

Town of St. Armand
Regular Board Meeting
Tuesday, March 9, 2021
6:30 PM

These Meeting Minutes were approved by the St. Armand Town Board on April 13, 2021.

A Regular Board Meeting of the Town of St. Armand was held on the above date and time via a webinar conducted from the Town Hall, Bloomingdale, NY. The webinar Public Hearing and Regular Board meeting was advertised and made available to the public.

BOARD MEMBERS PRESENT:

Town Supervisor Davina Winemiller, Deputy Supervisor D. Joseph Bates, Councilperson Donald Amell, Councilperson Jennifer Fuller and Councilperson Karl Law.

A quorum of the Board was in attendance.

TOWN EMPLOYEES PRESENT: Code Enforcement Officer Derrick Martineau, Wastewater Superintendent Stanley Ingison, Town Accountant Donna Bramer, and Town Clerk Barbara Darrah.

GUEST SPEAKERS: Jennifer Stanton and Jillian Kara, interns from SUNY Plattsburgh, Curt Gervich and Kim Coleman, Professors from SUNY Plattsburgh, Caryn Mlodzianowski, Representative from Dollar General, Anna Reynolds and Rob Wick from Essex County Planning, and Craig Michaels, Town Attorney for the Code Enforcement action.

GUESTS FROM THE COMMUNITY: Justyna Babcock, Megan Carter, Aaron Cerbone, Josh Colby, Keith Compeau, Cheri Fisher, Joseph Fisher, Justin Fuller, Monroe Gladd, Seth Jones, Sue Abbott Jones, Debbie Kanze, Ben Kline, Shannon Madden, Adam Mayville, Warren McCarthy, Frank Michaels, Dean Montroy, Alicia Perry, Ashley St. Dennis, Lowell Willette, Patricia Willette, and seven unidentified callers.

Public Notice was published in the Adirondack Daily Enterprise regarding the date and time of this meeting, and posted on the Town of St. Armand's outside marquis, the Town's Facebook page and the Bloomingdale Neighborhood Facebook Group page.

Supervisor Winemiller called the meeting to order at 6:30 p.m. and asked everyone to join in the Pledge of Allegiance.

REGULAR BOARD MEETING

Supervisor Winemiller introduced Derrick Martineau and asked him to present his most recent findings on 10 School Street, in Bloomingdale.

Derrick Martineau: Hello everyone. I am the Code Enforcement Officer for the Town of St. Armand. Recently, I was invited to 10 School Street in order to take more photos and do closer inspections inside and outside the property. I would like to thank Mr. Gladd for allowing myself and Supervisor Winemiller into the home to go and get this done. I am going to read the updated report I just completed and we will go from there:

OFFICE OF CODE ENFORCEMENT
TOWN OF ST. ARMAND
P.O BOX 338
BLOOMINGDALE, NY 12913

Date: March 9, 2021

RE: Monroe Gladd

To: Supervisor Winemiller, and Town Board

Please be advised that on March 1, 2021, myself and Supervisor Winemiller were allowed access to the Gladd property, 10 School Street, Bloomingdale, NY. Further, we were allowed an additional inspection on March 8, 2021, to verify a couple of items that were not reviewed during the first inspection and take a few additional photographs.

Inspection Findings:

1. The property has eight automobiles parked on it. Mr. Gladd supplied registration cards and insurance cards for most of them. However, only one vehicle is truly legal as it was registered, insured and had a valid NYS motor vehicle inspection sticker. In the accompanying photos, you can see that the NYS motor vehicle inspections on the other vehicles are expired making them a continued violation of property maintenance law.

2. The property has two RV campers present, neither of which is registered, inspected or insured. The smaller camper is completely full of belongings and/or debris and I was not granted access to it. The larger camper presents a major cause of concern: there is a 150-gallon propane tank located adjacent to the camper and it is clearly hooked up to the camper. An electrical extension cord runs from the home to the camper as well as a television/internet cable from the home to the camper. The sewer drain had a pipe hooked up to it and is laying open on top of the ground. I asked Mr. Gladd if I could enter the camper. Mr. Gladd stated that the camper belongs to his son who was in Florida and it was locked. I continued to look around it and noticed the snow was melted off the roof and there was ice buildup on the outside that is conducive of it being heated. There were clear signs in the snow that it was frequented daily. When I asked Mr. Gladd about this, he stated that he goes into the camper often to use the computer.
3. Garbage and debris can still be seen all over the property, out buildings are falling apart and full of debris.
4. The addition on the back of the mobile home is in very bad condition. The base does not appear, however, to be attached directly to the mobile home anymore as you can see where the main plates were cutoff with a saw. There are some 4-inch concrete supports under the addition that are leaning and falling apart and do not appear to be adequate to sustain the weight load. Mr. Gladd has applied for a demolition permit to remove the addition and the remaining roof that is over the mobile home. I believe the amount of damage to the original roof will be to the point of having to replace the entire roof. Once the addition is gone the entire trailer wall now has to be brought to current code, meaning insulation values have to meet current R-values, wiring, studs, foundation etc.
5. Under the main mobile home, I could hear water spraying freely. I inspected the area and found water underneath the mobile home as well as under the addition. By the amount of water that had formed, the wet and rotting wood and indications of mold and mildew, the pipe has been leaking for a long time. All of the plywood and floor joists were saturated causing rot issues and mold issues.
6. Front deck is deteriorated beyond repair, I felt it shaking when walking on it. It has sloped away from the mobile home, sagging at least four inches. Mr. Gladd stated he will remove and rebuild this fully.
7. Upon entering the home, I could feel a heat similar to that of a kerosene heater or use of propane stove; it was very humid - the windows were sweating and this is common for this type of heat. There was a furnace present but not operable. There are smoke detectors throughout and a CO detector present. There were several gas cans on the front porch that Mr. Gladd stated were full of kerosene for heat. I suspect that a free-standing kerosene heater is being used in the home, but was removed prior to my inspection. This type of heating unit can cause CO build-up and is a fire hazard. There was an electric heating unit present in the living room that was on during our second inspection.
8. Bathrooms: There are two bathrooms in the home. Both have functioning toilets, neither has a sink that functions, in one bathroom the shower/tub unit is missing, the other has a tub that I was told worked but it had no hot water during the first visit. The bathroom close to the road had newly installed lauan on the ceiling the first visit then bead board the second visit.
9. The back bedroom floor was very sloped and felt weak as it was bouncing under foot when walking on it, new OSB plywood was seen on the floor with exception of under the bed. The windowsill was wet, indicating leaking from the roof. Due to the lack of eave overhang, it appears that water is leaking freely between the outside of the mobile home and the inner walls.
10. Kitchen seemed to be in working order, the kitchen floor shows damage and is coming up in places.
11. Living room ceiling looked to have some sagging between beams that were visible. No leaks were seen anywhere through the ceilings at this time.
12. There are many open areas on the exterior of the main mobile home where damage has occurred. Large gaping holes in the siding are clearly visible. These areas invite water infiltration, insects and mold.

