

Machias Town Board Meeting

September 21, 2026

Present: Stephen Cornwall, Supervisor
Robert Shenk, Council
Tom Reese, Council
Frank Bork, Council
Nicholas Glasner, Council
Scott Ludtka, Code Enforcement
Timothy Byroads, Highway Superintendent
Rebecca Grimmelt, Town Clerk

The meeting was called to order with the Pledge of Allegiance to the United States Flag at the Machias Town Hall at 6:00 p.m.

Council Bork made a motion to accept the minutes of the August 17, 2026, Board Meeting. Council Shenk seconded the motion. All were in favor and the motion carried.

There were no petitions from the floor.

Tim Byroads gave his report for the Highway Department. He used his CHIPS funding to work on Canada Hill this year. One mile cost \$204,000 and he still has to add shoulders at \$6/ton for gravel. He is getting the gravel at Cold Spring Construction. Salt costs increased from \$62/ton last year to \$89.90/ton this year. The increase is really going to put strain on the budget. They have been doing shared services with other towns. Two trucks are out for repairs. They are busy trying to get the "to-dos" done.

Tom Reese reported for the Sewer District. He said that Eric Zuech has been having issues with the grinder pumps and has had to replace some of the electronic panels.

Scott Ludtka gave his report for Code Enforcement. He has 27 open permits, 8 new permits, and 13 have been completed. He attended his annual in-service training. The new code regulations are insane. They require things like occupancy sensors in every room to turn off the lights, etc. He took 6 property maintenance cases to court in August. They all have return dates in October and November. MDA wants to tighten the codes for building in the Sewer District and want Scott to share information about permits with the engineers. The engineers get notified with DIG notices. Any changes will force Scott to require a new boundary survey with improvements before permits can be issued.

Katie Cornwall gave a report for the Youth Commission. The 4th annual Trunk or Treat will be held on October 22nd from 5:30 to 7 pm at the Legacy Truck lot. The Christmas Cash Raffle will be held at 6 pm on December 4th at the Fire Hall.

Kevin Sparks said they have started having preliminary meetings for zoning and been in contact with the Town attorney for guidance. The Zoning Commission will build a plan, which is a very long document, outlining zones and regulations for those zones. It will take between 6 and 12 months to complete. It is important for Machias and long overdue. He described the goal as "not Amherst, not the Wild West, but maybe the mid-West."

Tessa Palix addressed the Board regarding the Bicentennial Celebration next summer. They wanted to ask about the budget for the event. Their preliminary budget totals about \$13,000. The Board will review.

Tom Reese made a motion to go into executive session to review the qualifications of perspective members of the Zoning Commission. Robert Shenk seconded; all were in favor and the motion carried. The Board entered executive session at 6:20 pm. Each perspective member was called in separately to be interviewed by the Board. The Board resumed the regular meeting at 6:46 pm.

Supervisor Cornwall said that the Town of Yorkshire wants to prorate their first year of the Intermunicipal Sewer Agreement payment. The Town Board discussed and said that there is no prorating. The contract is for a set amount each year for 35 years.

There was discussion regarding the Town becoming a Pro-Housing Community. It is necessary to be eligible for any NYS grants. The Board agreed to move forward with it for that reason alone. Tom Reese made a motion to allow Supervisor Cornwall to sign the letter of intent; Nicholas Glasner seconded. All were in favor and the motion carried.

The Town Clerk asked the Board to consider passing a local law to allow documentation to be put in with the Town tax bill. The specific documentation would have to be approved by Resolution each year. A public hearing was scheduled for Monday, October 19th at 6 pm to allow public comment on the proposed law. A public hearing was scheduled for 6:05 pm on October 19th for public comment on the proposed 2027 Town Budget.

RESOLUTION #46

RESOLUTION PERTAINING TO SPECIAL USE PERMIT FOR MACHIAS PV, LLC

Motion by Council Reese, seconded by Council Shenk

ADOPTED Ayes 5 Cornwall, Shenk, Bork, Reese, Glasner
 Nays 0

RESOLUTION #51

RESOLUTION TO ADOPT THE PRO-HOUSING COMMUNITY MODEL

Motion by Council Reese, seconded by Council Shenk

ADOPTED Ayes 5 Cornwall, Shenk, Bork, Reese, Glasner
 Nays 0

RESOLUTION #52

RESOLUTION APPOINTING TOWN OF MACHIAS ZONING COMMISSION PURSUANT TO NEW YORK TOWN LAW §266

Motion by Council Reese, seconded by Council Bork

ADOPTED Ayes 5 Cornwall, Shenk, Bork, Reese, Glasner
 Nays 0

RESOLUTION #53

RESOLUTION TO REAFFIRM THE REAPPOINTMENT OF MEMBERS OF THE BOARD OF ASSESSMENT REVIEW

Motion by Council Reese, seconded by Council Glasner

ADOPTED Ayes 5 Cornwall, Shenk, Bork, Reese, Glasner

Nays 0

RESOLUTION #54

RESOLUTION MAKING AN APPOINTMENT TO THE MACHIAS YOUTH COMMISSION

Motion by Council Glasner, seconded by Council Bork

ADOPTED Ayes 5 Cornwall, Shenk, Bork, Reese, Glasner

Nays 0

RESOLUTION #55

RESOLUTION ESTABLISHING THE TOWN OF MACHIAS BICENTENNIAL COMMITTEE

Motion by Council Bork, seconded by Council Shenk

ADOPTED Ayes 5 Cornwall, Shenk, Bork, Reese, Glasner

Nays 0

RESOLUTION #56

AUDIT OF CLAIMS FOR SEPTEMBER 2026

Motion by Council Glasner, seconded by Council Reese

ADOPTED Ayes 5 Cornwall, Shenk, Bork, Reese, Glasner

Nays 0

The Town Clerk asked the Board to make a decision about whether we would repair the current highway barn and town hall or make plans to build a new facility. There was back and forth about the costs and how the town would pay for it. The rough estimate to fix town hall is over \$2 million and the highway barn over \$500,000. Scott Ludtka referred to town hall as an "impaired asset." It was decided that it was better to invest the roughly \$2.5 million in a new updated facility than to just put band-aids on the problems we have with the current ones.

A motion was made by Council Bork, seconded by Council Shenk, and carried to adjourn the meeting at 7:06 pm.

Respectfully submitted,

Rebecca Grimmelt, Town Clerk

September 2026 Vouchers

GENERAL	\$ 23,431.44
HIGHWAY	\$ 275,407.68
STREET LIGHTING	\$ 1,826.16
WATER	\$ 7,526.12
LIME LAKE SEWER DISTRICT	\$ 30,833.19