

Present:

Town Supervisor: Meg Wood

Councilpersons: Richard Gero, Steve Miller, Lynn Donaldson and Leanne Welch

Town Clerk: Erica Hedden

Chief Wastewater: Brian Ritchings

Highway Superintendent: Joe Flores

Also Present: Kristine Tribou, Bill Tribou, Neil Chippendale, Fran Mahler, Skip Mahler, James Phibbs, Clarah Phibbs, Gail Simon Cass, Steven Cass, Jelane Kennedy, Eileen McFarren, Sandra Smith, Lori Decker, Steven Neader, Mary Neader, Todd Mitchell, Kim Mitchell, Roger Friedman, John Fear, Joel Friedman, Joe Steiniger, Scott Ireland, Sally Deliberato, Glen Repko, Larry Reid, John Mousaw, Carl Rambow, David Williams, Ruzanne Behrens, Albert May, Eric Leclair

Supervisor Wood called the presentation to order at 5:30 P.M. with a salute to the Flag.

Kevin Kavanaugh presentation on a Housing Project:

Kevin Kavanaugh stated: Hello everyone my name is Kevin Kavanaugh, I am here to make a proposal. Also, Megan and Caitlyn from Adirondack Roots, as a nonprofit partner, we also have Jack Inglese from Inglese Engineering. The overview, Blue Line, which is me and Roots, we are proposing that in the grassy area of the Tops lot, a 3 story 23-unit apartment on town water and sewer. Just a little bit about what would be offered, washer and dryer hookups, on site parking, central a/c, free Wi-Fi, stainless steel appliances. The building will be secured with an access card. Community room and outdoor play area or playground, as well as space for an on-site superintendent who will split time between here and Port Henry. As we all know there is a lack of housing here. The average home for sale or rent is not available for the average resident. There is always a little bit of misinformation that gets through around rent. First, we can start with the facts, Schroon as of 2023 census the medium household income is \$66,000. Essex County is slightly higher at \$70,000. I showed the rent stratifications. The way they work is, you qualify for your maximum income at 50 % of AMI, AMI stands for Area Medium Income. If you were a family of 3 earning 38,850 or less, you would qualify for a 2 bedroom. If you happen to earn 62,000 or less as a three-person family, you would qualify for the same 2 bedroom but it would cost you more. This is based on 30% of the income for that band. The building will be mostly 2 bedrooms and 1 bedroom, and just a couple three bedrooms. I hired a market analyst to go out and look into what the needs are, what this town would need the most of and surprisingly it was 1- and 2-bedroom apartments. A little bit about how a resident will qualify, it's driven by your household income. What we would do is verify the assets of the applicant, as well as the criminal background. For example, we would look for no felonies in the last 5 years or so. We will be landlord tenant reference checks. The last thing, anyone 18 or older will be placed on the lease and their income will count towards the household income. I looked at a number of sites in town over the last few years. The Tops site, while not popular with everyone in town, actually meets the criteria in the Comprehensive plan, it's in the hamlet, it's in the water and sewer districts and it would create more density in the center of town. This is innovative, this is the first time a set up like this has been proposed in NY. One of the issues facing rural housing is that it has trouble attracting some of the larger pots of money that are available for these projects. I have written authorization from the state, that I can take two sites, Schroon and Port Henry and combine them into one financial application. What that does is it allows us to access the best pot of money. The other thing I wanted to mention is that a common misconception is that this is "Section 8 housing" that is not what this is. LHTC, this is privately owned, public housing is usually owned by the housing authority, and they have certain requirements that we do not.

Jack Inglese stated: we are a full-service engineering firm. We are based in NJ but we have projects all over that area. The bulk of our work is affordable housing. This is an initial diagram of what we think we can do on this lot. Obviously, the building, the parking lot, driveway with a playground out back. The lines on this map are the property lines as well as the easement for the sanitary sewer line. We have also included some landscaping with trees to provide some sort of buffer, for seeing in and out. We could move this driveway as well, we could move it close to Tops, to help alleviate some traffic congestion.

Kevin Kavanaugh stated: next I want to introduce Megan Murphy from Adirondack Roots.

Diane Murphy stated; Hello everyone I work with Adirondack Roots, based in Elizabethtown, we work with Clinton, Hamilton, and Essex. We work with both renters and homeowners. I am going to talk to you more about the Port Henry project. First, I will tell you a little back ground about our organization. We are a rural preservation-oriented organization since 1981. We do a lot in housing rehabilitation; mobile home replacement and we are actually replacing a mobile home in Schroon Lake right now. We are a HUD certified counseling agency. We will work with individuals to help them through learning the home buying process. We also have a foreclosure counselor. She can work with individuals; there is no grant money involved with this but we work with the banks to help work out arrangements so people can stay housed or help them arrange a way out of their home without a foreclosure going on their credit score. We are here today to talk about the Lee House Property. That is on Main Street in Port Henry and we also own the Bell Store. The Lee house was built in 1874 as a hotel. The County and the Town talked to us about taking it over and we did. We renovated it for low income, disabled and elderly, there are 25 apartments in there. The Bell Store is not in what we can “affordability”; it is a market rate building. There is commercial and apartments in the Bell House. These two buildings are historical so any renovations to the front of the building have to go through the Historical requirements of NYS. The Lee House is in a different program; it’s in a USDA Rural Development 515 program. The way that our mortgage is structured, we are to serve very low income. We do have a waiting list, but the way it works is when we have an opening, we do not service the next in line, we service the next lowest income applicant. These 25 units are already rented out. These 25 families that are there or individuals are in the lowest income band. So, the lowest income families/ individuals in the surrounding area, are already housed at the Lee House. That means, essentially the people that come into the Schroon project, would be higher income individuals. We have already taken on the lowest income bands. For us it is super exciting to be able to pair with Kevin, to create this joint venture and to be a model to serve for NY state. LHTC programs are usually in larger population areas, so the State is very excited that this type of project may be going into a smaller rural area, and this would serve as model for the rest of the state. To create more quality rental housing in rural areas. I can tell you we get calls every day, people looking for housing.