Conclusion:

There are many safety issues that are urgent due to the condition of the addition, porch, sloping floors, water damage, mold, inadequate foundation and insulation, and lack of a proper heat source.

I conclude that the amount of work needed to bring the home up to code would be vastly more expensive than a new mobile home.

Further, the mobile home roof will need to be inspected for water damage, rot and mold, if the addition roof is removed. Mr. Gladd has provided a letter from Wiley Lavigne, an engineer, regarding the removal of the addition, attached. Please note that Mr. Lavigne does not state if he had inspected the structural integrity of the entire mobile home.

I am not an engineer, but I do not agree with Mr. Lavigne's assessment.

I ask the board to consider all findings about the property when making their decision regarding the removal of the mobile home in its entirety: The garbage and debris strewn about, the vehicles and the structural integrity of the mobile home. Additionally, the amount of time this has been on-going, Mr. Gladd has had many opportunities over several years to make repairs to this property.

Please feel free to contact me with any questions you may have.

Best Regards,

Derrick Martineau
Code Enforcement Officer
Town of St. Armand
518-728-6100 C
starmandcodes@gmail.com

Winemiller: Monroe Gladd did come in to see me at the Town Hall this morning, and he asked me to show two photos to the Board this evening. (Winemiller showed the two photos on the screen which were of the roof of the existing mobile home). At this time does any Board member have any questions for Derrick?

D. Joseph Bates: No. Not on my end, thank you.

Donald Amell: No questions.

Jennifer Fuller: No.

Karl Law: None at this time.

Supervisor Winemiller invited Monroe Gladd to speak.

Monroe Gladd: There are only two vehicles that don't have inspections on because we are not using them right now. But they are registered and insured as you know. The garbage there that he is talking about, I told you, are four bags of bottles that were over by the camper. I took that. I put the cap on the sewer. I have a guy on standby if you want a home inspection. There is no leaking at all. The little leak on the hot water has only been going for two days. The skirting on inspection. There is no leak in anything at all. The little leak on the hot water has only been going for two days. The skirting on the back side, yes, that was rotted and that is in the permit to replace that. There is only 10 feet from the back door of the addition into the trailer wall that has to be reinsulated and recovered before the addition comes down. The front porch, like I said, was totally disassembled. If Derrick wants to come over or whatever. But I can have the whole inside of the trailer inspected if that is what you want. And the big camper that he was talking about, like I told you and Derrick, is going as soon as the snow melts, the guy is coming to get. But he can't get it until the snow melts.

Winemiller: I just wanted to make a clarification for you, Monroe. When Derrick was talking about debris around the property, I have pictures on the screen, there is clearly some type of a carport...in the front.....

Gladd: The carport like I told you, everything in the carport is all my tools and a brand new door that collapsed, and as soon as I hear from Walmart says that it is in, I told you and Derrick that. And the campers were going as soon as the snow is melted. I did have the little leak in the window, above the window and there was ice build-up, and I told you and Derrick when you came yesterday, everything was fixed.

Winemiller: Ok. Right now, I am looking at a photograph that is taken from the front of the house. There is clearly missing siding with gaping holes where water and.....

Gladd: That is in the front part. There is no water that is up there. You pull the tar paper up and there is no water.

Winemiller: There is no water.

Gladd: Nope.

Winemiller: I am looking at a photo, Monroe.

Gladd: That is from the icicles.

Winemiller: There are holes, though, Monroe. I am looking at the back end there is damage to the siding and there are big holes.

Gladd: That is the fake overhang. It is just a fake cover to make it look good. That is part of the original overhang that is on the back side of the trailer. As for the furnace: We have no Kerosun heater in there. We have a regular Miller kerosene furnace and Derrick saw that yesterday.

Winemiller: I did talk to Ann.....

Gladd: And, she told you it was just a light.

Winemiller: It was on the other day when we were there, and we thought it was a heater.

Gladd: It is just a light. You can buy them for \$29.

Winemiller: Ok. In lieu of this and in light of Derrick's new inspection, Craig, can you tell us what happens now? We have to set another Public Hearing based on the interior inspection, is that correct?

Craig Michaels: Well, the first thing is if anyone has any questions for Mr. Gladd, and then following that, then Davina, you had said you would want to have another hearing where that Board could present their findings of facts based on Derrick's report and based on Mr. Gladd's testimony and then they adopt a Resolution in terms of how to proceed.

Winemiller: All right. Does any Board member have any questions for Mr. Gladd?

Bates: No.

Amell: No.

Fuller: No.

Law: No.

Winemiller: Does anyone in the Public have any questions for Derrick Martineau or for Mr. Gladd?

Warrene McCarthy: Derrick. Is it still your feeling that this place should be torn down?

There was no response.

McCarthy: Is Derrick still here?

Winemiller: I thought he was. Derrick? Derrick?

There was no response.

Winemiller: I don't see him present. He must have been disconnected. All right. So Warrene, we are going to have another Public Hearing so the Town Board has a chance to review both Code Enforcement reports and take into consideration Derrick's recent report. At this time, I would like to propose March 23rd, at 6:00 pm for the meeting.

Does any Board member have a problem with March 23rd at 6:00 pm?

The Board agreed March 23, 6:00 pm was good.

Winemiller: Mr. Gladd are you available on March 23rd at 6:00 pm?

Gladd: I am hoping I am. I can't guarantee it. Right now it is our busy season.

Winemiller: Do you think it a safe date? We will set it at March 23rd at 6:00 pm, unless 6:30 pm is better for you, Monroe?

Gladd. Yes, 6:30 is better.

Winemiller: Ok. Thank you Monroe. We will talk to you then.

