

**May 6, 2025**  
**Public Hearing and Town Board Meeting**  
**7:00PM at Tannery Pond and Livestream**

In Attendance:	Kevin Bean – Absent	Jim Williams – Councilman
	Anna Bowers – Councilwoman	Arnold Stevens – Councilman
	Paul Heid – Councilman	Jean Comstock – Town Clerk

1. Pledge of Allegiance – led by Kelly Nessle

2. Public Hearing called to Order at 6:01PM

Allison Gaddy – LCLGRP happy to be part of the planning process. My colleague is here with me as well – Mr. Sam Blake; some will be slightly repetitive for those that were here at the previous Public Hearing; explained the meaning for a Comp Plan – provide guidance for future decisions; public comments have been received; improves chances of receiving grants with an updated plan; it's a living document, updated as issues arise; 2005 was last adopted comp plan; really opportune time to redo plan; started this process over 2 years ago. 4 public workshops, 1 survey, 2<sup>nd</sup> public hearing tonight; cost of housing affecting folks to stay in the Town; all demographics are being affected; recreational assets a point of pride; services needed for young and seniors; working together with the committee and the public; meant to reflect what the community aspires to be in the future. Supporting town's aging population, business support, infrastructure, attracting new residents, enhancing existing features. Smaller achievable programs to achieve goals and visions; updated every 5-10 years; look at on an annual basis, not a full update, just be sure you're focusing on community; standing comp plan committee to report back to the board, grant funding, etc. April 2, 2025 – 1<sup>st</sup> public hearing, heard some great feedback – community values, affordability; short-term rentals; volunteerism; comments from APA and clarified some concerns; next steps for the Board, you have received approval from Warren County Planning Department, SEQR needs to be completed; Board will do Part 2, add any comments and adopt at the May 20, 2025 Meeting.

Public Comments/Concerns:

- Miriam Deutsch resident of North River – very supportive of the comp plan, comments relate to arts and culture, how those 2 things impact development and quality of life here in Johnsburg; retaining current residents and attracting new residents; economy – change to: harvest the recreation ... add "culture"; page 26 add "retain current residents"; page 38 – Tannery Pond ready to organize a working group to organize the North Creek arts district; page 44;
- Kelly Nessle – pleased with this process, thank you; I think what we have here is an excellent document, it is a living document and the recommendation to have a committee to work with this plan makes a lot of sense; it's hard for Board Members and Supervisor with all the other work they have; several plans on the shelf at Town Hall, not saying things haven't gotten done, just not in a concerted effort; get people from the Town interested and bring expertise to each piece of the plan; it is a process but will involve a lot of people that want to make things happen.

- Judy Watson – from Johnsburg; amazing process to all that helped to put it together and reaching out to the public; I like to part of the cultural and recreational aspects; perfect time with the expansion going on at Gore; I love the idea of enhancing youth programming; addressing our need for more housing is important; daycare – if we want to attract young families; seniors; the Liaison committee between ORDA and the Town – I would love to serve on that committee; we need to figure out how to get people across Route 28 to the Ski Bowl; build a gondola from town to the ski bowl; signage is a great idea as well; this will require investments; the town can tap into funding sources not just a burden on tax payers; having the comp plan gives us the opportunity to reach out for funding; great job, congratulations; hope the Town Board will see the value of this plan;
- Kelly Nessel – the implementation of this plan – I think there are grants out there to hire people to help with implementation and moving forward, this would be useful;
- Allison Gaddy – move things forward in what way? It is hard to get grants to pay for staff; we do help write grants and administer them, prioritizing them; Ms. Bowers – we did speak with the Economic Development about possible grant writing;
- Allison Gaddy – we'll incorporate the comments from tonight and see you again on May 20, 2025.

3. Close the Public Hearing – at 6:28PM

4. Open the Regular Town Board Meeting at 6:30PM

5. Resolution to Adopt the Comprehensive Plan – will do at the May 20, 2025 Town Board Meeting after the comments from tonight's meeting have been incorporated in the Comp Plan.

