

**Schroon Lake Town Board Meeting**  
**Held at the Town Hall**

**September 8 2025**  
**6:00 P.M**

**Present:**

**Town Supervisor:** Meg Wood

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

**Town Clerk:** Erica Hedden

**Highway Superintendent:** Joseph Flores

**Wastewater Chief:** Brian Ritchings

**Also Present:** Fran Mahler, Skip Mahler, Ruzanne Behrens, David Williams, Joy Koch, Bob Koch, Keith Usiskin, Paul McCann Jr, Albert May

Supervisor Wood called the presentation to order at 6:00 P.M. with a salute to the Flag.

**Public Participation:**

Joy Koch stated: I wanted to let everyone know that we are having a “Star Party: on 10/11 at the Beach. We have an astronomer coming from the Tupper Sky Center. Saturn will be visible, and he is going to help identify and show us how to find stars. He will be bringing his telescope for everyone to use and view the beautiful night sky. This is a free event and it will take place from 8:00 PM to 10:30PM at the Town Beach on October 11, 2025. All are welcome!

Dave Williams stated: I am very happy to see that the town has created a comprehensive plan committee.

Supervisor Wood stated: yes, and this is an oversight committee. This is not required; this is the Towns effort to try and stay as transparent as possible. We are hoping to have a preliminary meeting in October, to address who will be the chairman and to establish some goals for the committee. We want to set what we want to establish on a yearly basis, report what we did or did not accomplish within that year and why. This truly is just an oversight committee.

Dave Williams stated: could this group work on grants?

Superviosor Wood stated: we are currently working on three grants right now. The main projects are the band stand and the Rogers Brook sewer project that is currently starting over due to the time frame being exceeded. Also, there is a grant right now to help us with our zoning changes. We are working on that with community resources and the state.

**REQUEST TO ACCEPT MINUTES OF AUGUST 11<sup>TH</sup>, 18<sup>TH</sup> AND 28<sup>TH</sup> 2025**

**RESOLUTION #168-2025**

**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 August 11<sup>th</sup>, 18<sup>th</sup>, and 28<sup>th</sup> 2025 Town Board Meetings.

**NOW, THEREFORE, BE IT**

**RESOLVED**, that the Town Board of Schroon hereby accepts the Town Clerks minutes of August 11<sup>th</sup>, 18<sup>th</sup>, and 28<sup>th</sup> 2025 Town Board Meetings.

**DULY ADOPTED SEPTEMBER 8, 2025 BY THE FOLLOWING VOTES:**

**AYES:   5   NAYS:   0**

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

**REQUEST TO APPROVE VOUCHES**

**RESOLUTION #169-2025**

**INTRODUCED BY: COUNCILPERSON GERO**

**WHO MOVED ITS ADOPTION**

**SECONDED BY: COUNCILPERSON WELCH**

**WHEREAS**, the Town of Schroon seeks to approve vouchers

**General: \$86,490.50    Highway: \$45,494.31    Sewer: \$1,673.47    Water: \$861.55**

**NOW, THEREFORE, BE IT**

**RESOLVED**, that the Town Board of Schroon hereby approves vouchers.

**General: \$86,490.50    Highway: \$45,494.31    Sewer: \$1,673.47    Water: \$861.55**

**DULY ADOPTED SEPTEMBER 8, 2025 BY THE FOLLOWING VOTES:**

**AYES:   5   NAYS:   0**

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

**REQUEST TO APPROVE MONTHLY DEPARTMENTAL REPORTS**

**RESOLUTION #170-2025**

**INTRODUCED BY: COUNCILPERSON GERO**

**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 August, as well as the Town Clerks monthly report for the month of August.

**NOW, THEREFORE, BE IT**

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

**DULY ADOPTED SEPTEMBER 8, 2025 BY THE FOLLOWING VOTES:**

**AYES:   5   NAYS:   0**

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

At a regular meeting of the Town Board of the Town of Schroon, Essex County, New York, held at the Town Hall, in Schroon Lake, New York in said Town, on September 8, 2025, at 6:00 o'clock P.M., Prevailing Time.