Kevin Kavanaugh stated: we can open up the floor for questions.

Bill Tribou stated: I live directly across the street from the proposed project. MY wife was born and grew up in that house. We have no problem with the need for housing; there is a need. We have no problem with the character or the kind of people that this project would draw in. we have a huge problem and I speak for many here today when I say “we”. We have a huge problem with the size, scale and scope of this project. Looking back at the drawing, most of that field is going to be building or black top. There is not going to be much of anything there. Let me tell you a little bit about our neighborhood there. We have 17 single-family owner-occupied houses. It’s a quiet neighborhood, not a lot of traffic. In that 17 houses we have roughly 30 residences. Now we are told a three story, which violates our zoning laws by the way, a three-story huge side to side building is going to go up on that lot and a 33-space parking lot. There are enough bedrooms in the proposal to house 84 people at 2 people per bedroom. 23 units, I do not believe it will be what Kevin said at 1.4 cars per unit, I think it will be more like 45 cars in that parking lot or the street. We have a concern. This project going in is going to destroy the essential characteristic of our neighborhood. We are not against work force housing. We would love to have 2 or 3 modular homes on that lot. A potential of 84 people, 42 bedrooms in those 23 units, I think we all agree its too big, too intrusive and too invasive. We have a real concern and we will try to stop it.

John Mousaw stated: I live just around the corner from Brookfield Ave. If I am not mistaken you presented this idea several years ago at a rural task force meeting, I pulled a quote from the minutes regarding the fact that you’re targeting the higher income portion of people that would be eligible for this type of housing.” To sort a poverty area in terms of income and those tenants would benefit from the vouchers” I am going to play the snob part here, I understand there is a need for housing. I spoke to a lot of people and I know that is the consensus here. When we start talking about the poverty level and these people end up in those units. That does attract a certain crowd. It could be people who are struggling for money, there are crime statistics that show some times these projects bring in a bad element. One of the things that people love about Schroon Lake is that you can leave your door unlocked here, we have a safe community. I do not want that to change. We enjoy a high quality of life here. One of the aspects of the plan is to bolster the tourism of the town, that’s not what this is. Having a poverty level residences smack dab in the middle of town is not congruent with the other objectives of our plan.

Kevin Kavanaugh stated: I just want to make on statement. The lowest of the low-income band are already in Port Henry. These are by in large people that already live here.

Eric LeClair stated: to me it reminds me of a hotel, in Glens Falls. A house to me, is not an apartment. What you just showed us, its three stories high. It makes no sense. Why would you want to put a place like that in? You can ask everyone in the neighborhood and they will all say “no”, I could be wrong but it would at least be 90% of the neighborhood. We don’t want Schroon Lake to be Saratoga or Glens Falls, and that’s what that looks like. We are not the city, we are rural, we want to be rural. It seems like there are better places.

Kevin Kavanaugh stated: you would think so. In order to preserve growth, we need to provide housing to the whole population. I see your point that it doesn’t need to be here, but after looking at all the alternatives. This same program is being used just across the street (Mountain Meadows).

Supervisor Wood stated: I understand there are still people who would like to speak or ask questions. It is now 6 o’clock and our regularly scheduled Town Board Meeting starts at 6pm. At this time, we can continue with the comments and questions for Kevin but please note that the Town Board Meeting has started.

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

Sally Deliberato stated: there are some unique qualities that make this community really not the best fit for this type of project. One thing is the environmental factor of the wetlands, which are right behind your project site. That brook goes right into Schroon Lake. An environmental study would need to be done, the potential contamination. This needs to be looked into. The other issues are safety. This is a community that we care about our children and elderly. That street is very narrow, we recently had an ambulance come in, I was there. We could not get the ambulance around the cars that were parked outside. They had to go in front of MY home in order to get to the house next door. There are 4 egresses from what you propose. Tops has 2, very large trucks come in on one side. Then you have the street, the corner of Mousaw way. We have school children; there is no sidewalk. There are no buses, the kids walk to school, its such a quiet neighborhood the kids can walk right down the middle of the street because there are not sidewalks. That issue for me is number one. Also, what about if there was a fire. We do not have a tower truck; the closest tower truck is in Ticonderoga. These are huge issues that make this property unfit. There are other sites. There are other sites, the old hotels on route 9 for example. I would encourage you to explore other options.

Kevin Kavanaugh stated: I agree, whenever there is change, it seems more stark. I have been doing this a long time.

Steve Cass stated: maybe it’s time to invest in some infrastructure like the sewer lines. If the problem is that these places do not sewer. It would be better to use that lot for something to enhance the town. Having low-income housing in the middle of town isn’t the answer. We need you to build something nice, and maintain it and have it in the right place.

Jack Inglese stated: a one-bedroom unit would be about 700 sq ft, a two-bedroom unit would be about 900 sq ft, and a three bedroom would be 1,150. In a vacation area like this, you could probably find homes of that same size as well. Handicap accessible with a minimum 1-year lease. It would be against the rules to have people use these as vacation apartments. I live in NJ half the week and half the week I live in York Maine. Housing is one of York’s biggest concerns. We can’t bring in people to work if they have no where to live. There is a whole level of people, cashiers, fisherman, retail workers who need place to live.

Kevin Kavanaugh stated: the apartments are income based. There is nothing in the lease that says they have to be working, or working in town. It could be retirement income, but it is based on income. We still have to stay within fair housing law; there are techniques we can use to attract workers but we have to be fair to everyone.

Dave Williams stated: is this open to retirees as well?

