Town of Starkey
Regular Meeting
November 13, 2025

Council Members Present:	George Lawson, Supervisor	John Socha, Councilperson
	Caryl Sutterby, Councilperson	Julie Dunkelberger, Councilperson
	Jeremy Hall, Councilperson	
Council Member Absent:	None	
In-Person Attendees:	Teresa Grady, Assessor's Office	
	Fred Cratsley, Highway	Robert Cooke, Resident
	Tim Senavaitis, Planning Board	Heather Cook, Resident
	Matt Romania, Resident	Robert Druker, III, Resident
Zoom Attendees:	None	
Recording Secretary:	Candace Iszard, Town Clerk	

The regular Town of Starkey Board meeting was called to order at 6:30 PM by George Lawson, Supervisor.

Pledge of Allegiance- George Lawson led the pledge of allegiance.

Approval of Minutes
Minutes of October 9, 2025, regular meeting, were approved as written by a motion made by Julie Dunkelberger, councilperson, seconded by Jeremy Hall, councilperson.
*All in favor; none opposed- Motion carried.

Minutes of October 15, 2025, budget workshop, were approved as written by a motion made by Julie Dunkelberger, councilperson, seconded by Jeremy Hall, councilperson.
*All in favor; none opposed- Motion carried.

Opening of the Public Hearing for Proposed 2026 Preliminary Budget

- The advertised public hearing on the Proposed 2026 Preliminary Budget was opened at 6:31 PM by George Lawson, Supervisor, for discussion with the residents attending this meeting.

Public Comment - No Comments were made.

Closed Public Hearing for Proposed 2026 Preliminary Budget

- George Lawson made a motion to close the public hearing on the Proposed 2026 Preliminary Budget at 6:46 PM, seconded by Caryl Sutterby, councilperson.

*All in favor; none opposed- Motion carried**.**

Opening of the Public Hearing for 2026 Fire Contract
The advertised public hearing on the 2026 Fire Contract was opened at 6:32 PM by George Lawson, Supervisor, for discussion with the residents attending this meeting. George Lawson noted the **Fire Contract** actually decreased this year due to the re-evaluation of village properties.

Public Comment - No Comments were made.

Closed Public Hearing for 2026 Fire Contract

- George Lawson made a motion to close the public hearing on the 2026 Fire Contract override at 6:46 PM, seconded by Caryl Sutterby, councilperson.

*All in favor; none opposed- Motion carried.

Public Comment

- Robert Druker, III was asked if he had any comments. The discussion focused on the ongoing efforts to remove junk/abandoned cars from Starkey properties.

- The Board noted receipt of a letter from Dave Ameigh **thanking the Board for the speed zones** being completed on Chambers Road.

Final

Budget Amendments

On a motion by Jeremy Hall, councilperson seconded by Julie Dunkelberger, councilperson the following resolution was ADOPTED

Ayes: George Lawson, John Socha, Julie Dunkelberger, Jeremy Hall Caryl Sutterby
Noes: None
Abstentions: None Absent: none **Appr: 5-0**

RESOLVED that the Town Board, Town of Starkey, does hereby approve the following budget transfers:

To cover 2024 Yates County Tax Software

	Decrease A1990.4 – Contingency	$382
	Increase A1362.4 – Tax Collection & Adv.	$382
To cover Septic Installation	Decrease A5132.2 – Garage Equipment	$1127
	Increase A5132.4 – Garage Contractual	$1127
To cover Attorney Fees	Increase B2110 – Zoning fees	$1770
	Increase B1420.4 Attorney	$1770

Audit of Claims

On a motion by Caryl Sutterby, councilperson and seconded by Julie Dunkelberger, councilperson

2025 Abstract #0012 November 13, 2025 Vouchers Number: 345 through 388

The vouchers contained in the above-mentioned abstract were reviewed by the Town Board and are authorized for payment in the amount totaling $274,040.88.

*All in favor; none opposed- Motion carried.