6. Resolution to Accept the Meeting Minutes of April 15, 2025 - Ms. Bowers – I wasn't at this meeting but read the comments re: the meal site; Brant Lake is a great operation as well, recommend them as a resource for the community.

**RESOLUTION # 97 - 25**

Mr. Stevens made a Motion to accept the Meeting Minutes of April 15, 2025 and moved its passage with a Second Motion from Mr. Heid. With the following Board Members voting in favor of the Resolution, it is carried. Ayes – 4 (Bowers, Heid, Stevens, Williams); Nays – 0.

7. Resolution to Authorize the Purchase of a New Enclosed Cargo Trailer for the Department of Public Property and Programs. Mr. Williams – this is a replacement trailer for the one that was damaged and received a settlement for; the 3 bids are included in the request.

**RESOLUTION # 98 – 25**

Ms. Bowers made a Motion to approve the purchase of a new enclosed cargo trailer for Public Property and Programs and moved its passage with a Second Motion from Mr.

Heid. With the following Board Members voting in favor of the Resolution, it is carried. Ayes – Bowers, Heid, Stevens, Williams. Nays – 0.

8. Resolution to Recognize the Re-hiring of summer Staff for the Department of Public Property and Programs. Pete Olesheski – the lifeguard counselors are for the Minerva Beach Program, we're hoping to send up to 30 kids to Minerva.

**RESOLUTION # 99 – 25**

Mr. Heid made a Motion to approve the re-hiring of summer staff for Public Property and Programs as noted in the request and moved its passage with a Second Motion from Mr. Stevens. With the following Board Members voting in favor of the Resolution, it is carried. Ayes – 4 (Bowers, Heid, Stevens, Williams); Nays – 0.

9. Resolution to Authorize the Director of Public Property and Programs to Use ARPA Funds for Town Park Improvements. Mr. Williams – background is we still have some ARPA funds available that need to be used or we could lose them. Ms. Bowers – it's a pretty broad use of funds; there are two projects – installation of retractable awnings at Riverfront Park and removal of wooden bleachers at the two ball fields and replace with aluminum bleachers (our insurance agent has asked us to do this for a while now). Mr. Heid – the bleachers are able to be moved and I support this decision. Ms. Bowers – the Farmers Market will be happy.

**RESOLUTION # 100 – 25**

Mr. Stevens made a Motion to authorize the use of ARPA Funds for Town Park improvements by the Director of Public Property and Programs and moved its passage with a Second Motion from Mr. Heid. With the following Board Members voting in favor of the Resolution, it is carried. Ayes – 4 (Bowers, Heid, Stevens, Williams); Nays – 0.

10. Resolution to Approve Budget Appropriation – Mr. Williams – this is insurance from the trailer, it will be appropriated to the Parks Equipment Budget line and then pay for the trailer.

**RESOLUTION # 101 – 25**

Mr. Stevens made a Motion to approve the Budget Appropriation and moved its passage with a Second Motion from Mr. Heid. With the following Board Members voting in favor of the Resolution, it is carried. Ayes – 4 (Bowers, Heid, Stevens, Williams); Nays – 0.

11. Resolution to Approve Occ Tax awards – spring awards – Ms. Bowers – spoke with Mr. Williams today, \$71,000 left over; comments on forms, Occ Tax kicks off projects not a source of funding, Warren County does do on-going support from the County level; with 2 less restaurants going into the summer, focus on anchor businesses; \$2.5 million from Occ Tax for infrastructure; we have a say in how the money is allocated; give guidance and advice to the committee, let's start supporting these anchor events, let's look at these a little different; Marketing doesn't have a budget and we'll need that; Mr. Williams had a great idea – some professional grant writers, no decisions tonight, we can be creative and bold; Mr. Williams – awards are directed at individual marketing; it's done differently in Essex County – it all goes to ROOST – it promotes events; we can

change how the county allocates the money, but putting an award to the Marketing Committee can then hire a professional; grant writer to help all non-profits.

