

The Town of Moriah Town Board held a Special Meeting on Thursday, May 24, 2018 at 6:00pm to discuss the progress on the Waterfront Development Project with Michael Crane-Crane Associates at the Town of Moriah Court House, 42 Park Place, Port Henry, New York.

Present: Thomas Scozzafava Supervisor
Paul Salerno Councilman
Thomas Anderson Councilman
Lucille Carpenter Councilwoman
Matthew Brassard Councilman

Others Present: Mark Davenport, Cecelia Wojciukiewicz, Hannah Reynolds, Michael Crane, Jeanne Taylor, Tod Hicks, Bill Trybendis and Rose French-Town Clerk.

Supervisor Scozzafava opened the meeting at 6:00pm by saluting the flag. He then read the legal notice calling for the Special Meeting.

The Supervisor stated that we had some Resolutions to take care of. He also stated that he has been on the phone all week regarding the building on Main Street that burnt. The Town will begin Court proceedings on Monday. The Town will have to do the demolition of this building. The Supervisor feels that this building can collapse at any time. He read the Engineer's report. The Town has requested a variance from the NYS Department of Labor regarding asbestos in this building. If the Town does end up taking this building down; the first floor will be taken down also, the only part that would remain is the common wall between the building that burnt and the building next to it. Resolution only if we get the abatement. The Resolution would be to enter into a contract with Essex County for demolition of the building at current county rates as per contract with the Town of Moriah.

106. ON MOTION by Supervisor Scozzafava, seconded by Councilwoman Carpenter, the following resolution was

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| APPROVED | Ayes | Scozzafava, Salerno, Anderson, Carpenter, Brassard |
| | Absent | 0 |
| | Nays | 0 |

RESOLUTION AUTHORIZING THE SUPERVISOR, THOMAS SCOZZAFAVA TO ENTER INTO A CONTRACT WITH THE COUNTY OF ESSEX FOR THE DEMOLITION AND REMOVAL OF THE BUILDING SITUATE AT 4314 MAIN STREET, PORT HENRY, NEW YORK IN THE AMOUNT OF THE CURRENT COUNTY RATES AS PER CONTRACT WITH THE TOWN OF MORIAH, SUBJECT TO THE APPROVAL OF THE COUNTY ATTORNEY PROVIDED ON CONDITION THAT THE TOWN OF MORIAH DEFENDS, INDEMNIFIES AND HOLDS HARMLESS THE COUNTY WITH RESPECT TO SAID DEMOLITION AND REMOVAL.

BE IT RESOLVED, that the Board of the Town of Moriah hereby authorizes Supervisor Thomas Scozzafava to enter into a contract with the County of Essex for the demolition and removal of the building situate at 4314 Main Street, Port Henry, New York, in the amount of the current County rates as per contract with the Town of Moriah, subject to the approval of the County Attorney; and

BE IT FURTHER RESOLVED, that the Town of Moriah shall as part of the terms of said contract agree to defend, indemnify and hold harmless the County with respect to said demolition and removal.

Discussion: This would be a shared service contract; \$20,000 or less. If we have to pay to have the asbestos removed it will easily cost over \$100,000. Councilman Salerno asked if there was some type of waiver and he asked if we knew who owned the building. The Supervisor stated that the property owner is Jeff Wissell. This is a public safety issue. Any costs for demolition would be added onto the property tax. The County will not make payment on the warrant. Councilman Brassard asked what happens if it goes up for auction. The Supervisor stated it would be offered to the Town first; then the Town could sell it. Liens have to be paid for first. Councilman Salerno asked about the first floor. The Supervisor stated the whole thing would be taken down. Councilman Brassard asked if the cellar would be filled in and the Supervisor said

yes. It would be hauled away as Construction Debris unless it includes asbestos. Councilman Salerno asked if the Town's Attorney recommended this. The Supervisor stated the Town has no other option. He also stated that this will be taken to Court next week. He also stated that this is a public safety and health issue. Mark Davenport asked what the time frame was. The Supervisor stated that all papers will be filed on Monday then it is up to the Courts. He reiterated this is only if we get the asbestos abatement from the Department of Labor. Councilman Brassard stated the night of the fire he spoke to someone from the County and they said they could have a crew here in 1 – 2 days. The Supervisor stated he knew this was going to happen.