Supervisor Winemiller then introduced SUNY Interns Jillian Kara and Jennifer Stanton to explain the Community Needs Assessment Survey and gave them “Presenter” rights to the GoToMeeting webinar. Kara and Jennifer explained how the needs assessment is part of the Town’s strategic planning process and will gather and analyze information from and about the whole community. The survey will identify essential resources that are already within our community and identify essential resources that need to be acquired and determine how to use, develop or obtain those resources. The sections in the survey would include data on demographics, infrastructure, housing, economic development and recreation. The goal is to compile the information and opinions from the community. There is an email that you can submit your questions and receive answers regarding the survey. A flyer was also displayed on the screen. The survey is going to be shared on the Town’s website page, the Bloomingdale Facebook page, and shared amongst neighbors. The survey findings will be presented to the Town Board at the May 11th, 2021 Town Board meeting.

The Town Board thanked Jillian and Jennifer for their presentation.

Curt Gervich, SUNY Professor, thanked the Board for hosting the interns’ section introducing the survey.

Supervisor Winemiller resumed “Presenter” status in the GoToMeeting webinar and introduced Caryn Mlodzianowski, from Bowler Engineering, representative for Dollar General.

Caryn: They purchased the approximately 11.8 acres, with a 9100 plus or minus square foot Dollar General retail store. The plans have been reviewed by the NYS DOT, APA and Town Code Enforcer Derrick Martineau. Caryn stated the building would be located approximately 125 feet from the road. The store will have 31 parking spaces located in the front and the side as well. The property currently has water and sewer connections, and the Dollar General will be using the same connections. Lastly, our storm water management area is in the back of the building and the remaining property will remain as it is today, which is mostly forested and that will all be untouched. I am happy to listen to any feedback or answer any questions anyone might have this evening on the project.

Winemiller: I just pulled up the site lighting plan that you provided to us. Could you explain the lighting a little bit?

Caryn: Sure. Most of the lighting is on the building itself. There will be two light bowls in the parking lot. Everything they use is now LED fixtures for efficiency, dark sky compliant and downward facing and full cut off. Basically, what it shows is that the light levels will not leave the property themselves. It is just intended to light the parking lot and access the sidewalks around the store for safety. They do have an energy management system that will shut off the majority of the lights about an hour after the store closes. They do leave a couple on for security purposes and to make sure people don’t loiter.

Winemiller: I wanted to pull up the exterior picture, trying to decipher what is going on with the exterior of the building.

Caryn: The first four feet is going to be a darker brown concrete masonry unit. It will look like brick. Then there will be a lighter color beige type of brick and then it is metal above that.

Winemiller: All right. At this time, I know we have quite a few folks this evening that are interested in the Dollar General building plan. I would like to open it up if anyone has any questions for Caryn.

Cheri Fisher: Where do you propose the driveway is going to be to the store? Is it going to be widened or is it going to be moved?

Caryn: It is generally where it is today. On this plan, it will be to the right side of the sight.

Fisher: So, it’s going to be changed; it’s going to be moved?

Caryn: No, it will generally be in the same location.

Fisher: Are you going to cut down any of the trees that are in front of the site?

Caryn: Yes. There will be some trees that will be removed as part of construction.

Fisher: Are you going to have any signs by the road?

Caryn: Yes, there will be one sign set back about 20 or 25 feet from the road near the entrance to the store.

Winemiller: For those of you who can see the screen, there is a sign shown on the drawing, that says “proposed free-standing sign”.

Fisher: Is there going to be fencing around the property?

Caryn: There is a six-foot tall wood privacy fence proposed between us and our residential neighbor to the east.

Fisher: So, nothing in the front?

Caryn: No.

Fisher: Do you know what the hours of operation will be?

Caryn: Not specifically the set hours. However, generally they would match other Dollar General stores in the area. Typically, you see about 8:00 am until maybe 10:00 pm.

Fisher: Thank you.

Caryn: Thank you.

Judy O’Dell: I live in Saranac Lake, but I am in the Town of St. Armand. Will it resemble the Dollar General that was just built probably in the last three years in Cadyville? I always do better with visualizing when I can see something with my mind. I believe it’s on Route 3. That’s the most recent one I can remember being built in this area. It certainly fits with the character of this area. That’s why I was just wondering. I think Dollar General is an asset to our community. I cannot give them enough kudos for what they did during the pandemic on keeping Saranac Lake alive with cleaning supplies that we needed. It was wonderful.

Caryn: Yes. Indeed. It looks like it’s the same layout and the same size. It looks like they added a peak over the front, that we do not have. But it is the same coloring.

O’Dell: It certainly meets the aesthetics of the area. Naturally, you would have to take trees down in the front to allow for

parking. As long as there is trees around, I think it's going to be a great asset to Bloomingdale.

Caryn: Thank you.

Dustin Fuller: It is hard to tell off the blueprints. I was wondering what the height of the top of the building is compared to the elevation of the state highway.

Caryn: The site drops off quite a bit when you come off the road. There will be a little bit of fill. From the road elevation to the elevation of the bottom of the store it drops about 9 feet. And the building itself is close to 20 feet. So, you will kind of split the difference, so you will have half of it below the road and half of it above. And again, it will be set back quite a ways. But I think that breaks up the height nicely to split the difference.

Fuller: And do you know how many cars per day you are expecting to go in and out of there?

Caryn: Generally, based on a peak hour, which would be late Saturday morning, you might see as many as fifty or sixty based on industry standard for this use, but during the week, a peak hour would be low thirties and then any other hour of the day would be anything less than that.

Joe Fisher: Just a quick question. Will there be an opportunity to see an actual depiction other than blueprints to see what this would look like?

Winemiller: Caryn, usually Dollar Generals have a similar appearance. Can you tell me what Dollar General actually mimics this blue print and I can pull it up really quick?

Fisher: And Caryn, just so you know, you are speaking to the people that live across the street

Caryn: It looks like possibly the one in Chazy, might be similar. It's above Plattsburgh.

Winemiller: Okay. I am trying to see if there is a photo. If I am googling this, it doesn't say Chazy, NY. There are about 4,000 pictures of Dollar Generals here. Would you happen to have a photo of that one, that I could make you a presenter, and you can you pull up the picture of that Dollar General? Are you ready to become the Presenter?

