

Minutes of the Regular Monthly Meeting of the Santa Clara Town Board held on Thursday, May 14, 2026 at Saranac Inn, NY Town Hall, at 6:00 P.M.

Roll as follows for the Regular Monthly Meeting:

Present: Curtis Reynolds – Supervisor
Andrew McGill – Councilman
Jude Capalbo – Councilman
Marcel Webb- Councilman
Alexandria Bevilacqua – Councilwoman

Absent: Shaun Trombley – Superintendent of Highways

Recording Secretary: Karen Graff– Town Clerk

Regular monthly meeting called to order at 6:00 P.M. by Supervisor Reynolds.

Motion by Andy McGill, seconded by Alexandria Bevilacqua, to dispense with the reading of the minutes of the previous meeting. All members voting Aye. Motion carried. Motion by Marcel Webb, seconded by Andy McGill, to accept the minutes. All members voting Aye. Motion carried.

Appointment of Town Clerk/Tax Collector

Motion by Andy McGill, seconded by Marcel Webb, to appoint Karen Graff to the position of Town Clerk/Tax Collector, the term to end December 31, 2026. All members voting Aye. Motion carried.

Martin Tichenor, Town of Santa Clara Assessor

Martin Tichenor gave a presentation and answered questions on the progress of the town reassessment.

Highlights of his remarks:

July 1, 2026 is the last date of sale to be included in the reevaluation. Most of the work will be done in the next year. The data is all collected. It is being checked and physical inspections are underway. He acknowledged that the timeline is longer than expected.

March 1, 2027, possibly sooner, is the date notices of the reassessment will go out. Those notices will include the current tax burden of one's property, the new evaluation, and the estimated future tax burden based on that valuation.

Suggested to look to the Harriestown reassessment as a model of how it may look in Santa Clara.

Zillow and other market instruments are useful information sources.

Another tool can be homeowner insurance, which evaluates replacement cost, minus the land.

Benefits of a full reassessment - The current assessment is at 58% of value, which was 100% of value 10 years ago. Valuations of different market sections, such as waterfront properties or large

swaths of forest land are out of whack, and need realigning. Bringing the full valuations to 100% is the most accurate result. Any future adjustments are then minor adjustments.

Those properties which have markedly increased in value, such as 200%, can expect an increased tax burden.

With redistribution, getting from 58% to 100% is aggressive. It was noted that even though the value of a property goes up, the tax burden may not.

In response to a question as to how long this evaluation will last, he responded that it depends on unpredictable changing conditions.

In response to a question about the impact of short-term rental properties on value, he responded that he has seen no negative impact on value, and the occasional positive impact because of increased income streams.

In the beginning of next year, he would like to set up a series of information sessions.

Approve 2026 Landfill Monitoring Contract –

Motion by Marcel Webb , seconded by Jude Capalbo, to approve the Landfill Monitoring Contract. All members voting Aye. Motion carried

Set Date for Public Hearing of Local Law 01-2026 Exemption Volunteer Firefighters as below.

The Public hearing is set for June 11 at 5:30pm, prior to the Town Board Meeting.

See the resolution below:

RESOLUTION NO.: 09

INTRODUCED BY: JUDE CAPALBO

SECONDED BY: MARCEL WEBB

DATE: MAY 14, 2026

RESOLUTION SCHEDULING PUBLIC HEARING ON A PROPOSED LOCAL LAW TO AUTHORIZE PARTIAL REAL PROPERTY TAX EXEMPTIONS FOR VOLUNTEER FIREFIGHTERS AND VOLUNTEER AMBULANCE WORKERS PURSUANT TO NYS REAL PROPERTY TAX LAW SECTION 466-a

WHEREAS, The Town Board believes it would be prudent and beneficial for the Town to provide partial property tax exemptions to volunteer firefighters and volunteer ambulance workers who meet certain eligibility requirements for such exemptions, consistent with New York State Real Property Tax Law Section 466-a, and

WHEREAS, the Town Board directed Town Counsel to prepare a draft of a Local Law for the Board's use in enacting such partial property tax exemptions, and

