

The Town of Moriah Town Board held their Regular Town Board Meeting on Thursday, March 20, 2025 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
James Curran Councilman

Absent: Nate Gilbo Councilman

Others Present: Bill Trybendis, Paul & Nancy Tromblee, Art Morgan-Water & Sewer Superintendent, Tom Cowin-Building & Grounds Superintendent, Jamie Wilson-Highway Superintendent, George Clark, Mark Lashway, Ben Breckenridge-Adk Roots, Werner and Jean Kull, Brent Ida-Assessor, Lani Sprague-Assessor, Joel Zelinski-Assessor, Anna Mayville, Ed Wojcik and Rose French-Town Clerk

The Supervisor opened the meeting at 6:00pm by saluting the flag. He thanked everyone for coming.

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

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

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

Guest Speaker-Ben Breckenridge-Adirondack Roots

The Supervisor introduced Mr. Breckenridge from Adirondack Roots. He is here to give an update on the wells/septics in Cheever and the housing rehabilitation project.

Mr. Breckenridge stated they have 4 wells complete; 5 properties off old system. There is additional funding for the rest of the community; must meet income qualifications. He will have more information on the \$472,000 housing rehabilitation grant in the near future. Councilman Salerno asked how much the wells/septic's grant was for, and Mr. Breckenridge stated it was \$262,000 plus an additional \$30,000. Councilman Salerno stated there is \$48,000 left over for the rest of the Town but who will get it and Mr. Breckenridge stated they will start with the people on their waiting list first. Councilman Salerno asked where the \$472,000 came from and Mr. Breckenridge stated it is a Community Development Block Grant; it is Federal money which trickles down to the State then to the Office of Community Renewal. Councilman Salerno asked how much would be spent on each property and Mr. Breckenridge stated it will be based on need; there is no limit. Mr. Breckenridge stated they have to test for lead and radon and that testing is very expensive. Councilman Salerno asked how people will know and Mr. Breckenridge stated through their media partners, Facebook and the waiting list. Councilman Anderson asked how much it cost per foot and Mr. Breckenridge stated \$18 per foot. Ed Wojcik asked how the hydro fracking works and Mr. Breckenridge stated honestly, he has no idea; they do test the water before the people are allowed to drink it.

The Supervisor stated he knows a lot of people are here tonight because of the assessment letters that went out. He would like to thank the Assessor's for coming and trying to explain the reval process. Joel Zelinski handed out an informational sheet and an anonymous letter from a resident. Mr. Zelinski stated this reval has been going on for 4 years; they went to every property in Town. He stated they are only allowed in the house by appointment. Mr. Zelinski stated they use a NYS computer program and satellite view and it is very accurate. He stated every parcel has a card; a "birth certificate" so to speak; all data that was collected was entered in to this computer program. Mr. Zelinski stated this program takes everything in to consideration; sales, lumber, age of house, style, kitchens, bathrooms, etc. Comparables are hard sometimes, easier to go with cost. Mr. Zelinski stated there hasn't been a full reval done in years. In the past there has been increases by percent adjustments. Mr. Zelinski stated rates have to be equal to be fair; rates were way out of whack. Lani Sprague-Assessor stated that neighborhoods make a difference also; different rates for different neighborhoods. The Supervisor asked what the grievance process was and Mr.

Zelinski stated they are taking appointments now; they are pretty full already, if you make an appointment for after April 15th a form needs to be filled out. He stated everybody wants their assessment lowered and if we do that, we will end up with the same problem we are in now. Mr. Zelinski stated we lose a lot of funding when we are not at 100% assessment. Anna Mayville stated her assessment went from \$28,000 to \$68,000 and she has an old house. Mr. Zelinski stated it would not be fair if everybody said that. The Supervisor stated he and Becky Gilbo did an Assessment change comparison sheet and he went over it. He thanked the Assessors for coming. Lani Sprague-Assessor stated they are currently working on building permits.

