

Wednesday, March 4, 2026
Public Hearing on Grievance Date - Local Law #1 of 2026
Regular Town Board Meeting - 7:00PM
Tannery Pond

In Attendance: Sterling Goodspeed - Supervisor Anna Bowers – Councilperson
 Paul Heid – Councilperson Mindy Preuninger - Councilperson
 Matt Parobeck – Councilperson Jean Comstock – Town Clerk

1. Pledge of Allegiance – Pete Olesheski
2. Call the Public Hearing to Order – 7:03PM
3. Resolution to Accept the Local Law 1 of 2026 – Changing the Grievance Day
RESOLUTION # 38 -26
Ms. Bowers made a Motion to accept Local Law 1 of 2026 regarding Grievance Day for the Board of Assessment 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 – 5 (Bowers, Goodspeed, Heid, Parobeck, Preuninger); Nays – 0.
4. Call the Regular Meeting to Order – 7:04PM

Supervisor Goodspeed - thankful for the Board Members and citizens support to be here again; my thoughts are with Mark's family.

5. Privilege of the Floor (Regarding Agenda Items Only)
Amy Sabattis – what are we doing with the Johnsbury Garage? I don't think we should purchase contaminated property; Pete Olesheski – it's been carried over from year to year.
6. Resolution to Accept the Minutes of the Regular Board Meeting from February 18, 2026
RESOLUTION # 39 – 26
Mr. Heid made a Motion to accept the Meeting Minutes of February 18, 2026 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, Parobeck, Preuninger); Nays – 0. Supervisor Goodspeed abstained.
7. Supervisor's Report - there's a lot going on; trying to be organized and transparent:
 - a. Economic Development Standing Committee Expansion
 - Mindy Chairs the EDC; one of the Town's initiatives is to do an analysis of Air BnB;
 - analysis of affordable housing options, monies awarded to Ticonderoga; I've asked Mindy to attend this meeting to gain contacts in Albany for money;

- inclusionary zoning – add amendment to Town Zoning Ordinance – 100 units, 10% would have to be affordable pricing for local; asked Mindy to take on these additional items.
- b. ORDA – spent time with them today; had a very productive meeting in the new lodge; our goal for all there is to keep the lines of communication open and happen more regularly; meeting once a week; 1x monthly presentation from ORDA; there's a lot going on in the Park and Ski Bowl – we need to have them answer community questions.
- c. TR 125th Celebration - September 125th Teddy Roosevelt's Ride – TOJ, Newcomb and Minerva, presentations, Tony Cucchiari will do a presentation at the next Board Meeting; it's an ambitious undertaking.
- d. Engineers and Water District –
- We have a water district in North Creek, question from fire department is it enough with all the building?
 - Cedarwood has done an analysis – handed out a long and short report; at what point do we have a crisis or a problem; enough to handle the residential load and existing Ski Bowl Lodge; Front Street builds a hotel – we could also handle that. If we do a hamlet buildout, then there could be a problem. Wells 1, 2, 3 – not abandoned, but close; well 5 is only producing 65/gpm, not fully functional, it needs work, not for lack of source water, it's a mechanical problem; engineers can do an analysis and fix it; would like to ask engineer to do a cost estimate and flow study; that would be enough to stabilize things; their advice – start looking for a 4th well, they feel it's inevitable; get out of the aquifer we're in with 1-3; 1-3 exist, take a look to see if one could be a back-up, engineer would like to explore; an agreement with Front Street from 2006, the project for Front Street has not evolved; this may need to be revisited; complexity with water, it's not an emergency right now, we've got some time and 3 very good engineers working on it. How's our water? On-line chatter about contamination. Gore's water is separate water, no level of contamination at Gore; I reached out to engineers – it is not contaminated; it's tested, reported to Town and the Board of Health; I'd like to research to get Well 5 operating properly and a viable location for a 4th well – Mr. Heid, Ms. Bowers– absolutely; Arthur Webb – looking at the revenue side and user side – user revenue going to support; Supervisor Goodspeed – it would have to; I would come back to you after I talk to the engineers; what will it cost to fix, will that get us all the way home? I don't know what's going to happen if the Front Street Hotel is built; Public House (Copperfield) coming on line in July, two restaurants; a lot of grant money for water, it's a cyclical application – 80% funding with 20% match; Chris Heidrich – would that include new wells; Supervisor Goodspeed – yes; Bob Nettle – I have a background in this area – storage capacity – an analysis done in case of an emergency; Supervisor Goodspeed – it's in the report I handed out; part of the plan could be more storage; Bob Nettle – either drill a new well with a high capacity flow or build a new tank, they last a long time and they don't depend on much of anything; Supervisor Goodspeed – in the long term we do all of it

