

Town Board Meeting held April 10, 2023 at 6:00 P.M. at the Town Hall in Schroon Lake N.Y.

**Present:**

**Town Supervisor:** Meg Wood

**Councilperson:** Richard Gero, Lynn Donaldson, Leanna Welch and Ethan Thompson

**Town Clerk:** Patricia Savarie

**Deputy Town Clerk:** Erica Hedden

**Also Present:** Albert May, Fran Mahler, Skip Mahler, Brian Ritchinig, Keith Koslov

Supervisor Wood called the meeting to order at 6:00 P.M. with the pledge to the flag.

**Public Participation:**

Keith Koslov stated he was asking for permission to have a small rowboat with a Christmas tree located somewhere off the shore near town, location to be determined. I was inspired by Christmas decorations I have seen in Connecticut in small row boats with battery operated Christmas trees, it was just beautiful and incredibly festive. I would love to do this for the town, but I don't know what sort of permissions I would need. I would like it to be somewhere visible, I don't need any thing from the town, I have everything I need to make this happen, I just need permission from the town. It's so charming, I think everyone will love it. I have some photos that I can show the board.

Supervisor Wood requested a proposal from Keith Koslov regarding his request, so that it may be shared and presented to building and grounds department as well as the chamber of commerce and go from there.

The class of 2025 presented their Golf Tournament proposal.

The class of 2025 had so much fun last year at our golf tournament that we would love to do it again. We are looking at the date of June 3<sup>rd</sup> with a rain date of June 4<sup>th</sup>, and an alternative date of June 10<sup>th</sup>. This was a great opportunity for us last year as we were able to raise 4,000\$ as a class. Our class is very involved, as well as our parents and we are committed to making this a success. We would like to keep a similar format from last year. Set up 7A.M. – Registration at 8A.M and then Start at 8: 30A.M. Lunch will be included in the registration fee. We would like to stay with the 10\$ registration fee and 10\$ cart fee. Thank you for your time and consideration.

**Resolution# 77 Approve Minutes**

Spelling correction of the word 'consistent' on third page from the end, and a repeating word on the same page.

Councilwoman Welch moved a resolution to approve the minutes of March 13, 2023, seconded by Councilman Gero; Carried

**Resolution # 78 Approve Vouchers**

Councilman Gero moved a resolution to pay the bills as reviewed, seconded by Councilwoman Welch, carried.

General Fund \$ 41,361.05 Sewer \$22,600.56 Water \$5,193.54 Highway \$26,584.84

**Resolution #79 Approve SLCS Class of 2025 Golf Tournament**

Councilman Gero moved a resolution to approve the Schroon Lake Central School Class of 2025 to hold a Golf Tournament at the Town Golf Course on Saturday June 3rd, 2023 or rain date of June 4th, 2023, with an alternative date of June 10<sup>th</sup>. Fees to be paid to the Town Of Schroon will be \$10.00 per person to play and \$10.00 per person for cart fees with a limit of two persons per cart, seconded by Councilwoman Welch; carried.

**Resolution #80 Approve Zoning, Building, Codes 1st Quarterly 2023 Report**

Councilman Thompson moved a resolution to approve Zoning, Building and codes 1<sup>st</sup> quarter 2023 report, seconded by Councilwoman Donaldson; carried.

**Resolution #81 Approve Water Department to Replace Generator Control System**

The handout is from Milton CAT, the cost is 38,161\$ to replace the control system. I have a note from Chris that a new generator is 125,000\$. Everything else is apparently fine with the generator. Discussion between councilmembers regarding budgets and planning.

Supervisor Wood states: the department knew this was coming down the pike. They had a thorough inspection of the generator done to make sure.

Councilman Thompson asked do we have to go through CAT, normally on something this big we go out to bid. Brian Ritching responded I do believe when we go with an outside firm if there ever is a problem, since it is a CAT generator, it will be serviced by CAT, and CAT's technicians. This is such a vital piece of equipment; we must make sure it is upkept and maintained.

Councilman Thompson moved a resolution to Approve Water Department to Replace Generator Control System in the amount of \$38,161.00 to come out of the Water Department Budget, seconded by Councilwoman Donaldson; carried.

