

**Town of Charlton
Saratoga County
Town Board Meeting**

July 24, 2023

The Regular Meeting of the Town Board of the Town of Charlton, Saratoga County, New York was held at the Charlton Town Hall, 758 Charlton Rd, Charlton NY and called to order by Supervisor Grasso at 7:32 p.m.

Present: Supervisor Grasso, Councilman Glavin, Councilman Robbins, Councilman St. John, Councilman Tasse.

Also present: Town Clerk Mills, Attorney Craig.

Supervisor Grasso asked for a moment of silence in memory of Dean De Capria who recently passed away. Dean was a longstanding member of our community. He served with the Charlton Fire District #1 for 25 years where he also served as Fire Chief for 15 years. Dean was many times the first responder to emergencies and made an impact on many lives. He will be missed. Our thoughts and prayers go out to his family.

APPROVAL OF MINUTES

MOTION #144

Approval of Minutes

Motion by Councilman Robbins

Seconded by Councilman Glavin

BY MOTION the Town Board approved the minutes of the Town Board Meeting on July 10, 2023.

Vote: All Ayes, No Nays. **CARRIED.**

PRIVILEGE OF THE FLOOR FOR AGENDA ITEMS

No one chose to speak.

SUPERVISORS REPORT

Town Updates:

Supervisor Grasso said that Councilman Robbins has installed signage at the Town pit on Route 67. A Local Law was passed in 2022 making it illegal for unconsented dumping. The new signage informs people of the violations.

Doug Ranaletto, Project Consultant, gave the following presentation:

Community Center Rehabilitation Project Update

7/24/2023

- ✓ Building assessment by Thaler Reilly Wilson Architects/Erdman Anthony – draft completed. Currently under review by Doug, Dave, and Joe. Final copy expected in 1 – 2 months.
- Review of HUD grant administration requirements and sending required information through HEROS online HUD portal including Environmental review Part 58.5B.
- HUD still has not returned the grant agreement so reimbursements for soft costs and

environmental review processes are delayed. We continue to expect to receive a grant agreement at any time. Congressman Tonko's office has been contacted for help.

- Repair cost estimate currently underway by Thaler Reilly Wilson/Danda Inc.
- Investigating condition of wiring in crawl space noted during inspection. Investigation to be scheduled with Wiring Concepts.
- Opening floor in small office for mold remediation access and mold remediation work on hold until scope of rehab is better understood, and environmental review process is completed (expected in 6 months).
- Mold remediation - Bid awarded to KPR Restoration \$35,000. On hold for now.

Although there are a considerable number of priorities our **A-1 priority** is to repair the foundation by eliminating the mold and water infiltration.

Existing Conditions:

- 1) East foundation wall above grade that is cracking.
- 2) North wall is spalling in numerous locations.
- 3) Framing exhibits extensive rot and decay from mold and water damage.

Recommendations:

- 1) Supply new concrete block foundation walls (North, south and east)
- 2) Supply openings to foundation to create cross-ventilation.
- 3) Supply sub drainage around building base.
- 4) Replace all structurally unsound floor framing.
- 5) Supply new oakwood flooring.

Another possibility – Slab on grade.

Both options would require the building to be closed for an extended period to allow the existing floor in the main hall to be completely removed.

Key:

- In progress
- ✓ Completed

Supervisor Grasso said that the slab on grade option would fill the basement hole with fill, crushed stone and reinforced concrete. Both options will entail a long-term project and building closure.

Supervisor Grasso said that the Board had hired Ambient Environmental for a mold assessment and Thaler Reilly Wilson (TRW) for a comprehensive assessment of the whole building. They also had hired DeGenaro Engineering as the structural engineering specialist. DeGenaro Engineering and TRW have gotten together to discuss a solution, and both companies said to properly address the structural issues, they recommend a whole new flooring framing system as well as a new foundation. The Supervisor said that this will be a more costly solution than what was originally thought and extend the construction timeframe. The Board will need to decide what improvements they want to move forward with. We may need to break the project up into pieces because of financial constraints as the grant is only for \$550,000 and based on the scope of work, we will exceed that. We have asked TRW to break the work into priority one and priority two. Priority one is for the first floor which includes the structural issues, mold, siding, windows, front stoop. Priority two is for the second floor which is not up to code but we could reoccupy without substantial work. We have asked them to

track the scope of work for the second floor. We are committed to the first floor and we are unsure if we really even need to make the second floor available for any other use.

Councilman Glavin asked where we are against the budget and in light of the new found issues, what is the current estimate. Mr. Ranaletto said we are waiting on the final numbers which will be in the final report from TRW but he can say that it will be expensive. Supervisor Grasso said that the original estimate for the restoration was between \$700k and \$800k but the grant for \$550,000 was only for a portion of that. In light of the new findings, the costs will be higher.

