

The regular meeting of the Board of Trustees was held on December 11, 2023, at 6:00 p.m. in the Council Room of Village Hall.

Present: Mayor John Barton
Trustee Michael Horrigan
Trustee Daniel Hogan
Trustee James Gallagher, Jr.
Trustee Jeffrey Gaulin
Attorney Bill Nikas

Upon motion made by Trustee Horrigan, seconded by Trustee Hogan and unanimously carried it is;

RESOLVED, to approve application for Corrected Tax Bill, 26 Labarge St.

Upon motion made by Trustee Gaulin, seconded by Trustee Gallagher and unanimously carried it is;

RESOLVED, to approve and authorize Cassandra Allen, Village Tax Collector to sign *Collector's Return Document Certification*, listing of unpaid Village Property Taxes.

Upon motion made by Trustee Hogan, seconded by Trustee Gaulin and unanimously carried it is;

RESOLVED, to approve and authorize Cassandra Allen, Village Clerk to sign annual contractual agreement with Mountain Medical/Standard Medical Services, effective 1/1/2024.

Upon motion made by Trustee Hogan, seconded by Trustee Horrigan and unanimously carried it is;

RESOLVED, to approve the promotion of Bryan King Jr. to the position of Captain within the Hudson Falls Fire Department, effective 12/11/23.

Upon motion made by Trustee Gallagher, seconded by Trustee Gaulin and unanimously carried it is;

RESOLVED, to approve the retirement of Thomas Fiorillo, Auto Mechanic/MEO effect 11/30/2023, 30 years of Service.

Collectively, the Board thanks Tom for his service and years of expertise.

The Water Department is looking to revise their rate schedule. It has recently been discussed with the Water Department the need of the changes is due to multiple factors that are being factored in. One factor being is we have received a required increase for source and supply from the Queensbury Water Department. We are also being impacted by the increases on supplies, chemicals, testing and materials. We have a large technical upgrade on the equipment at our Water Plant as well and into the next year all municipalities with public water are being mandated to address and change any lead pipe within the Village. We will also be adding a security surveillance at the Water Department and possibly a fence due to the recent break in and vandalism at the plant. A Public Hearing is to be scheduled to open it up for discussion for the fee schedule changes.

Upon motion made by Trustee Gaulin, seconded by Trustee Horrigan and unanimously carried it is;

RESOLVED, A Public Hearing is scheduled for January 8, 2024, at 6:00 pm. to discuss rate changes for the Village of Hudson Falls Water Department.

Upon motion made by Trustee Hogan, seconded by Trustee Gallagher and unanimously carried it is;

RESOLVED, A Public Hearing is scheduled for January 8, 2024, at 6:00 pm., immediately succeeding other public hearing, to discuss the Water Department Upgrade/Repair Project Disbursement request from the Water Equipment Reserve Funds in the amount of 80,000.

Upon motion made by Trustee Gaulin, seconded by Trustee Horrigan and unanimously carried it is;

RESOLVED, the following monthly reports were approved as read:

Police Department, submitted by Chief Kibling
Code Enforcement, submitted by William Celeste

Upon motion made by Trustee Hogan seconded by Trustee Gallagher and unanimously carried, the following abstracts were audited and ordered for payment:

General Fund	Check Nos. 36101 - 36166
Water	Check Nos. 5950 - 5951
Derby	Check No. 150
Trust	Check Nos. 7977 - 7980
Payroll	Check Nos. 31242 - 31255

Mayor Comment:

The mayor compliments the Christmas Holiday Celebration that took place on Friday, December 1st. It went well, even with the rain. He would like to thank everyone who dedicated time to the function, and DPW for assisting with the decorating.

Board Comment:

None given.