**Resolution #82 Approve Rental of a Generator for Water Department**

Supervisor Wood states that the water department deems it necessary to rent a generator while the main generator is out of commission. The cost of that is \$3,472.50 for a 7-day rental. Councilwoman Welch moved a resolution to approve Rental of a Generator for Water Department the cost will be \$3,472.50 for 7 days, seconded by Councilwoman Donaldson; carried.

**Resolution #83 Approve Hourly Rate for Board Assessment Review**

Councilman Thompson moved a resolution to approve the hourly rate of \$20.00 an hour effective April 10,2023 for the Chairperson of the Board of Assessment Review, seconded by Councilwoman Welch; carried.

**Resolution #84 Approve Authorizing Settlement of Property Assessment Case**

**RESOLUTION #84 AUTHORIZING SETTLEMENT OF  
PROPERTY ASSESSMENT CASE  
FILED BY STEVEN GOSSELIN**

**RESOLUTION NO.: 84 April 10, 2023**

**INTRODUCED BY: Supervisor Wood**

**WHO MOVED ITS ADOPTION**

**SECONDED BY: Councilman Gero**

WHEREAS, Steven Gosselin (“Petitioner”), filed an Article 7 Real Property Assessment Review case against the Town challenging the 2022 assessment on real property located on Whits End Way and identified as Tax Map Parcel #136.4-2-4.230; and  
WHEREAS, it appears to be in the best interests of the Town to avoid the significant costs that would result if the litigation continues and goes to trial; and

NOW, THEREFORE, BE IT

RESOLVED, that the Town Board hereby approves the proposed settlement of the tax assessment case filed by Steven Gosselin for assessment year 2022 as follows:

1. The assessment shall be reduced from \$269,800 to \$175,000:
2. Refunds shall be paid for any excess taxes that have been paid based upon the unreduced 2022 assessment; and
3. Section 727 of the Real Property Tax Law will apply, fixing the assessment for Tax Map Parcel #136.4-2-4.230 at \$175,000 for the 2023, 2024 and 2025 assessment

rolls unless the property is further improved or the assessment is subject to some other exception under Section 727; and

BE IT FURTHER, RESOLVED, that unless otherwise ordered by the Court, refunds based upon the assessment reductions shall be paid without interest provided they are paid within ninety (90) days after Petitioner serves a copy of the filed Court Order approving the settlement on the Town together with a Demand for Payment; and

BE IT FURTHER, RESOLVED, that approval of this Settlement Agreement is contingent upon Town Counsel's review and approval of the Stipulation of Settlement and Order; and

BE IT FURTHER, RESOLVED, that the Town Board further authorizes and directs the Town Supervisor, Chairperson of the Board of Assessors, the Town Clerk and/or Town Counsel to execute settlement documents and take any additional steps necessary to effectuate the proposed settlement in accordance with the terms of this Resolution; and

BE IT FURTHER, RESOLVED, this Resolution ratifies Resolution #157 of 2022 as amended herein.

Duly adopted this 10th day of April, 2023, by the following vote:

AYES : 5

NOES : 0

ABSENT: 0

### **Resolution #85 Opposing the Passage of Conservation Subdivision Design Bill A04608 and**

#### **Corresponding Senate Bill**

#### RESOLUTION OPPOSING THE PASSAGE OF CONSERVATION SUBDIVISION DESIGN BILL A04608 AND CORRESPONDING SENATE BILL

The following resolution was offered by Supervisor Wood, who moved its adoption.

WHEREAS, the Adirondack Park Agency adopted a Large Subdivision Permit Application that incorporated many of the action items in the Conservation Subdivision Design Bill; and

WHEREAS, implementation of the Adirondack Park Agency Large Subdivision Permit, is possibly more protective of the Environment than the Conservation Subdivision Design allows for; and

WHEREAS, Conservation Design laws are seldom mandatory, and are a tool to keep open space in urban areas; and

WHEREAS, the State of New York as of March 20, 2018, owned 2,505,802 or 44.6 percent of the Adirondack Park in fee, the State as of November 12, 2018, also owns 785,434 acres of Conservation Easements, where development and subdivision rights have been extinguished; and

WHEREAS, this means there are more than 3.3 million acres of a 5.9 million acre Adirondack Park that will never be developed or subdivided; and

WHEREAS, of the remaining 2.6 million acres of private land, existing development, roads, lakes, rivers, streams, steep slopes, wetlands and high elevations are not suitable for development; and