- Beth Maher – address the Board directly, you vote on the recommendation from the Committee; request was \$3,375 – recommending \$2,000 didn't know about the amounts; read from my application re: needs and working with ACOC; my point is that last year's comments back from the committee – needed to look at alternate forms of funding and I appreciate that; we not available for SNAP; we could increase vendor fees; asking that the Board recommends the full ask; Ms. Bowers – Juniper Hill came to Bar Vino because we got a lot for them; we still have them with the Farmer's Market;
- Mindy Preuninger – appreciate the comments and conversation between Mr. Williams and Ms. Bowers; no one was contacted by the committee or any clarifications asked for; Board has the right to ask for additional information and meet with applicants, none of this was offered in this round and consider this an oversight; communication is so important, what you want or need from them; reach out with questions re: applications; new events need support and consistently supported; how big will the Sr. Day be next year and may need funding; the History weekend can't get other funding, it was a constant flow this year, that's a core piece of our history that brings people to this town and supports it; seeing where our occ tax money goes is very important; why would we restrict lodging; thank you for rethinking this; disappointed from Tannery Pond Center re: cultural arts, they are sustaining the area;
- Christine Powers – I'm speaking re: the Labyrinth – it is a labor of love; we received occ tax money; we brought over 1,000 people to Baker's Mills; they stay at the Alpine Lodge, they come from other countries, but it is not a money maker; it's a tourism attraction; I sat out this round of occ tax because I was frustrated; the initiative fell apart; I would support additional comments on how we distribute occ tax funds; I'd like to be part of a solution for all of us.
- Mr. Webb – is there a possibility to take the recommendations and send notes back to the committee; Ms. Bowers – it's up to the Board and moving forward we can; Mr. Webb – I'm talking this round – part of this should be sending it back to the committee for recommendations; Tannery Pond comments – that's not how they work; ticket sales offset grants, if so, that doesn't make any sense, thought we had a good discussion last year and thought we agreed that wasn't a good policy; anchor programs/entities – need to be supported consistently for sustainability; community event at Tannery Pond – repeating programs each year; does the Town Board have the authority to do this right now?
- Pete Horvath – have a sense of continuity and sustainability; we're not spending all occ tax money; new things are good; the Board should look at the criteria re: this committee.
- Mr. Williams – a discussion with the Board – Pete Olesheski asked to read the recommendations; Mr. Williams read the recommendations; total \$18,000+; Pete Olesheski – 10 years ago when the guidelines for occ tax were just that, guidelines; Kelly Nettle – 15 years ago the guidelines were just that as well. Mr. Williams – we need to support on-going events that don't have income otherwise; maybe Music by the River becomes a Town event as well as the

Farmer's Market; we have asked this committee to use the Rubik that we approved; I am fine tabling this and/or passing as is and looking at alternative ways to allocate funds; would like to use some funds to hire marketing to help with these events; looking at where we want to spend the remaining monies and what events; money in the bank account doesn't promote our area; Ms. Bowers – we should be trying to give more of it away; lets table it and explain the landscape of the Town right now, they should be open to feedback; Beth Maher – when do the applications go out again? Ms. Bowers – in the Fall.

**RESOLUTION # 102 – 25**

Mr. Stevens made a Motion to table the awards of Occ Tax money and moved its passage with a Second Motion from Mr. Heid. With the following Board Members voting in favor of the Resolution, it is carried. Ayes – 4 (Bowers, Heid, Stevens, Williams); Nays – 0. Mr. Williams – there will be no award at this time.

12. Resolution for Gound Penetrating Radar for Barton Mines Road – Mr. Williams - we want to try to find out what's going on underneath, make more permanent repairs; JMT recommending this process; Fred – water under the road, washing out, needs to be built up. Bob Nettle – how much is this going to cost, come on guys, is this in the budget? Mr. Williams - \$5,571 – Fred - this is CHIPS money.

