

Town of St. Armand
Public Hearing - Town Clerk Salary
Special Board Meeting – Zoning Survey Review
Wednesday, May 27, 2026 at 5:30 pm

These Meeting Minutes were approved by the St. Armand Town Board on August 18, 2026.

A Special Board Meeting of the Town of St. Armand was held on the above date and time via webinar and in person at the Town Hall, Bloomingdale, NY. The meeting was advertised and made available to the public.

BOARD MEMBERS PRESENT:

Town Supervisor Davina Thurston, Deputy Supervisor Karl Law, Councilperson Donna Whitelaw, and Councilperson JP O’Neil were present at the meeting.

A quorum of the Board was in attendance.

BOARD MEMBER EXCUSED: Councilperson Raymond Tempestilli was excused from the meeting.

TOWN EMPLOYEES PRESENT: Town Clerk Barbara Darrah and Town Clerk in Training Alexandra Amell

GUESTS FROM THE COMMUNITY: In Person: Kathleen Daggett, James Jones, Raymond Curran, Tyler Chase, Missy Elfers, Lindsay Glowacki, Tim Jackson, Stuart Darrah.
On-line: Don Amell, Warren McCarthy.

Supervisor Thurston opened the Public Hearing at 5:35 pm and asked all present to please join in the Pledge of Allegiance.

Supervisor Thurston asked Town Clerk Alexandra Amell to read the Public Hearing Notice aloud.

Town Clerk Alexandra Amell: NOTICE IS HEREBY GIVEN that the Town Board of the Town of St. Armand, Essex County, New York, will conduct two PUBLIC HEARINGS on Wednesday, May 27th beginning at 5:30 PM for the purpose of Public hearing #1: Local Law to increase the Town Clerk salary, followed by a Special Board Meeting for the purpose of reviewing zoning surveys. The Link was included in the Publication. This notice was published in the Adirondack Daily Enterprise on Monday, May 18th, 2026.

The Public Notice stated that we would also be holding a Public Hearing on BESS tonight, but that meeting is actually scheduled for June 22, 2026 at 5:30 pm.

Public Hearing Town Clerk Salary

Supervisor Thurston began the Public Hearing by stating that Barb Darrah would like to retire from being the Town Clerk for the third time. What we had found in our two previous attempts is the salary just wasn't enough to make it enticing enough for someone to want to stay with us. Town Clerk is an elected position and we had already published the town clerk salary for the year. In order to adjust the town clerk salary, it has to be a local law. We are holding the public hearing on this local law to increase the town clerk salary. The salary was adopted in the 2026 Budget at \$18,042.00.

We are here to increase it to \$24,208.00 plus the Records Management Salary of \$2,000.00 per year.

Supervisor Thurston asked for any questions, comments or concerns.

Being none, a motion to close the Public Hearing was made by Town Board Member JP O’Neil, seconded by Karl Law. Public Hearing closed at 5:39 pm.

SPECIAL BOARD MEETING

Zoning Surveys

Supervisor Thurston opened the Special Board Meeting by explaining that we have completed a Town-wide mailing to collect a Zoning Survey questionnaire and a Robo Call sign-up sheet so we can reach out to our community members in case of an emergency.

Supervisor Thurston stated we have received these Zoning Surveys back from the residents of our community and we are here tonight to review them. We will put the Surveys with comments in one pile and the surveys without comments in another pile. She then asked Deputy Supervisor Karl Law to help separate them, and Town Clerk Alexandra Amell to keep a tally of the surveys.

Supervisor Thurston proceeded to go through the pile of surveys. After they were all counted, there were 42 YES with no comments, 17 NO with no comments and 9 MAYBE with no comments, 66 YES with comments, 20 NO with comments. The final count was 108 YES, 37 NO and 9 MAYBE.

Discussion ensued. Supervisor Thurston answered several questions and explained that the surveys were mailed to every resident and business in St. Armand. They were not mailed to State Land, SL Village, Schools or Churches. We mailed out 603 letters and received 154 back, which is about a 25% return rate.

Further discussion ensued with some heated arguments about the security of the surveys and how we know that St. Armand residents actually returned them and not someone else. Supervisor Thurston explained that each letter that was mailed included the self-stamped return envelope and that envelope was mailed to us with the survey inside. It was mentioned that renters were not given a survey. Supervisor Thurston stated that is true; we do not have renter addresses. We used the tax bill mailing addresses for the residents. Many people stated we should have an updated Comprehensive Plan before considering Zoning. Supervisor Thurston stated we do have an updated Comprehensive Plan, 2025, available on our website: www.townofstarmandny.gov. Other topics that were discussed included the potential cost of having Zoning, the control that zoning can give to Town Board, setbacks, ORES, BESS, Commercial Solar, the APA, DEC and DOH regulations, etc. Deputy Karl Law stated we do have Local Laws that protect our residents like the Town’s Nuisance Abatement Local Law, but we may need to pass Local Laws to BAN Data centers before the zoning takes effect.

