



**TOWN OF HILLSDALE
TOWN BOARD MEETING
September 16, 2025
Minutes**

The regular meeting of the Town Board of the Town of Hillsdale, Columbia County in the State of New York was held at the Town Hall, 2609 State Route 23, Hillsdale, NY 12529 on September 16, 2025, at 7:00 pm.

Board members present:

PRESENT: Supervisor Mike Dvorchak
Councilmember Joanna Virello
Councilmember Steve Tiger
Councilmember Jamie Carano Nordenstrom
ABSENT: Councilmember Irwin Feld

ALSO PRESENT: Robina Ward Town Clerk
Emily Stalker Deputy Town Clerk
Richard Briggs Highway Superintendent
Bart Ziegler Deputy Supervisor
Les Coon Town Sewer Operator
Jim Zarroli Planning Board Secretary

OTHERS PRESENT: Members of the public.

TRADITIONAL VIDEOCONFERENCING NOTICE:

Notice of said meeting was posted on the Town Website. The public is invited to participate at the town hall or the videoconference meeting location at 2609 State Route 23, Hillsdale, NY 12529.

Supervisor Dvorchak called the meeting to order at 7:00 pm with the Pledge of Allegiance.

Supervisor Dvorchak asked for a moment of silence for Tom Carty.

Public Comment

Four speakers

Approval of Minutes

August 19, 2025, Town Board Minutes

On a motion of Councilmember Virello, seconded by Councilmember Tiger.

The motion was

ADOPTED Ayes 4 Dvorchak, Feld, Tiger, Carano Nordenstrom

The Town Board approves August 19, 2025, Town Board Minutes.

July 21, 2025, Special Meeting Minutes.

Discussion on the proposed amendment to the minutes made at the August 19 meeting.

On a motion of Councilmember Tiger, seconded by Supervisor Dvorchak.

The motion was

ADOPTED	Ayes 3	Dvorchak, Feld, Tiger
	Abstain	Carano Nordenstrom

The Town Board approves the minutes of July 21, 2025, Town Clerk Ward will review the recordings for clarification.

Supervisor's Report

County Report

Supervisor Dvorchak reported that the Board of Supervisors is discussing acquiring a new bus funded by grants and will be used for public transportation.

The Hazard Mitigation Plan will be discussed in our own agenda.

There is a new time off policy revision, looking to formalize the procedures with the aim of enhancing staff retention.

Supervisor Dvorchak is highlighting the threats of impending federal budget cuts, there was a recent article posted "What Medicaid cuts will mean to one rural Hospital, focusing on Columbia Memorial." Cut \$911 billion in federal Medicaid spending in addition to cuts in affordable health care act.

August Financial Report

Supervisor Dvorchak went over the mid-year financials for last month and we are entering budget season.

Budget meeting schedule was emailed out a couple of weeks ago.

Abstract Disbursements for August 2025:

General Account, 230-273	\$26,030.52
Highway Fund, 127-142	\$41,673.44
Sewer Fund, 31-37	\$19,209.08
Park Fund, 23-29	\$ 5,542.38

Abstracts 8/5/2025 and 8/20/2025 were reviewed by Town Board members, Dvorchak, Feld, Tiger, Virello, Carano Nordenstrom and Highway Superintendent Briggs, with approvals from Dvorchak, Feld, Tiger, Virello and Highway Superintendent Briggs.

Budget Amendment 9-2025

Supervisor Dvorchak stated that there is a budget amendment for September 2025.

On a motion of Councilmember Virello, seconded by Councilmember Tiger.

The motion was

ADOPTED	Ayes 3	Dvorchak, Virello, Tiger
	Abstain	Carano Nordenstrom

Resolved the Town Board approves the Budget Amendment 9-2025.

Town Clerk Report

Town Clerk Ward stated that she would review the recordings of July 21, Special Town Board Meeting and make an amendment if necessary.

Sewer District Report

Absorption Bed Issue

Current Balance

Supervisor Dvorchak reported that the current balance once the reimbursements have been accounted for is \$87,942.95. He also reported that the check has been received for the reinstallation of the panel at 22 Anthony Street. We are currently looking at a modest remaining debt of approximately \$33,000, not counting the collection of 4th quarter EDU fees.

Adirondack Testing Results

Les Coons from H2O innovation answered questions about the testing results. The overall results were much improved after the installation of the new filter fabrics.