Kevin Kavanaugh stated: yes, it’s open to everyone.

Dave Williams stated: what is the role of the superintendent?

Kevin Kavanaugh stated: he will keep the building clean and ensuring the building operates efficiently. You would be surprised how many people need help operating their thermostats.

Steve Cass stated: are animals allowed?

Kevin Kavanaugh stated: animals, no. We could make an exception for a 25-pound animal.

Dave Williams stated; if the building were fully occupied, how many people could that be? Will there be security?

Kevin Kavanaugh stated: it could be 20. It’s probably around 50 to 60. The rule is we have to size it for 1.5 people per bedroom. To assume every bedroom is going to be occupied by 2 people is an assumption. The building would have a type of intercom system, where visitors would have to be buzzed in. Tenants would all have fobs for the entrance door or any other door like for a laundry room or a bike storage room.

Diane Murphy stated: in all of the other buildings like this, there is no security. The vast majority are people who are either elderly, or are looking to downsize.

Dave Williams stated: how does that help the work force?

Jack Inglese stated: children are a good example. In a town where the majority of homes are single family homes a lot times they move away, they are still too young to buy a house, still too poor to buy a house. They may want to still live in town, and having a nice convenient rental option, helps make the transition to stay for a while as a tenant to save up and buy a house.

Kevin Kavanaugh stated: the nice thing about this program is that you have to qualify when you move in, but once you have a lease, a change in income status does not affect your lease.

Councilperson Gero stated: so, we have a trooper's barracks in town and they come in for 6 months or a year or longer, but when they come here, they are already starting at 60,000 a year, so they would not qualify? You talk about work force housing but it sounds like it is going to be fairly restricted.

Kevin Kavanaugh stated: the medium income in Schroon Lake is \$66,000 a year. You have roughly, half the town that is below that. I think we are not going to have trouble filling it with people that are income qualified. The idea of someone moving in with \$60,000 to then move in and now make \$150,000. That's not the majority.

Supervisor Wood stated: that could happen. Use the Troopers as an example, maybe they start off at \$60,000 a year but they could be making 80-100K the following year. They still can't find a place to live

Councilperson Gero stated: and that is why a lot of them do not stay here. Do you have policies in place for overnight guests? People who might come in and out and stay for a night or two? Who enforces that?

Kevin Kavanaugh stated: Believe it or not, this is a relatively small building. The neighbors all know what is going on. Not much happens. If you're upsetting a neighbor by staying up too late or making a lot of noise, then they hear about it.

Diane Murphy stated: once that happens, we can tell them that we will give them a 30-day notice to vacate, and that usually fixes the problem.

Kevin Kavanaugh stated: at the end of the day, you do not have enough housing in Schroon Lake for the people that live here.

Eric LeClair stated: but the answer to me, is not to put up a 3-story apartment building.

Neil Chippendale stated: I just wanted to give you some facts. This will be the densest housing project in town. Mountain Meadows has 18 apartments; the senior housing has 25 one bedrooms. They are both an acre and a half. You're looking at an acre lot, with more bedrooms than the other two sites. This will be the densest population. This is too big for that lot. One acre is not enough space. You also still have to go through Planning and Zoning.

Kevin Kavanaugh stated: I get the resistance. If there were a much larger parcel, centrally located. That is where you need to grow, in the hamlet. You have run out of land. I don't know where else we are going to build intown. There are currently no other options.

Public Participation:

Sally Deliberato stated: Fowler Ave is a two-way street. People drive on our sidewalk because of this. Our sidewalk is falling apart. Instead of cement, they used asphalt and it's falling apart. I see people falling because they don't see the difference between the sidewalk and the road. Serious injuries have occurred because of this. We should change it back to cement. I think it should be a one-way street. I will be coming to the meetings and I will be bringing this up, again and again and again.

Joy Koch stated: Discuss 3 points this evening:

1) We were denied the grant money from The Community Fund for the Gore Mountain Region, through the Adirondack Foundation; to order & replace the bulbs in the town Globe lights. The reason we were denied: "Although we value the project intentions of the ADK Dark Skies project, the committee felt the lighting change decision and labor to do so belonged with the town of Schroon. "I am once again asking the board to purchase the Dark Sky Compliant LED lights utilizing a lower lumen and kelvin, to replace the 39 town wide globe lights. I sent the proposal to all of you for the \$1249.75. The longer we wait the more they will cost.

2) At last month's meeting I asked the town to begin educating our community, Using the Town Facebook Page. This is a free platform. It is a way to promote and educate residents, visitors, renters and tourists about our Dark Sky Initiative. By providing education through the town FB platform, individuals may begin voluntarily participating in efforts to become Dark Sky Friendly. This Costs the town NOTHING. Making it voluntary participation will encourage more people to be Dark Sky Compliant. I have an example here which includes graphics. The town recently suggested on the town FB page, what color bathing suits to wear at the beach, to be more noticeable for safety reasons. Nothing wrong with that but why aren't we promoting an initiative that the town has identified as important on this site.

3) Our town has 2 sets of streetlights that are on all night from Dusk until Dawn. Main street has National Grid lights on one side of the street and the Town Globe lights are on the other side. Town Park & Dock Street have National Grid Lights and our globe lights too. These lights are on all night, wasting electricity, lighting up the sky, interfering with northern night views, wasting town money and encouraging people to loiter. This is a waste of town money. In the winter we pull in the sidewalks at 7 pm (when Tops closes). In the summer only 3 places are open after 9 pm Stewarts (11:30) Timberwolf (11PM) and Tops (10 PM) All have their own lighting PLUS the National Grid Street lights are on all night. No need for 2 sets of lights. Our town budget for street lighting as of December 2024 is: \$27,135. We can reduce this amount by simply turning off one set of lights at 10 PM. To date, I have received over 75 signatures of Schroon Lake tax paying owners and voters that support turning off the lights at 10 PM. In addition, I have a volunteer property owner, who works in the lighting industry and has offered to assist the town in becoming more dark sky compliant. I am again asking the town to TURN OFF the Globe lights at 10 PM.

