May 1, 2023

State of New York
2679 Route 8
County of Hamilton
Town of Lake Pleasant

A Meeting of the Lake Pleasant Town Board was held on May 1, 2023 at the Lake Pleasant Library 2864 State Route 8, Speculator, NY 12164. The meeting was called to order at 7:00 P.M., to make approvals, give reports, establish organizational tasks and conduct any business that may come before the Board.

The following were present:
Supervisor: Betsy Bain
Councilman: Neil McGovern, Don Braunius, RaChelle Martz and Katherine O'Connell
Town Clerk: Stephanie Smith
Highway Superintendent - Randy LaVarnway
Guests: Eileen LaVarnway, Karen McComb (Library President), Peter Newell, Gary Rhinehart Jr.(Dackland radio)

Pledge of Allegiance to the Flag

Resolution #66 To approve the minutes of April 17, 2023
Offered by: O'Connell
2ND by: Martz
Discussion: O'Connell asked if the effective date needed for resolution #59 was given? It was determined that this date will be determined after Arietta gets it's signed contract to the town.
Be it resolved, that the minutes of April 17, 2023 be approved as presented
Adopted by the following vote:
Ayes: All (Supervisor Bain, Councilpersons - McGovern, Martz and O'Connell)
Nays: None
Abstained: Braunius

Highway Report:

- Work finished up with groomers and swept the roads.
- Repaired pot holes on Gilmantown Rd. and two roads in town.
- Roads and parking lots have been patched.
- The front of town hall has been raked and stones and rocks put back into place. Painted lines and installed parking bumpers.
- Currently working on debris removal and raking in Perkins Clearing.
- The town received its insurance premium for the adjustment of repairs to the library parking lot.
- LaVarnway announced that Rt. 8 and Rt. 30 paving has been delayed. Expected start date is the third week in June.
- LaVarnway explained to the board what he was told about the bridge getting repaired on Rt. 30.

- National Grid has installed and moved the lines on Fish Mt. Road for the culvert project. Tomorrow LaVarnway is meeting with the engineer to set up a time line to start the project.

Old Business:

1. **Short Term Rentals -**

O'Connell provided the board members with a copy of the drafted law to review and revise. This law is drafted with sections per the town's attorney.
The need for this law is due to STR's becoming commonplace in the Town of Lake Pleasant and regulations to protect the safety of guests and communities do not currently exist. The proposed local law will impose mandatory regulations on all Town of Lake Pleasant property owners who desire to rent out their properties on a short-term basis.

O'Connell went through the sections of this proposed local law with the board members with pause after each section for board members to give input/discussion.
Discussion on registration, fees, late fees and timelines went around the table.
Town of Lake Pleasant will provide applications for STR owners on their website and at Town Hall.
All applicants will need to post STR guideline posters at their STR's for guests to follow.
Registrations will be yearly from July 1st to June 30th.
A good neighbor poster was reviewed by the board and discussion followed.

Discussion was had about one building with several units, should they be separate with inspections and registration or under one inspection and registration. Section 10 specifies that each rental unit will be counted separately.
Discussion of occupancy vs. maximum occupancy requirements.
After discussion, the board removed the question asking if the STR is hosted or not. McGovern feels that a contact number should be provided by the owners for someone local that can be contacted in need for safety reasons. Penalty concerns for owners with guests that don't comply with regulations were mentioned and discussed. Braunius suggested that a line be included that asks for the last time fire extinguishers, smoke alarms and carbon monoxide detectors were inspected, and codes met. Questions ask owners things such as if there are adequate escape routes, wells tested, adequate parking for guests. Are emergency numbers visible for guests.
O'Connell suggested adding the statement - Please be aware of NYS Building and Codes.
Discussion continued amongst the board members on the proposed law, disclaimer, and good neighbor poster including penalties for those that don't comply.
O'Connell announced that she would make the changes and e-mail the law to everyone.
Bain asked if the board was ready to move this local law. The board agreed to move tonight.

Resolution #67 Town of Lake Pleasant Town Board to Approve the Proposed Local Law Number 1 of 2023 on Short Term Rentals
Offered by: McGovern
2nd by: Martz
Adopted by the following vote:
Ayes: All (Supervisor Bain, Councilpersons - McGovern, Braunius, Martz and O'Connell)

Nays: None

Bain explained that the town will need to advertise and hold a public hearing. The date for this public hearing will be announced at the next board meeting.

McGovern feels that it is sad that the Village is not on board so that the town as a whole can move forward with this.

2. **State Campground Update** –

McGovern has been in contact with the ADK park agency and spoke to Ms. Robin Burgess who is our local government for economic development in the ADK park. She reassured McGovern that campsite closings for the fall will go up to her superior so that our concerns for resources and economy can be heard.

3. **BTI Report –**

Vi sent a report in and her BTI applicators have completed twenty streams concentrating in the most populated areas. Progress has been slow due to rainy weather. Colder nights have slowed down the development of larva. Normal amounts of larva in most streams with some concentrations very high.

4. **Zoning Committee Recommendations –**

McGovern asked for feedback from the board on the information that was sent to the board members. He felt that it was well done by code enforcer Steve Page and Vicki Buyce (chairman) of the planning board.

