

The Town of Moriah Town Board held a special meeting on Tuesday, April 1, 2025 at 10:00am at the Champ RV Park Beach House54 Dock Lane, Port Henry, NY to discuss possible renovations.

Present:	Matthew Brassard	Supervisor
	Paul Salerno	Councilman
	James Curran	Councilman
Absent:	Nate Gilbo	Councilman
	Tom Anderson	Councilman

Others Present: Art Morgan-Water & Sewer Superintendent, Matt Ball & Tim Breeyear-Building & Grounds, Rich Lapier-Code Enforcement, LeeAnn Sprague, Joe & Carol Chiarella, Rose French-Town Clerk

The Supervisor opened the meeting at 10:03am. He thanked everyone for coming.

The Supervisor explained the purpose of the meeting; to discuss options for renovating the beach house.

Councilman Salerno stated the original plan was to make 2 different air B & B’s out of the building. Jim Slattery-carpenter thought the building could be resurrected for \$100,000; in the mean time it was discovered that the sills under the building are bad and the structure does not meet code. Rich Lapier-Code Enforcement Officer stated the structure does not meet code; rafters have no support; ceiling joystes too long of a span. Mr. Lapier stated the Town needs a Structural Engineer to look at it. Councilman Salerno asked how much it would cost and Mr. Lapier stated that is up to the Engineer; he stated it would take most of the summer just to replace the sills and the Town does not have the manpower. Councilman Salerno asked if we went with the existing building would we need a permit and the Supervisor and Mr. Lapier both said yes. The Supervisor asked if the Town/building was grandfathered in and Mr. Lapier stated you would be adding material to a structure that cannot withstand it. Councilman Curran asked what we were talking about 2 X 6’s and Mr. Lapier stated nothing is supported. Councilman Curran stated we have an Engineer’s report and the Supervisor stated that was for design not anything structural. Councilman Salerno asked if a carpenter could do the addition and Mr. Lapier said yes, after an Engineer tells you what is needed. Councilman Salerno stated we don’t have the \$100,000 just for an Engineer. Councilman Curran asked if the County has an Engineer we can use and the Supervisor stated not a structural Engineer. The Supervisor stated the work Building & Grounds has done already wasn’t for nothing. Councilman Curran stated we can take the building down and bring in a couple of cabins. The Supervisor said yes, one on wheels. The Supervisor stated he can reach out to an Engineer; call around for the best price.

The Supervisor stated he would like the Board’s permission to pay an invoice to the Grant Writer.

88. **ON MOTION** by Councilman Salerno, seconded by Councilman Curran, the following resolution was

APPROVED	Ayes	Brassard, Salerno, Curran
	Nays	0
	Absent	Anderson, Gilbo

RESOLVED to pay Simplified Solutions Systems LLC (grant writer) \$1,922.05 for services rendered the month of March 2025.

Discussion: Councilman Curran would like to meet her; he wants her to come here; he wants her to get with Matt Courtright. The Supervisor stated she has applied for 6 grants the month of March.

89. **ON MOTION** by Councilman Salerno, seconded by Councilman Curran, the following resolution was

APPROVED	Ayes	Brassard, Salerno, Curran
	Nays	0
	Absent	Anderson, Gilbo

RESOLVED to pay Simplified Solutions Systems LLC invoices as they come in.

Discussion: Councilman Salerno asked if she gets paid when grants are secured and the Supervisor said no; she is paid hourly. Councilman Salerno asked how much was appropriated for her and the Supervisor stated \$35,000. He stated we can try her for a year and if it doesn't work out try a different one. Councilman Curran stated again that he wants her to come here; visit; meet the players.

Councilman Curran asked Carol Chiarella what her thoughts were on the beach house and Ms. Chiarella stated she wants to wait for the Engineer's report before saying anything. Joe Chiarella asked if this building is refurbished, will it be seasonal and the Supervisor stated it will be May to December probably.

Councilman Salerno went over the original design plan with Carol and Joe Chiarella. Joe Chiarella asked what the budget would be for 2 cabins and Councilman Salerno stated they would be full season and the Supervisor stated they are @\$45,000 each. Councilman Salerno stated we could rent them today; he stated if we renovated, we may be able to use it next year. LeeAnn Sprague stated the COVID money needs to be used by the end of the year and the Supervisor stated it needs to be appropriated for by the end of the year. Carol Chiarella asked if the maintenance would be more on the existing building if it was renovated or the cabins and Councilman Salerno stated he feels it would be more on the existing building. Joe Chiarella asked how bad the water gets when it floods and the Supervisor stated it has never come up in the building. Councilman Salerno stated a seasonal camper pays \$1,800 a year; the cabins at Bulwagga Bay brought in \$8,800 last year.

The Supervisor stated he will reach out to Jim Dugan regarding an Engineer; get their opinion and report. Councilman Salerno stated time is valuable; we need to make a decision ASAP. Timothy Breeyear-Building & Grounds asked if we decide to renovate the building who is going to do it and Councilman Salerno stated it would be subcontractors.

The meeting adjourned at 10:25am.

Town Clerk