**RESOLUTION # 103 – 25**

Mr. Heid made a Motion to approve the ground penetrating radar for Barton Mines Road and moved its passage with a Second Motion from Ms. Bowers. With the following Board Members voting in favor of the Resolution, it is carried. Ayes – 4 (Bowers, Heid, Stevens, Williams); Nays – 0.

13. Resolution to Proceed with Ordering Culverts for 2025 for the Highway Department – Fred – culverts for – Goodman Road to Route 8, Harrington Road and other culverts throughout the year as needed; bids/quotes on Authorization to Proceed Form; Mr. Williams - Fred working on budget items for these projects; will be sharing with the Highway Committee when done; Ms. Bowers – what is the total ask - \$10,433.91; this is CHIPS money as well.

**RESOLUTION # 104 – 25**

Ms. Bowers made a Motion to approve the Authorization to Proceed with ordering the culverts as noted in the quotes received and moved its passage with a Second Motion from Mr. Heid. With the following Board Members voting in favor of the Resolution, it is carried. Ayes – 4 (Bowers, Heid, Stevens, Williams); Nays – 0.

14. Resolution to Rescind the ORDA/Town of Johnsburg Resolution #12-25 from January 7, 2025. Mr. Williams while we're on this Resolution, I'll give a sewer update – the sewer is moving forward, pre-construction meeting; did a walk around with USDA; issue to proceed was made; main street will be a construction zone at times during spring/summer; equipment will be parked on the side of the road at some points; completion in November for collection and conveyance; we are moving forward with the sewer; in January before we had funding for our sewer, the Town and ORDA worked out the Resolution which would allow ORDA to design, permit and build their own system; we have closed the funding gap and also worked out an agreement; we don't have to rescind this tonight – we're moving forward with ours and they are confident

with the process; I have conversations daily with engineers and ORDA; we can table and clear up an confusion or go ahead; Ms. Bowers – can we table until Supervisor Bean is back; Mindy Preuninger – parking ? what is the impact of this? Mr. Williams – for the most part for the summer, that parking will be an active work zone and blocked off, along with part of the Carol Thomas trail; discussed with Pete Olesheski re: alternate parking and we’re reaching out; we’re aware it’s going to be an inconvenience and we’re working on that; Candace Lomax – the septic for Tannery Pond is under the parking lot. Mr. Williams – we will hook into that and hoping it will be a quick connect; Peter Horvath – at the Depot Museum parking as well? Mr. Williams – across from the Depot Museum; North River Resident - will there be a public announcement for the community when it all goes into effect; Mr. Williams – when we get the schedules we will share them USDA was very clear we do this; we’ll do our best to get the information out there; May 12, 2025 - start of conveyance; Arthur Webb – thank you for all the information and encouraging that this is all coming together; sidewalks, curb cuts, beautification of Main Street? Mr. Williams – it becomes an issue of funding; they will repair any curb cuts and sidewalks they disturb; Arthur Webb – we may not have the money, but once it’s done and paved we might not be able to do for another 10 years; Mr. Williams - - hoping the County comes into pave North Main Street and repair the sidewalks; we need to work with the County on this. Ms. Bowers – maybe Allison Gaddy can work on that with grants. This Resolution will be tabled at this time.

**RESOLUTION # 105 – 25**

Per Board agreement this will be tabled for further discussion.

15. Heather Flanagan – Principal, Johnsborg Central School Centennial Celebration; gave a presentation on the history of the school and additions; all are welcome to attend – June 13, 2025 at the School, flyers available; 4:00-7:30, burgers, dogs, classes from school will be providing the food, students will be involved; music available with some JCS alumni; historical display; school tours; bounce house, inflatable slide, yard games; fun activities; 6:30PM – historical marker presentation; Mr. Williams – do we know who the oldest surviving student is? Ms. Flanagan – not sure I know who that might be; I can check with the Historical Society. Mindy Preuninger – the celebration coincides with the students artwork on display at Tannery Pon, ice cream social from 1-4 that same day; K-12 artwork in the gallery.
16. Resolution to Authorize Change Orders for Sewer Project – Mr. Williams – that’s part of any project; engineer will make sure it’s in the scope of need, budget, contingency; engineers sign off, Town will sign off, USDA will sign off – all vouchers will need to go through this process for payment as well; this resolution is to authorize Supervisor Bean and Mr. Williams to review and authorize change orders; Supervisor Bean will sign voucher for payment, both will sign change orders; Arthur Webb – any money limit? Mr. Williams – it will have to through the process as noted above.

