

The regular meeting of the Board of Trustees was held on September 9, 2024 at 6:02 p.m. in the Council Room of Village Hall.

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

Mayor Barton begins the meeting to establish parking for Bill Smith, 188 Main Street proposed apartments. In order to be approved for the apartments, proper parking is to be available for tenants. This has been open for discussion for a while now and we established an adequate agreement. We have decided to lease him parking off of Maple Street near the old music hall, behind the church and courthouse. We will begin to lease those spaces to him at \$30 per month per space. We will lease him 15 spaces, 1 ½ spaces per unit, for his proposed 10 apartments. Attorney Nikas adds that what the Board is approving is a special permit. His request for the special permit allows the Board to reduce the statutory usual spaces of two parking spaces per apartment to 1 ½, and you are also waiving the 300-foot rule as outlined in the Village Code. Due to the circumstances, the request is to approve and issue the special permit under these terms with a lease term of as many years as the Village would like, Mr. Smith is looking for a minimum of 5 years. Taylor Basford, Bill Smith's attorney is present approaches the Board to assist in explaining the request. 15 spaces is what he needs for his apartments if allowed to reduce it. Ms. Basford provided a map of where the spaces would possibly be in the parking lot, lined up along the nearby building, located on the east and west side of the parking lot. Mr. Nikas adds that they would change the location of the requested spaces to be behind the nearby building, on the south side, rather than along it.

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

RESOLVED, to approve a lease agreement to be drafted by Mr. Nikas with final draft approved by the Board between the Village of Hudson Falls and Bill Smith, Smith's Park View Estates, LLC. Payments to commence upon the issuance of a Certificate of Occupancy (CO).

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

RESOLVED, to approve to waive 30-day Advance Notice for Falcon's Brewhouse, 171 Main Street

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

RESOLVED, to approve Michael Fiorillo to sign Shared Service Agreement for Emergency Services for NYS DOT.

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

RESOLVED, to approve Cassandra Allen to complete and sign 2024 Polling Site Operation Agreement with Washington County Board of Elections. Polling site to be in the Board Room.

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

RESOLVED, to approve expenditures as presented by Derby Park Committee.

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

RESOLVED, to approve the appointment of Stephen Peacock as a Volunteer Fire Fighter.

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

RESOLVED, to approve the appointment of Victor Hernandez to the position of Custodian P/T effective 9/3/2024.

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

RESOLVED, to approve the resignation of Drew Seeley effective 9/2/2024.

Mayor Barton begins to share who Paul Dietrich is, including that he has dedicated most of his life to servicing the Village and County. He is currently living in the Fort Hudson nursing home to be cared for while he undergoes some health issues. On September 21st, the surrounding communities are going to send one apparatus from their Fire Departments and/or Emergency Medical Services (EMS), and they are going to do a drive by at the nursing home while he sits outside giving each vehicle in the parade an opportunity to give him well wishes and thank him for his services. Mayor Barton requests to approve and declare September 21st, Paul Dietrich Day with the Village of Hudson Falls.

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

RESOLVED, to honor Paul Dietrich, the Village of Hudson Falls declares September 21st to be Paul Dietrich Day.

Mayor Barton moves on to the roof repair at the Courthouse. We recently received a quote of \$3665, with another \$1,000 if it was previously glued. This repair will fix the leak on the top. Mr. Nikas adds that he will be adding a spout and drain. This does not include the fascia, but if you like him to he charges \$80/hr at an estimated 16 hour. The damaged fascia is allowing pigeons to enter the building. If approved, he can also fix that as well at an additional cost. Mayor Barton states we need to fix it and get it cleaned up. Trustee Hogan adds that the rate that is provided seems very reasonable for what needs to be done.

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

RESOLVED, to approve roof repair as presented at 122 Main Street, Historical Courthouse.

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

RESOLVED, to approve Queensbury Water Accounts as submitted for Payment.

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

RESOLVED, Monthly Reports approved as submitted.

Fire Department, submitted by John Santa Croce

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

General Fund	Check Nos. 36694 - 36737
Water	Check Nos. 5978 - 5987
Trust	Check Nos. 8035 - 8038
Payroll	Check Nos. 31380 - 31391

Mayor Comment:

Friday night there was a High School Soccer game/. JV played Bolton, Varsity played Fort Ann. Members of the Derby ark Foundation, opened up and ran the concession stand out of the clubhouse. It was a good turn out and we are hoping for more games in the future.

He recently received a lengthy message about a problem behind n individuals house on Brooke Road. Apparently, years ago the village put a drainage pipe in the ground when a discussion was had about extending the road. The pipe recently got clogged and water was backing up with permission from the resident, the village was able to dig it up for repairs and returned the yard back to its previous state aesthetically. The property owner commended the DPW for their response to the situation and the professionalism and skillset provided.

Board Comment:

Trustee Hogan inquired about the clock being fixed at Juckett Park. Mayor Barton shared that we are waiting on the shipment for a new ballast. Second, he points out the lines that are improperly painted by the state on Locust and would like to see if we can get them painted over. He has seen people pulling in and out of that area incorrectly and is concerned that an accident is going to happen. Lastly, he is looking for a clear understanding with the new church that is now at the circle with rule of distance from a bar. Mr. Nikas comments that he has proposed the question to someone who assists in handling liquor licenses and theoretically it could impact the business. As far as Saluto's and Mullen's goes, they're grandfathered but for businesses that aren't it could create a challenge. A brief discussion ensued.

Public Comment:

Scott Ross, Meadow Road approached the Board. He inquires about the decision that was made last month about him being allowed to move his recreational vehicles from his side yard to his driveway, which goes against the current code, and if it will be a permanent decision to be allowed to do that. Mr. Nikas explains that they are in the process of reviewing and changing multiple sections of that code. Next, he expresses his concerns on cats roaming the neighborhood. Mayor Barton informs him that this is ongoing issue and there was a discussion about it last year and unfortunately there isn't much that can be done. Mr. Nikas refers him to our website that information is posted on what can and can not be done. A brief discussion ensued.

He requests permission for a business to be able to open up in his garage. The bait shop on main street is closing and he was thinking he would allow him to use his garage. Mayor Barton declined his request to allow a store to be in his garage. A store is retail and business can not be conducted out of his garage.

Nancy, Jim Burns, Derby Street, approaches the Board to express her concern of the neighbor that continues to collect miscellaneous materials and is using his property as a junk yard. She explains the noise nuisance due to the machinery to cut metal. Mr. Nikas, requests clarification of the property, it is explained by Clerk Allen that last month Jim Burns came to thank the Mayor because of the due diligence taken by Code Enforcement that things began to change, and the yard was beginning to improve. Nancy adds that he did clean up a bit but since last month he continues to bring in truck loads of junk. Mayor Barton will follow up with Code Enforcement.

Mrs. Maynard, Liberty Place, approaches the Board again this month to explain her concern and frustration with a neighboring property. She explains of recent police presence, recent arrests and investigations taking place. The occupants have a dog that barks all night long and the activity is troublesome. A brief discussion ensued. The Mayor will work with Mr. Nikas on possible solutions for this property.

The next regular meeting will be held on Tuesday, October 15, 2024, at 6:00 p.m.

Upon motion made by Trustee Gallagher, seconded by Trustee Hogan and there being no further business to come before the Board the meeting was adjourned at 6:41 p.m.

Cassandra Allen, Village Clerk-Treasurer