DEC Leach Field Replacement Letter

Update on Rehabilitation Project

CPL Engineer's Report to DEC and Site Drawings

Resolution 141-2025 To Approve the plans submitted by CPL, Hillsdale Town Engineer, for the Wastewater Plant Absorption Beds Rehabilitation Project

On a motion of Councilmember Virello, seconded by Councilmember Tiger.

The motion was

ADOPTED Ayes 4 Dvorchak, Virello, Tiger, Carano Nordenstrom

Resolved the Town Board approves the plans submitted by CPL, Hillsdale Town Engineer, for the Wastewater Plant Absorption Beds Rehabilitation Project.

Resolution 142-2025 To Authorize the use of Funds from the Town of Hillsdale General Fund to pay for the rehabilitation of the absorption fields to the Sewer Fund.

On a motion of Councilmember Virello, seconded by Councilmember Tiger.

The motion was

ADOPTED Ayes 4 Dvorchak, Virello, Tiger, Carano Nordenstrom

Resolved the Town Board approves to authorize the use of Funds from the Town of Hillsdale General Fund to pay for the rehabilitation of the absorption fields to the Sewer Fund.

Highway Superintendent's Report

Highway Superintendent Briggs submitted his monthly report.

Cemetery Maintenance

Supervisor Dvorchak stated that he and Highway Superintendent Briggs have not met yet about the missing cemetery lots.

Resolution 143-2025 County Route 21

Pending – Next Town Board Meeting.

Resolution 144-2025 Texas Hill Toad

Pending – Next Town Board Meeting

Resolution 145-2025 To Approve the placement of signs on Texas Hill Road

Pending – Next Town Board Meeting

Events

Car Show

Supervisor congratulated Councilperson Virello on the success of the Car Show along with the organizer Will McCutcheon and Alex Glenn.

Holiday Tree Lighting Budget

Resolution 146-2025 – To approve expenditures of up to \$2,500 for the Hillsdale Holiday Tree Lighting on December 6th, 2025

On a motion of Councilmember Virello, seconded by Councilmember Carano Nordenstrom.

The motion was

ADOPTED Ayes 4 Dvorchak, Virello, Tiger, Carano Nordenstrom

Resolved the Town Board approves expenditures of up to \$2,500 for the Hillsdale Holiday Tree Lighting on December 6th, 2025

Columbia County Hazard Mitigation Plan

Supervisor Dvorchak thanked the CAC, Gretchen Stevens and the public for their input and all their work, Volume 1 and 2 is about 1,000 pages.

Resolution 147-2025 Adopting the August 15th, 2025, Columbia County Multi-Jurisdictional Hazard Mitigation Plan

On a motion of Councilmember Tiger, seconded by Councilmember Carano Nordenstrom.

The motion was

ADOPTED Ayes 4 Dvorchak, Virello, Tiger, Carano Nordenstrom

Resolved the Town Board approves adopting the August 15th, 2025 Columbia County Multi-Jurisdictional Hazard Mitigation Plan.

Relocation of Light Poles on State Route 23

Supervisor Dvorchak reported that the town received one bid and Town attorney Dow was reviewing the contract.

Resolution 152-2025 To approve the contract with McGregor upon the approval of the town attorney

On a motion of Councilmember Tiger, seconded by Supervisor Dvorchak.

The motion was

ADOPTED Ayes 4 Dvorchak, Virello, Tiger, Carano Nordenstrom

Resolved the Town Board approves the contract with McGregor upon approval of the town attorney.

Short Term Rentals – Granicus Services

Resolution 148-2025

WHEREAS, Columbia County has engaged the services of Granicus to monitor Short Term Rental Compliance throughout the county, and

WHEREAS, Granicus offers supplemental services and products to Towns in Columbia County, and

WHEREAS, Lee Heim, Hillsdale Building Inspector, recommends declining the STR Portal and Short-Term Rental Compliance monitoring as the volume in Hillsdale does not warrant the cost and can be handled in-house, and

WHEREAS, Lee Heim has recommended that the Town select the service known as the Host Compliance Hotline, and

WHEREAS, the Host Compliance Hotline would be an amenity to taxpayers, enabling 24-7 contact with Short Term Rental managers,

THEREFORE LET IT BE RESOLVED that the Town Board approves the engagement of Granicus for the Host Compliance Hotline at the rate of \$1,789.13 per year commencing on January 1, 2026 and

BE IT FURTHER RESOLVED that the cost will be budgeted as part of the A36204-BUILDING INSPECTOR CONTRACTUAL line item as part of the 2026 Budget.