Floor Open to the Public:

Jean Kull stated when she moved here, we had a grocery store, Stewarts, Kings Inn, Red Brick, etc. She stated she is retired and her assessment doubled. She stated she has 4 questions: 1-does the Town have a grant writer, the Supervisor said yes, 2-what is going on with the hydro project and the Supervisor stated he reaches out to Jim Bessa every 45 days and he is told the same thing every time "something is coming soon". Councilman Anderson stated the project keeps getting caught up in a bureaucratic nightmare. 3-What is happening with King Georges and the Supervisor stated the owner plans on opening a sit-down restaurant there. 4-What is the Town doing to attract commercial business and Councilman Curran stated the Board and the Chamber are always working on it; the owner of Vic's wants to revitalize that; restaurant and cabins and the Supervisor stated the Essex County IDA is always reaching out to grocery stores. Councilman Salerno stated the previous Supervisor tried very hard to get a grocery store here and they all say that "Walmart is 18 miles away", Aldi's was interested but they require a population of 18,000-20,000.

Department Head/Town Board Reports:

Jamie Wilson-Highway Superintendent stated they are still working on FEMA projects. They are surplus old equipment to put them on Auctions International. He stated pot hole season and mud season are here; roads are posted with weight limit signs. Joel Zelinski asked if the ditch in front of his house could be fixed; his front yard is very wet and Mr. Wilson stated they are doing the best they can with 25 FEMA projects going on.

Art Morgan-Water & Sewer Superintendent had nothing to report.

Tom Cowin-Building & Grounds Superintendent stated they have been gutting the beach house at Port Henry Beach. They will start putting the banners up around the 14th of April. Grass cutting season will start shortly and they have been working on little projects.

Councilman Salerno read the police report: 1 misdemeanor arrest-petit larceny, 1 dangerous dog with ACO Roberts, assisted the Moriah ambulance 5 times, assisted the State Police 12 times, handled 3 traffic accidents, handled 27 calls of service and issued 7 traffic tickets.

Councilman Salerno read the Building Codes report for February: issued 3 building permits, issued 2 violation notices and has one mobile home application for Tisha McKiernan-3 lot mobile home park-specs were drawn by an Engineer for water and sewer and power-will be at 3239 Fisher Hill Road.

Councilman Salerno reported on the campsites. Spring is here. Workers will be back April 7th; Managers are in place, we have a cleaner for the bathrooms, the new cabin for Bulwagga Bay campsite will be here shortly, the 2 that we have brought in @\$8,800 last year. Anna Mayville asked what the Town does with the money we make from the campgrounds and Councilman Salerno stated we use it to keep taxes down.

Councilman Anderson reported we are still waiting on applicants for the Director and Assistant Director positions for the Summer Program. The Supervisor went over the qualifications for each. He stated it is a 4-week program. Councilman Curran stated we need one more lifeguard as well.

Supervisor's Report:

The Supervisor stated we should be getting FEMA money shortly.

The Supervisor stated there is a Vacant Rental Improvement Program available that is state funded; if interested contact the North Country Rural Development Coalition at 518-585-6366 or at info@northcountryruraldevelopment.org.

There will be a rabies clinic at the Moriah Fire Department on Wednesday, May 14, 2025 from 6pm-7:30pm. For more information contact the Essex County Health Department at 518-873-3500.

Resolutions:

73. **ON MOTION** by Councilman Salerno, seconded by Councilman Curran, the following resolution was

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

RESOLVED a resolution of condolence to the family of James “Bingo” Wright.

Discussion: The Supervisor stated Bingo was a green thumb worker and worked for Building & Grounds for 10 years.

74. **ON MOTION** by Councilman Salerno, seconded by Councilman Curran, the following resolution was

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

RESOLVED approval of a 3-lot mobile home park at 3239 Plank Road in Manville by Tisha McKiernan.

Discussion: Councilman Salerno stated it is all engineered, Rich Lapier looked at it. The Supervisor stated it will be 3 more waters and sewers.

75. **ON MOTION** by Councilman Curran, seconded by Councilman Salerno, the following resolution was

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

RESOLVED to hire certified codes officer Colin Mangan as part time property maintenance officer at a salary approved in the 2025 budget.

Discussion: The Supervisor stated Frank Slycord retired, Colin does several other towns and he is already certified.

76. **ON MOTION** by Councilman Curran, seconded by Councilman Salerno, the following resolution was

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

RESOLVED to hire Chawntelle Bezon as full-time court clerk at 32 hours a week at the hourly wage approved in the 2025 budget.