WHEREAS, the proposed legislation would amend the existing Adirondack Park Agency Act which has been in effect for 50 years; and

WHEREAS, the proposed legislation is overly broad and vaguely worded giving too much authority to the Adirondack Park Agency in its rule-making capacity and regulatory authority to establish its own regulations supplementing and interpreting this law; and

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WHEREAS, this law will effect property with acreage as low as 3.2 acres and mandates private property owners to incur excessive and unduly burdensome financial expenses to hire consultants to complete ecological evaluations, assessments and concept plans and will also add significant time to proposed developments; and

WHEREAS, the Adirondack Park Agency, without any conditions or parameters outlined in the law, will be charged with undertaking site evaluations and the authority to propose additional conditions vaguely allowed in the law incident to the development of property and ecological issues; and

WHEREAS, this proposed law would eliminate the potential for development on certain lands and would prevent development on certain lands which currently is allowed and is adequately protected under the existing rubric of the Adirondack Park Agency, is an attempt to further preclude residents and owners of real property in the Adirondack Park from developing their properties and will further result in severe economic hardship, loss of revenue and commerce within an area already plagued by substantial economic stressors; and

WHEREAS, the current Adirondack Park Agency law and its rules and regulations fully protect and regulate these lands and this new law is a “taking”, without compensation and is unfair as it only addresses the Adirondack Park and does not address any other wilderness, open space or other protected areas throughout the state:

WHEREAS, the proposed Bill places an additional burden on property owners within the Adirondack Park which is not necessary to protect the environment and ecological systems and is not beneficial to the well being of the Adirondack Park and its residents.

BE IT RESOLVED, that the Town of Schroon Town Board does not approve of the proposed Bill; and

BE IT FURTHER RESOLVED, that the Town of Schroon Town Board does hereby call upon the local government to stand together, individually and through our associations to insist that the Conservation Subdivision Design Bill A04608 be withdrawn; and

BE IT FURTHER RESOLVED, that copies of this resolution be forwarded to:

Governor Kathy Hochul, Senate Majority Leader, Senator Daniel Stec, Assembly Speaker, Assemblyman Billy Jones, Assemblyman Matthew Simpson, Association of Adirondack Towns and Villages and Chairpersons of Encon Committee, Senator Harckham and Assemblywoman Glick.

This resolution was unanimously seconded and duly adopted

#### **Resolution #86 Approve Employee Handbook Changes**

Supervisor Wood stated the proposed changes were sent to Public Sector; they made the changes that we requested. They were all very small changes. I think the major change that people might be interested in is vacation time cannot be carried over to the coming year.

Councilwoman Welch and I went through it page for page last week. Public sector also inserted the prohibition of using marijuana in the workplace, they added that as an addition to all the alcohol restrictions. When we have the new book, we will have the county print it, everyone will be getting a new book, and everyone will be signing that they have the new book. We did find that mostly our policies were fine, but it was the procedures in which they are carried out or enforced that needed tightening up.

Councilwoman Gero moved a resolution to approve the Town Employee Handbook with all the updates; seconded by Councilwoman Donaldson; carried.

#### **Resolution #87 Approve New Vendor Fees**

Councilwoman Welch moved a resolution to Approve New Vendor Fees, seconded by Supervisor Wood; carried.

Amend Local Law#1 of 1977

**Regulation of Hawkers, Peddlers and Solicitors Law**

**SECTION 5. FEES**

- a.) A fee shall be paid before the license is issued. The applicable fee shall be
  - \$25 for one specified day;
  - \$50 for one specified week;
  - \$100 for six months from the issue date of permit.For the calendar year and thereafter as may be established by a Resolution of the Town Board and set forth in the fee schedule.

**Resolution # 88 Cleaning Contract for Town Hall**

Supervisor Wood stated, we currently have a cleaning contract with North Country Janitorial. North Country Janitorial is no longer able to cover our area due to staffing issues after April. We have been in contact with Maria Christina Dziamba and she is willing to start in May, cleaning for us. She is less than half the cost of North Country Janitorial, at a rate of \$1,225 a month, which includes her tools, supplies and insurance. Maria is willing to work with us, she would like us to tell her when we want more things or less things done besides what is on the agreed upon schedule.

