

The Town of Moriah Town Board held their Regular Town Board Meeting on Thursday, July 18, 2024 at 6:00pm at the Town of Moriah Court House, 42 Park Place, Port Henry, NY.

Present:	Matthew Brassard	Supervisor
	Paul Salerno	Councilman
	Tom Anderson	Councilman
	Nathan Gilbo	Councilman

Others Present: Bill Trybendis, Thomas Cowin, Sharon O'Connor, Mark Lashway, George Clark, Eric Wilhelmson, Carol and Joe Chiarella, Jim Curran, Robert Stevenson, Rich Lapier, Billy Allen, Jennifer Smith, Jamie Wilson, Joe Cooke, Jackie Baker, Chip Perry, Tom Cowin, Paul Reese, Kevin Kavanaugh, Susan Johnson, Cheryl Hayes and Rose French-Town Clerk

The Supervisor opened the meeting at 6:00pm by saluting the flag.

ON MOTION by Councilman Gilbo, seconded by Councilman Salerno, the following resolution was APPROVED

Ayes	Brassard, Salerno, Anderson, Gilbo
Nays	0
Absent	0

RESOLVED that the Town of Moriah Town Board approve the minutes from the previous meeting.

Guest Speaker: Kevin Kavanaugh-Blue Line Development

The Supervisor introduced Kevin Kavanaugh from Blue Line Development.

Mr. Kavanaugh apologized, he has had no internet the past couple of days, he intended to bring handouts but had no way of printing them. He stated this is for low income housing. The site is perfect; middle of town; well located; has sewer and water. Use federal tax credits evenly around the State; between Schroon Lake and Port Henry there would be 30 units at each site. Mr. Kavanaugh really likes this site and would like to move forward; Wells Fargo has been the biggest buyer. He stated this is not public housing; will be privately owned and managed. Hire local contractors to do the work. Councilman Gilbo asked how the threshold was broken out over 30 units and Mr. Kavanaugh stated 10% has to be at \$30,000 or below. Councilman Anderson asked where we were talking about and Mr. Kavanaugh stated where the old high school was on College Street. Councilman Salerno asked Chip Perry if the sewer line could handle 30 units and Chip said no, infrastructure is very old; been on the to do list. Mr. Kavanaugh stated those costs could be included in the build. Councilman Salerno asked if this becomes a reality when would it be complete, 2028, and Mr. Kavanaugh stated they are still in the planning stages; Councilman Salerno asked if they had any other housing developments in Essex County and Mr. Kavanaugh said no; none in New York; Pennsylvania and New Jersey. Councilman Gilbo asked Mr. Kavanaugh if he had any examples and he said yes, he will email them. Councilman Salerno asked if any money was coming from the Governor and Mr. Kavanaugh stated 50% - 60% is federal tax credits; \$2.36 per person. The Supervisor stated the Town had this property appraised and it came in at \$26,000. If the Board decides to move forward we will need a public hearing and will have to decide to lease or not. The Supervisor asked if there would be a property manager and Mr. Kavanaugh said yes, there would be one between Schroon Lake and Port Henry. Councilman Salerno asked if there would be tax exemptions and the Supervisor stated there would be a pilot program. Mr. Kavanaugh stated it would be a payment in lieu of taxes. The Supervisor stated the history of the property shows taxes were only paid on it for a short period of time anyway and then always went back to the County. Mr. Kavanaugh stated the pilot would be based on revenue of the project; restricted from the State; pilot payment would be between \$30,000-\$40,000 between the 2 sites. Councilman Gilbo asked if the new building would be appraised and Mr. Kavanaugh stated it would be restricted; keep affordable for 45 years. Councilman Salerno asked if the Town Assessors would assess the building and Mr. Kavanaugh stated it wouldn't matter; Councilman Salerno stated the Town would only have say in the water and sewer and Mr. Kavanaugh stated the school would have say in the school taxes. Councilman Gilbo stated the County would get their share out of the \$20,000 for the Port Henry site and Mr. Kavanaugh said yes. The Supervisor used the solar farm as an example; the County, Town and School each have their own pilot. Councilman Gilbo asked if you build 30 units and the cost is \$750,000; more than the tax credits, would the tax payer pick up the rest and Mr. Kavanaugh stated the housing would attract local people; better housing. Mark Lashway asked about repairs