PRESENT:

Margaret Wood  
Supervisor  
Richard Gero  
Councilman  
Steve Miller  
Councilman  
Leanna Welch  
Councilman  
Lynn Donaldson  
Councilman

In the Matter of The Increase and Improvement of Facilities of Sewer District No. 1 in the Town of Schroon, Essex County, New York (Additional Costs and Revised Scope)	PUBLIC INTEREST ORDER  RESOLUTION #171-2025
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**WHEREAS**, by Orders heretofore adopted, the Town Board of the Town of Schroon, Essex County, New York, authorized an increase and improvement of the facilities of Sewer District No. 1, consisting of cost related to the replacement of sanitary sewer mains in the vicinity of Main Street/Route 9 and Rogers Brook, in and for Sewer District No. 1, including original furnishings, equipment, machinery, apparatus, appurtenances, and incidental improvements and expenses in connection therewith at a maximum estimated cost of \$1,500,000; and

**WHEREAS**, by Order dated August 18, 2025, said Town Board called a public hearing on the question of the increase in the maximum estimated cost of said capital project and a revised scope of work from \$1,500,000 to \$3,000,000 an increase of \$1,500,000; and

**WHEREAS**, notice of said public hearing was duly published and posted in the manner and within the time provided by law and such public hearing was duly held at the time and place specified in said notice at which all persons interested in the subject matter thereof were duly heard; and

**WHEREAS**, said Town Board has duly considered the evidence given at said public hearing;  
**NOW, THEREFORE, BE IT**

**ORDERED**, by the Town Board of the Town of Schroon, Essex County, New York, as follows:

Section 1. Upon the evidence given at the aforesaid public hearing, it is hereby found and determined that it is necessary and in the public interest to increase and improve the facilities of Sewer District No. 1, in the Town of Schroon, Essex County, New York, in the manner described in the preambles hereof, with a revised scope of work and at a new maximum estimated cost of \$3,000,000 and said increase and improvement is hereby authorized and approved.

Section 2. This Order shall take effect immediately.

The question of the adoption of the foregoing Order was duly put to a vote on roll, which resulted as follows:

<u>COUNCILPERSON GERO</u>	VOTING	<u>AYE</u>
<u>COUNCILPERSON MILLER</u>	VOTING	<u>AYE</u>
<u>SUPERVISOR WOOD</u>	VOTING	<u>AYE</u>
<u>COUNCILPERSON DONALDSON</u>	VOTING	<u>AYE</u>
<u>COUNCILPERSON WELCH</u>	VOTING	<u>AYE</u>

The Order was thereupon declared duly adopted.

**BOND RESOLUTION 172-2025 DATED SEPTEMBER 8, 2025.**

**A RESOLUTION AUTHORIZING THE ISSUANCE OF AN ADDITIONAL \$1,500,000 BONDS OF THE TOWN OF SCHROON, ESSEX COUNTY, NEW YORK, TO PAY PART OF THE COST OF THE INCREASE AND IMPROVEMENT OF THE FACILITIES OF SEWER DISTRICT NO. 1 IN AND FOR SAID TOWN.**

**WHEREAS**, the Town Board of the Town of Schroon, Essex County, New York, has heretofore, duly adopted bond resolutions authorizing the issuance of an aggregate \$1,500,000 serial bonds of said Town to pay the cost of the increase and improvement of Sewer District No. 1, in and for the Town of Schroon, Essex County, New York, consisting of cost related to the replacement of sanitary sewer mains in the vicinity of Main Street/Route 9 and Rogers Brook, in and for Sewer District No. 1, including original furnishings, equipment, machinery, apparatus, appurtenances, and incidental improvements and expenses in connection therewith at a maximum estimated cost of \$1,500,000; and

**WHEREAS**, the scope of work has since been revised to the construction of new sewer mains and pump stations, including original furnishings, equipment, machinery, apparatus, appurtenances, and incidental improvements and expenses in connection therewith at a revised maximum estimated cost; and