On a motion of Councilmember Tiger, seconded by Councilmember Carano Nordenstrom.

The motion was

ADOPTED Ayes 4 Dvorchak, Virello, Tiger, Carano Nordenstrom

Resolved the Town Board approves the engagement of Granicus for the Host Compliance Hotline at the rate of \$1,789.13 per year commencing on January 1, 2026 and that the cost will be budgeted as part of the A36204-Building Inspector Contractual line item as part of the 2026 Budget.

Roe Jan Park

Resolution 149-2025 to Accept HBRT Matching Grants in the amount of \$25,000 for 2025 and \$25,000 for 2026 for Roe Jan Park Enhancement and Maintenance

On a motion of Councilmember Virello, seconded by Councilmember Tiger.

The motion was

ADOPTED Ayes 4 Dvorchak, Virello, Tiger, Carano Nordenstrom

Resolved the Town Board to accept HBRT Matching Grants in the amount of \$25,000 for 2025 and \$25,000 for 2026 for Roe Jan Park Enhancement and Maintenance.

Resolution 150-2025 To Amend The Roe Jan Park Agreement with Berkshire Dairy, LLC

On a motion of Councilmember Tiger, seconded by Supervisor Dvorchak.

The motion was

ADOPTED Ayes 4 Dvorchak, Virello, Tiger, Carano Nordenstrom

Resolved the Town Board to amend The Roe Jan Park Agreement with Berkshire Dairy, LLC.

Resolution 151-2025 to approve the stipend payment of \$1,000 to Bart Ziegler for Grant procurement services

WHEREAS, Bart Zielger, in his roles as a Hamlet Committee Member and Deputy Supervisor has been instrumental in securing \$100,000 of grants for the bandshell in the Hamlet Park, and

WHEREAS, currently there is no salary allocated to the role of Deputy Supervisor, and

WHEREAS, the 2025 Hillsdale Adopted Budget contains a \$5,000 allocation for A86864-COMMUNITY DEV-GRANT WRITER

NOW THEREFORE IT BE RESOLVED that the Town Board approves the expenditure of \$1,000 from budget line A86864 to be paid to Bart Ziegler as a stipend in recognition of his services.

On a motion of Councilmember Tiger, seconded by Councilmember Virello.

The motion was tabled.

Resolution 153-2025 The proposed acquisition of real property real estate .27 acres behind Town Hall in the amount of \$20,000.00 (Appraisal Tax Map 145.4-1-12)

On a motion of Supervisor Dvorchak, seconded by Councilmember Tiger.

Supervisor Dvorchak stated that the land would be a lot line adjustment and would be used for additional parking and possibly an annex to Town Hall.

The motion was

ADOPTED Ayes 3 Dvorchak, Virello, Tiger

Abstain Carano Nordenstrom

Resolved the Town Board approves the acquisition of real property real estate .27 acres behind the Town Hall in the amount of \$20,000.00.

Resolution 154-2025 To obtain a survey of the two properties at town hall, at a cost of \$4,250.00

On a motion of Councilmember Tiger, seconded by Councilmember Virello.

Supervisor Dvorchak stated that the land would be a lot line adjustment and would be used for additional parking and possibly an annex to Town Hall.

The motion was

ADOPTED Ayes 3 Dvorchak, Virello, Tiger
 Abstain Carano Nordenstrom

Resolved the Town Board approves obtaining a survey of the two parcels at town hall at a cost of \$4,250.00.

Any other Business that may come before the Town

Adjournment to Executive Session to discuss upcoming negotiations with Highway Departments represented by Teamsters Local 295.

On a motion of Councilmember Tiger, seconded by Councilmember Virello.

The motion was

ADOPTED Ayes 4 Dvorchak, Virello, Tiger, Carano Nordenstrom

The town board adjourned to Executive Session at 8:40 pm.

Return to Town Board Meeting

The motion was

ADOPTED Ayes 4 Dvorchak, Virello, Tiger, Carano Nordenstrom

The town board returned to regular session at 9:17 pm pm.

Adjournment

On a motion of Supervisor Dvorchak, seconded by Councilmember Virello at 9:18 pm.

The motion was

ADOPTED Ayes 4 Dvorchak, Feld, Tiger, Carano Nordenstrom.

Robina Ward, Town Clerk