

**A Regular Meeting of the Town Board of Long Lake, Hamilton County, New York was held December 17, 2025, at the Long Lake Town Hall at 07:03 PM and called to order with the Pledge of Allegiance to the Flag of the United States of America and prayer by Supervisor Arsenault. Six people were in attendance.**

**Roll Call: Members present:**

Clay J. Arsenault	Supervisor
Thomas L. Donnelly	Councilman
Nathan S. Hosley	Councilman
Richard Dechene	Councilman

Absent: Councilman Mark Burd

Also in attendance: Chief of Staff Matthew Newby, Town Attorney Carl Ferrentino and First Deputy Town Clerk Amber Wamback.

There was a quorum to conduct the business of the Long Lake Town Board.

### **BOARD APPROVALS**

**Motion** by Councilman Supervisor Arsenault, seconded by Councilman Donnelly to accept the Regular Meeting Minutes for November 19, 2025.

<b>Adopted:</b>	Clay J. Arsenault	Aye
	Thomas L. Donnelly	Aye
	Nathan S. Hosley	Aye
	Richard Dechene	Aye

**Motion** by Supervisor Arsenault, seconded by Councilman Dechene to pay encumbrances as listed on Abstract # 12 of 2025.

<b>Adopted:</b>	Clay J. Arsenault	Aye
	Thomas L. Donnelly	Aye
	Nathan S. Hosley	Aye
	Richard Dechene	Aye

### **Bills listed on abstract 12**

General Fund #A 0979 – A 1065	in the amount of	\$393,878.27
Highway Fund #D 198 – D 218	in the amount of	81,697.56
Water District 1 #SW1 151- SW1 163	in the amount of	10,387.47
Water District 2 #SW2 290 - SW2 312	in the amount of	148,827.51

## **SUPERVISOR'S REPORT**

Expenditure and Revenue Reports were in the Board's packet for review.

Marlene Martin from New York Dept. of Health and Town engineers from CHA met with Keith Austin, Josh Lewis, Craig Wamback, Mike Lamphear, Matt Newby, and Paul Wilson to discuss the Town's water system concerns, along with possibilities for new sources of water and funding for the work. The NYS DOT 2028 road project was discussed and how it would impact the water mains that are under the road, Water Supervisor Keith Austin's concern is the age and depth of the waters mains. CHA engineers advised that the section of concern may be added to the planned NYS road project. The Town is hoping to secure funding and work with the State to coordinate the water main project.

Long Lake water system inspection from Marlene Martin was included in the Board's packets.

Paul Wilson filed the final paperwork with DESES/FEMA for the Reservoir Road bridge project, which will close out the project, the Town has received the funds.

The debris removal portion of the Jennings Park Pond repair project has been denied by FEMA. The Town will submit an appeal letter to DHSES, per their recommendation.

The Raquette Lake Preservation Foundation's November newsletter was in the Board's packets.

Supervisor Arsenault has been working with Senator Mark Walczyk's office to see what the State is planning to do with the DDSO homes on Kickerville and Mix Road. These houses could offer great opportunity for the Long Lake community's needs.

Alex Roalsvig presented the Board with updated rules for the Geiger Arena and sledding hill.

Highway report was included in the Board's packets for review.

## **NEW BUSINESS**

### **Resolution 66 of 2025**

#### **Authorizing Execution of Building and Ground Lease Agreement for Raquette Lake Town Garage and Transfer Station**

**WHEREAS**, the Town Board of the Town of Long Lake ("Town") has determined that it is in the public interest to lease certain real property located in Raquette Lake, New York, for the purpose of operating a Town Highway Garage and Solid Waste Transfer Station serving the Raquette Lake community; and

**WHEREAS**, as the Town does not own any real property in the Raquette Lake hamlet suitable for the pressing needs for a highway maintenance facility and for the critical health and safety needs of handling municipal solid waste there has been a long history of the Town renting space for these purposes from the current owner, who is undertaking the renovation of facilities to meet the Town's specific purposes, replacing a building that was beyond it's useful life; and