**RESOLUTION # 106 -25**

Mr. Stevens made a Motion to authorize the change orders for the sewer project and moved its passage with a Second Motion from Mr. Heid. With the following Board Members voting in favor of the Resolution, it is carried. Ayes – 4 (Bowers, Heid, Stevens, Williams); Nays – 0.

17. Motion to close regular Town Board Meeting

**RESOLUTION # 107 – 25**

Mr. Stevens made a Motion to close the Regular Town Board Meeting at 7:39PM and moved its passage with a Second Motion from Paul Heid. With all Board Members in favor of the Resolution, it is carried. Ayes – 4 (Bowers, Heid, Stevens, Williams); Nays – 0.

18. Motion to go into Executive Session at 7:40PM

**RESOLUTION # 108 – 25**

Ms. Bowers made a Motion to enter into Executive Session and moved its passage with a Second Motion from Mr. Heid. With the following Board Members voting in favor of the Resolution, it is carried. Ayes – 4 (Bowers, Heid, Stevens, Williams); Nays – 0.

19. Motion to Close the Executive Session at 8:18PM

**RESOLUTION # 109 – 25**

Mr. Stevens made a Motion to Close the Executive Session at 8:18PM and moved its passage with a Second Motion from Ms. Bowers. With the following Board Members voting in favor of the Resolution, it is carried. Ayes – 4 (Bowers, Heid, Stevens, Williams); Nays – 0.

20. Motion to Enter into the Regular Town Board Meeting at 8:19PM

**RESOLUTION # 110 – 25**

Ms. Bowers made a Motion to enter into the Regular Town Board Meeting and moved its passage with a Second Motion from Mr. Heid. With the following Board Members voting in favor of the Resolution, it is carried. Ayes – 4 (Bowers, Heid, Stevens, Williams); Nays – 0.

Mr. Williams - No action was taken at Executive Session

21. Resolution Relating to Wilbur Hitchcock Road – Mr. Williams read the Resolution in its entirety.

**RESOLUTION # 111 – 25**

Ms. Bowers made a Motion to accept the Resolution and moved its passage with a Second Motion from Mr. Heid. With the following Board Members voting in favor of the Resolution, it is carried. Ayes – 4 (Bowers, Heid, Stevens, Williams); Nays – 0.

## 22. Warrants

### **RESOLUTION # 112 – 25**

Ms. Bowers made a Motion to accept and approve the Warrants and moved its passage with a Second Motion from Mr. Heid. With the following Board Members voting in favor of the Resolution, it is carried. Ayes – 4 (Bowers, Heid, Stevens, Williams); Nays – 0.

GENERAL FUND:	\$ 55,722.80
HIGHWAY FUND:	\$ 20,564.54
SEWER DISTRICT PROJECT:	\$ 14,111.47
LIBRARY FUND:	\$ 2,416.22
WATER DISTRICT:	\$ 5,429.24
TRUST & AGENCY:	<u>\$ 2,148.28</u>
TOTAL	\$100,402.55

## 23. Historian's Report – in packet

## 24. Committee Reports

### **Mr. Heid**

- Not much with Solid Waste, will have an update at next meeting; no real hiccups or bumps at this point; Pete Olesheski is doing a great job; have you hired a part-time person at the Transfer Station yet? Pete Olesheski– not yet, I have a new plan that I'd like to discuss with the Supervisor.
- Truck from Highway Department in accident – no injuries; we're (Highway Committee) still reviewing what happened/how it happened so it doesn't occur again.