Discussion: The Supervisor stated Court Clerk Brianna Sargent got another job, Ms. Bezon is local and she seems to be working out well.

77. **ON MOTION** by Councilman Salerno, seconded by Councilman Curran, the following resolution was

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

RESOLVED to hire William Cook as Manager for the 2025 at Champ RV Park.

Discussion: Councilman Salerno stated he used to be the manager at Bulwagga Bay Campsite. Councilman Curran stated we are fortunate to have him.

78. **ON MOTION** by Councilman Salerno, seconded by Councilman Curran, the following resolution was

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

RESOLVED to pay Sheri Goodroe monthly for cleaning the bathrooms at Champ RV Park and Bulwagga Bay Campsite; \$3,480.00 for the season.

Discussion: Councilman Salerno stated she will get paid monthly but will clean the bathrooms every weekend.

79. **ON MOTION** by Councilman Curran, seconded by Councilman Salerno, the following resolution was

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

RESOLVED to order office equipment for Champ RV Park (computer/printer/chair/cash register); total \$1,000.00.

Discussion: The Supervisor stated there is nothing down there right now.

80. **ON MOTION** by Councilman Curran, seconded by Councilman Salerno, the following resolution was

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

RESOLVED a resolution of congratulations to Becky Gilbo on her retirement from the Town of Moriah after 35 years of service.

Discussion: The Supervisor stated she will come back a couple days a week to finish training LeeAnn Sprague and to get through the annual audit. The Supervisor thanked her for putting up with the former Supervisor and himself.

81. **ON MOTION** by Councilman Salerno, seconded by Councilman Curran, the following resolution was

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

RESOLVED a resolution to hire Neal Larkin as Foreman for Champ RV Park and Bulwagga Bay Campsite for the 2025 season.

Discussion: The Supervisor stated Billy Allen took another job; he was a great foreman. Neal has been working at Champ RV Park as a laborer; he is a great employee; he will work out well.

82. **ON MOTION** by Councilman Salerno, seconded by Councilman Curran, the following resolution was

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

RESOLVED to advertise for a campground laborer to replace Neal Larkin.

Discussion: Will run ad for 2 weeks.

83. **ON MOTION** by Councilman Curran, seconded by Councilman Salerno, the following resolution was

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

RESOLVED a resolution of congratulations to Frank Slycord on his retirement from the Town of Moriah after 10 years.

84. **ON MOTION** by Councilman Salerno, seconded by Councilman Curran, the following resolution was

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

RESOLVED approval to do transfers in budget as needed.

85. **ON MOTION** by Councilman Curran, seconded by Councilman Salerno, the following resolution was

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

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

86. **ON MOTION** by Councilman Salerno, seconded by Councilman Curran, the following resolution was

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

RESOLVED approval to pay end of month and monthly warrants.

87. **ON MOTION** by Councilman Curran, seconded by Councilman Salerno, the following resolution was

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

RESOLVED to hold a special meeting Tuesday, April 1, 2025 at 10:00am at 54 Dock Lane-Champ RV Park (Beach House) to discuss beach house renovations.

Floor Open to the Public:

Ed Wojcik thanked everyone for all their hard work.

The meeting adjourned at 7:04pm.

Abstract Distributions:

February 27, 2025

General \$3,496.56
Highway \$2,857.36
Water District #1 \$30.80
Water District #2 \$20.90
Water District #3 \$1,887.90
Water District #4 \$3.29
Sewer District #1 \$189.09
Sewer District #2 \$16.80

Claim Numbers:

2025/239-255

March 20, 2025

General \$37,898.83
Highway \$36,034.40
Water District #1 \$7,623.46
Water District #2 \$5,478.64
Water District #3 \$2,906.77
Water District #4 \$474.99
Sewer District #1 \$40,022.68
Sewer District #2 \$5,889.44

2025/259-403

Champ Beach Event Space (COVID \$) AES Northeast \$12,587.30 #3
Sewer District #1 Improvements MJ Engineering \$2,880.00 #1
Beach House Renovations (COVID \$) JP Waste Mngt. \$959.26 #1

Town Clerk