

**HORICON TOWN BOARD
REGULAR MEETING & PUBLIC HEARING**

**AUGUST 17, 2023
6:00 PM**

Present at meeting:	Michael Geraci	Supervisor
	Kayla Carlozzi	Councilwoman
	Robert Olson	Councilman
	Peter Palmer	Councilman
	Krista Wood	Town Clerk

Also: Barb French, ZA Kristena Williams, Bob and Sylvia Smith, Bernie Bolton, Camille Dougan, Paul Schuerlein, Dave and Beverly Boucher, Jodi Boucher, Cody Petro, Jim Ventura and Janet Early, George and Carolyn Hill, George Hayes and Barbara Flanigan, Scott Hayes, Alissa Hayes, Sarah Hayes, Dean and Peggy Munson, Gerard and Paulette Contois, John Donovan, Cindy Eastman, Troy Scripture, Nikki Rising, Rebecca Rising, Assessor Christine Hayes, Paul and Margaret Holmes, Joe Gensheimer, Thom Randall, Bill and Judy Bernhard, John and Joan Caruso, Joan Johnson, John and Janet Van Ross, Wayne Butler, Poul Carstensen, Maria Willette, and others.

Supervisor Geraci opened the regular meeting at 6:00pm.

Approval of Minutes: Minutes of the July 20, 2023 meeting approved by Motion of Councilman Olson and Councilman Palmer.

Ayes: 4 (Olson, Palmer, Carlozzi, Geraci) Nays: 0

Public Hearing – Proposed Zoning Amendment regarding Travel Trailers and Property Maintenance:

Supervisor Geraci, with a motion from Councilman Olson and seconded by Councilman Palmer, opened the public hearing at 6:00 pm.

-Bernie Bolton spoke against the proposed travel trailer regulations and said this should be tabled for further discussion.

-Bill Bernhard spoke against the proposed travel trailer regulations. He questioned several things about the proposed regulations including how the thirty-day limit was derived, how the regulations would be enforced, and what the penalty would be for those not in compliance. He noted how difficult it would be to enforce.

-Joe Gensheimer spoke against the travel trailer regulations. He also spoke against the proposed property maintenance regulations. He said he feels this is overreaching, vague, and not enforceable.

-John Donovan spoke against the proposed travel trailer regulations and read a prepared statement for inclusion in the official record. (Statement submitted) He also presented a signed petition and respectfully requested this matter be reviewed further.

-Dave Boucher, co-owner of Hidden Pond Campground, expressed concern over the proposed travel trailer regulations and how this will affect his current sites as well as new sites they are proposing to put in.

-Nikki Rising spoke against the proposed travel trailer regulations and expressed concern that this will force people out of town. She also spoke against the proposed property maintenance regulations saying it is not ok to come into someone's home.

-Dean Munson spoke against the proposed travel trailer regulations noting he feels the regulations are unfair and not enforceable; he said this needs further review.

-Cindy Eastman spoke against the proposed travel trailer regulations. She said people do not always understand why someone may live in a travel trailer. She said she currently lives in a camper on her mother's property so she

can care for her mom so she does not have to go into a nursing home. Cindy said living in the camper lets her be there for her mom while allowing them to each have their own space.

-George Hayes spoke against the proposed travel trailer regulations. He said it is too much government.

-Mike Koenig spoke against the proposed regulations noting he moved here to get away from this kind of thing. He said no one has the right to come into his home and tell him what to do.

-Paul Holmes expressed concern over how this proposal came about, noting it seems like back door negotiations. He said there is a grievance process in the Zoning Law that might be a better way to handle these kinds of issues.

-Peg Munson spoke against the proposed travel trailer regulations and said they do not coincide with the Town's Welcome statement or Mission Statement.

-Poul Carstensen said there seems to be a failure on the Board's part to communicate. He said there is a good reason for this to come about, however, the process is poor. He said it should be tabled and discussed further.