and renovations; who pays for that and Mr. Kavanaugh stated there would be an annual reserve; \$450 per unit per year; in an escrow account. Mark Lashway asked who would have authority over the building and Mr. Kavanaugh stated his company; under fair housing law. Carol Chiarella asked about repair and maintenance of the infrastructure and Mr. Kavanaugh stated that would be up to the Town. The Supervisor stated they would be charged full water and full sewer. Ms. Chiarella stated 30 units is a large volume can the Town support that and also has Mr. Kavanaugh thought of a day care center and Mr. Kavanaugh stated they could build space to leave open for that. Eric Wilhelmson asked the Board if they thought this was needed and the Supervisor said yes, County wide and Councilman Anderson stated housing is necessary. The Supervisor stated new teachers have trouble finding housing. He stated houses for sale are only on the market 10-15 days. Carol Chiarella asked if the 80% income was IRS defined and Mr. Kavanaugh stated there is a whole book of rules he has to follow; HUD income levels. Councilman Salerno couldn't remember if the old Mineville Hospital was put up for public referendum; the Supervisor stated he would look in to it. Councilman Anderson asked if there were any plans and Mr. Kavanaugh stated he would email the Board other projects he has done but he needs some assurance from the Town on the new project. Councilman Anderson asked if the height of the building would be an issue for the people that live behind it and Mr. Kavanaugh stated it would not be more than 3 floors.

Floor Open to the Public:

N/A

Department Head/Town Board Reports:

Chip Perry reported on the storm damage; north end pump station one pump burned up; some flow meters and computer; roughly \$75,000; lost 1 pump; cost \$100,000 at 2 locations. The Supervisor asked if the drinking water was ok and Mr. Perry said yes, no issues.

Billy Allen reported that Champ RV Park had a lot of damage; they are waiting on more sand; Bulwagga Bay is put back together, beach is open and they continue to work on the maintenance building.

Councilman Salerno asked if the beach was open and Mr. Allen said yes. Councilman Salerno stated we budgeted \$20,000-\$30,000 on the maintenance building and we are way under budget. He thanked all the workers. He also thanked the Town of Minerva and Adirondack Sand and Gravel.

Rich Lapier-Building Codes issued 5 building permits in June; did 1 fire/safety inspection for a certificate of occupancy; has mobile home permit for Christopher Heald; Ensign Pond Road; he recommends approval; not under APA.

Tom Cowin-Building & Grounds reported they are trying to keep up with the mowing. The pump at the train station is out; they are plugging away. The Supervisor asked about the speed limit signs and Mr. Cowin stated he reached out to tech support; not the batteries; the main board is \$500-\$700; he tried fully charging the batteries and that did not do it. Councilman Salerno asked if it is both signs by the school and Mr. Cowin said yes. The Supervisor stated we got these signs through a safe streets grant. Mr. Cowin stated they are very rotted and the Supervisor asked the Board if they wanted Mr. Cowin to order a new box and board and Councilman Gilbo asked if there was another option, could they be fixed and Mr. Cowin stated the board is \$500-\$700 and the Supervisor asked Mr. Cowin to get prices for another board and box. Councilman Gilbo asked if tech support could help and Mr. Cowin stated there is no way of testing it. Jamie Wilson-Highway Superintendent stated we got those signs through a safe streets grant and they are 10 years old; he feels it is the board and we should just get a new sign. Mr. Cowin will price them out; they are 12 years old actually.

Jamie Wilson-Highway Superintendent reported they have been working 5 10-hr days, everybody is able to get out of their homes, all roads are passable; met with FEMA; they will push for declaration; have 22 roads with damage; have Engineer looking at Bartlett Pond dam; he feels the Town of Moriah will have millions in damage from the storm. They are working with 2 contractors; working under county emergency contract; waiting on engineers for a couple of roads. The Supervisor asked if any roads were closed and Mr. Wilson stated Bridal Row, College

Street and Dalton Hill; he stated the County has been opening and closing the Lincoln Pond Road. The Tracy road is open; the Ensign Pond Road was closed prior to the storm. Mr. Wilson thinks Essex County will have \$20,000,000 in damage.

Councilman Gilbo reported he will look at the bids for the event space at Champ RV Park. Nothing back yet on the architect for the beach house. He will have a resolution for PT Grant Writer at next month's meeting. He stated at last month's meeting there was a questions about the pilot agreement for the solar farm; when it ends; there is a clause to renegotiate at the end of it. Councilman Gilbo asked Chip Perry why the pumps broke and Mr. Perry stated it was due to rocks and debris from the storm. Councilman Gilbo asked him where the north end pump station was and Mr. Perry stated it is Dock Lane.

Councilman Anderson stated the summer program is up and running; 75 kids per day; going for 2 weeks now; been fun.

Councilman Salerno stated there has been a lot of comments on Facebook regarding the bridge and flooding at Port Henry Beach. Due to the storm we lost the beach and the gym and some houses had water/mud. Comments have been made that the Town Board has not been doing their job. Councilman Salerno stated the Town and County have tried to fix the problem; the Town has asked that the brook be dredged; it is very frustrating; the Town has put a lot of effort in to the Mill Brook.