O'Connell asked about approval of businesses and the steps that need to be taken. McGovern explained that change will be to open conditional for use with properties. Classification of property doesn't change but property owners can apply for a variance for use. Bain explained that zoning changes are moving along well. The next step will be a public hearing on May 15th at the next board meeting to hear all persons on this amendment to the zoning regulations. Bain explained that after the public hearing on May 15th the board will approve the zoning changes and then the Town Clerk can then file the application and local law with the state.

Bain mentioned that this review has not been done since 2008 so it was overdue.

5. **Speculator Primary Care Clinic -**

Bain and McGovern met with Patrice McMan. One employee has been out on maternity leave but will be returning on May 15th. New Patients can now call to make appointments. Braunius asked about STR renters using the primary care if the need arises while they are in the area. McGovern answered with yes, they can call and make an appointment. The clinic is not a walk-in clinic. On Fridays the PA was out but soon there will be a provider on Friday. Schedule will be M, T, W, F 8a.m.- 4p.m. and Thursday 6 a.m.- 4 p.m. Bain and McGovern will meet again in the future with Nathan Littauer.

Bain encourages those that were turned away in the past to reach out to the clinic again. McGovern explained that changes had happened because of COVID and now things are getting turned around and back to what they were before that time.

6. **RO System –**
   Bain reported to the board that the new RO system arrived for the previously stated price. It will possibly get installed in the Waller barn water testing must be done first.

New Business:

1. **Library –**
   McComb announced to the board that Sherry Matthews has submitted her retirement from Library Director notice to the Town of Lake Pleasant. McComb thanked Donna Bankovich for submitting an ad for a library manager in the paper this week and next while she was away. McComb wishes Matthews well and she will be missed. McGovern asked what the qualifications are and how the library will go about hiring. McComb explained that a library manager civil service job is what the town is looking to fill this position. This will be a full-time job with benefits. Interviews will be done on potential applicants as applications come in.

2. **Planning Board Resignation –**
   Carol Waller has sent the board her resignation letter from the planning board. Bain has informed Vicki Buyce who is Chairman of the planning board who will be looking for a replacement.

3. **Community Garden –**
   Bain reached out to June Bergholtz who has a few plots available. They are looking into putting up a new fence around the garden. Volunteers will be needed to put up the new fence. Damage to greenhouse/high tunnel was discussed as a result of winter weather. Plastic housing and pipes are damaged. New framework and bows are needed. Discussion was had by the board and LaVarnway about how to repair the high tunnel/greenhouse.

4. **Dackland Radio** – Gary Rhinehart Jr. announced that as of September 1st he will be shutting down Dackland radio. He has other obligations that take precedence at this time. Options for replacement were mentioned. In the past 30 days we have had 46 viewers on youtube listening to the minutes and 542 in the last year. Contract with Dackland Radio will end on September 1st.

Committee Reports -

- **Website committee –** Martz let the board know that website issues were addressed today after a resident had trouble finding some things on the website. She will look into putting the current budget on the home page to make it easier to find.

- **Youth Recreation** – O'Connell and Marts will meet on Thursday with Samantha Desrochers and Sheila Crouse to make a plan for the summer.

Resolution #68 Motion to pay Bills: Abstract #16 dated 04/27/2023, #2737-2756 in the amount of $61,157.27. Removing voucher #2743 in the amount of $77.85 for a total of $61,079.42.
Offered by: Braunius
2nd by: McGovern
Adopted by the following votes:
Ayes: All (Supervisor Bain, Councilpersons - McGovern, Braunius, Martz and O'Connell)
Nays: None

Public Comment:

- McComb asked when bulk pick up was and LaVarnway answered in on the 3rd Wednesday in June, August and October. She also mentioned health care at the clinic for seniors. For the past two years the clinic has not been able to accept her retiree insurance so that she has to go out of town for services. McGovern explained that it is an insurance issue not the provider.

Roundtable:

- Braunius mentioned that Humana has been great for the retirees. There have been no issues to date with
- Smith let the board know that she is down to two rolls of stamps for the town hall mailings and that she would like to purchase two rolls at a time moving forward for the rest of the year. Not over budget yet. No objection from the board.
- Smith reported that the NYSTCA conference went well. She received a scholarship from the Tri-County Clerks Association to cover some costs for the conference. Hamilton County had 100% membership in the NYSTCA for this year.
- Community Pride Day will be held on May 3rd with seniors providing a lunch for volunteers from town hall. Those participating are to meet at the second parking lot going south out of town.
- Bain mentioned the attorney bill on STR and EMS 10%. Bain asked if EMS information could be pulled from the billing due to timing of information given. Attorney is not charging the town for EMS information.
- Chamber dinner is May 18 at The Lemon Tree Brewery from 5:30-7:30

Next meeting: Our next meeting will be on Monday May 15, 2023 at 7PM at the Lake Pleasant Library

***ON A MOTION BY**: Don Braunius **2ND by:** Martz
To Adjourn @ 8:40 P.M.
All in Favor
Respectfully submitted,
Stephanie Smith, Town Clerk