Department Reports

Department	Report Summary	Action/Notes
Assessor	The Assessor, Terri, reported being busy. She mentioned that **Ag Exemptions** and **Senior Exemptions** would be sent out. She attended a recent training conference and was able to complete all 12 required hours of continuing education.	N/A
Bookkeeping	The Bookkeeper provided the financial report. The Board noted that the Town is expected to **meet the target for Mortgage Tax revenue** for the year.	N/A
Code Enforcement	A report was received from Tom, the Code Officer, who was late due to a ZBA meeting in Barrington. The Board noted he is doing a good job getting caught up, which is resulting in many completions that need to be entered, creating a lot of work for the Assessor.	**Tom** (Code Officer) will be available later for questions.
Town Clerk/Tax Collector	The Clerk monthly report was received. Candace is prepping for tax season and nearing completion of scanning all the "big plans." The Clerk's **Tax Account Audit** was completed by George Lawson.	See Resolution below.
Highway	A report was received from Fred. Highlights included: A potential **brush removal** option for wood chips was explored, but the town's debris was deemed too dirty to be accepted for free (Town would pay for the fuel use). The Department had truck and tractor repairs, including tire replacements. The highway plan for next year includes **9.4 miles of oil and stone** and approximately **1.75 miles of paving**. Concerns were noted about potential milling on a specific road due to shallow pavement base, concluding it will likely be shimmed and paved over.	N/A

Solar Local Law-

- The Solar Energy Law has been reviewed. Board has set the Public hearing for January 8, 2026 at 7:00 PM.

Revaluation Schedule
The Board discussed returning to a **three-year revaluation schedule** instead of the recent four-year period.

- The Assessor mentioned that new RPSO software being implemented in 2028.
- The Board agreed to **revisit the revaluation schedule decision in December** after the Assessor consults with the neighboring town about their revaluation timing.

Meeting Time: The Board discussed moving the monthly meeting time to **7:00 PM year-round** instead of having a winter change to 6:30 PM and agreed to decide on the time and day at the organizational meeting.

Planning Board Position: Matt Romania, with a background in healthcare administration, expressed interest in a position on the Planning Board.

Terms Expiring:

  - **Christine Hoppel** is willing to serve another term on the Planning Board.
  - **Rob Cook** will stay on as the alternate for the Planning Board.

- The Board needs to fill **one position on the Planning Board** and try to find an **alternate for the ZBA**. These appointments will be discussed and determined at the December meeting.

Resolutions

Resolution 41 -2024 Animal Control Agreement 2026
Motion By: Jeremy Hall Second By: Julie Dunkelberger

INTER-MUNICIPAL 2026 ANIMAL (DOG) CONTROL AGREEMENT BETWEEN YATES COUNTY AND INDIVIDUAL TOWNSHIPS

This Inter-Municipal Agreement made between the County of Yates, and its Sheriff hereinafter referred to as the "COUNTY", and "SHERIFF" as first parties, and the Town of STARKEY, hereinafter referred to as the "TOWN", second patty, both COUNTY and TOWN being municipal corporations located within New York State.

1) This Inter-Municipal Agreement shall commence on JANUARY 1, 2026 and shall terminate DECEMBER 31, 2026.
2) The COUNTY, SHERIFF, and the TOWN mutually acknowledge as follows:
   (a) That the COUNTY, and SHERIFF, are the co-employers of Animal (Dog) Control employees; the present employees are appointed by the SHERIFF, wherein the title is Animal Control Officer, and which position is hereinafter referred to as "ACO."
   (b) That the COUNTY, and SHERIFF, is leasing a building located in the County of Yates from the Humane Society of Yates County, Inc. located in the Town Benton being used as the County Dog Pound, with additional services of a crematorium, hereinafter referred to as the "POUND".
   (c) That this Agreement is made under the provisions of the revised A1ticle 7 of the New York State Agricultural and Markets Law (NYSAML), and any reference herein to "Sections" shall mean sections of such law unless otherwise clearly indicated.
   (d) That the TOWN is not the employer of the ACO, and it is the purpose of this Agreement that the COUNTY, and SHERIFF, provide to the TOWN the dog control services of the ACO, as hereinafter indicated.
3) In consideration of the mutual promises hereinafter made the COUNTY, SHERIFF, and the TOWN agrees that the ACO shall perform the following services in respect to animal and dog control within the TOWN:
   (a) Shall seize any dog which is not identified, and which is not on the owner's premises.
   (b) Shall seize any dog which is not licensed.
   (c) Shall enforce the provisions of Section 121 (NYSAML) in respect to dangerous dogs and animals.
   (d) Shall enforce, investigate and do reports on other applicable and appropriate provisions in the (NYSAML) associated with animal and dog control, incidents, and related services.
   (e) Whenever the COUNTY shall make an Order under Section 122 in respect to the protection of deer or under Section 123 in respect to night quarantine, or under both of said sections, the SHERIFF shall require the ACO to enforce the COUNTY order within the TOWN.
   (t) The TOWN shall pay to the COUNTY for the services to be rendered by the ACO an amount of money based upon the number and type of dog licenses issued by the TOWN in accordance with the

revised A11icle 7 of the (NYSAML). See Sub (p) herein regarding distribution of dog fees.