Caryn: Sure. The building is very similar. The site is a little different because it is kind of level.

Cheri Fisher: Is the building oriented facing Route 3 or is it perpendicular to Route 3?

Caryn: The building is parallel to Route 3.

Fisher: And with driving out of the driveway, are you going up a little grade onto Route 3 or is it level?

Caryn: If you are driving from Route 3 into Dollar General, you will be going downgrade.

Fisher: One of my biggest concerns being that I live directly across the street is that my living room and bedroom area on That side of the street right on Route 3. So, I am concerned that the lights from every single vehicle is going to shine right into my house.

Caryn: If a car is parked in any of the spots in the front of the store, there is essentially about a five-foot berm, so the headlights will be below that 5 feet.

Fisher: Ok. What about the cars coming out of the site to Route 3?

Caryn: Those headlights, you would obviously see as they are waiting to turn onto Route 3. There is nothing I can do about it.

Dustin Fuller: Do you have a picture of what the actual store will look like?

Winemiller: So, Caryn is now presenting.

Caryn: Can you see that okay? I think this is generally the same. I think this (the picture of the Dollar General in Chazy) is similar.

Winemiller: Does anyone have any other questions for Caryn?

Lowell Willette: What happens if your store doesn't turn a profit. Do you sell it, do you abandon it, or what happens?

Caryn: I am pretty sure that they have said they have never had a store close. They have a 15-year renewal lease and I have never seen them close.

Willette: The question I would like you to ask the owners: What happens if Dollar General files bankruptcy for this particular store and bails out? Would you do that, please?

Caryn: Certainly. I have seen them thrive throughout the years, especially through the pandemic, because of they do have essential services like cleaning supplies and household items as it was mentioned. The number of stores across the country has gone up, so they have been succeeding, but I will ask the questions if things were to go the other way, what would happen?

Willette: It does happen. It happens every day all over this country. Sears was a pretty big store and they folded. I just want to know what would happen if that happens? The other question I have is about my neighbor (Fishers) across the street. They have a big concern about their driveway, and I can understand why. These people going out of the driveway with their purchases, their lights are shining into the Fisher's property constantly. Is there a way you could move the driveway to the left or to the right so you could get it out of their windows?

Caryn: It is pretty much as far to the West, as it can get, and stay on our property. Which is moving further from their house, I believe, if I am looking at the correct house. It is pushed all the way to the left of our property as it can get.

Willette: There is no room to the right?

Caryn: If you move it to the right, it will be into their house?

Willette: It is already in their house. Right now it is going into their bedroom and living room and kitchen.

Winemiller: I pulled up Google Earth, and for those of you who can see the screen, this is the property the Dollar General is going to be going on. This is the Fisher's house and Fuller's house is here. Basically, the driveway is going to be wider.

Caryn: So, our driveway is going to be further right than it is right now. The new edge of our driveway will be where it is currently.

Winemiller: So, there is definitely a degree of depth to where Cheri's house is.

Cheri: Is there a representative that is going to be coming to talk to us?

Winemiller: No. Tonight is the night. Caryn is here from Dollar General to speak to us. I don't want to speak for Caryn, Cheri, but I think Caryn would be willing to give you a call if you had specific questions that you don't want to discuss at the Board meeting, I think I could email Caryn your contact information and ask her to give you a call.

Anyone have any more questions for Caryn?

Willette: Yes, I am not done yet. I have a list. Did you pack a lunch, Caryn? I was wondering if the store would be willing to put up a privacy fence on the Fisher's property so they are not getting that light in there every day or cedar trees or hedge, to be like a good neighbor?

Caryn: Are you talking about our property frontage?

Willette: No, I am talking about the Fisher's property frontage.

Caryn: We can't propose anything off of our property.

Willette: Maybe when you speak with her you can discuss this.

Caryn: We would be happy to address any questions that they have.

Willette: There is a store in Lake Placid, it is fairly new. It is built in the Adirondack style; it has a peak and it looks very nice.

Caryn: It would be similar to the sample that I showed. I am not familiar with the store in Lake Placid.

Barbara Darrah: It is Family Dollar.

Willette: Dollar General; Family Dollar; they're all the same. I am just trying to say that a store like Dollar General is welcome here, I'm sure, but we don't want to be a community that has box stores going up. But if your store would have a nice design, with an Adirondack style, I think that would make your neighbors much happier. It's just an idea.

Caryn: I will share that as well. I can tell you that we have the building plans are what you see here, and they are what was approved.

Willette: The six-foot privacy fence on my side of the property, what is that going to be made out of?

Caryn: That will be a wooden fence.

Willette: A wooden fence. Painted or stained or something?

Caryn: It will just be natural. It won't be painted.

Willette: The sign in front of your store: It has to be lit at night, right? Will it be lit 24 hours or will that be shut off when the store closes?

Caryn: That typically shuts off within an hour of closing and if it needs to go on in the morning, within an hour before opening.

Willette: Your lights on the building are low density, energy efficient and they won't leave your sight. And if I can see them from my property, I can probably shoot them out with a 22 or something?

Caryn: The spill over from the ground should not leave the property.

Willette: The metal color of the building you are proposing, is it brown or pink or purple? Green?

Caryn: No green. No pink, no purple.

Willette: Derrick, are you still there?

Derrick: I am.

Willette: Does the permit describe how far the setbacks are supposed to be?

Derrick: The permit itself doesn't. When they applied to the APA for their jurisdictional inquiry for permitting and such, that was all listed in there. It meets or exceeds all of the set back requirements from the road, property lines, wetlands, all of that. And in most cases, it really exceeds the requirements to be honest with you.

Winemiller: Lowyl (Willette), I have the setbacks here. It is 225 feet from the road to the front of the building.

Willette: What about to the property lines on the sides. What are they?

Winemiller: 78 feet.

Willette: I am going to read something from my deed. The minimum setback from the road is 100 feet. It is 50 feet from each side for buildings.

Derrick: That is the deed to your property. Deeds are not Town enforced or APA enforced law. Their legal team would have had to research that. The deeds are not my jurisdiction.

Willette: That was for all the lots (1-6) with this property.

Winemiller: Lowyl, I am going to stop you because you are talking about your deed. That is not Billy's (Latham) deed.

Willette: The delivery vehicles, what time will they arrive and depart?