– we have to have a 4th well and more storage; start with Well 5 and see where it gets us; get the mechanical work done, we could add 80 gpm to the flow; there might be a third storage unit as well; I agree with you Bob, let's start at the start. Amy Sabattis – an 80 20 grant? Supervisor Goodspeed – yes; Amy – would that come out of the water district line? Not fair to people outside of the district to pay for this.

- Mr. Parobeck – ready to go July 15 was the date the engineer has given us; last meeting, ground hadn't thawed, construction stalled; construction meeting on Friday and we'll have more information; main plant is the major focus. Rules and regulations – we are in the final stages. Supervisor Goodspeed – rules/regs primary concerns – if someone wants to join that aren't in the district – these rules/regs will help reduce costs for the people that are already in the district. Ms. Bowers – can the Board see rules/regs before it goes public? Mr. Parobeck – yes; as soon as the plant is up and running laterals will be done; Bob Nettle – I have a piece of property in the district – who is going to manage the district? Supervisor Goodspeed – there is work being done with this and happy with how receptive the engineering firm is and working with us everyday; Bob Nettle – can you give me some assurance right now that the counselors and you are managing the water district? I certainly hope you're not the people that are going to manage the sewer district; not everyone can flip a couple of switches to get the information that Ms. Bowers was talking about; Supervisor Goodspeed – initially the communication was not good; Arthur Webb – has the commissioning of the sewer district started? Mr. Parobeck – startup is Cedarwood; we need to work on getting the final submittal; Bob Nettle – who is paying for it? Supervisor Goodspeed – the district will absorb the cost, it's a major issue, I have to work with what I have inherited; Bob Nettle - is the new building metered? Supervisor Goodspeed – yes it is. Pete Olesheski – thank you – Supervisor's Report in the Johnsbury Jottings; I'm keeping an eye on the Nursing Home, it's on my radar; concerned for the funding of this. I'm struggling with Parcel B – next to the new lodge, part of the Front Street Hotel, back from 2005/2006; we're going to have to talk about that as a Town and find out what the status is of Parcel B; there's a memo from Woody Widlund; I knew it was coming to me – I'm familiar with Front Street – David Crikelair wants the deed to Parcel B and he wants it now; April 2022 letter from Attorney, clearly stating the terms; sub-division permit is all the Town has at this point; it appears he has not done what he needed to do; attorneys are working hard on this for us; we'll get answers; I reached out to David Crikelair to let him know this; from what I see David has two sub-division permits that he's trying to sell as hotel sub-divisions; no site plan review for the hotel from the Planning Board. There's been a lull, a lot of this could have already been done; Kelly Nettle – was hoping there was a time limit on all of this; look at how he wrapped Parcel B to Parcel C – could be a problem for the Highway Department's storage areas; also a line in front of the Nursing Home; who will plow his property? Can the citizens do a petition to stop this?