After discussion, it was decided that Supervisor Thurston would put all of the comments into a shortened format for easier reading. It was further decided, since the survey showed overwhelming positive response, that we would form a Zoning Committee. We will put out a flyer asking for Volunteers to form a Zoning Committee, of not more than 10 people. If more than 10 people apply, we will draw names from a hat. The task of this Committee will be to create a simple Zoning proposal for St. Armand – Commercial and Industrial guidelines. Once that is complete, we will put it to a Town-wide Vote. The vote will not be on the November ballot, instead, we will have the residents of St. Armand do an informal vote over a 3-day period at the Town Hall. We will require proof of residency to vote. This will take place after we do another mailing, providing the citizens with the Zoning proposal and information on how to vote. Supervisor Thurston stated it may take the Zoning Committee up to a year to come up with the Zoning proposal.

It was decided to hold a Special Board Meeting to discuss potential Zoning on June 16th at 5:30 pm with a hard stop at 6:30 pm to move into the Regular Monthly Board Meeting.

RESOLUTION # 46 OF 2026

RESOLUTION ADOPTING LOCAL LAW NO. 2 FOR
THE YEAR 2026 ENTITLED “A LOCAL LAW
INCREASING THE 2026 SALARY OF THE TOWN
CLERK OF THE TOWN OF ST. ARMAND”

Town Supervisor Davina Thurston, who moved its adoption, offered the following Resolution:

BE IT RESOLVED that the Town of St. Armand Town Board hereby adopts Local Law No. 2 of 2026 entitled “Local Law Increasing the 2026 Salary of the Town Clerk of the Town of St. Armand” reading and provided as follows:

**A LOCAL LAW INCREASING THE 2026 SALARY OF THE
TOWN CLERK OF THE TOWN OF ST. ARMAND**

SECTION I. TITLE.

This Local Law shall be known and cited as Town of St. Armand “Local Law Increasing the 2026 Salary of the Town Clerk of the Town of St. Armand.

SECTION II. LEGISLATIVE INTENT.

It is the intent of this Local Law to increase the salary of the Town Clerk position for the 2026 fiscal year.

SECTION III. AUTHORITY.

This Local Law is adopted pursuant to Municipal Home Rule §10 and New York Town Law §27 that authorizes the Town Board to increase the salary of certain elected officials of the Town, including the

Town Clerk, to an amount in excess of the amount specified in the Notice of Public Hearing on the preliminary budget for not more than one (1) fiscal year by adoption of a Local Law pursuant to Municipal Home Rule Law.

SECTION IV. INCREASE OF SALARY.

The Town Clerk salary is hereby increased from \$16,042.00 for the Town Clerk salary and \$2,000.00 for Records Management for a total of \$18,042.00, the amount which was specified in the Notice of Hearing on the preliminary budget of the Town for the year 2026, to \$24,208.00 for the Town Clerk salary and \$2,000.00 for Records Management for a total of \$26,208.00 beginning on the effective date of this Local Law and pro-rated for the remainder of the fiscal year.

SECTION V. SEVERABILITY.

The invalidity of any clause, sentence, paragraph or provision of this Local Law shall not invalidate any other clause, sentence, paragraph or part thereof.

SECTION VI. EFFECTIVE DATE.

This Local Law shall be subject to permissive referendum and shall not become operative or effective unless and until forty-five (45) days have elapsed after its adoption and no petition protecting against this Local Law has been filed with the town Clerk or, if such petition is filed, a proposition for the approval of this Local Law has been submitted and received the affirmative vote of the majority of the voters voting thereon. If no petition is timely filed or if a petition is filed and this Local Law is approved, it shall take effect upon filing by the office of the New York State Secretary of State.

BE IT FURTHER RESOLVED that the Town Board of the Town of St. Armand shall hold and conduct a public hearing on the foregoing proposed local law on the 27th day of May, 2026, at 5:30 pm to hear any and all persons concerning the same.

This Resolution was duly seconded by Councilperson Donna Whitelaw and adopted by Roll Call Vote as follows:

Supervisor Davina Thurston	AYE
Deputy Supervisor Karl Law	AYE
Councilperson Donna Whitelaw	AYE
Councilperson Ray Tempestilli	ABSENT
Councilperson JP O’Neil	AYE

By order of the Town Board of the Town of St. Armand.

Dated: May 27, 2026

Barbara J. Darrah
St. Armand Town Clerk

MOTION TO ADJOURN

Supervisor Thurston asked for a Motion to adjourn the Special Board Meeting. Deputy Supervisor Karl Law made a Motion to adjourn the Special Board Meeting. The Motion was seconded by Councilperson Donna Whitelaw. All in favor. Motion carried. The Special Board Meeting adjourned at 6:55 p.m.

I, Barbara J. Darrah, Town Clerk for the Town of St. Armand, does hereby certify that the above is a true and correct transcript of the Public Hearing and Regular Board Meeting minutes held on the above-referenced date.

Dated: May 27, 2026

Barbara J. Darrah
St. Armand Town Clerk