WHEREAS, the Town Board has reviewed the draft Local Law from Town Counsel and wishes to move forward with the process to adopt it in order to provide for such partial property tax exemptions, and

WHEREAS, a Public Hearing is required prior to adoption of such a Local Law,

NOW, THEREFORE, THE TOWN BOARD OF THE TOWN OF SANTA CLARA HEREBY RESOLVES AS FOLLOWS:

1. The Town Board shall meet on June 11, 2026, at 5:30 PM, to hold a Public Hearing to hear all people who are interested in the proposed Local Law as described above. The Town Clerk is hereby authorized and directed to publish a Notice of Public Hearing in the Town's official newspaper, the Adirondack Daily Enterprise, not less than ten (10) calendar days before the date of the Public Hearing and to make a copy of the proposed Local Law available for public inspection during regular business hours and to provide a copy of the proposed Local Law at no charge to anyone who requests it.
2. The Town Board hereby determines that the adoption of the proposed Local Law would be a Type 2 Action under the New York State Environmental Quality Review Act (SEQRA) and would therefore not be subject to environmental review, and preparation of an Environmental Assessment Form is therefore not required.
3. The Town Clerk is hereby authorized and directed to cause written notice of the Public Hearing on the proposed Local Law to be given as may be required pursuant to New York State law, and to make any referrals and provide any other notices with respect to the proposed Local Law as may be recommended by Town Counsel.
4. Town Counsel is hereby authorized and directed to assist the Town Clerk and Town Board with the preparation and/or review of any and all documents necessary for the adoption of the proposed Local Law and to otherwise advise and assist Town officials in the process of adopting the proposed Local Law.

5. This Resolution shall take effect immediately.

The question of the adoption of this Resolution was duly put to a vote on roll call which resulted as follows:

ROLL CALL:

AYES: 5 Bevilacqua, Capalbo, McGill, Webb, Reynolds

NAYS: 0

ABSENT: 0

The Resolution was declared duly adopted by the Town Board this day of May 14, 2026.

Regular Meeting June 11, 2026 at 6:00 P.M.

Good of the Town

Supervisor Reynolds read the report of Shaun Trombley,
Superintendent of Highways.

The roads were plowed twice in the last month. All roads were swept, including the hamlet.
The department had to borrow Harriestown tractor because we are waiting for a part for ours
that was on backorder.

The superintendent is getting prices on a new tractor/mower/sweeper, which is anticipated in this
year's budget.

Floodwood road was graded. Will finish the upper end of Floodwood next week.

Ditching of Moss Rock and Beaverwood Rd.

New mower needed for Town Hall/Garage area. Old mower moved to the cemetery.

Received an email from DEC-FSS to submit our receipts for the grant reimbursement. We have
the forms ready to do that. There is no sense of when we may get the reimbursement.

A new communication contract with Spectrum was submitted to, and is under review, by Mike
Hill, Town Attorney.

The Democratic Caucus is scheduled for Saturday, May 23, 2026, at 11am-1pm, in the
Community Room.

We just had a Teamsters representative here this week doing an audit. All was fine.

Open Discussion - The floor was opened by Supervisor Reynolds for open discussion.

Nancy LaBombard - Thank you for having Martin Tichenor here. It was very helpful. The board may request him to return in August to answer owners' questions.

Nancy LaBombard -When will we have the opportunity to have our voices heard re Short Term Rentals? Supervisor Reynolds advised with other things needing board attention, we have delayed that for now. We will address it soon. Scottie Adams noted that the Planning Board has submitted their information to the lawyer for review, and to the board.

Guy Middleton noted that there is a lot of information available on the Upper Saranac Lake website about the water, both above and below.

The floor was closed to open discussion by Supervisor Reynolds as no one else wished to speak.

General Fund vouchers No. 90 to 115 in the amount of \$15,064.79, and Highway Fund vouchers No. 33 to 40 in the amount of \$5,686.12 were audited by the Board. Motion by Andy McGill seconded by Marcel Webb to approve vouchers and pay audited vouchers. All members voting Aye. Motion carried.

Motion to adjourn at 6:40 P.M. made by Alexandria Bevilacqua , seconded by Jude Capalbo. All members voting Aye. Motion carried.