

**Village of Champlain
Special Board Meeting
August 19, 2022**

A special meeting of the Board of Trustees of the Village of Champlain was held on Friday, August 19, 2022 at the Village office 11104 Rt. 9, Champlain, New York.

Mayor McFetridge called the meeting to order at 10:00 a.m.

Present were Mayor McFetridge, Trustees Molinski, Conner and Herzog.

SALE OF MAIDEN LANE PROPERTY

Mike Thibodeau has offered the Village \$1,000 + legal fees + survey for a piece of village property behind his property on Main St. He would like this property to create a driveway for tenants so that they do not need to exit onto Main Street. The lot is currently 89'x89' and Mr. Thibideau would like a section 38' wide.

The property will need to be subdivided first as per Article 3, section 103-6 in Village Code; we cannot contract or make an offer until the subdivision of property is complete.

Mayor McFetridge asked for the board's input on this offer before we start the subdivision process. We can either agree or counter offer, and if the potential buyer does not agree, we won't go through with subdivision. Mayor McFetridge added that per Village Code, the subdivided lot will be undersized and must be added to Mr. Thibodeau's property as part of the subdivision process. Discussion followed.

A motion was made by Trustee Conner, seconded by Trustee Molinski to approve the sale of 38' of lot #18.16-2-10.1 to Michael Thibodeau in exchange for \$1,000 + legal fees + survey.

Roll Call Vote:

Trustee Molinski	Aye
Trustee Conner	Aye
Trustee Herzog	Aye
Mayor McFetridge	Aye

Motion carried.

DONATION OF 102 CHURCH STREET TO THE VILLAGE

There was a fire at 102 Church Street and the property was demolished. It is now a vacant lot that the owner would like to donate to the Village. With the house, Village taxes were \$180/year.

With the property only, the taxes would be \$15.20/year. The lot size is 58' x 38', about 2,200 square feet. As an undersized lot, it is less than the minimum required for a single family home and nothing can be built on the property as is. If it was attached to a neighboring lot, it could be built on.

Motion by Trustee Herzog, seconded by Trustee Molinski, to accept the donation of 102 Church Street into the Village of Champlain.

The board agreed that this would be a good place for a small park with grass, tree and a bench. Money from the sale of village property could be used to cover that. Discussion followed.

All members present voted aye. Motion carried.

- The Attorney General is aware that our insurance agent is also working on the bill for cleanup.
- The burned house downtown is being taken down with intents to save the first floor for a business and rebuild the second floor for apartments.
- Mayor McFetridge will have the Codes Officer check on the property on South Street that is to be demolished and has a large pile of debris in the back yard.

ADJOURNMENT

At 10:28 a.m.: Motion to adjourn by Trustee Conner: Seconded by Trustee Molinski. All members present voted aye. Motion carried