(g) The COUNTY and SHERIFF agree that, without additional charge to the TOWN, the COUNTY, and SHERIFF will provide the POUND facilities in respect to the impoundment of dogs seized by the ACO under the services, above described, to be rendered by the ACO. The TOWN agrees that all impoundment fees provided for under A11icle 7 of the NYS Agriculture and Market Law may be collected by the ACO as directed by the SHERIFF, and such fees shall become the property of the COUNTY.

(h) The COUNTY, and SHERIFF agree that the services by the ACO under this agreement shall include the obligation of the ACO under (NYSAML) Section 119 and Section 120, together with all bail forfeitures, fees and fines connected therewith, shall be paid to the COUNTY via the Office of Treasurer as part of the consideration of this agreement.

(i) The COUNTY agrees that all monies received by the COUNTY under provisions of this Agreement shall be revenue used only for expenses connected with the ACO controlling animals and impounding dogs as directed by the SHERIFF, and the enforcement of Article 7 of the (NYSAML).

(j) If, in addition to the services of the ACO to be provided by the COUNTY and SHERIFF to the TOWN as before described, and shall there be any additional services in respect to animal and dog control to be provided by the COUNTY, and SHERIFF to the TOWN, the provisions describing such services and providing for the payment therefore by the TOWN to the COUNTY shall be set forth at the time the services are rendered by amending this agreement with a "Schedule A" which shall be attached hereto, and become a part hereof as if fully set forth herein.

(k) If there should be a vacancy in the position of ACO, then the SHERIFF agrees to use his office best efforts to fill such position promptly. However, if the SHERIFF is unable to fill such position within 60 days immediately following the occurrence of the vacancy, then the TOWN may, at its option, by giving written notice to the COUNTY and SHERIFF terminate this agreement at any time that the position of ACO is vacant for more than 60 continuous days. If the TOWN should exercise the option to terminate this agreement, the TOWN shall not be entitled to any refund of any monies previously paid by the TOWN to the COUNTY.

(l) It is mutually agreed that the COUNTY will not administer a dog licensing program and that the TOWN will establish dog licensing related fees and issue identification tags and the COUNTY will not submit a plan to the NYS Animal Population Control Program and that this is a TOWN obligation and assessment responsibility.

(m) It is mutually agreed by the COUNTY, SHERIFF, and the TOWN that the ACO is an employee of the SHERIFF and COUNTY, and not of the TOWN.

(n) The TOWN agrees to make available to the ACO, or other SHERIFF employee performing ACO duties at reasonable times, such TOWN records as may be necessary for identification of dogs for the ACO to examine in providing the services under this agreement.

(o) The TOWN agrees to distribute dog related license fees and surcharges pursuant to Section 110 and 117A of (NYSAML) consistent with the established TOWN local law for dog control purposes and fees are submitted to the COUNTY of Yates Treasurer or other appropriate entity wherein 50% of the statutory dog licensing fees including purebred fees established by the TOWN are submitted to the COUNTY for dog control ACO services as outlined in this agreement. At a minimum the established licensing fee must be at least $5.00 more for an unspayed dog than the fee established for the spayed dog. Licensing surcharge fees collected are dispersed by the TOWN at minimum a $1.00 assessment on licenses for altered dogs and at minimum a $3.00 assessment on unaltered dogs to the administrative entity chosen by the state to administer the New York State Animal Population Control Program understanding that the TOWN may establish additional surcharges to cover cost of dog enumeration and identification tags, and such surcharges become the property of the TOWN.

4) IN WITNESS WHEREOF, by Resolution of the County Legislature the COUNTY has directed this Agreement to be executed by its Chairperson and Sheriff and by Resolution of the Town Board the Town has directed this Inter-Municipal Agreement to be executed by its supervisor as of the date written opposite their signatures.