**WHEREAS**, said project has now been determined to be an "Unlisted Action" pursuant to the regulations of the New York State Department of Environmental Conservation promulgated pursuant to the State Environmental Quality Review Act ("SEQRA"), the implementation of which as proposed, it has been determined will not result in any significant adverse environmental impacts; and

**WHEREAS**, it has now been determined that the maximum estimated cost of such specific object or purpose is \$3,000,000, which is an increase of \$1,500,000 over that previously authorized; and

**WHEREAS**, it is now desired to authorize the issuance of an additional \$1,500,000 bonds of said Town for such revised specific object or purpose to pay a portion of the cost thereof; NOW, THEREFORE,

**BE IT RESOLVED**, by the affirmative vote of not less than two-thirds of the total voting strength of the Town Board of the Town of Schroon, Essex County, New York, as follows:

**Section 1.** For the specific object or purpose of paying additional costs of the increase and improvement of Sewer District No. 1, in and for said Town of Schroon, Essex County, New York, consisting of revised scope of work costs of construction of new sewer mains and pump stations, in and for the Sewer District No. 1, including original furnishings, equipment, machinery, apparatus, appurtenances, and incidental improvements and expenses in connection therewith at a maximum estimated cost of \$3,000,000, there are hereby authorized to be issued an additional \$1,500,000 bonds of the Town of Schroon, Essex County, New York, pursuant to the provisions of the Local Finance Law.

**Section 2.** It is hereby determined that the maximum estimated cost of such specific object or purpose is now determined to be \$3,000,000, which specific object or purpose is hereby authorized at said maximum estimated cost, and that the plan for the financing thereof is as follows:

- a) by the issuance of the \$480,000 bonds of said Town authorized to be issued pursuant to bond resolution dated and duly adopted November 18, 2021; no borrowings have been heretofore made pursuant to said bond resolution and said bond resolution is hereby amended as to the specific object or purpose thereof to be as described in Section 1 hereof;
- b) by the issuance of the additional \$1,500,000 bonds of said Town authorized to be issued pursuant to a bond resolution dated and duly adopted January 5, 2023 as to which the specific object or purpose described therein is hereby amended to be as described in Section 1 hereof and as to which the proviso that the amount of serial bonds to be issued shall be reduced dollar-for-dollar by any grants-in-aid received therefor, is hereby amended by elimination thereof. No borrowings have been heretofore made pursuant to said bond resolution; and
- c) by the \$1,500,000 bonds authorized to be issued pursuant to this bond resolution.

**Section 3.** It is hereby determined that the period of probable usefulness of the aforesaid specific object or purpose is forty years, pursuant to subdivision 4 of paragraph a of Section 11.00 of the Local Finance Law, calculated from the date of issuance of the first obligations for said specific object or purpose. It is hereby further determined that the maximum maturity of said bonds shall exceed five years.

Section 4. The faith and credit of said Town of Schroon, Essex County, New York, are hereby irrevocably pledged to the payment of the principal of and interest on such obligations as the same respectively become due and payable. An annual appropriation shall be made in each year sufficient to pay the principal of and interest on such obligations becoming due and payable in such year. To the extent not paid from monies raised from said Sewer District No. 1 in the manner provided by law, there shall annually be levied on all the taxable real property in said Town a tax sufficient to pay the principal of and interest on such obligations as the same become due and payable.

Section 5. Subject to the provisions of the Local Finance Law, the power to authorize the issuance of and to sell bond anticipation notes in anticipation of the issuance and sale of the serial bonds herein authorized, including renewals of such notes, is hereby delegated to the Supervisor. Such notes shall be of such terms, form and contents, and shall be sold in such manner, as may be prescribed by said Supervisor, consistent with the provisions of the Local Finance Law.

Section 6. The powers and duties of advertising such bonds for sale, conducting the sale and awarding the bonds, are hereby delegated to the Supervisor, who shall advertise such bonds for sale, conduct the sale, and award the bonds in such manner as she shall deem best for the interests of said Town; including, but not limited to, the power to sell said bonds to the New York State Environmental Facilities Corporation; provided, however, that in the exercise of these delegated powers, she shall comply fully with the provisions of the Local Finance Law and any order or rule of the State Comptroller applicable to the sale of municipal bonds. The receipt of the Supervisor shall be a full acquittance to the purchaser of such bonds, who shall not be obliged to see to the application of the purchase money.