-Supervisor Geraci said there was a public hearing on June 15th and the proposed regulations have been on the Town's website for several months. He noted there are already regulations in the current Zoning Law regarding travel trailers and property maintenance. Mr. Geraci said the Town is trying to do what is right, but, in his opinion, it does need further review if it may be difficult to enforce and if it harms people for no fault of their own. He asked the Board members for their thoughts on this; do they want to move forward with adopting the proposed regulations, table them, make it part of the Comprehensive Plan, or form some community groups for input.

-Councilman Olson said he found the comments interesting. He said he, along with Councilman Palmer and Christine Hayes, have been working on this since the winter. He said the process is not as simple as it seems, and enforcement is difficult. Councilman Olson said he feels they should take another look at this.

-Councilman Palmer said apparently this will not make everybody happy, and he also noted there is a lot of misinformation out there. He said all travel trailers that are here now are grandfathered in, even when this is passed they will be able to stay; these regulations are for the future. Mr. Palmer said they are trying to keep the Town from becoming a travel trailer park. He said there are places for travel trailers, those places make money from travel trailers, and they are trying to keep those places in business. He said the Town needs regulations, and there are not many changes between what the Town has now and the proposed regulations; people are just not reading them right. He said he thought this would protect the Town and not affect anyone here. Mr. Palmer said he would like people to look at what is in effect now to get a handle on what the current regulations are, and then look at the proposed regulations. He said if people have issues with the wording then the wording will be changed.

-Councilwoman Carlozzi said with her limited time on the Board she would prefer more time to understand it fully.

There being no further comments, motion made by Councilman Olson, seconded by Councilman Palmer, to close the public hearing. The public hearing was closed at 6:58 pm.

-Supervisor Geraci thanked everyone for coming and said he heard, and values, all the opinions and comments. Mr. Geraci recommended tabling this matter for further review and asked, if the Board members agree, for a Motion to table.

Motion made by Councilman Olson, seconded by Councilman Palmer, to table the proposed travel trailer and property maintenance regulations for further review.

Ayes: 4 (Olson, Palmer, Carlozzi, Geraci) Nays: 0

Monthly Abstract:

RESOLUTION #104-2023

Councilman Olson and Councilman Palmer introduced Res. No. 104 and moved its adoption:

RESOLUTION TO AUTHORIZE PAYMENT OF AUGUST 2023 ABSTRACTS

RESOLVED, that the Horicon Town Board does hereby authorize the payment of the August 17, 2023 Vouchers and Abstracts as follows:

General Abstract	8	\$ 99,115.88
Highway Abstract	8	\$ 206,294.89

Ayes: 4 (Olson, Palmer, Carlozzi, Geraci) Nays: 0

Correspondence to the Board:

- Matt Strickland RE: Final Occ tax report – Brant Lake Canoe Race
- Tommy Donahue, Jr. RE: Letter of resignation from the Town Board

Reports: Town Clerk, Justice, Zoning, Assessor, Transfer Station, NWEMS, Historian, Historical Society

Supervisor's Report – see copy attached.

Town Board Committee Reports – see copies attached.

Additional Comments...

-Councilman Olson said the sign has been ordered for the Library.

-Councilman Palmer said the Highway Garage floor is done, he signed off on it, and it has a one-year warranty. He said the Little League dugouts in Adirondack need new roofs so that needs to be put in the 2024 budget. He is working on getting keys for the upper dam control box.

Resolutions:

Councilman Olson and Councilwoman Carlozzi introduced Resolutions #105 to #110 and moved their adoption:

Ayes: 4 (Olson, Carlozzi, Palmer, Geraci) Nays: 0

RESOLUTION #105-2023

RESOLUTION TO ENGAGE FIREFLY ADMIN INC. TO ADMINISTER LOSAP PROGRAM

RESOLVED, that the Horicon Town Board does hereby authorize Supervisor Geraci to sign the Letter of Engagement with Firefly Admin Inc. to handle administration of the LOSAP program for calendar year 2024.

RESOLUTION #106-2023

RESOLUTION TO AUTHORIZE THE SUPERVISOR TO SIGN MOA WITH LCLGRPB

RESOLVED, that the Horicon Town Board does hereby authorize Supervisor Geraci to sign the MOA (Memorandum of Agreement) between the Town of Horicon and the Lake Champlain – Lake George Regional Planning Board (LCLGRPB) for the Town of Horicon Comprehensive Plan Update.