### **Ms. Bowers**

- Hopefully voting to adopt the Comp Plan May 20, 2025
- All else is quiet for now.

### **Mr. Williams**

- Parks – moving boulders, trees, planting; thanks to all departments involved; thank you to Judy Brown as well.
- ORDA - walk through with them and handover to Parks at that time; we'll clean up the Snack Shack and get it up and running.
- Parks – fields look great; Ms. Bowers – Pete Olesheski & the Johnsburg Central School are doing clean-up in the park; Pete Olesheski – Tidy the Town May 14<sup>th</sup> - 4<sup>th</sup> 4-6<sup>th</sup> graders; May 15<sup>th</sup> – 9:00-12:30 working at Ski Bowl Park, Riverfront Park, others helping out; great opportunity for the kids; Ms. Bowers – it's an awesome day for all; Pete Olesheski – we work them hard, but supply lunch and Stewart's provides sundaes; this helps them appreciate the area.



**Mr. Stevens**

- April 23, 2025 -had our first Senior Day – resounding success that day; well received; a lot of new input; consolidating the input given to us; meeting at 10:00 at Tannery Pond on May 7, 2025 to put this information together; thank you to all for making this such a successful day; Arthur Webb – Arnold has a great sense of humor; thank you for all you did for this Arnold.

**25. Privilege of the Floor**

- Kelly Nettle – occ tax – ROOST from Essex County – it occurred to me to reach out to Chestertown and Horicon – a similar type of marketing approach for our area; joining of the towns to market ourselves is a good idea; Drew Cappabianca – thank you to him for helping get this going as well as kudos to Ms. Bowers; \$71,000 left in occ tax – sustaining events, an excellent idea, new events is crucial as well; marketing is huge and it has been done sufficiently in this town; adding maps, beautification, kiosks; if our Town is beautiful people will remember that; the sewer parking issue – how about a shuttle service to get people to and from? Another concern was the comment re: lifeguards in our Town; we do not offer our beach for swimming; not sure if we need a lifeguard; swim at your own risk, would like the town to consider it; the pond needs to be maintained; hasn't been maintained; if it had been done right in the beginning it wouldn't be a problem, we need to figure out a plan to maintain it; don't want the pond to become overgrown with weeds; it's a beautiful area; advocating to find the money to maintain the pond on a regular basis; winter summer split with ORDA – November 1 – April 1? Was there a change made? JW – I don't know but will ask the question; t/u PO for cleaning up the Town.
- Brian Donohue – thank the Board for acknowledging the intrusion of the Highway Department and acting like they owned the place; we were very concerned that they didn't reach out to us before they did anything; there were damages done there – how do we progress with those damages – I sent an e-mail to all; Mr. Williams – this is privilege of the floor, we're not answering questions; Brian Donohue – predatory actions by the Town Highway Department, there was an elderly individual, who was grieving; this was a serious infraction of our private rights; what is the town doing for compensation?
- Judy Brown – communication in our Town; we had a Chamber of Commerce, lost it; then we had a business alliance, that's gone; we need to go back to Chamber of Commerce – to communicate with businesses and town; we need to revisit this again; Ms. Bowers – branding initiative – there is a Chamber in North Warren – can we possibly work with them? Judy – we need something in this town; Ms. Bowers – happening at CDC level as well;

**26. Meeting Adjourned**

**RESOLUTION # 113 – 25**

Mr. Heid made a Motion to adjourn the Town Board Meeting at 8:43PM and moved its passage with a Second Motion from Ms. Bowers. With the following Board Members voting in favor of the Resolution, it is carried. Ayes – 4 (Bowers, Heid, Stevens, Williams); Nays – 0.

Minutes Prepared by:

***Jean M. Comstock***

Jean M. Comstock  
Town Clerk

**THE NEXT TOWN BOARD MEETING WILL BE HELD ON  
MAY 20, 2025 AT 7:00PM  
AT TANNERY POND AND LIVESTREAM**