Section 7. All other matters except as provided herein relating to the serial bonds herein authorized including the sale, denominations, maturities and interest payment dates, within the limitations prescribed herein and the manner of execution of the same, including the consolidation with other issues, and also the ability to issue serial bonds with substantially level or declining annual debt service, shall be determined by the Supervisor, the chief fiscal officer of such Town. Such bonds shall contain substantially the recital of validity clause provided for in Section 52.00 of the Local Finance law, and shall otherwise be in such form and contain such recitals, in addition to those required by Section 51.00 of the Local Finance Law, as the Supervisor shall determine consistent with the provisions of the Local Finance Law.

Section 8. The Supervisor is hereby further authorized, in such officer's discretion, to execute a project finance and/or loan agreement, and any other agreements with the New York State Department of Environmental Conservation and/or the New York State Environmental Facilities Corporation, including amendments thereto, and including any instruments (or amendments thereto) in the effectuation thereof, in order to effect the financing or refinancing of the class of objects or purposes described in Section 1 hereof, or a portion thereof, by a bond, and/or note issue of said Town in the event of the sale of same to the New York State Environmental Facilities Corporation.

Section 9. The power to issue and sell notes to the New York State Environmental Facilities Corporation pursuant to Section 169.00 of the Local Finance Law is hereby delegated to the Supervisor. Such notes shall be of such terms, form and contents as may be prescribed by said Supervisor consistent with the provisions of the Local Finance Law.

Section 10. The validity of such bonds and bond anticipation notes may be contested only if:

- 1) Such obligations are authorized for an object or purpose for which said Town is not authorized to expend money, or
- 2) The provisions of law which should be complied with at the date of publication of this resolution are not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty days after the date of such publication, or
- 3) Such obligations are authorized in violation of the provisions of the Constitution.

Section 11. This resolution shall constitute a statement of official intent for purposes of Treasury Regulations Section 1.150 - 2. Other than as specified in this resolution, no monies are, or are reasonably expected to be, reserved, allocated on a long-term basis, or otherwise set aside with respect to the permanent funding of the object or purpose described herein.

Section 12. This resolution, which takes effect immediately, shall be published in summary form in the official newspaper, together with a notice of the Town Clerk in substantially the form provided in Section 81.00 of the Local Finance Law.

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

<u>COUNCILPERSON GERO</u>	VOTING	<u>AYE</u>
<u>COUNCILPERSON MILLER</u>	VOTING	<u>AYE</u>
<u>SUPERVISOR WOOD</u>	VOTING	<u>AYE</u>
<u>COUNCILPERSON DONALDSON</u>	VOTING	<u>AYE</u>
<u>COUNCILPERSON WELCH</u>	VOTING	<u>AYE</u>

The resolution was thereupon declared duly adopted.

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**REQUEST TO APPROVE BOND RESOLUTION (ADDITIONAL MONEY)**

**RESOLUTION #173-2025**

At a regular meeting of the Town Board of the Town of Schroon, Essex County, New York, held at the Town Hall, in Schroon Lake, New York, in said Town, on the September 8, 2025, at 6:00 o'clock P.M., Prevailing Time.

The meeting was called to order by Supervisor Wood, and upon roll being called, the following were PRESENT:

SUPERVISOR WOOD  
COUNCILPERSON GERO  
COUNCILPERSON MILLER  
COUNCILPERSON DONALDSON  
COUNCILPERSON WELCH  
ABSENT: NONE

The following resolution was offered by Councilperson Gero, who moved its adoption, seconded by Councilperson Welch, to-wit:

**REQUEST TO APPROVE TOWN OF SCHROON AS A PRO-HOUSING COMMUNITY**

**RESOLUTION #174-2025**

**INTRODUCED BY: COUNCILPERSON GERO**

**WHO MOVED ITS ADOPTION**

**SECONDED BY: COUNCILPERSON WELCH**

**WHEREAS**, the Town of Schroon believes that the lack of housing for New York residents of all ages and income levels negatively impacts the future of New York State's economic growth and community well-being;

**WHEREAS** the housing crisis has negative effects at the regional and local levels, we believe that every community must do its part to contribute to housing growth and benefit from the positive impacts a healthy housing market brings to communities;

**WHEREAS**, we believe that supporting housing production of all kinds in our community will bring multiple benefits, including increasing housing access and choices for current and future residents, providing integrated accessible housing options that meet the needs of people with sensory and mobility disabilities, bringing economic opportunities and vitality to our communities, and allowing workers at all levels to improve their quality of life through living closer to their employment opportunities;

**WHEREAS**, we believe that evidence showing that infill development that reduces sprawl and supports walkable communities has significant environmental and public health benefits; and

**WHEREAS**, we believe that affirmatively furthering fair housing and reducing segregation is not only required by law, but is essential for keeping our community strong and vibrant;

**NOW, THEREFORE, IT IS HEREBY RESOLVED** that the Town of Schroon, in order to take positive steps to alleviate the housing crisis, adopts the Pro-Housing Communities pledge, which will have us endeavor to take the following important steps:

1. Streamlining permitting for multifamily housing, affordable housing, accessible housing, accessory dwelling units, and supportive housing.
2. Adopting policies that affirmatively further fair housing.
3. Incorporating regional housing needs into planning decisions.
4. Increasing development capacity for residential uses.
5. Enacting policies that encourage a broad range of housing development, including multifamily housing, affordable housing, accessible housing, accessory dwelling units, and supportive housing.

**DULY ADOPTED SEPTEMBER 8, 2025 BY THE FOLLOWING VOTES:**

**AYES:   5   NAYS:   0**

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

**REQUEST TO APPROVE FRATERNALAND RD GUARDRAILS**

**RESOLUTION #175-2025**

**INTRODUCED BY: COUNCILPERSON DONALDSON**

**WHO MOVED ITS ADOPTION**

**SECONDED BY: COUNCILPERSON GERO**

**WHEREAS**, the Town of Schroon seeks to approve the replacement of guardrails on a section of Fraternaland rd., totaling \$3,820.45 on state contract from Evolution Edges.

**NOW, THEREFORE, BE IT**

**RESOLVED**, that the Town Board of Schroon hereby approves the replacement of guardrails on a section of Fraternaland rd., totaling \$3,820.45 on state contract from Evolution Edges.

**DULY ADOPTED SEPTEMBER 8, 2025 BY THE FOLLOWING VOTES:**

**AYES:   5   NAYS:   0**

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

Councilperson Gero stated: please do your due diligence and make sure that the guardrails meet specs. Guardrails can be a tricky business, they have to be set according to the back slope, the turn downs, the concrete anchors need to be exact. Please make sure you check with the County or the State to ensure they are done correctly.

Highway Superintendent Flores stated: absolutely I will.

**DISCUSSION: HIGHWAY DEPARTMENT TRUCK PURCHASE**

Highway Superintendent Flores stated: A new 1-ton dump truck is one of the things I would like to see purchased this year. A 1-ton is going to be vital to our plowing this year. We are limited on CDL drivers. One employee is working on his permit but will not have his CDL before plowing season. I will need him to be in the 1-ton this year, but with the current state of our current 1-ton.... It is not going to plow snow this year. It will not be able to manage it. We currently only use it for short distances. I will continue to get quotes and look for the best deal out there. Paul McCann Jr. has been doing much of the research for this. I have asked him to get three identical quotes for trucks, as well as look at state contracts.

**REQUEST TO APPROVE OVERHEAD DOOR CONTRACT- TABLED**

**REQUEST TO APPROVE PROCUREMENT POLICY UPDATES AND SEND TO TOWN ATTORNY**

**RESOLUTION #176-2025**

**INTRODUCED BY: COUNCILPERSON GERO**

**WHO MOVED ITS ADOPTION**

**SECONDED BY: COUNCILPERSON MILLER**

**WHEREAS**, the Town of Schroon seeks to approve the tentative changes to the Procurement Policy, and to send the Draft to the Town Attorney for review.