Councilman Salerno read the police report: 1-harassment 2nd degree arrest, 1-dog running at large arrest, 27-calls to service, 4-domestic disputes handled, assisted state police and sheriff on several calls, 8-traffic tickets issued. Councilman Salerno stated we don't ever see the state police anymore and the Town is doing the best they can with one police officer. Councilman Salerno reported Art Morgan has been excused, working on a water break.

Supervisor's Report:

The Supervisor reported that on July 10, 2024 at 9:45pm he declared a state of emergency; will be in effect for 30 days; will renew every 5 days. Councilman Gilbo asked if we had a cost so far and the Supervisor stated not yet, met with Jamie Wilson; temporary fixes are between \$800,000-\$1,000,000. The Supervisor stated the threshold is \$3,500 and we can find that on every road.

The Supervisor stated we received a pesticide fine from the NYS DEC for a violation from September 22, 2023 in the amount of \$450. The Supervisor spoke to Bill Tansey, Town Attorney and he said to go ahead and pay it. The Supervisor stated Building & Grounds were spraying dish soap and vinegar along the sidewalks to kill weeds and somebody turned them in.

134. **ON MOTION** by Councilman Salerno, seconded by Councilman Gilbo, the following resolution was

APPROVED	Ayes	Brassard, Salerno, Anderson, Gilbo
	Nays	0
	Absent	0

RESOLVED to pay NYS DEC \$450.00 for consent order-notice of violation #R5-20240212-2405.

The Supervisor stated Larry Laporte; 9 Lookout Lane, Port Henry reached out to him, he would like to purchase the Town land that borders his property that has the sewer line running through it, the Supervisor was not in favor of this, the Board said no.

Bid Opening-Design Consultant-Event Space-Port Henry Beach

C & S Companies:	\$156,700	(Labor, survey, expenses)
Beardsley Architects & Engineers:	\$17,500	(site familiarization, master planning, design)
AEDA, P.C.:	\$8,500	(review existing plans, site conditions, prepare design, construct cost estimate, building code review, meet with client)
AES Northeast:	\$112,500	(survey, design, documents, construction)

The Supervisor stated he will meet with Councilman Gilbo to go over proposals and will come back to the Board with a recommendation.

Resolutions:

135. **ON MOTION** by Councilman Gilbo, seconded by Councilman Salerno, the following resolution was

APPROVED	Ayes	Brassard, Salerno, Anderson, Gilbo
	Nays	0
	Absent	0

RESOLVED to approve advertising for Champ Day in the Sun Community News in the amount of \$110.00.

136. **ON MOTION** by Councilman Anderson, seconded by Councilman Gilbo, the following resolution was

APPROVED	Ayes	Brassard, Salerno, Anderson, Gilbo
	Nays	0
	Absent	0

RESOLVED to purchase 2 youth sit on top kayaks from Walmart for Bulwagga Bay Beach at a cost of \$104.00 each.

Discussion: The Supervisor stated he was approached by campers that we need something for kids.

137. **ON MOTION** by Councilman Anderson, seconded by Councilman Gilbo, the following resolution was

APPROVED	Ayes	Brassard, Salerno, Anderson, Gilbo
	Nays	0
	Absent	0

RESOLVED in accordance with the NYS Retirement, require Nathan Gilbo, Paul Salerno, Tom Anderson, Brent Ida, Leilani Sprague and Brian Venne record time for work on a calendar for the period 8/1/24-10/31/24.

138. **ON MOTION** by Councilman Gilbo, seconded by Councilman Salerno, the following resolution was

APPROVED	Ayes	Brassard, Salerno, Anderson, Gilbo
	Nays	0
	Absent	0

RESOLVED to approve mobile home application for Christopher Heald, Ensign Pond Road.

Discussion: The Supervisor asked Mr. Lapier if he looked this over and the Mr. Lapier said yes.

139. **ON MOTION** by Councilman Salerno, seconded by Councilman Gilbo, the following resolution was

APPROVED	Ayes	Brassard, Salerno, Anderson, Gilbo
	Nays	0
	Absent	0

RESOLVED A RESOLUTION AUTHORIZING SUBMISSION OF COMMUNITY DEVELOPMENT BLOCK GRANT APPLICATION

WHEREAS, the Town Board of MORIAH has identified housing and assisting low/moderate income homeowners, as its most severe community development need, and

WHEREAS, the proposed program area is hereby defined as having many homes with substandard conditions occupied by low/moderate income families, Substandard is defined as:

Housing that does not meet the local building codes and creates safety or health hazards for its occupants:

WHEREAS, the only affordable means of financing a program designed to meet these needs is to secure funding from the NYS Office of Community Renewal Community Development Block Grant Program, and

WHEREAS, due to the sparsely populated character of the proposed program area with homes scattered over a large geographical area, a non-target methodology is to be employed to assist only low- and moderate-income persons.