106. ON MOTION by Councilman Brassard, seconded by Councilman Salerno and Councilman Anderson, the following resolution was

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| APPROVED | Ayes | Scozzafava, Salerno, Anderson, Carpenter, Brassard |
| | Absent | 0 |
| | Nays | 0 |

BE IT RESOLVED, that the Town Board of the Town of Moriah will hold a Public Hearing on Thursday, June 14, 2018 at 5:45pm at the Town of Moriah Court House, 42 Park Place, Port Henry, NY.

BE IT FURTHER RESOLVED that the purpose of this hearing is for public comments on the Town of Moriah's Sewer and Water Community Development needs and to discuss the submission of one or more Community Development Block Grants administered by the New York State Office of Community Renewal.

107. ON MOTION by Supervisor Scozzafava, seconded by Councilman Brassard, the following resolution was

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| APPROVED | Ayes | Scozzafava, Salerno, Anderson, Carpenter, Brassard |
| | Absent | 0 |
| | Nays | 0 |

RESOLVED to refund John Warner; Camper-Champ RV Park in the amount of \$1,950.00.

108. ON MOTION by Councilwoman Carpenter, seconded by Councilman Anderson, the following resolution was

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| APPROVED | Ayes | Scozzafava, Salerno, Anderson, Carpenter, Brassard |
| | Absent | 0 |
| | Nays | 0 |

RESOLVED to authorize the Supervisor to sign permission form from Ragnar Adirondacks 2018; allowing them to run through Moriah and Port Henry on September 21, 2018 and September 22, 2018.

The Supervisor introduced Michael Crane from Crane Associates. Mr. Crane handed out a Waterfront Revitalization Project Status Update. He is working with a franchise owner. There will be more visits. Councilman Brassard asked if this was for both campsites and Mr. Crane said yes. Mr. Crane stated the franchise is aware that public access has to be maintained. The Supervisor reiterated that the Town Board does not want to sell the campsites. They still belong to the people of the Town of Moriah. We will be "leasing" them. The Supervisor stated that Mr. Crane has done more than what was in his contract. Mr. Crane stated that the franchise owner is fully aware that the campsites are not for sale. The Supervisor stated that Mr. Crane has been very accommodating; he has done a good job. Councilman Salerno asked which scenario the town went with; how many cabins would there be and Mr. Crane stated that would be up to the developer. Councilwoman Carpenter stated "upgrade RV Park" was the scenario that was chosen. Supervisor Scozzafava stated they will be 5 star campgrounds. Councilman Salerno asked about the infrastructure and the Supervisor stated the Town will still own the infrastructure. The Town can do a 50 year lease.

Floor open to public:

N/A

The Supervisor stated that down the road we will need to involve the Town Attorney.

The Supervisor spoke to Jim Basha regarding the Hydro Project. They have looked at Solvay's property. The future Highway Garage will be on Decker's Flats. Ground breaking of the Hydro Project should be in 2019. Mr. Basha stated that Vermont would like power from this project. Councilman Anderson asked if the ground breaking would be spring or summer and did the project have any other hurdles to overcome and the Supervisor said there are no other hurdles, they are not using government money so it should move quickly. Councilman Brassard asked if they were going to have another public meeting and the Supervisor said yes, one more. The Supervisor stated that they needed to secure the exact location for the Highway Garage and move the Transfer Station because the Transfer Station is currently sitting where the shaft would be. Councilman Anderson asked if the new Highway Garage would be behind the flower shop on Decker's Flats and the Supervisor said yes, he feels that is a better location for them anyway now that the Village is dissolved.

Floor open to public:

N/A

The meeting adjourned at 6:37pm.

Town Clerk