Caryn: It would have to be during store hours. There has to be an employee there.

Willette: So, they can come at any time. And, they leave their trucks running. I guess that is all the questions for now.

Winemiller: I just got a text from a local realtor who stated the deed restrictions you are speaking of do not apply to Latham's deed. I promise you and I will talk tomorrow and I will get you a copy of that deed in your hand tomorrow.

Winemiller: Does anyone else have any questions for Caryn?

Warrene McCarthy: I don't have a question. I just have a "Yayee, Yayee. Can't wait for you to come!"

So, Caryn, I am going to reach out to you tomorrow and I am going to call Cheri Fisher tomorrow and get you two connected, okay?

Caryn: Sounds great. Thank you, again. Have a great night.

Cheri Fisher: Thank you.

Winemiller: Ok. At this time, we are going to move on to Anna Reynolds. Anna, are you still with us?

Anna Reynolds: Yes, I am still here.

Winemiller: I am sorry, Anna. I didn't realize this was going to take so long so I do apologize. Is Rob with us also?

Reynolds: He is not tonight.

Winemiller: So, Anna, I would like you to inform the Board of the decision of what we were going to do with the CDBG Wastewater grant switching it from the disinfection.

Reynolds: Last month we were planning to do the Wastewater Treatment Plant CDBG grant application. This year's round was a maximum amount of one million dollars which is the highest amount ever offered. We decided after conversations with the DEC, Todd Hodgson, County Engineer and Greg Swart, AES, who did the collection system report, that because we haven't really gotten a solid answer from the DEC about their permit changes and their requirements that are still pending, the money would honestly go farther with one of the streets and the West

Main Street was the best and appropriate use of these funds because of the return of the grant funding. Because of the match requirement that would have occurred with the other WQUIP grant at the plant and not knowing what the DEC is going to require in a year; they haven't done their review of the plant yet. We just didn't want to take the risk to get funding for something we weren't sure about when we knew the West Main Street would be the best bang for the buck, essentially. We did apply for one million dollars to do a full sewer main replacement, storm water replacement and a full road reconstruction on the West Main Street. I think there was 85 households in the whole project area. We hope to maximize that. Hopefully, it will get awarded. We think we will hear this summer, maybe in June if it gets awarded.

Winemiller: I wanted to pull this up (referring to the screen). From the Four Corners up West Main Street to the "Y", and this area (referring to the screen) was identified as having a lot of collapsed and damaged sewer mains. There was a lot of root infiltration and it was also found in the I&I Study that many of these homes on this side of the street, their sewer laterals were actually running up hill. This was causing major problems with sewer lines backing up in the home and sewer lines freezing, and things like that. In this area there was a lot of the storm water runoff which was infiltrating into the sewer lines here. That area has been a major area of concern for many, many years. Anna, I believe you said we could do everything with that one-million dollar grant from there to there.

Reynolds: That's the plan. I don't know with current pricing right now, but that is why bidding, I guess, would be the best way to figure that out. That is what is so great about having the I&I report done. We can keep applying year after year and hopefully get everything completed. So say the bid comes in higher than expected and can do 75% of the street, then we can keep trying and continue to apply for grants and hopefully get everything completed.

Winemiller: The other part of the reasoning for this is about a year and a half ago, I sat down with several other Town Supervisors with the DEC and they promised us that they were going to do an optimization study of our wastewater treatment plants. The DEC promised they would pay for an optimization study for our wastewater treatment plants so that when we go to do our disinfection, they will also be able to tell us what we need to do for the phosphorus and ammonia reduction. So rather than pressing forward for just the disinfection, if we hold their feet to the flames and make them do that optimization study, when we go to implement the disinfection, we can also be making changes for ammonia and phosphorus reduction, so that we are not doing disinfection and then next year now we have to do phosphorus and ammonia when maybe some of those changes could have been implemented when we did the disinfection. Is that a correct statement, Anna?

Reynolds: Yes. We want to do it all at one time. That is the most efficient, cost effective method.

Winemiller: Does anyone have any questions for Anna regarding that?

There were no questions.

Winemiller: Anna, while I have got you on the webinar, I am going to move on to the 2nd floor grant.

Reynolds: We applied for the same program through the CDBG in the public facilities category. You can apply for Americans with Disabilities Act for structural or architectural features. The Town Board authorized Fred Kiel to a preliminary report. He came up with a floor plan and a schematic design. We were able to apply for \$280,000. The maximum amount was \$300,000. The awards will hopefully come out in May, and I think we have a good shot.

Winemiller: Are there any questions for Anna?

There were no questions. The Board thanked Anna for her reports.

MONTHLY REPORTS

HIGHWAY DEPARTMENT MONTHLY REPORT

Highway Superintendent Douglas Snickles submitted the following written report to the Board.

Town of St. Armand Highway Report for the March 9, 2021 Meeting

- 1) Once again, all the snow was picked up from all of the sidewalks.
- 2) All fire hydrants have been cleared.
- 3) The sand pile is holding up well and we have not had to use any salt so far.
- 4) All of the ditches that give us problems when we start to get a thaw have already been dug out and the culvert ends cleared of all snow.
- 5) Storm drain covers have been exposed to take on water when it starts to thaw and run.
- 6) We had one frozen culvert to unthaw with the steam jenny so far.
- 7) The roof at the highway garage will have to be checked out. When the snow started to slide, it ripped off a lot of the snow guards, some screws and all, so there has to be holes in the metal.
- 8) The dealer called on the new loader and it is expected to arrive the second week of April.

WATER DEPARTMENT MONTHLY REPORT

Cory Skiff submitted the following written report to the Board.

Town of St. Armand Water Report for the March 9, 2021 Board Meeting

- 2/3/21: Monthly sample sent to lab.
2/4/21: Monthly report sent to NYS Health Department

2/8/21: Dropped off Dioxane samples to the lab.

CODE ENFORCEMENT OFFICER'S MONTHLY REPORT

Code Enforcement Officer Derrick Martineau did not submit a monthly report to the Board due to the extensive report presented to the Board at the beginning of this Board Meeting.

WASTEWATER DEPARTMENT REPORT

Wastewater Superintendent Stanley Ingison presented the following report to the Board.