This will:

- 1) save electricity & money
- 2) Show everyone we are committed to becoming a Dark Sky designated location
- 3) minimize light pollution and reduce greenhouse gases.

All of the things being requested tonight are to save money and get us one step closer to becoming Dark sky friendly community.

Keith Usiskin stated: I just wanted to follow up. I spoke to the board last time about a water tap for the community garden, the board said that is up to Arrow Bank as they own the property. I spoke Greg Moore, a rep for the bank he said he had no issue with that, but then I spoke to Bill Jenks and he said there is ledge there. He did say he would look into it. I also have a question about any potential for a water fountain over by the pavilion.

Supervisor Wood stated: there used to be a water fountain there in honor of Mrs. Meyerson. We had issues with vandalism and issues with freezing. We have not talked about it since then. Last but not least the AED's.

Supervisor Wood stated: it is on tonight agenda for discussion.

Councilperson Gero stated: Joy, I would like to have a sit down with you if you have time. I would like to sit down with you and discuss a couple things. I know you have support for your cause but I have support for the opposite. So, I would like to discuss some more details with you and some concerns that have been brought to my attention. I would also like to include Joe on this to discuss the safety concerns with having those lights on at night for plowing.

Joy Koch stated: absolutely, I would love to sit down and talk with you.

Dave Williams stated: I wanted to say Thank you to everyone who participated and worked on the Fourth of July. The Town of Schroon had a beautiful fourth of July this year, as always and I just wanted to say thank you to the Town for all their hard work, I can only image how much work goes into putting this on every year. Has the Town decided to do any consolidated funding?

Supervisor Wood stated: we have explored that; we are looking into some grant request right now that do not require matching funds. We are waiting on the grant release information.

Dave Williams stated: what about grants for the bandstand, where do we stand on getting the band stand fixed?

Supervisor Wood stated: we are waiting on the engineering report. We had a company come out and assess the band stand and we are waiting for their report. We cannot do anything until we have that report. Grants will not allow us to apply until we have an engineer's report.

Dave Williams stated: has the town put any more thought into having a comprehensive plan committee?

Supervisor Wood stated: yes, we have. We have decided we would like to have a committee; we are thinking that it will be 7 people max. The committee members will be chosen by the board.

REQUEST TO ACCEPT MINUTES OF JUNE 9 AND JUNE 20 BOARD MEETINGS**RESOLUTION #120-2025**

INTRODUCED BY: COUNCILPERSON WELCH

WHO MOVED ITS ADOPTION

SECONDED BY: COUNCILPERSON MILLER

WHEREAS, the Town of Schroon seeks to accept the Town Clerks minutes of June 9th and June 20th.

NOW, THEREFORE, BE IT

RESOLVED, that the Town Board of Schroon hereby accepts the Town Clerks minutes of June 9th and June 20th.

DULY ADOPTED JULY 14, 2025 BY THE FOLLOWING VOTES:

AYES: 5 NAYS: 0

AYES: Councilpersons Miller, Donaldson, Gero, Welch, Supervisor Wood

Schroon Lake Town Board Meeting
Held at the Town Hall
REQUEST TO APPROVE VOUCHERS

July 14 2025
6:00 P.M

RESOLUTION #121-2025

INTRODUCED BY: COUNCILPERSON GERO

WHO MOVED ITS ADOPTION

SECONDED BY: COUNCILPERSON DONALDSON

WHEREAS, the Town of Schroon seeks to approve vouchers:

General: \$90,592.87 Highway: \$49,265.12 Sewer: \$23,622.11 Water: \$3,862.94

NOW, THEREFORE, BE IT

RESOLVED, that the Town Board of Schroon hereby approves vouchers:

General: \$90,592.87 Highway: \$49,265.12 Sewer: \$23,622.11 Water: \$3,862.94

DULY ADOPTED JULY 14, 2025 BY THE FOLLOWING VOTES:

AYES: 5 NAYS: 0

AYES: Councilpersons Miller, Donaldson, Gero, Welch, Supervisor Wood

REQUEST TO APPROVE MONTHLY DEPARTMENTAL REPORTS

RESOLUTION #122-2025

INTRODUCED BY: COUNCILPERSON WELCH

WHO MOVED ITS ADOPTION

SECONDED BY: COUNCILPERSON DONALDSON

WHEREAS, the Town of Schroon seeks to approve the Building and Codes monthly report for the month of June, as well as the Town Clerks monthly report for the month of June.

NOW, THEREFORE, BE IT

RESOLVED, that the Town Board of Schroon hereby approves the Building and Codes monthly report for the month of June, as well as the Town Clerks monthly report for the month of June.

DULY ADOPTED JULY 14, 2025 BY THE FOLLOWING VOTES:

AYES: 5 NAYS: 0

AYES: Councilpersons Miller, Donaldson, Gero, Welch, Supervisor Wood

REQUEST TO APPROVE WATER UNIT CHANGE FOR 146.20-2-8.100

RESOLUTION #123-2025

INTRODUCED BY: COUNCILPERSON MILLER

WHO MOVED ITS ADOPTION

SECONDED BY: COUNCILPERSON DONALDSON

WHEREAS, the Water Department seeks to approve the unit adjustment to water account 757-0, TM# 146.20-2-8.100 for 1361 Charley Hill Rd owned by Peggy Pitkin to change from .50 water units to 1.00 water unit. House construction is complete, according to water Rules & Regulations, one family residential rate is 1.00 unit.