Ayes: George Lawson, John Socha, Julie Dunkelberger, Jeremy Hall Caryl Sutterby Noes: None
Abstentions: None Absent: none **Appr: 5-0**

Resolution No. 42-2025
Motion by: Jeremy Hall, councilperson Seconded by: Caryl Sutterby, councilperson

RESOLUTION OF THE TOWN BOARD OF THE TOWN OF STARKEY, YATES COUNTY, NEW YORK, DETERMINATION OF SIGNIFICANCE – LOCAL LAW NO. 1 OF 2026 (Solar Law)

WHEREAS, the Town of Starkey Town Board, hereinafter referred to as Town Board, has determined proposed Local Law No. 1 of 2026 to be a Type 1 Action under the State Environmental Quality Review (SEQR) Regulations, and,

WHEREAS, the Town Board has reviewed and accepted the Environmental Record prepared on said action, and

WHEREAS, the Town Board has considered the potential impacts associated with said action.

NOW, THEREFORE, BE IT RESOLVED THAT the Town Board makes this Determination of Non-Significance based upon: the Long Environmental Assessment Form prepared for this action, Town Board Public Hearing Record on said action; and, the Environmental Record prepared on said action.

BE IT FURTHER RESOLVED THAT, the Town Board makes this Determination of Non-Significance based on the following reasons supporting this determination:

1. The Town Board considered the action as defined in subdivisions 617.2(b) and 617.3(g) of Part 617 of the SEQR Regulations; and,
2. The Town Board did review the EAF, the criteria contained in subdivision (c) of 617.7 and other supporting information to identify the relevant areas of environmental concern; and,
3. The Town Board did thoroughly analyze the identified relevant areas of environmental concern to determine if the action may have significant adverse impact on the environment; and
4. The Town Board did set forth its determination of significance in written form containing a reasoned elaboration and providing reference to all supporting documentation.

I, Candace Iszard, Town Clerk of the Town of Starkey do hereby certify that the aforementioned resolution was adopted by the Town Board of the Town of Starkey on November 13, 2025, by the following vote:

	Aye	**Nay**	
George Lawson	X_____	_____	
Caryl Sutterby	X_____	_____	
Jeremy Hall	X _____	_____	
John Socha	X _____	_____	
Julie Dunkelberger	X_____	_____	**Appr: 5-0**

RESOLUTION NO. 43- 2025

Motion by: George Lawson, councilperson Seconded by: Julie Dunkelberger, councilperson

RESOLUTION AUTHORIZING SCHEDULING OF PUBLIC HEARING FOR A PROPOSED LOCAL LAW ENTITLED "SOLAR ENERGY LOCAL LAW"

WHEREAS, the Town Board of the Town of Starkey, after due deliberation, finds it in the best interests of the Town to schedule a public hearing to solicit public comment upon a proposed Local Law entitled "Solar Energy Local Law"; and

WHEREAS, the Town Board of the Town of Starkey has reviewed the draft of the aforementioned proposed Local Law attached hereto as Exhibit "1" and deems it in the best interests of the Town of Starkey to proceed in accordance with the Code of the Town of Starkey and the Laws of the State of New York in adopting said Local Law.

NOW, THEREFORE, **BE IT RESOLVED**, that the Town Clerk be, and she hereby is, directed to schedule a public hearing to be held on January 8, 2026, at 7:00 p.m. at the Starkey Town Hall, 40 Seneca Street, Dundee, New York; and be it further

RESOLVED, that the Town Clerk, be and hereby is, authorized to forward to the official newspaper of the Town a Notice of Public Hearing in the form substantially the same as that attached hereto as Exhibit "2"; and be it further

RESOLVED, that the Town Clerk be, and she hereby is, directed to post a copy of the proposed Local Law on the Town of Starkey sign board and take any and all other necessary actions to properly bring the aforementioned Local Law before the Town Board of the Town of Starkey for its consideration.