**WHEREAS**, the Town has negotiated a Building and Ground Lease Agreement ("Lease") with Raquette Lake Supply Co., Inc., a New York Domestic Business Corporation, as Landlord, dated December 18,

2025, for the premises located at 249 Antlers Road, Raquette Lake, New York, being a portion of Tax Parcel No. 52.006-127, as more particularly described in Exhibit B of said Lease; and

**WHEREAS**, the Lease provides for an initial twenty (20) year term commencing upon issuance of a Notice of Completion and Certificate of Completion by the Town Code Officer, with options for renewal, and sets forth an annual base rent of Fifty-Seven Thousand Six Hundred Dollars (\$57,600.00), payable in equal monthly installments of Four Thousand Eight Hundred Dollars (\$4,800.00), with the option for a discounted annual payment of Fifty-Seven Thousand Dollars (\$57,000.00) if paid in full by January 31 of each calendar year, together with prorated rent for 2026 and other terms as specified therein; and

**WHEREAS**, the Lease includes a non-appropriation provision consistent with NY law; and

**WHEREAS**, the Town Board has reviewed the Lease and finds that its terms are acceptable and in the best interests of the Town; and

**WHEREAS**, the authorization of this Lease constitutes a Type II action under the State Environmental Quality Review Act ("SEQRA"), 6 NYCRR §617.5(c)(20) and (26), requiring no further environmental review;

**NOW THEREFORE BE IT RESOLVED,**

1. That the Town Board of the Town of Long Lake hereby authorizes and directs the Town Supervisor to execute the Building and Ground Lease Agreement with Raquette Lake Supply Co., Inc., dated December 18, 2025, together with any documents reasonably necessary to effectuate the intent of this resolution, subject to final review by the Town Attorney as to form;
2. **And be it further resolved**, that the Town Clerk is hereby directed to attach a complete copy of the fully executed Lease as "Exhibit A" to a certified copy of this resolution and to retain such certified copy, with Exhibit A attached, in her official records in perpetuity;
3. **And be it further resolved**, that this resolution shall take effect immediately.

**Motion** by Councilman Hosley, seconded by Councilman Donnelly to accept Resolution 66 of 2025.

<b>Adopted:</b>	Clay J. Arsenault	Aye
	Thomas L. Donnelly	Aye
	Nathan S. Hosley	Aye
	Richard Dechene	Aye

**Resolution 67 of 2025**

**Authorizing Execution of Lease for Temporary Storage Space During Raquette Lake Garage Construction**

**WHEREAS**, the Town Board of the Town of Long Lake ("Town") has determined that it is necessary to secure temporary storage space for Town Highway Department vehicles and equipment during the construction of the new Raquette Lake Highway Garage and Transfer Station at 249 Antlers Road; and

**WHEREAS**, the Town has negotiated a Lease Agreement with JTD Realty, LLC, as Landlord, dated December 2025, for the premises located at 208 Route 28, Raquette Lake, New York, being a portion of Tax Map No. 52.006-2-25.100, for the purpose of housing Town equipment during said construction period; and

**WHEREAS**, the Lease provides for a monthly rental rate of Seven Hundred Fifty Dollars (\$750.00), the term of said lease being for the construction period of the permanent Town Highway Garage through May

2026, with the Town responsible for electrical and heating fuel costs, and sets forth insurance and indemnification requirements; and

**WHEREAS**, the Town Board has reviewed the Lease and finds that its terms are acceptable and in the best interests of the Town; and

**WHEREAS**, the authorization of this Lease constitutes a Type II action under the State Environmental Quality Review Act ("SEQRA"), 6 NYCRR §617.5(c)(20) and (26), requiring no further environmental review;

**NOW THEREFORE BE IT RESOLVED,**

1. That the Town Board of the Town of Long Lake hereby authorizes and directs the Town Supervisor to execute the Lease Agreement with JTD Realty, LLC, for the premises located at 208 Route 28, Raquette Lake, New York, together with any documents reasonably necessary to effectuate the intent of this resolution, subject to final review by the Town Attorney as to form;
2. **And be it further resolved**, that the Town Clerk is hereby directed to attach a complete copy of the fully executed Lease as "Exhibit A" to a certified copy of this resolution and to retain such certified copy, with Exhibit A attached, in her official records in perpetuity;
3. **And be it further resolved**, that this resolution shall take effect immediately.