Financial Updates:

Supervisor Grasso said that the mortgage tax is \$55,239 year-to-date, which is only 74% of the projected budget amount. The Sales tax for the month was \$134,665. The year-to-date amount is \$781,708 which is 101% of the projected budget amount of \$775,000.

All of the Towns in Saratoga will receive the once-a-year Landfill Profit Sharing based on the Northumberland landfill. The amount is \$130,000.

The County Economic Development Grant applications for a \$10,000 grant are due this month. The Board had previously talked about using the grant money for Right-To-Farm signage as well as Charlton Makes promotional materials. The Supervisor said that he hopes to get an application in.

COUNCILMAN REPORTS

Councilman St John:

ZBA – July 11th meeting:

Tammy Johnson Special Exemption Use Permit – Boarding and Training Dogs in Home.

Public Hearing – being held over until August 8th meeting. Comments included concerns over noise and increased traffic.

Sergeant/Meilunas Property – 3 lot subdivision, 6 Old State Route 67 and Rocky Ridge Road, incomplete application – survey required.

Planning Board - July 17th meeting:

Kondrat Application – 2304-2306 Route 67, lot line adjustment – ZBA exemption received, passed unanimously.

Charlton School Site Plan Review - Campus improvements were outlined – some demolition, new cottage and facilities buildings proposed, drive way improvement, water system improvements, etc. Numerous agencies and organizations are being consulted.

Supervisor Grasso said that the Charlton Girl's School has an existing Exceptional Use Permit and he does not think that it will need to be modified for their new project. The Planning Board will seek to be lead agency on the environmental review and they will be making decisions on the project.

ABSTRACT OF CLAIMS

MOTION #145

Approval of Abstract of Claims

Motion by Councilman Robbins

Seconded by Councilman Tasse

BY MOTION, the Town Board approved the processing of Abstract 114, voucher numbers 398 - 424 in the amount of \$29,705.54 which was audited by Town Board members.

Vote: All Ayes, No Nays. **CARRIED**

PRIVILEGE OF THE FLOOR:

Supervisor Grasso thanked Councilman Robbins for filling in for him last week while he was on vacation.

Bill Dennison said that he owns land at 819 Swaggertown Road that he would like to build a house on, but was told that he is not eligible to hook-up to the Town water system. He said that his neighbors on both sides have Town water and he pays water tax on his tax bill. Supervisor Grasso said that he was briefly able to look into this, but it does not look like this property is in the water district. If it is not in the district, he does not want to get his hopes up. He said it is very important to verify if the land is in the water district or not, and he will look into it further. He asked Mr. Dennison to provide copies of his tax bills because if the property is not in the water district, it would be unfair for him to have to pay a water tax. Supervisor Grasso said that the Town has been cautious in extending the water district for financial and land use issues. Public water tends to encourage development and the Town does not want to encourage development. There is limited capacity of our water system, and the Town usage has gone up every year with new developments and lawn watering, etc. Councilman Glavin said that he has maps of the water district and Mr. Dennison's land does not appear to be in the water district, but he will check the validity.

Wendy Shisler, resident and Charlton Seniors President asked questions about the Community Center restoration project. She asked to clarify what room they would cut a hole in the floor for access. Answer: It would be the room that exercise equipment is stored in, but that may not happen if the whole floor has to be replaced. She asked the timeframe of the project. Supervisor Grasso said that construction will probably not get started until next year and it may take up to a year to complete to the project. The Seniors will be given advance notice of when the project will begin. Mrs. Shisler asked about the frayed wires in the basement. Answer: The Town has hired Wiring Concepts to take care of the wiring in the crawlspace. It is a one-man job. Mrs. Shisler said she heard a rumor that one of the offices used as a reading room may be eliminated. The Supervisor said that there was a request to eliminate the room, but we are not at the planning stage at this time for the interior layout. Torben Aabo, resident said that he requested that the reading room be eliminated to increase the meeting room size. Supervisor Grasso said that the Community Center Restoration Committee will come up with recommendations when the time comes. Marty Wilson said that Committee Chairman Jenna Smith will be helping with fundraising opportunities. The Supervisor said that this will be important part to complete the project.

MOTION #146

Motion to adjourn the meeting

Motion by Councilman Glavin

Seconded by Councilman Robbins

BY MOTION the Town Board adjourned the meeting at 8:14 p.m.

Vote: All Ayes, No Nays. **CARRIED**

Respectfully submitted,

Brenda L. Mills
Town Clerk