Public Comment:

Bill Smith, 188 Main, Everything Under Foot approaches the Board to request leasing parking spaces from the Village owned parking lot, known as Center Street parking lot. He provides the Board with a map of the parking lot, and a drawing recommending the best use for the parking lot if the village was willing to designate a section under a lease agreement. He was requesting a variance to change the required spaces required for apartments from 1.5 to 1 space per apartment. He has 4 efficiencies being built and 6 one-bedroom apartments. He is looking for 10 spaces for 10 apartments. An explanation was given by Mr. Smith on his request based on the drawing of the parking lot presented.

Trustee Horrigan confirms with Attorney Nikas that the Zoning Board of Appeals (ZBA) would have to approve the variance.

Attorney Nikas says an application to the ZBA, and to clarify with Mr. Smith that his request is for committed parking spaces, not open to the public. Attorney Nikas ask about boundary lines for the surrounding business. Trustee Hogan indicates some of the boundary lines based on the map he presents. Mr. Nikas reminds the Board that the 25 feet that lines the building is a Village right of way, but we are using it as parking. There is no obligation by the current owner of the Monahan property that they must continue to allow the right of way to go through their property. If they decided to disallow it at any given time, the parking spaces that run along the building would have to be removed. Mr. Nikas recommends requesting 10 spaces in a different location near the property line, the spaces along Tops Furniture Store. A brief discussion ensue.

Mr. Smith informs the Board of the error that occurred during his grant process with LaBella and the Village. He was told that everything was all set and now he must resubmit and request for approvals, he fears this could jeopardize his grant process. Mr. Nikas explains to Mr. Smith that there is no concern, the state is more lenient than expected and Mr. Smith has well over a year to get it all straightened out. Attorney Nikas recommends Mr. Smith works with the Board for a leasing agreement. Mr. Nikas recommends to the Board that during the discussion of leasing there to be provisions that must be included with regard to maintenance and insurance.

Trustee Hogan would like for a more accurate drawing of how the parking lot is to be laid out. Additional conversation on boundary lines ensued.

Trustee Hogan expresses his concern on the other businesses requesting parking spaces upon approval of Mr. Smith's lease agreement. Mr. Nikas says a Local Law will be revised to add in Center Street parking lot allowing the Village to have the right to lease the spots for a price, it will not be a bid situation. Attorney Nikas said, when the designated spaces the village chooses to lease are gone, they're gone. It will be a first come first serve.

Mayor Barton says we will discuss the parking lot plan from now until the January meeting and formulate a plan.

Trustee Hogan inquires about snow storage, snow removal. Mr. Nikas confirms that with the lease agreement, Mr. Smith will be responsible for snow removal. Mr. Smith comments that he was under the impression that the village would maintain the parking spaces if he was to lease them. Mr. Nikas responds letting him know that the maintenance provisions is why the Village has not

approached the subject in prior years. In conclusion, Mr. Smith will plan to move forward with the steps for the variance and the Board will discuss the terms of an agreement, a prepare to adopt a local law, and schedule a public hearing for the next meeting.

Upon motion made by Trustee Hogan, seconded by Trustee Gaulin and unanimously carried it is;

RESOLVED, to enter into Executive Session at 6:28 p.m. to discuss a potential litigation.

Upon motion made by Trustee Horrigan, seconded by Trustee Gallagher and unanimously carried it is;

RESOLVED, to close Executive Session at 6:52, with no action taken and return to the Regular Meeting.

Upon motion made by Trustee Gallagher, seconded by Trustee Horrigan and unanimously carried it is;

RESOLVED, to approve Attorney Nikas to send a formal letter to the attorney of Scott Boucher, Rear View Mirror Corp, informing the lessee of the ultimatum as discussed with regard to the lease agreement at 122 Main Street.

The next meeting will be held on Monday January 8, 2024, at 6:00 p.m.

Upon motion made by Trustee Gaulin, seconded by Trustee Gallagher and there being no further business to come before the Board the meeting was adjourned at 6:53 p.m.

Cassandra Allen, Village Clerk-Treasurer