Supervisor Goodspeed – there may be a petition to stop the contract, would have to talk to the Town Attorney; simple things that have been ignored could have been done; Kelly Nessle – before the Town gives over the property can we do a permissive referendum? Supervisor Goodspeed – it’s been 21 years; Frank Thissell – he never finishes anything, any other contracts with him have to have a time limit; Amy Sabattis – the well? Supervisor Goodspeed – there are complications with the well; we can’t advance as a community because he hasn’t completed anything; Bob Nessle – I’m sure you’re aware of the permissive referendum law – conveyance of property, valuable land; the law gives the town the right to announce that they’re getting rid of property the citizens have the right to a petition for a permissive referendum. Danae Tucker – can a permissive referendum still be done? It would have to have been done 21 years ago. Supervisor Goodspeed – it all depends on what our attorneys say; we always have the lawsuit remedy as well; Ms. Preuninger – we have the APA as well. Kelly Nessle – to separate Parcel B and C – has to come from the National Parks in Washington; Supervisor Goodspeed – trying to find the information, not sure if the State has done what they need to do.

8. Resolution to Approve the Town Clerk’s Attendance at the New York State Town Clerk’s Association Conference April 19 – 22, 2026

RESOLUTION # 40 – 26

Ms. Bowers made a Motion to approve the Town Clerk attending this year’s NYSTCA Conference and moved its passage with a Second Motion from Mr. Parobeck. With the following Board Members voting in favor of the Resolution, it is carried. Ayes – 5 (Bowers, Goodspeed, Heid, Parobeck, Preuninger); Nays – 0.

9. Resolution to Advertise and Hire for Public Property and Program Staff

RESOLUTION # 41 – 26

Ms. Preuninger made a Motion to approve advertising and hiring for PPP Staff and moved its passage with a Second Motion from Mr. Parobeck. With the following Board Members voting in favor of the Resolution, it is carried. Ayes – 5 (Bowers, Goodspeed, Heid, Parobeck, Preuninger); Nays – 0.

10. Resolution to Recognize the Town Set Asides for Occ Tax for 2026 – Pete Olesheski – items are long standing set-asides, smaller projects, a couple of events (4th of July event); some are annual; rail car rehab and Johnsbury Garage – carried over from year to year.

RESOLUTION # 42 – 26

Ms. Bowers made a Motion to recognize the Town Set Asides for Occ Tax for 2026 and moved its passage with a Second Motion from Mr. Parobeck. With the following Board Members voting in favor of the Resolution, it is carried. Ayes – 5 (Bowers, Goodspeed, Heid, Parobeck, Preuninger); Nays – 0.

11. Resolution to Appoint Gay Gordon Byrne to Continue on the Planning Board

RESOLUTION # 43 – 26

Ms. Bowers made a Motion to appoint Gay Gordon Byrne to the Planning Board 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 – 5 (Bowers, Goodspeed, Heid, Parobeck, Preuninger); Nays – 0.

12. Resolution to Appoint Dave Masten to Continue on the Planning Board.

RESOLUTION # 44 – 26

Ms. Preuninger made a Motion to appoint Dave Masten to the Planning Board and moved its passage with a Second Motion from Mr. Parobeck. With the following Board Members voting in favor of the Resolution, it is carried. Ayes – 5 (Bowers, Goodspeed, Heid, Parobeck, Preuninger); Nays – 0.

13. Floor Resolution to Authorize Supervisor Goodspeed to apply for, accept and expend grant funds from Northern Borders Regional Commission (NBRC).

RESOLUTION # 45 – 26

Mr. Heid made a Motion to authorize Supervisor Goodspeed to sign the NBRC grant paperwork 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 – 5 (Bowers, Goodspeed, Heid, Parobeck, Preuninger); Nays – 0.

14. Warrants

RESOLUTION # 46 – 26

Mr. Parobeck made a Motion to accept the Warrants and moved its passage with a Second Motion from Ms. Preuninger. With the following Board Members voting in favor of the Resolution, it is carried. Ayes – 5 (Bowers, Goodspeed, Heid, Parobeck, Preuninger); Nays – 0.

GENERAL FUND:	\$ 24,942.55
HIGHWAY FUND:	\$ 23,086.57
RIVERSIDE STATION BRIDGE:	\$ 38,676.23
LIBRARY FUND:	\$ 2,771.10
WATER DISTRICT:	\$ 5,402.87
TRUST AND AGENCY:	<u>\$ 1,562.20</u>
TOTAL	\$ 96,441.52

15. Committee Reports

Mr. Heid

- Solid Waste committee met; I could not make the meeting; Pete Olesheski – used this opportunity to recap 2025; 31% underbudget, \$30,000 over last year's revenue; projects – railing is done; wish Mark could have seen this; signage needs to be put up and it needs to be painted; adding year round, part time person will be crucial to work with the recycling portion of the transfer station; our goal for this year, improving where we can.