RESOLUTION #107-2023

RESOLUTION TO AUTHORIZE SUPERVISOR TO SIGN AGREEMENT WITH HIGH PEAKS EVENT PRO

RESOLVED, that the Horicon Town Board does hereby authorize Supervisor Geraci to sign the agreement with, and authorize payment in the amount of \$1,225.00 to, High Peaks Event Pro for the rental of a sound system for September 1, 2023. Funds will come from A6410.4.

RESOLUTION #108-2023

RESOLUTION TO AUTHORIZE JUSTICE COURT TO APPLY FOR JCAP GRANT

RESOLVED, that The Board of the Town of Horicon authorizes the Horicon Town Court to apply for a JCAP grant in the 2023-24 grant cycle up to \$4,445.00.

RESOLUTION #109-2023

RESOLUTION TO AUTHORIZE BUDGET ADJUSTMENTS

RESOLVED, that the Horicon Town Board does hereby authorize the Bookkeeper to make the following budget adjustments in the General and Highway Funds:

General:

<u>Account</u>	<u>Description</u>	<u>Debit</u>	<u>Credit</u>
A1113	Occupancy Tax	\$ 12,410.00	
A6410.4	Publicity-Contractual		\$ 12,410.00

Highway:

<u>Account</u>	<u>Description</u>	<u>Debit</u>	<u>Credit</u>
DA3502	Consolidated Highway	\$ 127,319.79	
DA5112.2	Perm Improve Hwy, Equip & Cap		\$ 127,319.79

RESOLUTION #110-2023

RESOLUTION TO HIRE ANNA WHITMAN AS BOOKKEEPER

RESOLVED that the Horicon Town Board does hereby hire Anna Whitman as part-time Bookkeeper, effective August 30, 2023 at the pay rate of \$20.00 per hour.

Old Business:

Public input sought on Warren County Hazard Mitigation Plan: Supervisor Geraci explained that Warren County is looking for input on their Hazard Mitigation Plan. Anyone that would like to participate can go to the Town website and click on Warren County Updates and Information, then click on Hazard Mitigation which will link to the survey.

Preliminary building evaluation report: Supervisor Geraci explained they have the preliminary report on the Catholic Church next door. He said the cost to bring the building up to code is approximately \$335,000.00. He noted there are always unknowns in any project. Supervisor Geraci stressed this number does not include purchase of the property, and there is absolutely no negotiation going on. He said he has heard feedback on different uses for the property such as parking, a pavilion with lights and electricity, restrooms, place for community events/meetings, etc. He said the Town needs bathrooms, but they do not need the Church building to use for bathrooms. Supervisor Geraci also noted the Town has other buildings to be taken care of and maintained. He asked the Board if they would like to do any additional studies or see what the owner wants to do.

-Councilman Olson said he does not feel the Town should do anything right now. He has no positive suggestions as of now and posed the question that even if the property were given to the Town could they afford to maintain it.

-Councilman Palmer said the waterfront is the issue and the Town needs to buy the property to protect it. He said anyone can buy it and turn it into anything they want, and it could end up being an eyesore. He said he feels the Town should buy the property and then the Town can do what they want with it.

-Councilwoman Carlozzi said she feels they should keep researching and see what the selling price will be without making any promises at this point.

-Supervisor Geraci noted interest wanes when the septic comes up; the lack of space for a septic and inability to use the Town's septic deters potential buyers. Supervisor Geraci again stressed there have been no negotiations and no offer made on the property.

New Business:

Highway Department Mutual Aid: Supervisor Geraci said there has been a system in place where the Highway Departments provide mutual aid to each other when needed. Supervisor Geraci asked for the

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Board to support and endorse the Highway Department to provide mutual aid to other towns when needed. The Board is in favor of, and supports, the Highway Department providing mutual aid to other towns.

Justice and Public Safety Steering Committee nomination: Supervisor Geraci said he has been nominated to the National Justice and Public Safety Steering Committee.

