The Planning Board Chair, Michael McMahon reviewed the history of local lot-size standards being formerly 3/4 acre for private well and septic in many cases and later adjusted to 2 acres in certain aquifer-related areas. This was replaced by the countywide 2.4-acre standard.

The town board discussed whether 1 acre, 1.5 acres, or 2 acres might be more appropriate and other aspects were reviewed. The town board members agreed the issue should be revisited and discussed further and would consult Soil and Water and other agencies for further input.

Driveway Review

On motion by Supervisor Park, seconded by Councilmember Williams, to table the Cinquanti driveway review until next month. All voting aye, the motion carried. **RESOLVED: to table the Cinquanti driveway review until next month.**

Seasonal Road

The board reviewed a proposal for seasonal road development and a draft Local Law for seasonal roads and maintenance. Different concerns were discussed and further review was needed. A committee would need to be established to further revise the draft Local Law, and the town board would need to review the information presented before any final decisions could be made.

Appointment to the ZBA

Councilmember Williams introduced Tim Malchak as the new candidate they interviewed for the Zoning Board of Appeals. Mr. Malchak would complete Ryan Dubois's expiring term through December 2026 and would need to complete the four-hour training required.

On motion by Supervisor Park, seconded by Councilmember Williams, to appoint Tim Malchak as the new Zoning Board of Appeals member to replace Ryan Dubois' expiring term through December 2026. All voting aye, the motion carried. **RESOLVED: to appoint Tim Malchak as the new Zoning Board of Appeals member to replace Ryan Dubois' expiring term through December 2026.**

As there was no further business, the meeting adjourned at 7:42 pm.

Respectfully Submitted,
Brooke L. Poli