NOW, THEREFORE, BE IT

RESOLVED, that the Town Board of Schroon hereby approves the unit adjustment to water account 757-0, TM# 146.20-2-8.100 for 1361 Charley Hill Rd owned by Peggy Pitkin to change from .50 water units to 1.00 water unit. House construction is complete, according to water Rules & Regulations, one family residential rate is 1.00 unit.

DULY ADOPTED JULY 14, 2025 BY THE FOLLOWING VOTES:

AYES: 5 NAYS: 0

AYES: Councilpersons Miller, Donaldson, Gero, Welch, Supervisor Wood

REQUEST TO APPROVE WATER UNIT CHANGE FOR 147.46-3-10.000

RESOLUTION #124-2025

INTRODUCED BY: COUNCILPERSON DONALDSON

WHO MOVED ITS ADOPTION

SECONDED BY: COUNCILPERSON WELCH

Schroon Lake Town Board Meeting
Held at the Town Hall

July 14 2025
6:00 P.M

WHEREAS, the Water Department seeks to approve the unit adjustment to water account 681-0, TM# 147.46-3-10.000 for 38 Whitney Ave, owned by Mr. & Mrs. Howard to change from .50 water units to 1.00 water unit. House construction is complete, according to water Rules & Regulations, one family residential rate is 1.00 unit.

NOW, THEREFORE, BE IT

RESOLVED, that the Town Board of Schroon hereby approves the unit adjustment to water account 681-0, TM# 147.46-3-10.000 for 38 Whitney Ave owned by Mr. & Mrs. Howard to change from .50 water units to 1.00 water unit. House construction is complete, according to water Rules & Regulations, one family residential rate is 1.00 unit.

DULY ADOPTED JULY 14, 2025 BY THE FOLLOWING VOTES:

AYES: 5 NAYS: 0

AYES: Councilpersons Miller, Donaldson, Gero, Welch, Supervisor Wood

REQUEST TO APPROVE WATER UNIT CHANGE FOR 147.46-3-21.100

RESOLUTION #125-2025

INTRODUCED BY: COUNCILPERSON MILLER

WHO MOVED ITS ADOPTION

SECONDED BY: COUNCILPERSON WELCH

WHEREAS, the Water Department seeks to approve a unit change for water account 739-0, TM# 147.46-3-21.100 at US Route 9, owned by the Pitkin Family Retreat, from 1.00 unit to .50 unit. Per the Rules and Regulations, a vacant lot is at a rate of .50 water units. Water account 739-0 past balances for 2025 will be adjusted to reflect the correct charge.

NOW, THEREFORE, BE IT

RESOLVED, that the Town Board of Schroon hereby approves a unit change for water account 757-0, TM# 147.46-3-21.100 at US Route 9, owned by the Pitkin Family Retreat, from 1.00 unit to .50 unit. Per the Rules and Regulations, a vacant lot is at a rate of .50 water units. Water account 739-0 past balances for 2025 will be adjusted to reflect the correct charge.

DULY ADOPTED JULY 14, 2025 BY THE FOLLOWING VOTES:

AYES: 5 NAYS: 0

AYES: Councilpersons Miller, Donaldson, Gero, Welch, Supervisor Wood

REQUEST TO APPROVE NEW JOB DESCRIPTIONS FOR WATER AND WASTE WATER DEPARTMENTS

RESOLUTION #126-2025

INTRODUCED BY: COUNCILPERSON DONALDSON

WHO MOVED ITS ADOPTION

SECONDED BY: COUNCILPERSON WELCH

WHEREAS, the Town of Schroon seeks to approve and establish job descriptions for Wastewater Treatment Plant Operator trainee, Wastewater Treatment Plant Operator IIA licensed, Water Treatment Plant Operator Trainee, Water Treatment Plant Operator IIB licensed.

WHEREAS, Job descriptions to be filed with the Essex County.

NOW, THEREFORE, BE IT

RESOLVED, that the Town Board of Schroon hereby approves and establish job descriptions for Wastewater Treatment Plant Operator trainee, Wastewater Treatment Plant Operator IIA licensed, Water Treatment Plant Operator Trainee, Water Treatment Plant Operator IIB licensed.

DULY ADOPTED JULY 14, 2025 BY THE FOLLOWING VOTES:

AYES: 5 NAYS: 0

AYES: Councilpersons Miller, Donaldson, Gero, Welch, Supervisor Wood

REQUEST TO APPROVE LEARNING AGREEMENT

RESOLUTION #127-2025

INTRODUCED BY: COUNCILPERSON GERO

WHO MOVED ITS ADOPTION

SECONDED BY: COUNCILPERSON WELCH

WHEREAS, the Town of Schroon seeks to approve the Learning Agreement

NOW, THEREFORE, BE IT

RESOLVED, that the Town Board of Schroon hereby approves the Learning Agreement

DULY ADOPTED JULY 14, 2025 BY THE FOLLOWING VOTES:

AYES: 5 NAYS: 0

AYES: Councilpersons Miller, Donaldson, Gero, Welch, Supervisor Wood

TOWN OF SCHROON, NEW YORK
TRAINING REPAYMENT AGREEMENT

To be completed at time training is initiated

This Training repayment Agreement (“Agreement”) is entered into on this _____ day of _____ 202__, by and between the **Town of Schroon, New York**, (hereinafter referred to as the “Town”) and:

Employee Name: _____

Address: _____

Position: _____

1. Purpose

The Town is providing the employee with specialized training and certification necessary to perform duties related to the position of _____.

In recognition of the cost to the Town of such training, and the benefit it confers to the Employee, the parties agree to the terms of repayment outlined herein if the Employee voluntarily terminates employment within three (3) years following completion of training and final certification of any license obtained.

2. Training Covered

The training subject to this Agreement includes, but is not limited to:

Any approved coursework, exam fees, travel expenses, or related costs paid by the Town on behalf of the Employee for operator/management certification or required technical training for the position(s) listed above.