Town of St. Armand Wastewater Report for the March 9, 2021 Board Meeting

- 1) Did daily collections, testing and recorded data.
- 2) Did daily checks of all systems at the PTB and WWTP and recorded the data.
- 3) Wrote up the DEC monthly operating report and the discharge monitoring report and submitted them digitally.
- 4) Did weekly generator checks.
- 5) Did weekly greasing of the paddle wheel drive and clarifier drives.
- 6) Did weekly grit removal from the classifier drive outfall and unloaded it into the transfer station trash dumpster.
- 7) I did the weekly flexing of all the aeration diffusers.
- 8) The Oxygen sensor at the PTB came to the end of its service life and stopped working properly so I replaced it with the new one we purchased last year, calibrated it and put it back into service. Thanks to the board we got the replacements in before losing the sensors which was very nice not having the safety systems out of service for very long.
- 9) When I went to calibrate the oxygen meter the gas pressure gauge's on / off knob seized up and stopped working but after disassembling, cleaning and lubricating it I got it working again so we didn't have to replace it.
- 10) Last year the Pre-treatment building alarm system had a sensor malfunction which called in the fire department with no notification to the office at the treatment plant. After checking the system, I found that two of the signal wires had not been installed at that location so I set up with Aqualogics to have one of their techs stop by the next time they were in the area to do that but it had not been done yet. While talking with Walt from AES about the solar panels he said Bob Jones from Aqualogics would be in the area on March 1st so he did stop by and installed the wires and had Andy remotely program it to set off the alarm at the office when a fire or smoke alarm is activated. We had previously disconnected the horn because of nuisance alarms we had been having. The system is now working but we are still getting nuisance alarms so now I need to track down the reasons for them and see if we can get them cleared up.
- 11) Davina had set up a meeting with the Town's insurance carrier to go over the repair of the damaged solar panels at the wastewater plant. We had Davina Winemiller, Todd Hodgson, Walt Grey, Kevin Cogan and myself (Stanley Ingison) on site and our insurance adjuster on the line with Davina who was conversing and sending pictures. Repair work should start with the spring weather.
- 12) One of the siding panels at the wastewater plant building came loose and fell to the ground overnight on the last Friday of February. After looking around the pre-treatment plant and the treatment plant buildings I see one other piece of siding that is loose in one corner so we are investigating if we need to do some other type of fastening of the siding to secure them better.
- 13) Number 2 blower had a small oil leak so I shut it down to check into it before any damage is done similar to the blower number 1 issue.
- 14) I am working with the engineers for General Dollar about the sewer line lateral and hookup to the main line.
- 15) I continue to work on the St. Armand Wastewater Department Comprehensive Improvement and Repair Program.

TOWN JUSTICE REPORT

Town Justice Frank Whitelaw submitted the following written report to the Board:

Town of St. Armand Justice Court Report for the March 9, 2021 Board Meeting

The court continues to send out reminder letters to those who have either failed to answer tickets or failed to pay fines. The responses have been encouraging. Fines from as far back as 2015 were collected this month. The backlog of pending traffic tickets is being greatly reduced, due to reminder mailings from the court. Reminders are sent out monthly to drivers who have either failed to answer or failed to pay fines.

As of February 22, the courts are now allowed to conduct some in-person proceedings. There are no in-person proceedings scheduled for St. Armand until May 7th. Traffic in and out of the town hall will be minimized and strictly controlled, to avoid groups of people in the building. The courtroom will be disinfected at the conclusion of the court day.

February 2021 FINES and SURCHARGES: \$2,832.00

As of April 1, 2021, courts will no longer be able to suspend drivers who fail to pay fines. Courts will still have the ability to suspend drivers who fail to answer summonses.....for now.

RESOLUTIONS

RESOLUTION # 35 OF 2021

TOWN OF ST. ARMAND TOWN BOARD
AUTHORIZATION FOR 2ND PUBLIC HEARING
REGARDING UNSAFE STRUCTURE IN THE
TOWN OF ST. ARMAND

Councilperson Karl Law, who moved its adoption, offered the following Resolution:

WHEREAS the Town Board of the Town of St. Armand is in need of a second Public Hearing in the determination of an unsafe structure located in the Town of St. Armand, due to further inspection of the premises,

THEREFORE, LET IT BE RESOLVED that the Town of St. Armand Town Board shall meet and hold a public hearing via webinar through the St. Armand Town Hall, 1702 NYS Route 3, Bloomingdale, NY on:

March 23, 2021 at 6:30 pm

BE IT FURTHER RESOLVED, the St. Armand Town Board further directs the St. Armand Town Clerk to publish, post and otherwise advertise Notice of Public Hearing webinar concerning said PUBLIC HEARING in the Adirondack Daily Enterprise, the Town of St. Armand Facebook page, the Bloomingdale Neighborhood Facebook Group, and the marquis at the Bloomingdale Fire House and the Town Hall marquis located outside the front of the Town Hall building.

This Resolution was duly seconded by Deputy Supervisor D. Joseph Bates and adopted by Roll Call vote as follows:

Supervisor Davina Winemiller	AYE
Deputy Supervisor D. Joseph Bates	AYE
Councilperson Donald Amell	AYE
Councilperson Jennifer Fuller	AYE
Councilperson Karl Law	AYE

Dated: March 9, 2021

Barbara J. Darrah
St. Armand Town Clerk

MOTION TO PAY MONTHLY BILLS

The payment vouchers for March 2021 were presented for the Board’s approval as follows:

General Vouchers # 80 - # 105 in the amount of	\$ 16,064.28
Trust and Agency Fund Vouchers # 12 - # 15 in the amount of	\$ 1,015.56
Highway Vouchers # 32 - # 43 in the amount of	\$ 15,815.12
Water and Sewer Vouchers # 29 - # 41 in the amount of	\$ 7,076.12
Highway Outside Vouchers –	None
“B” Fund Vouchers –	None
Rockledge Vouchers –	None

Councilperson Donald Amell made the Motion to approve payment of this month’s bills; the Motion was seconded by Councilperson Karl Law. A Roll Call Vote was as follows:

Supervisor Davina Winemiller	AYE
Deputy Supervisor D. Joseph Bates	AYE
Councilperson Donald Amell	AYE
Councilperson Jennifer Fuller	AYE
Councilperson Karl Law	AYE

Dated: March 9, 2021

Barbara J. Darrah,
St. Armand Town Clerk

MONTHLY REPORT FROM THE SUPERVISOR

Supervisor Winemiller presented the Supervisor’s Monthly Report for February 2021. Councilperson Jennifer Fuller made the Motion to approve February’s Supervisor’s Report. The Motion was seconded by Deputy Supervisor D. Joseph Bates. All in favor. Motion carried.

