

**Town of Lyme
12175 NYS Route 12E
Chaumont, NY 13622
March 12, 2025
Regular Monthly Meeting 6:30 p.m.**

A regular meeting of the Town Board of Lyme, County of Jefferson and the State of New York was held at 12175 NYS Route 12 E at 6:30 P.M., on the 12th day of March 2025.

Call to Order:

Deputy Supervisor Donovan called the regular monthly meeting to order at 6:30 p.m. opening the meeting with the Pledge of Allegiance.

Those present included Deputy Supervisor Donovan, Councilmember Farrell, Councilmember Bourquin, Councilmember Gosier, Town Clerk Ariana Henderson, Legislator William Johnson, Jennifer Kingsley, Bruce Kingsley, Josh Rogers, Aiden Rogers, Ted Smith, John Rusho, Deb Simser, Mike Simser, Catherine Ward, Robert Ward, Julie Grieco, Bryan Donovan (Luxury Island Cleaners), Greg Hoppel, Bill Kleftis, Dawn Munk, Terry Countryman, Aiden Gaffney, Catherine Stone, Joy Seymour, David Powers (B&L), Robert Locy and Susan Locy.

Those absent include Supervisor Millington.

Legislator William Johnson:

Legislator Johnson stated that the Watertown Airport construction is going well. It is scheduled to open in October of 2025.

Governor Hochul passed a Short-Term Rental Law last year. There was recently a chapter amendment. The County and State will be a part of this amendment unless you opt out with a local law. Jefferson County has been in the tax district since the 80s. Part of the law requires a registry for the Short-Term Rentals.

There was an individual here last month questioning the tax rate for the County. The County has reduced the tax rate for the last 4 years. The confusing part is the equalization rate which is controlled by NYS. The assessment is controlled by the local assessor. He left handouts regarding the equalization rates. With the equalization rate decreasing for the Town of Lyme that led most taxes to increase.

Councilmember Donovan asked if the Town will be required to keep a registry of the Short-Term Rentals. Legislator Johnson stated the registry would be kept at the County level.

Councilmember Gosier explained the equalization rate and how a re-evaluation would help the equalization rate.

Barton and Loguidice Water District #6 Proposal:

David Powers presented the Town Board with the Water District #6 proposal. District #6 includes Bourcy Road, Montanna Shores, NYS Route 12E, Three Mile Point, Duck Harbor Road and Park

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Drive. An interest survey for public water was mailed to the residents in those areas. The response rate was 40%. The results were 39% NO and 61% YES in favor of public water: 64% NO and 36% YES in favor of public water for \$150-190/Month. The proposed three water districts in phases. This would maximize grant opportunities, provide public water to more users and lower user costs. The overall project cost for Water District #6 would be \$9,315,000.00. The operations and maintenance fees were reviewed. Potential funding sources were discussed including timelines.

Mark Zegarelli asked if the two water towers we currently have will withstand another water district.

David Powers said that the towers will handle the new district.

Cathy Stone asked if the laterals to residents' houses were included. David Powers stated that laterals were included and so was water usage.

Resolution 2025-41: Councilmember Gosier made the motion to advertise a Joint Meeting with the Town Board, Water Board and Barton and Loguidice at 6:00 P.M. March 27, 2025, to discuss proposed Water District #6; Councilmember Farrell seconded the motion; all were in favor; motion carried.

Supervisor's Report

Resolution 2025-42: Councilmember Gosier made the motion to approve the February Supervisor's Monthly Financial report; Councilmember Farrell seconded the motion; all were in favor; motion carried.

Highway Superintendent's Report

Superintendent Weston reported that the Highway Department has been filling potholes after a long winter. He stated that DANC has requested that the DANC water line is maintained. Development Authority of the North Country (DANC) will be scheduling above-ground water line maintenance on all properties accommodating the main service line from the Town of Brownville to Cape Vincent starting March 13th.

Pat explained that the Highway Department needs a new tractor. He provided the Town Board with a quote. He will list the old tractors on Auctions International. Budgetary funds were discussed.

Resolution 2025-43: Councilmember Farrell made the motion to approve the purchase of a Kubota M6-111DTC-F-1 4WD tractor and sweepster for \$111,996.52; Councilmember Gosier seconded the motion; all were in favor; motion carried.

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Clerk's Report

Monthly Receipts were as follow: Total Local Shares Remitted: \$1,334.57; Total State County & Local Revenues: \$1,384.57 Total Non – Local Revenues: \$50.00

Resolution 2025-44: Councilmember Gosier made the motion to accept the Town Clerk's Report for February; seconded by Councilmember Farrell; all were in favor and the motion was carried.