I, Candace Iszard, Town Clerk of the Town of Starkey do hereby certify that the aforementioned resolution was adopted by the Town Board of the Town of Starkey on November 13, 2025 by the following vote:

	Aye	**Nay**
George Lawson	X_____	_____
Caryl Sutterby	X_____	_____
Jeremy Hall	X_____	_____
Julie Dunkelberger	X_____	_____
John Socha	X_____	_____

RESOLUTION NO. 44- 2025 RESOLUTION ACCEPTING 2025 TAX AUDIT

final

Motion By: John Socha Seconded By: Caryl Sutterby

WHEREAS, the Town Board is required to annually audit, or cause to be audited, the books and records of the Town Tax Collector/Receiver of Taxes to ensure financial accuracy and accountability; and

WHEREAS, Town Supervisor George Lawson has conducted a comprehensive audit of the tax records for the fiscal year 2025; and

WHEREAS, Supervisor Lawson has reported his findings to the Town Board, indicating that the records have been examined, the cash has been reconciled, and the books are in proper order;

NOW, THEREFORE, BE IT RESOLVED, that the Town Board hereby accepts and approves the 2025 Tax Audit as conducted and presented by Town Supervisor George Lawson; and

BE IT FURTHER RESOLVED, that the results of this audit be entered into the official minutes of this meeting and filed with the Town Clerk.

The question of the adoption of the foregoing resolution was duly put to a vote.
The resolution was thereupon declared duly adopted.

Ayes: George Lawson, John Socha, Julie Dunkelberger, Jeremy Hall Caryl Sutterby
Noes: None
Abstentions: None Absent: none **Appr: 5-0**

RESOLUTION NO. 45- 2025 Adopting the 2026 Budget

Motion By Jeremy Hall Seconded By: Julie Dunkelberger

WHEREAS, the Town Board of the Town of Starkey, New York, has met and reviewed the Tentative Budget for the fiscal year beginning January 1, 2026; and

WHEREAS, the Town Board accepted said Tentative Budget as the Preliminary Budget for 2026; and

WHEREAS, a public hearing was duly held on November 13, 2025, at the Town Hall, at which time all persons desiring to be heard were heard regarding the Preliminary Budget; and

WHEREAS, the Town Board has reviewed all comments and proposed changes and has determined that the Preliminary Budget as submitted reflects the needs of the Town;

NOW, THEREFORE, BE IT RESOLVED, that the Preliminary Budget for the fiscal year 2026, as set forth and filed, is hereby adopted as the Annual Budget of the Town of Starkey for the fiscal year commencing January 1, 2026; and

BE IT FURTHER RESOLVED, that the several amounts specified in such budget as adopted be and they hereby are appropriated for the objects and purposes specified in the respective funds; and

BE IT FURTHER RESOLVED, that the Town Clerk is directed to enter this Annual Budget into the minutes of the Town Board and file a certified copy with the County Legislature and the Office of Real Property as required by law.

The question of the adoption of the foregoing resolution was duly put to a vote which resulted as follows:

Ayes: George Lawson, John Socha, Julie Dunkelberger, Jeremy Hall Caryl Sutterby
Noes: None
Abstentions: None Absent: none **Appr: 5-0**

The resolution was thereupon declared duly adopted.

RESOLUTION NO. 46- 2025 Adopting the 2026 Fire Contract

Motion By: Caryl Sutterby Seconded By: Jeremy Hall

WHEREAS, a resolution was duly adopted by the Town Board of the Town of Starkey for a public hearing to be held by said Town Board on November 13, 2025, to hear all interested parties on the 2026 Fire Contract; and

WHEREAS, notice of said public hearing was duly advertised in the official newspaper of the Town of Starkey and other notices required by law were properly served, posted, or given; and

WHEREAS, said public hearing was duly held on November 13, 2025, and all parties in attendance were permitted an opportunity to speak;

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Starkey hereby adopts said Fire Contract with the Village of Dundee for the year 2026 in the amount of **250,864**; and

RESOLVED, that the Supervisor is authorized to execute said contract.

Ayes: George Lawson, John Socha, Julie Dunkelberger, Jeremy Hall Caryl Sutterby
Noes: None
Abstentions: None Absent: none **Appr: 5-0**

Public Comment-

- Caryl would like the Highway department to look into “Paint Care” for the disposal of unused paint.

Enter Executive Session
On a motion by George Lawson, Supervisor and seconded by Julie Dunkelberger, councilperson, the Town Board entered the executive session at 7:08 PM to discuss a medical, financial, credit or employment history of a particular person(s), or corporation or relating to appointment, promotion, demotion, discipline or removal.

On a motion made by Caryl Sutterby, councilperson seconded by George Lawson, supervisor.
Close Executive Session at 7:21 PM.

The minutes of this meeting will be offered for approval at the next regular Town Board meeting, December 11, 2025, at 6:30 PM. The meeting was adjourned at 7:22 PM by George Lawson.



Candace J. Iszard, Starkey Town Clerk

Final