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of MORIAH authorizes Supervisor, Matthew Brassard, to sign and submit an application to the NYS Office of Community Renewal for a community development program for housing rehabilitation, to act in connection with the submission of the application, and to provide such additional information as may be required.

BE IT FURTHER RESOLVED, that the Housing Assistance Program of Essex County, Inc. dba Adirondack Roots will perform administrative services as a sub-recipient for the Town of Moriah.

BE IT FURTHER RESOLVED, that the Town of MORIAH is committed to affirmatively further fair housing within the town's jurisdiction, will substantially comply with all Federal, State, and local laws, rules, and regulations applicable in the effort of furthering fair housing, and names Anna Reynolds, Director of Community Resources Department, Fair Housing Officer to be the primary point of contact for all fair housing related issues.

BE IT FURTHER RESOLVED, that the Town Board of MORIAH has adopted the following: Citizen Participation Plan, Residential Anti-Displacement and Relocation

Assistance Plan, Excessive Force Policy, Lead Based Paint Plan, Drug-Free Workplace Program, and the Housing Rehabilitation Program Policy and Procedures, and that they are on file at the Town Hall.

140. **ON MOTION** by Councilman Salerno, seconded by Councilman Gilbo, the following resolution was

APPROVED	Ayes	Brassard, Salerno, Anderson, Gilbo
	Nays	0
	Absent	0

RESOLVED A RESOLUTION NAMING THE CERTIFYING OFFICER AND DETERMINATION OF A TYPE II ACTION FOR 2024 COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAMS

The Town of Moriah, determined that the following resolution be adopted:
The Town of Moriah, Town Board name Matthew Brassard, Supervisor of the Town Board, the Certifying Officer for the purpose of conducting the Environmental Review for the Town's 2024 CDBG funded Housing Programs, and;

The determination has been made that the Environmental Review Record for the Town of Moriah 2024 CDBG Housing Program be classified as a Type II Action (6NYCRR Section 617.4 and 617.5) for the Housing Rehabilitation Program to be funded by the New York State Office of Community Renewal, Community Development Block Grant. Classification of Type II Action was determined based on review of <https://www.dec.ny.gov/permits/32521.html>.

141. **ON MOTION** by Councilman Anderson, seconded by Councilman Salerno, the following resolution was

APPROVED	Ayes	Brassard, Salerno, Anderson, Gilbo
	Nays	0
	Absent	0

RESOLVED approval to do transfers in budget as needed.

142. **ON MOTION** by Councilman Anderson, seconded by Councilman Gilbo, the following resolution was

APPROVED	Ayes	Brassard, Salerno, Anderson, Gilbo
	Nays	0
	Absent	0

RESOLVED approval to do adjustments in water and sewer as needed.

143. **ON MOTION** by Councilman Salerno, seconded by Councilman Gilbo, the following resolution was

APPROVED	Ayes	Brassard, Salerno, Anderson, Gilbo
	Nays	0
	Absent	0

RESOLVED approval of payment of end of month and monthly warrants.

Floor Open to the Public:

Sharon O'Connor asked how big the event space was going to be at Port Henry Beach and Councilman Gilbo stated the rough size would be for 100 people inside and out. She also asked about the washers and dryers at Bulwagga Bay and the Supervisor stated we are not going to pursue that. Ms. O'Connor thanked the Town for all their hard work during the wash outs.

Councilman Gilbo asked when we were going to consolidate the water and sewer districts and the Supervisor stated the Town Attorney will have to draft a map, plan and report and then we will have to have a public hearing; he will work on it after the storm problems are taken care of.

The meeting adjourned at 7:06pm.

Abstract Distributions:

Claim Numbers:

June 26, 2024

2024/985-992

General	\$1,195.57
Highway	\$254.40
Water District #1	\$41.56
Water District #2	\$28.20
Water District #4	\$4.44
Sewer District #1	\$95.06
Sewer District #2	\$11.23

July 3, 2024

2024/1048-1049

General	\$250.00
General	\$250.00

July 10, 2024

2024/1087

General	\$500.00
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July 18, 2024

2024/997-1000, 1001-1120

General	\$48,068.47
Highway	\$5,855.69
Water District #1	\$10,192.43
Water District #2	\$7,327.71
Water District #3	\$10,585.23
Water District #4	\$154.78
Sewer District #1	\$6,815.50
Sewer District #2	\$3,297.77

Sewer District #1 Improvements:	MJ Engineering	\$25,020.00	#5
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CDBG Low Income Housing Grant:	Denton Publications	\$51.45	#1
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Town Clerk