**Motion** by Councilman Hosley, seconded by Councilman Donnelly to accept Resolution 67 of 2025.

<b>Adopted:</b>	Clay J. Arsenault	Aye
	Thomas L. Donnelly	Aye
	Nathan S. Hosley	Aye
	Richard Dechene	Aye

**Resolution 68 of 2025**

**Authorizing Execution of 2026 Dog Sheltering Agreement with Tri-Lakes Humane Society**

**WHEREAS**, the Town Board of the Town of Long Lake ("Town") is required under Article 7 of the New York State Agriculture and Markets Law to provide for the seizure, care, and disposition of dogs as prescribed therein; and

**WHEREAS**, Tri-Lakes Humane Society, Inc., a not-for-profit corporation located in the Village of Saranac Lake, Franklin County, New York, is an incorporated humane society as defined in Section 114(a) of the Agriculture and Markets Law and is desirous of providing pound or shelter services to municipalities; and

**WHEREAS**, the Town has negotiated an agreement with Tri-Lakes Humane Society, Inc., dated November 7, 2025, for the provision of shelter services for seized dogs during calendar year 2026, which includes care for seized dogs, adoption or humane euthanasia of unredeemed dogs, and compliance with Sections 113, 114, and 115 of the Agriculture and Markets Law; and

**WHEREAS**, the agreement provides for a term commencing January 1, 2026, and expiring December 31, 2026, and stipulates that the Town shall pay Tri-Lakes Humane Society the sum of One Thousand Dollars (\$1,000.00) for said services; and

**WHEREAS**, the Town Board has reviewed the agreement and finds that its terms are acceptable and in the best interests of the Town; and

**WHEREAS**, the authorization of this Lease constitutes a Type II action under the State Environmental Quality Review Act (“SEQRA”), 6 NYCRR §617.5(c)(20) and (26), requiring no further environmental review;

**NOW THEREFORE BE IT RESOLVED,**

1. That the Town Board of the Town of Long Lake hereby authorizes and directs the Town Supervisor to execute 2026 Dog Sheltering Agreement with Tri-Lakes Humane Society, Inc., together with any documents reasonably necessary to effectuate the intent of this resolution, subject to final review by the Town Attorney as to form; and be it further
2. **And be it further resolved**, that the Town Clerk is hereby directed to attach a complete copy of the fully executed Agreement as “Exhibit A” to a certified copy of this resolution and to retain such certified copy, with Exhibit A attached, in her official records in perpetuity;
3. **And be it further resolved**, that this resolution shall take effect immediately.

**Motion** by Supervisor Arsenault, seconded by Councilman Donnelly to accept Resolution 68 of 2025.

<b>Adopted:</b>	Clay J. Arsenault	Aye
	Thomas L. Donnelly	Aye
	Nathan S. Hosley	Aye
	Richard Dechene	Aye

**COUNCILMAN COMMENTS**

Councilman Hosley commented it was nice to see the Geiger open early this year.

Councilman Donnelly commented that its nice to see all the houses decorated for the season and wished everyone a happy and healthy Christmas.

**PUBLIC COMMENT**

Walt Nelson commented that Long Lake is very fortunate to have a library we have.

Todd Clough asked if there are plans for the public to review for the Raquette Lake Highway Garage.  
-Supervisor Arsenault let Mr. Clough look at the plans that the board had in their packets.

**ADJOURN**

**Motion** by Councilman Supervisor Arsenault, seconded by Councilman Donnelly to adjourn at 7:20 PM.

<b>Adopted:</b>	Clay J. Arsenault	Aye
	Thomas L. Donnelly	Aye
	Nathan S. Hosley	Aye
	Richard Dechene	Aye

Attested by: \_\_\_\_\_

Amber L. Wambach, First Deputy Town Clerk