Resolution 2025-45: Councilmember Gosier made the motion to approve the purchase of a new Deputy Town Clerk Computer in the amount of \$950.00; seconded by Councilmember Farrell; all were in favor and the motion was carried.

Audit of the Bills (Abstracts #5 + 6)

Resolution 2025-46: Councilmember Gosier made the motion to approve Abstract #5 in the amount of \$12,102.28 seconded by Councilmember Farrell; all were in favor and the motion was carried.

Resolution 2025-47: Councilmember Gosier made the motion to approve Abstract #6 in the amount of \$237,680.48; seconded by Councilmember Farrell; all were in favor and the motion was carried.

Approval of the Minutes

Resolution 2025-48: Councilmember Bourquin made the motion to approve the following meeting minutes; Regular Meeting February 12, 2025, Emergency Meeting January 30, 2025, Emergency Executive Session February 17, 2025, and Emergency Executive Meeting February 26, 2025; seconded by Councilmember Gosier; all were in favor and the motion was carried.

Old Business:

ZBA Secretary:

Resolution 2025-49: Councilmember Farrell made the motion to appoint Lynda Jackson as the Zoning Board of Appeals Secretary; seconded by Councilmember Gosier; all were in favor and the motion was carried.

Public Hearing TM Point Parking:

Resolution 2025-50: Councilmember Bourquin made the motion to advertise a public hearing to pass a local law to restrict parking on Three Mile Point on April 9, 2025, at 6:15 p.m.; seconded by Councilmember Gosier; all were in favor and the motion was carried.

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Revised Solar Law Discussion:

The Town Board met with Ben Wisniewski in executive session regarding the revised solar law. He would provide services to refine the solar law and negotiate on behalf of the Town for potential Solar projects. His hourly rate is \$225.00 an hour to work on the solar law and \$300.000 an hour to negotiate for the Town.

Resolution 2025-51: Councilmember Farrell made the motion to sign the letter of engagement of legal services with Ben Wisniewski; seconded by Councilmember Gosier; Gosier, Donovan, Farrell AYE; Bourquin NAY; and the motion was carried.

Bill Kleftis and a few other Solar committee members went to a seminar at JCC last Tuesday regarding solar. Robert Ward also spoke about updates regarding solar.

New Business:

Mowing Bids:

The following bids were accepted by Clerk Henderson:

Three Mile Bay Cemetery

TnT Property Services- \$950.00 per cut

Limitless Lawnsclapes- \$4,400.00 (no insurance submitted)

Resolution 2022-52: Councilmember Farrell made the motion to accept TnT Property Services, bid for \$950.00 per cut to mow and trim the Three Mile Bay Cemetery; seconded by Councilmember Gosier; all were in favor and the motion was carried.

Abandon Cemeteries Bid

Limitless Lawnsclapes- \$4,850.00 (no insurance submitted)

Average Guys Landscaping Services- \$9,305.00

TnT Property Services- \$13,225.00

Harper Valley Property Services- \$14,300.00

Resolution 2022-53: Councilmember Gosier made the motion to accept Average Guys Landscaping Services, bid for \$9,305.00 to mow and trim the Abandon Cemeteries; seconded by Councilmember Farrell; all were in favor and the motion was carried.

12E Ball Fields/G. Spence Donaldson Memorial Field/Veteran's Park

Limitless Lawnsclapes- \$16,000.00 (no insurance submitted)

Average Guys Landscaping Services- \$26,850.00

TnT Property Services- \$15,575.00

Resolution 2022-54: Councilmember Gosier made the motion to accept TnT Property Services, bid

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for \$15,575.00 to mow and trim the Ball Fields, G. Spence Donaldson Memorial Field and Veteran's Park; seconded by Councilmember Farrell; all were in favor and the motion was carried.

Veteran's Park Restroom Cleaning:

The following bid was accepted by Clerk Henderson:

Veteran's Park Restroom Cleaning
Luxury Island Cleaners, LLC- \$2,289.60

Resolution 2022-55: Councilmember Farrell made the motion to accept Luxury Island Cleaners, LLC bid in the amount of \$2,289.60 to clean Veteran's Park Restrooms for the 2025 season; seconded by Councilmember Gosier; all were in favor and the motion was carried.

Resolution 2025-56: Councilmember Gosier made the motion to restrict parking on Three Mile Point Road so that the Town may adequately provide for safe operation of the highway and snow removal; seconded by Councilmember Farrell; all were in favor and the motion was carried.

Cedar Grove Cemetery:

Deputy Supervisor Donovan stated that the Town received the official notice of Abandonment from both Old Cedar grove and New Cedar Grove Cemetery. The Town must now maintain the cemeteries.