REVIEW AND MOTION TO APPROVE PREVIOUS MONTH’S MINUTES

Deputy Supervisor D. Joseph Bates made the Motion to approve the Regular Board Meeting Minutes of February 9, 2021 and the Special Board Meeting Minutes of February 23, 2021. The Motion was seconded by Councilperson Jennifer Fuller. All in favor. Motion carried.

TOWN CLERK’S MONTHLY REPORT

Town Clerk Barbara Darrah gave the following report for the month of February 2021:

There was (1) Dog License for February 2021. 1 FS	\$ 7.00
Certified Death Certificates (2)	\$ 20.00
Certified Death Transcripts (2)	\$ 20.00
Total Revenue Earned	\$ 47.00

Paid to Town Supervisor: General \$6.00 B-Fund \$40.00 Paid to NYS Agriculture & Markets: \$ 1.00

WATER AND SEWER BILLING MONTHLY REPORT:

As of today, the Water and Sewer receivables are \$10,386.60. This balance reflects unpaid balances from the 1st quarter. Meters will be read from March 24th through March 31st and the second billing quarter in April.

OLD BUSINESS:

Winemiller: Moody Pond Parking Ticket Volunteers – Last month the Town Board members had asked me to come up with a job description and a simple application for the Moody Pond Parking Attendants. (Winemiller displayed both documents on the virtual screen). Are there any questions or concerns from the Board?

Amell: Davina, could we get a copy of this emailed to us?

Winemiller: Sure. Is everyone okay with this job description and the application?

Fuller: Don, did you want to review this a little more?

Amell: Yes. We are not in any rush for this, are we?

Winemiller: Yes. We could meet at 6:15 on the 23rd. So, March 23rd, we will start the meeting at 6:15 pm and review that and then at 6:30 we will move into the Gladd Property Public Hearing.

Darrah: So that will be a Special Board Meeting?

Winemiller: Yes. Is that okay with you, Barb?

Darrah: Fine. Just clarifying.

Winemiller: Town Hall Phone System Update: I wanted to get back to the Board about the Town Hall’s phone system. I know Don had asked me to look into getting a couple other quotes. I emailed and tried to call Spectrum and Westelcom. I have contacted both of them two times already and no one has gotten back to me. I don’t have much to report other than I am trying to get more quotes.

Winemiller: Solar Farming Local Law Update: I believe Donna Bramer is here tonight. Donna, did you want to talk about the solar farms?

Bramer: Okay. The last meeting, I got the impression that maybe it was misunderstood about my understanding of the solar farms. There is a difference between a resident having solar panels on their house verses a solar farm. Just think about the windmills in Chateaugay. I did reach out to a fellow assessor in Washington County that has three solar farms in their town. He was sharing with me that they have to be about 3 miles from a substation. That is one of the major requirements. He said these companies are coming from Nevada and California. He said they are huge money makers for these companies. They lease the property from people and put up these panels. They do try to get tax exempt status, so there would have to have some negotiating between the Town Board and a company up front for in lieu of taxes type thing. It’s just a matter whether you want this in your town or not. Currently, and Derrick can testify to this, there are thousands of people in the Adirondacks who put solar panels on their houses. There was a tax credit you could get on your personal income tax for putting up these solar panels. We are not currently assessing those panels on people’s roofs. We have no idea how they affect the market. If a buyer buys the property because of the solar panels. We don’t know the life expectancy of them or what they do to the roof systems, so we are not assessing them currently. A solar farm is a whole other creature. You would just have to decide as a Board whether you would be willing or wanting to have something like that in your town.

Winemiller: Donna, one thing I did want to touch base on is the assessor from Washington County, one thing that he did say is what he does work with them through the IDA. The owner of the land is assessed at \$1,000 an acre.....

Bramer: I don't know if you want to get into all that in this setting, Davina. Basically, it is the same as who allows a phone company like Verizon or AT&T to put a cell tower on their property. What we do is we get the Real Property Office in Essex County to create a sub account and then we value that property with the cell tower to the phone company. They get a tax bill. It doesn't go to the landowner; it goes to the company. But, if the company defaults on the tax bill, it reverts back to the landowner. We have different values for the property because we are valuing it in use. It is not just farmland, it could be forest land, too. They are not just looking at farmers. They are looking at any land that is close to a substation. My husband and I are being valued as a home with so many acres. But if it gets broken off and it gets a solar farm on it, then we would value that differently than we would if it is a residential property. It is worth more being commercial. The land would be worth more with the solar panels on it, but they also want to be tax exempt and you would have to negotiate those taxes. But from what he is saying this is a huge, huge money maker for these companies. They make a lot of money.

Winemiller: One of the things I just wanted to point out that your assessor friend was saying, is for example: He would assess the farmland if it was specifically farmland to the owner at \$1,000 an acre, but then when the solar company put the solar panels on it, he would assess that at \$15,000 per acre, so they would pay the taxes on that.

Bramer: That is for his area.

Winemiller: For his area. Right. I just wanted to give an example of how that would work. Are there any questions for Donna regarding the solar farm?

There were none.

Winemiller: Thanks Donna. I am sorry it took so long. I appreciate it.

Bramer: You are welcome. Thank you.