Privilege of the Floor:

-Joan Johnson said it is her understanding the Town is looking to make the Community Center ADA compliant and asked the Board to include the Library in this as well. Supervisor Geraci said she should talk with the Chair of the Buildings Committee and include this in their upcoming budget request.

-Joe Gensheimer said if there is no septic at the Church then it is basically unsaleable and said the owner may donate the property. He believes there may be federal funding available for rural development.

-Poul Carstensen said he had asked about the Town taking Mill Pond Road back. Supervisor Geraci said he would talk to HS Granger and ask him to meet with the Warren County Highway Superintendent on this matter.

-Maria Willette said internet and cell service is horrible even right here on Mill Pond. She said she received a notice early in the summer that service was being upgraded, however, service has gotten worse. Supervisor Geraci said the Town is working very hard to improve service to the residents.

-Nikki Rising suggested the Town talk to Verizon about a hotspot. She asked why the white porta-johns are not open. Supervisor Geraci said they are paid for with County Occ Tax money, not Town money, for a specific event and can only be used for that purpose. She said there are typically two porta-johns available and wondered why there are none. Supervisor Geraci said there are two porta-johns behind the Town Hall available to the public – one by the garage and one up on the ball field. Nikki noted several issues with the Lifeguard and suggested the Town address them. She said swim lessons should be offered because it brings a lot of children and their parents into Town. Nikki said there are signs all over Town for things that have not been here in years. She said the Town needs to start looking around and making some changes and upgrades.

-Poul Carstensen asked what is wrong with the raft. Supervisor Geraci said there is a hole in the raft and in the spring they will either repair it or replace it.

-Troy Scripture asked if the Town had talked with Frontier as to whether they have interest in running fiber in the Town. Supervisor Geraci said he will talk with Spectrum and see what can be done, and if need be, he will talk with Frontier.

Adjourn... There being no further business to attend to the meeting was adjourned at 7:35 PM by MOTION of Councilman Olson and Councilwoman Carlozzi, all in favor.

Respectfully Submitted:

Town Clerk

**Supervisor's Significant Meetings / Activities Report
July 21 – August 17, 2023**

July 21	Warren Co. Board of Supervisors Monthly Meeting
July 21	Food Truck Friday
July 25	Warren County Board of Supervisors Committee meetings
July 25	Spectrum management ref billing and new phone system
July 26	Residents of Brant Lake Heights Loop ref traffic safety related issues
July 27	ESSLA Annual meeting
July 28	Warren County Board of Supervisors Committee meetings
July 28	Food Truck Friday
August 2	Work session with Spectrum rep ref new telephone system
August 3	Warren County Board of Supervisors Committee meetings
August 4	Food Truck Friday
August 8	Final Canoe Race planning meeting
August 9	Lake Champlain Lake George Planning Board ref Town Comprehensive Plan
August 9	Monthly staff meeting
August 10	1-1 with Warren County Admin.
August 10	Horicon Historical Society and Rotary event
August 11	Food Truck Friday
August 12	Brant Lake Canoe Race
August 14	Horicon Historical Society
August 15	Board Member Palmer & Zoning Administrator
August 16	Bookkeeper interview
August 16	Policies & Practices Manual Review
August 16	Spectrum ref unserved areas of Town
August 17	Town Board Meeting

TOWN BOARD MEMBER ROBERT E. OLSON

ACTIVITY REPORT

June 16, 2023– August 17, 2023

DATE	ACTIVITY
7/11	Attended meeting on Ticks in Adirondacks
7/20	Attended Town Board Meeting
8/07	Meet with Librarian and Board Chair on sign at entrance to Library
8/08	Met with sign contractor, Librarian and Chair Of Library Board for design and placement of entrance sign
8/09	Attended Supervisor Staff Meeting
8/17	Attended Town Board Meeting

Town Board Member – Peter Palmer

Activity Report 7/20-8/17

DATE

ACTIVITY

8/3	MET WITH DARREN TOWN SHED SIGN OFF ON FLOOR SEAL
8/8	GLENS FALLS KEYS FOR UPPER DAM
8/9	UPPER DAM INSP TOWN HALL ZONING
8/15	TOWN HALL ZONING ADM