Resolution 2025-57: Councilmember Gosier made the motion to advertise for the 2025 mowing bids for Old and New Cedar Grove Cemeteries; seconded by Councilmember Farrell; all were in favor and the motion was carried.

Resolution 2025-58: Councilmember Gosier made the motion to advertise for the position Director of the Cedar Grove Cemeteries; seconded by Councilmember Farrell; all were in favor and the motion was carried.

Bicentennial Park:

Deputy Supervisor Donovan stated that the Town Board had a work session last week about the Addie Jenny grant the Town received in the amount of \$125,000 for Bicentennial Park. There was discussion on a gazebo and shoreline stabilization. An idea also mentioned was that we could use this grant for Veteran's Park. A survey will be coming out in April or May to ask the residents which Park they would like to see developed further with the grant monies.

Committee Reports

Town Board Report:

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Councilmember Gosier stated that many waterfront residents have contacted her recently. JE Sheehan has applied to the Department of State to dredge his property on County Route 125. His intentions are to park a barge on that property. The barge is already parked there after it was moved from Point Peninsula. Any concerned Residents should contact Ben Waagner from the Department of State by March 28th.

Councilmember Farrell stated that Supervisor Millington is conducting Town Business and has made 700 phone calls in 3 months. For example:
100-150 calls regarding the new building
1 or 2 call to our Town Attorney
1 to the Comptroller
1 to the Association of Towns
This business is being done without contacting any Town Board members.

Assessor Report:

Memo

DATE: March 11, 2025

TO: Thomas Donovan, Deputy Supervisor

FROM: Carol Quencer, Sole Assessor

SUBJECT: March 2025 Monthly Report

We are requesting approval for Carol to take the Income Redefined: RPTL 467 & RPTL 459-c Calculator Intensive 3/14/25 class offered by the NYSAA. This will provide 6 CE credits of the 12 required. The cost is for NYSAA members is \$120.

Serena was able to complete the self-study of Farm-Appraisal and passed the exam on February, 2025 with a 94. This concludes her required classes for certification.

We are requesting dues for the county Assessors Association. They are looking to amp up involvement and training including potentially added some training that may include CE credits. At the last meeting Director Burns said she is planning on scheduling training regarding Solar valuation and potentially truck stop valuation as well.

Now that we have passed taxable status date, we are going over our work and solidifying the work done throughout the previous year. There is a lot of housekeeping to be done before tentative role and grievance day.

Commented [a1]:

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Resolution 2025-59: Councilmember Gosier made the motion to approve the March Assessor Report and approved the continuing education class for Carol Quencer; seconded by Councilmember Farrell; all were in favor and the motion was carried.

Municipal Water Board Report:

All of the Water Board information was presented at the beginning of the meeting from Barton and Loguidice.

Planning Board:

There was no report.

Youth Commission:

There was no report.

ZEO/CEO Report:

There were no questions on the report.

ZBA Report:

There was no report.

TMB Cemetery:

Councilmember Gosier stated there was no business.

Closing Privilege of the Floor

Terry Countryman thanked the Board and Pat Weston for the help removing the tree at the Lyme Heritage Center.

Greg Hoppel asked what was wrong with the Kayak Launch at Veteran's Park.

Councilmember Donovan responded that the original dock manufacturer went bankrupt. The launch was then purchased separate from the dock. When the dock and launch were installed, they did not line up.

Greg Hoppel asked where the Town was at with the Highway Garage.

Councilmember Farrell responded that the Town must proceed with the original garage bids. The Town has to try to revise the cost of the already designed building, or we will be sued by the contractors. We have already spent thousands of dollars on legal and engineering fees.

Jennifer Kingsley asked if this is the route the Town has decided to take.

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Councilmember Donovan responded the Town will need to do an amended bond resolution and then a mandatory referendum. If the referendum doesn't go through, the bids will be canceled.

Jennifer Kingsley suggested we have received bad legal advice. She stated several examples.

Councilmember Farrell responded that the communication between the Supervisor and the Board is just not there. He spoke in regard to the Highway Garage cancellation letters.

Mark Zegarelli asked if the contracts were ever signed. If they weren't the bids can be rejected, and the Town can move on.

There was further discussion on the Highway Garage project.

John Rusho stated Pat Weston is doing a great job. He could always get out from his road and still has his mailbox.

Online Privilege of the Floor

There were no comments.

Adjournment

Resolution 2025-60: Councilmember Bourquin made the motion to adjourn at 8:54 p.m.; seconded by Councilmember Gosier; all were in favor and the motion was carried.

Respectfully Submitted,

Ariana Henderson

Ariana Henderson
Town Clerk