Total training cost: \$ _____ (to be filled in upon completion of training)

=====

3. Sliding Scale Repayment Schedule

If the employee voluntarily resigns or is terminated for cause within 36 months following the completion of the training and certification, the employee agrees to repay the Town based on the following schedule:

Time elapsed from Training and/or Certification Completion Repayment Obligation

0-12 months	100% of training cost
13-24 months	66.6% of training cost
25-36 months	33.3% of training costs

NOTE: "Training Completion" refers to the date the Employee achieves certification or the final training course is completed, whichever is later.

4. Repayment terms

Repayment is due in full within 60 days of termination unless other arrangements are made in writing.

The Town may deduct any unpaid amount from the Employee's final paycheck to the extent of the law.

The Employee may repay the amount early at any time without penalty.

5. Exceptions

Repayment shall not be required if the Employee:

Is terminated by the Town for reasons other than cause;

Leaves due to verified medical reasons;

Is laid off or experiences job elimination through no fault of their own.

6. Acknowledgement

The Employee acknowledges that:

This agreement does not constitute a contract of employment or guarantee of continued employment.

The Employee has had the opportunity to consult with legal counsel prior to signing this Agreement.

The Employee voluntarily enters into this Agreement with full understanding of its terms.

7. Governing Law

This Agreement shall be governed by and construed in accordance with the laws of the State of New York.

IN WITNESS WHEREOF, the parties have executed this Agreement on the date first written above

EMPLOYEE:

Signature _____

Printed Name _____

Date _____

TOWN OF SCHROON REPRESENTATIVE:

Signature _____

Printed Name _____

Date _____

REQUEST TO APPROVE WAGE ADJUSTMENT AND EXTRA EXPENSES FOR BEACH STAFF

RESOLUTION #128-2025

INTRODUCED BY: COUNCILPERSON MILLER

WHO MOVED ITS ADOPTION

SECONDED BY: COUNCILPERSON GERO

WHEREAS, the Town of Schroon seeks to approve a wage increase for all hourly Beach Employees in the amount of .50 cents per hour effective 6/30/2025.

WHEREAS, a wage increases for Riley Smith of \$1.00/ hour effective 6/30/2025.

WHEREAS, a wage increase of \$1.00/ hour for assistant head lifeguards while acting as head lifeguards, pertaining to Riley Smith and Natalie Cutting.

WHEREAS, also to approve a 50\$ stipend per Lifeguard Employees for the purchase of lifeguard approved swimwear.

NOW, THEREFORE, BE IT

RESOLVED, that the Town Board of Schroon hereby approves a wage increase for all hourly Beach Employees in the amount of .50cents per hour effective 6/30/2025.

FURTHER RESOLVED, a wage increase of \$1.00/ hour for assistant head lifeguards while acting as head lifeguards, pertaining to Riley Smith and Natalie Cutting. A wage increases for Riley Smith of \$1.00/ hour effective 6/30/2025.

Also to approve a 50\$ stipend per Lifeguard Employees for the purchase of lifeguard approved swimwear.

DULY ADOPTED JULY 14, 2025 BY THE FOLLOWING VOTES:

AYES: 5 NAYS: 0

AYES: Councilpersons Miller, Donaldson, Gero, Welch, Supervisor Wood

REQUEST TO APPROVE HEO DESIGNATION FOR DUSTIN DEYETTE

RESOLUTION #129-2025

INTRODUCED BY: COUNCILPERSON MILLER

WHO MOVED ITS ADOPTION

SECONDED BY: COUNCILPERSON GERO

WHEREAS, the Town of Schroon seeks to approve a title change for Dustin Deyette from MEO to HEO, effective 7/17/2025, grade 4, at \$23.07/ hour.

NOW, THEREFORE, BE IT

RESOLVED, that the Town Board of Schroon hereby approves a title change for Dustin Deyette from MEO to HEO, effective 7/17/2025, grade 4, at \$23.07/ hour.

DULY ADOPTED JULY 14, 2025 BY THE FOLLOWING VOTES:

AYES: 5 NAYS: 0

AYES: Councilpersons Miller, Donaldson, Gero, Welch, Supervisor Wood

REQUEST TO APPROVE WATER TREATMENT PLANT OPERATOR TRAINEE, DUSTIN DEYETTE

RESOLUTION #130-2025

INTRODUCED BY: COUNCILPERSON MILLER

WHO MOVED ITS ADOPTION

SECONDED BY: COUNCILPERSON WELCH

WHEREAS, the Town of Schroon seeks to approve hiring Dustin Deyette for the water department as Water Plant Operator Trainee at a rate of 23.07/hour, Grade 4, effective 7/15/2025

NOW, THEREFORE, BE IT

RESOLVED, that the Town Board of Schroon hereby approves hiring Dustin Deyette for the water department as Water Plant Treatment Operator Trainee at a rate of \$23.07/hour, effective 07/15/2025.

DULY ADOPTED JULY 14, 2025 BY THE FOLLOWING VOTES:

AYES: 5 NAYS: 0

AYES: Councilpersons Miller, Donaldson, Gero, Welch, Supervisor Wood

WHEREAS, the Town of Schroon seeks to approve the amendment of resolution 90-2025 on 5-12-2025, to state that Ethan Tyrrell's "net" salary shall be \$5,000.00.

WHEREAS, correction shall be made to state the following from resolution 90-2025

WHEREAS, the Town of Schroon seeks to approve the hiring of Ethan Tyrrell as seasonal golf course employee to oversee the chemical applications for a net salary of \$5,000.00 to start 5/12/2025.

NOW, THEREFORE, BE IT

RESOLVED, that the Town Board of Schroon hereby approves the amendment of resolution 90-2025.