Ms. Bowers

- Childcare – getting survey together and will do a roundtable.
- Occ Tax – notes from last meeting available here; 3/31/26 workshop at Tannery Pond; rolling applications for the month of April.
- Comp Plan Action Committee – Wednesday 3:30-5:30 – public is welcome; County will be available as well; parks committee also welcome; Bruce Dunkley – 4% occ tax to county, how much comes back to Town; Danae Tucker– we will get that some time April/May, we usually get \$30,000 which they refer to as a supplement; \$30,000 for the Fall; Bruce Dunkley – occ tax paid quarterly? Danae Tucker – I don't know what's paid in? Pete Olesheski – we're paid about \$90,000 annually; Ms. Preuninger – we can ask the county; Supervisor Goodspeed – there is a formula, we can probably get that information; Bruce Dunkley– is it based on assessment/eval rate? Supervisor Goodspeed – I believe it's based on assessment; Ms. Bowers – we got Occ Tax money for the Sewer district/infrastructure – this could change the formula as well; Bruce Dunkley – is there a budget for the Comp Plan? Ms. Bowers – we do not have a budget; Bruce Dunkley – will there be a budget for it? Ms. Bowers – we're working on grants and goals what can be accomplished short and long term; Bruce Dunkley– which comes first the chicken or the egg? How do we accomplish anything without money; Ms. Bowers – we don't know what can be done at this point; trying to find ways to do projects with grants; Bruce Dunkley – will you share those costs when you get them? Kelly Nettle – this community needs an event coordinator – talent requires pay – would occ tax pay for something like that; Ms. Bowers – Pete Olesheski does a lot of events for the Town.

Ms. Preuninger

- Senior Committee – very active committee – we're working on being an age friendly community; all volunteer time; have put in 3 grant applications; new county employee at the meal site, going well; Assessor received 17-18 applications; good things being done.
- EDC/Marketing – meeting tomorrow afternoon.

Mr. Parobeck

- Nothing further to report.

16. Privilege of the Floor

- Amy Sabattis – contamination at Gore mentioned before; I sent you that information; that data came from EPA – Gore needs to contact them; Supervisor Goodspeed – I'm not saying it's not, it's not at serious levels; Ms. Preuninger – the wax that was being used has been changed over the years; Kelly Nettle – wax that's applied? Ms. Preuninger – yes, no longer manufactured.
- Bob Nettle – how many of you read the Upstate Sports; printed every two months and it's free; it mentions Gore and North Creek; distributed in the Capital District; the back page of the magazine is a picture of Gore Mountain; asked the publisher who he talked to in North Creek? HRTCO puts an ad in each edition. Isn't there \$5,000 around in the Town budget to buy some space in something like this? Judy Brown – put in an application for Occ Tax; Supervisor Goodspeed – we were never solicited, difficult role – balancing act – we want to promote our town, but 25% under the Federal poverty level. Mindy – we'll have the Mktg committee look at this.

- Supervisor Goodspeed – I confirmed with ORDA that they were advised by the contractor that the zip line is on schedule – mid-July opening; the last two Saturdays was 6800 people at Gore.

17. Motion to Adjourn

RESOLUTION # 47 – 26

Ms. Bowers made a Motion to Adjourn the Regular Meeting at 8:52PM 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 – 5 (Bowers, Goodspeed, Heid, Parobeck, Preuninger); Nays – 0.

Prepared by:

Jean M. Comstock

Jean M. Comstock
Town Clerk

**THE NEXT TOWN BOARD MEETING WILL BE
HELD ON
WEDNESDAY, MARCH 18, 2026 AT 7:00PM
AT TANNERY POND AND LIVESTREAM**