**WHEREAS**, once a final draft is received from the Town Attorney, the Draft will be reviewed by the Town Board and an additional resolution will be needed to accept and approve the final Draft.

**NOW, THEREFORE, BE IT**

**RESOLVED**, that the Town Board of Schroon hereby approves the tentative changes to the Procurement Policy, and to send the Draft to the Town Attorney for review.

**DULY ADOPTED SEPTEMBER 8, 2025 BY THE FOLLOWING VOTES:**

**AYES:   5   NAYS:   0**

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

**DISCUSSION: LOCAL LAW PROHIBITING OVERNIGHT CAMPING ON MUNICIPAL/PUBLIC PROPERTIES**

Supervisor Wood stated: one thing the town is looking into is creating and adopting a new local law that states there is no sleeping, camping or overnight staying of any kind in the park. We found a sample law from the Village of Herkimer in the County of Herkimer. They just passed this law in 2024, its brand new. We are using their law as a model for ours, if we decide to move forward with this it can be adapted and changed to reflect our town. For example, Herkimer has their own police force as mentioned in this law under enforcement, we do not so that would be changed to our Codes department or our local state police department. Details like that are easy to adapt to our town. This is on the docket for discussion; I just wanted to let everyone know that this is an avenue the Town may be pursuing to ensure the tranquility of our park.

**DISCUSSION: FAIRFIELD AVENUE SPEED LIMIT**

Supervisor Wood stated: We sent in our paper work to have the Fairfield Avenue speed limit reduced to 20MPH. We are still waiting on a response so I do not have an update at this time, other than the Town has done their part and we are waiting on approval from the state.

**DISCUSSION: AED**

Councilperson Miller stated: I met with Linda Beers regarding the AED's, she working with us on this project. Linda said she would be happy to provide us with a sample policy in terms of another town that has instilled a training and maintenance policy. HHHN in Bolton has a similar policy as well. I am also going to meet with them to pick their brains. Each town has very unique needs, we are not going to duplicate what other towns have done. I just want to see what has worked for them, what has not worked for them.

**DISCUSSION: STREET LIGHTS**

Joy Koch stated: I have been doing a lot of research on my own and with Ethan Thompson. I personally purchased two bulbs that I would like to test out. Ethan has said that changing the bulbs with just a ladder is actually dangerous as there is no way to secure the ladder. He stated that when he gets the personal lift to do the Christmas decorations, that would be an ideal time to test out these two bulbs. I was thinking one on the corner of Leland Ave and Dock Street and the other on the opposite corner by the boat house. This way we can see each on and compare which type we like better. I am learning a lot, there is a big difference in bulb type. This is not like residential light bulb; there are so many varieties and types.

**MOTION TO GO INTO EXECUTIVE SESSION**

**INTRODUCED BY: COUNCILPERSON GERO**

**SECONDED BY: COUNCILPERSON MILLER**

Councilperson Gero moved a motion to go into executive session at 7:05 PM for discussion of appointment seconded by Councilperson Miller.

**MOTION TO EXIT EXECUTIVE SESSION**

**INTRODUCED BY: COUNCILPERSON GERO**

**SECONDED BY: COUNCILPERSON WELCH**

Councilperson Gero moved a motion to come out of executive session at 8:01 PM, seconded by Councilperson Welch. No decisions were made while in executive session.

**THANK YOU TO TOWN STAFF FOR EXTRA WORK DURING THE ADIRONDACK FOLK MUSIC FESTIVAL**

**ADJOURN MEETING AT 8:12 PM**

**INTRODUCED BY: COUNCILPERSON GERO**

**SECONDED BY: COUNCILPERSON WELCH**

With no further business, this meeting was adjourned at 8:12 PM, carried unanimously

**Respectfully Submitted by:**

**Erica Hedden**

**Town Clerk**