DULY ADOPTED JULY 14, 2025 BY THE FOLLOWING VOTES:

AYES: 5 NAYS: 0

AYES: Councilpersons Miller, Donaldson, Gero, Welch, Supervisor Wood

RESOLUTION OF INTENT TO ESTABLISH LEAD AGENCY ROGERS BROOK SEWER MAIN

IMPROVEMENT PROJECT

RESOLUTION #132-2025

WHEREAS, the Town of Schroon has proposed a project to design and upgrade the sewer collection system main located within Rogers Brook, and the Sewer Main Relocation and construction Project will include engineering, final design and construction documents, permitting, land acquisitions, temporary road and river access measures, grinder pump stations, electrical upgrades, portable generators, forcemain installations, lateral reconfigurations, construction labor and equipment, restoration of project area and the abandonment of existing sewer main and all other required construction requirements as required for NYS Department of Environmental Conservation, and other agencies as identified in the various Engineering Reports an updated March 2025 Schematic Design Report prepared by Environmental Design & Research Engineering, hereafter referred to as, 'Said Action;' and

WHEREAS, Said Action requires review under the New York State Environmental Quality Review (SEQR) Act, pursuant to 6NYCRR Part 617; and

WHEREAS, Said Action has been classified by the Town of Schroon as an Unlisted Action under SEQR pursuant to 6NYCRR Part 617.2(al); and

WHEREAS, multiple agencies may have approval or funding authority over Said Action; and

WHEREAS, 6NYCRR Part 617.2(u) defines 'Lead Agency' as, "an involved agency principally responsible for undertaking, funding, or approving an action, and therefore responsible for determining whether an environmental impact statement is required in connection with the action, and for the preparation and filing of the statement if one is required;" and

WHEREAS, the Town of Schroon intends to serve as Lead Agency for the coordinated review of Said Action as an Unlisted Action under SEQR and further intends to implement and complete all responsibilities of that office.

THEREFORE, BE IT RESOLVED by the Schroon Town Board that the Town of Schroon intend to serve as Lead Agency, as defined in 6NYCRR Part 617.2(u), for the purpose of conducting a coordinated review of Said Action and for issuing a determination of significance under the New York State Environmental Quality Review Act.

DULY ADOPTED JULY 14, 2025 BY THE FOLLOWING VOTES:

On Motion By: SUPERVISOR WOOD

Seconded By: COUNCILPERSON WELCH

Ayes: Councilpersons Miller, Donaldson, Gero, Welch, Supervisor Wood

Nays:

Absent:

REQUEST TO APPROVE 8/18/2025 SPECIAL TOWN BOARD MEETING

RESOLUTION #133-2025

INTRODUCED BY: COUNCILPERSON DONALDSON

WHO MOVED ITS ADOPTION

SECONDED BY: COUNCILPERSON WELCH

WHEREAS, the Town of Schroon seeks to approve a special town board meeting for 8/18/2025 at 6:00PM. Meeting is close 30-day public comment period regarding Intent to be Lead Agency for Rogers Brook Project.

NOW, THEREFORE, BE IT

RESOLVED, that the Town Board of Schroon hereby approves a special town board meeting for 8/18/2025 at 6:00PM. Meeting is close 30-day public comment period regarding Intent to be Lead Agency for Rogers Brook Project.

DULY ADOPTED JULY 14, 2025 BY THE FOLLOWING VOTES:

AYES: 5 NAYS: 0

AYES: Councilpersons Miller, Donaldson, Gero, Welch, Supervisor Wood

REQUEST TO APPROVE RFP FOR ENGINEERING EVALUATION OF CURRENT WASTEWATER ASSETS

TABLED

REQUEST TO APPROVE ESSEX COUNTY HAZARD MITIGATION DRAFT PLAN

RESOLUTION #134-2025

INTRODUCED BY: COUNCILPERSON WELCH

WHO MOVED ITS ADOPTION

SECONDED BY: COUNCILPERSON GERO

WHEREAS, the Town of Schroon seeks to approve the adoption of Essex County Hazard Mitigation Plan Update of 2025; Town of Schroon officials and responsible departments will continue to work with Essex County Emergency Services to maintain current safety practices as well as to implement future policies and mitigation programs needed to ensure the safety and well-being of residents and visitors in the Town.

NOW, THEREFORE, BE IT

RESOLVED, that the Town Board of Schroon hereby approves the adoption of Essex County Hazard Mitigation Plan Update of 2025; Town of Schroon officials and responsible departments will continue to work with Essex County Emergency Services to maintain current safety practices as well as to implement future policies and mitigation programs needed to ensure the safety and well-being of residents and visitors in the Town.

DULY ADOPTED JULY 14, 2025 BY THE FOLLOWING VOTES:

AYES: 5 NAYS: 0

AYES: Councilpersons Miller, Donaldson, Gero, Welch, Supervisor Wood

DISCUSSION: TOWN PARK RESTROOM DAILY CLOSURE TIMES

Supervisor Wood stated: we have been having issues with the men's restroom at the beach. This is the second occurrence. Someone is making a mess in there and then spreading the mess around. We have pictures. Unfortunately, I would like to discuss having electronic locks. We have six restrooms; this is going to be expensive. I know there are events in the park but I spoke to the arts council and the chamber of commerce and they did not see any issues with it. I do not have any prices yet. The second incident was just today. I think we need to discuss this and figure it out.

Councilperson Gero stated: I think we should lock them at 5 o'clock when the life guards leave. If there is a special event then we will deal with that as it comes. We did look at the security cameras after the first event but we were unable to see anyone going in. We did not go frame by frame; we just looked at the motion events. We will be going frame by frame in the near future. We recently put a lot of time, effort and money into fixing the restrooms up. The alternative until we can come up with a more permanent solution, is to pay someone over time to come in and lock them up at night, or we ask the life guards to do it when they close the beach.