Councilwoman Welch moved a resolution to approve the Cleaning Contract for the Town Hall from Maria Christina Dziamba in the amount of \$1,225.00 per month starting May 1, 2023; seconded by Councilman Gero; carried.

**Resolution # 89 Advertise for Beach Concession**

Supervisor Wood stated, we did advertise but have not had any responses. I did contact a gentleman who called us earlier in the year, but I have been unable to reach him. We may need to re advertise, maybe we need to change the ad a little as to what we expect. Should we put it out to bid but advertise it with a flat fee? We are open to suggestions. Personally, I think it's more important to have a concession then the 800\$, that's my personal thought, I don't think we should give it away, but I think it's very important that we find someone. I spoke to Sue Palisano and she said that should would let all her food truck vendors know, maybe that would stir up some inquires. If you want to change the ad let me know before we put it in the paper.

Councilwoman Welch moved a resolution to Advertise for Beach Concession; seconded by Councilman Gero; carried.

**Discussion on AT&T Contract**

Supervisor Wood stated, I am halfway through an email with AT&T subsidiary Black Dot, giving him, Ralph, another set of negotiations that we are sticking to our guns. I will finish that with the information I have from our town lawyers and get that off to them.

### **Board Comments**

Supervisor Wood stated, Emails are going around between EFC, DEC and EDR. It looks like the 19<sup>th</sup> of April, is with the EFC person, Danial Alt can come here. They wanted to do a zoom, but I asked for an in-person visit. DEC has been hard to get a hold of to coordinate a visit, but we were thinking April 19<sup>th</sup> at 1 P.M. This is an informational meeting, nothing official so it is open for anyone to come.

Supervisor Wood stated, The Schroon Lake Crafters, the Adirondack artisan crafters have had their event set up by the veterans' memorial park on Thursdays during the summers. This was historically organized by a resident of Schroon Lake. There was never a fee charged for this because it was run by a local. The responsibility and organization of this has been turned over to Birdie Bolton, who is a resident of Queensbury, so now it is not being run by someone who is a resident of the town. I know that the Chamber of Commerce covered the insurance for these events, because it was run by a local. I want to get in touch with the Chamber of Commerce to find out if that will continue. We also need to get in touch with Birdie Bolton to make sure that she knows that she needs a certificate of insurance and a permit. This is something that we will work on, to ensure that everyone knows what needs to be done so we can continue to have these events at the park.

Supervisor Wood stated, Also Thursdays does not seem like it's turning out to be good day to have our second meeting. This is another month where Thursday 27<sup>th</sup> we would have our second meeting at 8:30A.M. but that's also the PA local government day in Saranac Lake. We are only going to have one or two more of these meeting before summer starts. I just think for next year we should reconsider the day. For this month, should we move it to Wednesday the 26<sup>th</sup>?

Council members all in favor of change.

Supervisor Wood stated, we are conducting interviews for the position from building and grounds. Once we get those in, then we will have a recommendation at the next meeting.

Councilman Gero stated; I think we really need to start thinking about replacing Chris Stones position after she retires, how are we going to handle that. We need to figure out exactly what we need and what requirements we want. We need to plan this out so that they can train with Chris as well.

Supervisor Wood stated, I have talked to Chris, and we need to have a sit down meeting with her to redefine the job descriptions so that they accurately portray what we need from this position. Our current job description needs to be improved upon. If we move forward with replacing her with two people, then one will need to be civil service with an accounting degree and the other will be clerk to the supervisor.

Councilman Gero stated; I had an idea to connect with other local agencies, like the school or other town that may be hiring or combining positions. If someone's position is being combined, like a school merger for example, to make sure they are aware of our position opening. I think this might provide us with some applicants who were already in a similar field or had similar role that would be beneficial to the town. Of course, we want to hire locally, that's preferable but at the end of the day, we need to hire for these positions, they can't be left vacant.

Supervisor Wood stated, I agree, this last round of hiring we have had people apply from, Chestertown, Pottersville, Brant Lake, and North Hudson. It is our policy to hire locally if we can, but we re not bound by that.

Supervisor Wood made a motion to adjourn at 6:45 P.M., seconded by Councilman Gero; carried.

I, Erica D. Hedden, do hereby certify the foregoing to be a true and correct transcript from the minutes now on file in my office and of the whole such original minutes.

Dated: April 17, 2023 \_\_\_\_\_ Town Clerk