NEW BUSINESS

Winemiller: Youth Task Force: The last thing on our agenda tonight is something I told the Board we were going to talk about. The St. Armand Youth Task Force would like to put on a Bloomingdale block party. It would be on September 4, 2021. This is, of course, if the Covid restrictions would allow. It would be from 11:30 am until 8:00 pm. The games would end at 5:00 and then music and food would continue until 8:00 pm. It would provide a carnival-like event to raise money for local not-for-profit organizations and a fun get-together for our community. Local not-for-profit organizations are invited to participate by hosting a booth with carnival games or food items to raise money for their organization. Each organization would be required to provide all the equipment and material for their booth. They would be responsible for tables, seating, games, prizes, trash, etc. Basically, we just want to have a community event, open it up to all kinds of area, not-for-profit organizations: The Rotary Club, the United Way, the Tupper Lake Fire Department, the Paul Smiths Fire Department, etc. and just have a carnival in Bloomingdale. We are going to be presenting to the St. Armand Town Board an application in order to host the Bloomingdale block party and I am speaking now as a member of the St. Armand Youth Task Force, not as the Town Supervisor, we are going to ask the Town Board if they would be willing to donate to help us for this event. Now, I am going to put my Supervisor's hat on and say because the Town of St. Armand received \$20,000 from ROOST that has to be spent specifically for an event or some other tourist-type attraction or a Veterans Memorial also qualifies. So, it would not be taxpayer funded. We have that money from ROOST. We are going to be getting \$20,000 annually from ROOST from last year moving forward every year. That is what Essex County towns worked out with ROOST. I am not asking for it tonight, but I am going to be asking for it in the future. I just wanted to give you a heads up. Any questions about that? What do you guys think?

Don Amell: Davina, there are also two other projects in the works. You mentioned the Veterans Park but you also mentioned the Skate Park.

Winemiller: The new building, yes. That is why we want to have this block party, because the St. Armand Youth Task Force is going to be fund raising to build that new building.

Amell: The Veterans Park has its own task force that is also going to be looking for donations for that.

Winemiller: Yes. We will eventually, but we are going to be fund raising for the memorial, too.

Amell: So, the discussion we will be having specifically is for the ROOST money. The options are the block party, or maybe the additions to the Park or the Veterans effort.

Winemiller: Right. I will tell you right now, we cannot use the ROOST money for the new building. It has to be specifically for an event to promote visitors to the Town and the Veterans memorial actually falls into that. Because people will travel to see a Veterans memorial.

Amell: So there are other options for the ROOST money, that is my point.

Winemiller: Yes. I'm sure other places, like Lake Placid, they use their ROOST money for the Empire Games and the Ironman, etc. They host a lot of events. Basically, the money has to be used to promote visitors to come to your towns. That's the bottom line. We don't have a lot of touristy attractions.

Amell: Understood.

Winemiller: What do you think Don? What do you think about the idea of having a block party?

Amell: I don't know. It sounds like the Bloomingdale Fire Department Field Day. The thing I have maybe reservations on is the notion of bringing in organizations that aren't from the Town of St. Armand to fundraise here. I am not sure about that.

Winemiller: I know what Don is talking about. The Bloomingdale Volunteer Fire Department hosted the Fireman's Field Day every Labor Day for many, many years. And they ended up stopping doing it because it became so much work for the one organization to host such a big event. It was so much work for them with the limited amount of volunteers. So, that is why they decided to stop doing it. At the St. Armand Youth Task Force meeting, when we started talking about having a block party for the Town of St. Armand, we thought it would be a great idea to open it up for other

not-for-profits so that they can host a booth, have a game, have food and earn money for their organization and have a carnival-like event. So, rather than everything being on one organization to run a carnival, spread it out and having not-for-profits running a booth sounded like a great idea to us. So, other organization could earn some money, and have a fun day, too.

Winemiller: Joe, what do you think?

Bates: I'm all for a block party, but I think we need to do a little bit more investigating to make sure it doesn't come off like a block party and not as something else.

Winemiller: Jen, what do you think?

Fuller: I think it's a great idea for the kids, given COVID is winding down at that point, kind of get everybody out. That being said, I would want to make sure our insurance is okay with that. I think it is, but we would want to make sure.

Winemiller: I am glad you brought up insurance, Jen. I have talked to our insurance agent about this and the St. Armand Youth Task Force will have event insurance for this event. The task force will hold the event insurance for that.

Amell: How would they pay for that?

Winemiller: Well, that is part of the reason we are asking for a donation from the Town to help us get this going. There are expenses to having this event. I guess I want to say it takes money to make money. We will get into that next month.

Amell: I am with Joe on further discussion for this.

Winemiller: I am just throwing this out there. I wanted to plant the seed to let you marinate on it.

Warrene McCarthy: You are talking about a block party. What would be so terrible about having neighbors get together? It is getting where nobody knows their neighbors in Bloomindale anymore? Everybody donating food and all getting together and talking as neighbors.

Winemiller: Sure, Warrene. That is what this is all about. Absolutely. We need to have more community events. Karl I didn't get to hear from you and I would like to hear your thoughts.

Law: I am glad we are having a discussion about the possibility of doing a block party or some form thereof. I think after the last year that we have all had, that this would be a great time to come together and congregate.

So, along with that, like Joe and Don pointed out, I think we have to have further discussions, obviously. But I'm all for it. I think we need some positivity and I think it's a perfect time of year to do so.

Winemiller: We were thinking by having it Labor Day weekend, it sounds like from everything I have heard from Essex County, the Department of Health and the vaccines, it looks like we are on track to have 90% of the population vaccinated by the end of May. So, we were thinking by having it in the Fall, that would give the world a chance to get vaccinated and get back to a semblance of normal. Well, I just wanted to bring it to your attentions tonight. We will talk about it further next month, but I just wanted to plant the seed. So, over the next month, if you think of any questions over the next month, just let me know and I can focus on answering any questions or concerns that anyone might have.

This concludes our evening. Does anyone have anything to add? Any questions, comments or concerns?

Amell: Davina, there was an item on the agenda; the Town Hall engineering plans. Was that what we went over with Anna before?

Winemiller: Yes, it is. I'm sorry. Oh, I'm sorry. I did miss one. We did receive a thank you letter from the Friends of Moody Pond. As you all remember in the budget this year, we donated \$500 to them for the removal of milfoil on Moody Pond and we did receive a very nice thank you letter and I wanted to let you know.

QUESTION OR CONCERNS FROM GUESTS AND STAFF:

Winemiller: Does anybody have anything else before we sign off for the evening?
There were no questions, comments or concerns.

MOTION TO ADJOURN REGULAR BOARD MEETING

Deputy Supervisor D. Joseph Bates made a Motion to Adjourn the Regular Board Meeting. The Motion was seconded by Councilperson Karl Law. The Regular Board Meeting adjourned at 8:38 pm.

I, Barbara J. Darrah, Town Clerk for the Town of St. Armand, do hereby certify that the above is a true and correct transcript of the Regular Board Meeting minutes held on the above-referenced date.

Barbara J. Darrah
St. Armand Town Clerk

Dated: March 9, 2021