Supervisor Wood stated: I am willing to ask the lifeguards to do this. We have to do something; it's a public health hazard. We will put up signs.

REQUEST TO APPROVE DRAFT DOG LICENSCE LAW CHANGES AND TO SEND TO TOWN ATTORNEY
RESOLUTION #135-2025

INTRODUCED BY: COUNCILPERSON GERO

WHO MOVED ITS ADOPTION

SECONDED BY: COUNCILPERSON WELCH

WHEREAS, the Town of Schroon seeks to approve sending the draft changes to the Dog License Law #1 of 2010 to the town attorney for review. The main intent of the draft changes is to change the law to a common renewal date.

WHEREAS, once reviewed and verified by the town attorney the dog law draft will be presented back to the Town Board for further approval. At this time, there are no changes to the Dog License Law #1 of 2010.

NOW, THEREFORE, BE IT

RESOLVED, that the Town Board of Schroon hereby approves sending the draft changes to the Dog License Law #1 of 2010 to the town attorney for review. The main intent of the draft changes is to change the law to a common renewal date.

DULY ADOPTED JULY 14, 2025 BY THE FOLLOWING VOTES:

AYES: 5 NAYS: 0

AYES: Councilpersons Miller, Donaldson, Gero, Welch, Supervisor Wood

DISCUSSION: AED STATUS – COMPLETE INSTALLTION, MAINTENANCE, TRAINING PLAN TO BE IN PLACE
BEFORE PURCHASE 1 AED FOR TENNIS COURT AREA WHICH WILL BE AVAILABLE 6 MONTHS/ YEAR.

ADDITIONAL AED UNITS DEPEND ON SUCCESS OF FIRST AED PROGRAM

Supervisor Wood stated: The Schroon Lake EMS inspected the AED's here in town and brought everything up to standards. They are also willing to train people on their use. They recommend the town purchase the Heart Start Heart Case with battery status window, approximately \$150. We received a letter from the powers at be that the Town of Schroon has successfully updated its DOH-4135- Notice of Intent to Provide Public Access Defibrillation and PAD Collaborative Agreement Forms with the Mountain Lakes REMSO. We are on our way to moving forward with bringing in additional defibrillation devices to our public areas. We are considering having a seasonal AED so it does not need to be in a heated case. The cost of the AED is not the hold up; it's the cost of the training and the cases.

Councilperson Miller stated: I would like to add that I have started to have some conversations with EMS. They determined that they are willing to do the maintenance and the checks. We have to be DOH compliant, there is a certain amount of paperwork involved with that. There is the education factor, these are not magical devices that just fix emergencies. They need to be used correctly and first and foremost, when the need arises 911 must be called FIRST. There are a lot of things that need to happen. The reason I went to EMS was to see if we could put a comprehensive plan together. TO make sure people are trained properly, to make sure people know how to use the machines, that the maintenance is monthly, check the battery, etc.

DISCUSSION: UPDATE PHONE SYSTEM FOR TOWN HALL

Supervisor Wood stated: the Town hall phone system has been having problems for years. We are working with the county to find a system that will probably be going through SLIC, and may no longer be the hard lines through Verizon. We are still looking into this.

REQUEST TO APPROVE EMILY MAISONVILLE AS BOAT STEWARD
RESOLUTION #136-2025

INTRODUCED BY: COUNCILPERSON WELCH

WHO MOVED ITS ADOPTION

SECONDED BY: COUNCILPERSON GERO

WHEREAS, the Town of Schroon seeks to approve the hiring of Emily Maisonville as Boat Steward effective 7/15/25 at a rate of \$15.76/ hour.

NOW, THEREFORE, BE IT

Schroon Lake Town Board Meeting
Held at the Town Hall

July 14 2025
6:00 P.M

RESOLVED, that the Town Board of Schroon hereby approves the hiring of Emily Maisonville as Boat Steward effective 7/15/25 at a rate of \$15.76/ hour.

DULY ADOPTED JULY 14, 2025 BY THE FOLLOWING VOTES:

AYES: 5 NAYS: 0

AYES: Councilpersons Miller, Donaldson, Gero, Welch, Supervisor Wood

Supervisor Wood stated: I just wanted to thank everyone for the fourth of July, everyone worked so hard to help out. It turned out to be a wonderful day and thank you again to everyone who participated. The Town of Schroon appreciates you all. One thing we have talked about off and on throughout the years is purchasing our own electronic message sign. We borrow the county's but if for some reason it is not available, then we do not currently have an alternative. We would be able to use a sign like that in many different scenarios with different departments as well.

DISCUSSION: NO OVER NIGHT DOCKING

Supervisor Wood stated: we have a law that states no overnight docking. We are starting to have more problems with this and violators. Our law does state that we can fine violators. I think we need to look into how we can start enforcing this. This is a growing problem.

DISCUSSION: COMPREHENSIVE PLAN COMMITTEE

Supervisor Wood stated: we had talked briefly about this before but we are thinking that we want to establish a Comprehensive Plan Committee. The committee would be no more than 7 members, two of which will most likely be board members. I talked to Jessica Deloria she is a resident here in town and she ha done extensive work with towns and their comprehensive plans she said she would be happy to serve on the committee.

DISCUSSION: SEAGLE COLONY ROAD SIGN

Councilperson Gero stated: When I went up to the open house at the Seagle Colony I was surprised. I did not see any pedestrian crossing signs. I think we need to consider possibly a quarter of a mile ahead, put some sort of a warning signs. This is coming from myself, no one at Seagle Colony approached me about this, this is simply my observation.

ADJOURN MEETING AT 7:40 PM

INTRODUCED BY: COUNCILPEROSN GERO

SECONDED BY: COUNCILPERSON WELCH

With no further business, this meeting was adjourned at 7:40 PM, carried unanimously

Respectfully Submitted by:

Erica Hedden

Town Clerk