

PUBLIC HEARING-BOARD OF TRUSTEES-JUNE 8, 2004-6:00 P.M.

PRESENT: ERNEST W. MARTIN, MAYOR; TRUSTEES – JOHN MURPHY, MICHAEL HANEHAN, MARTIN RICCARDI, RAYMOND WALKER

ALSO PRESENT: ATTORNEY, JAMES PELUSO; SUPT. OF PUBLIC WORKS, TERRY FINNEY; PROVIDENT DEVELOPMENT GROUP; JOANN WINCHELL, TOWN COUNCILPERSON, LINDA SANDERS, HISTORIAN

Mayor Martin called the meeting to order at 6:00 p.m. and led the Pledge to the Flag

Clinton Court Residents:

Camille Gerasia	Donald Goodrich
Janice Powers	Harry Powers
Liz White	Joseph White
Joseph Steele	Howard Baker
Joanne Taglione	Michael Caulfield
Ronald Partak	

Other interested residents:

Timothy Campbell	James Champlin
Thomas Kinisky	Dave Waters
Thomas Mellon	

Property owners: William Stanley and Hal Coles

Mayor Martin read the Notice of Public Hearing that was published in the newspaper.

MOTION to open the floor to the public and press was made by Trustee Murphy, seconded by Trustee Riccardi.

Motion carried 4-0

Linda Sanders, Town & Village Historian requested to be included in any street naming for the proposed development. She would like to have streets have some type of historical significance.

Trustee Murphy advised everyone that the Village Engineer was unable to attend due to a family illness. He introduced the Village new Attorney James Peluso. He requested a representative of Provident Development give a brief description of the proposed project.

The Attorney for Provident gave a brief description of the proposed development. Currently 152-unit townhouse development is planned with a homeowners association regulating maintenance at the completion of the project.

The Engineer for Provident showed drawings and answered questions from residents. He explained the location of the entrance to the development and various streets that would be dedicated to the village and others that would remain private. He explained that 16 acres would remain undeveloped. The Village would provide water and sewer service to the residents. A sidewalk network would be provided within the development and a sidewalk would be installed along Hudson Avenue from Clinton Court south to the School entrance. The project would be constructed in phases the first phase would begin at the main entrance.

Several residents of Clinton Court expressed concern regarding the possible increase of traffic in that area. They also had concern regarding drainage as the drainage on Clinton Court is not very good at times currently and they would not want to see that problem increased.

It was explained that the proposed plan has a minimum of 20-foot setbacks from adjoining property lines. Residents with adjoining properties expressed concern with regard to the proposed setbacks.

Trustee Murphy stated the Village would be completing phase II of the SEQR process. This will identify all negative impacts that could occur. Trustee Murphy requested the Mayor form a committee to complete the SEQR process.

Residents expressed concern over the wetland areas. It was explained that Federal Wetlands require no setbacks, however NYS wetlands do require setback. The wetlands within the project area are Federal Wetlands.

Residents expressed concern over what this project would do to their property values. Some residents feel this project will have a negative impact on their quality of life.

A question was asked if the DEC determines the sewer plant could not handle the additional waste, who would pay for necessary upgrades. Upgrades would be made by any developer that proposes a project that would necessitate these upgrades.

Residents expressed concern as to what would happen if this project is not successful, they requested an independent assessment of the plan that would determine the impact this development would have on property values be included in the SEQR process.

Residents expressed concern that construction vehicles would be using Clinton Court to access the property, this street is in very poor condition and could not withstand heavy equipment using it on a regular basis.

The Provident Development Group agreed to provide a list of projects they have been involved with in the past.

Residents requested the village consider installing sidewalks from the school south to the existing sidewalks. They feel it is a serious concern with children walking to and from school along this state highway.

MOTION to close the floor to the public and press made by Trustee Walker, seconded by Trustee Murphy.
Motion carried 4-0

Attorney Peluso spoke to the Board regarding the need to hold another public meeting before issuing the SEQR Declaration. Would need to have the engineer attend this meeting. He would provide an agenda for that meeting.

Board advised that the major concerns coming from this meeting is the density issue, setback concerns and the ability for the sewer treatment plant to process the waste.

Mayor Martin formed the Committee for the SEQR process, they are as follows:
Trustee John Murphy, Trustee Raymond Walker, Attorney James Peluso and Engineer Bruce Ringrose. Mayor requested they meet to prepare the SEQR information so that the Board can act on this as soon as possible.

Provident Development has agreed to put money into escrow for the village to retain and engineer to look out for the best interest of the entire village.

The homeowners association is a very stringent way to regulate what goes on in the development. All owners belong to the group and govern the way the development is kept based on the regulations that are part of their purchase agreements.

The Board thanked the developers for attending the public hearing and listening to resident concerns.

Trustee Hanehan advised the Board that he has received the easement from Mr. Hallum. He is requested the entire parcel of land from the village, it appears the small piece that would be left would be of no value to the village. Trustee Hanehan will contact Mr. Hallum that the Board has given verbal agreement. The property would need to be surveyed and an easement drawn up for the village to cross the land with the force main.

The question was asked if we were going to enter into an agreement with Chazen Engineering to prepare the plans for the force main. The Chazen agreement is for \$15,000 with a timeline of 1 to 17 weeks describing various work to be done during the timeline.

MOTION to retain Chazen Engineering contingent on Attorney approval made by Trustee Hanehan, seconded by Trustee Walker.

Discussion: It was decided to table the motion until the regular meeting to be held June 15, 2004.

Mayor Martin stated he is very embarrassed by the condition of Lake Street, this project has taken entirely too long. Mayor has sent letters of apology to residents of Lake Street. This project needs to be completed as soon as possible.

Supt. of Public Works spoke regarding the project. He said the department has been spending all of their time working at the water plant and sewer plant trying to stabilize them first. We are now back working on the streets. Four people are not enough to complete this project. The heat was very intense, could not work past 2:30 p.m. Hope to be ready for milling by next week.

A lengthy discussion was held regarding the Lake Street situation and the problems that we are encountering with regard to being in the construction business.

The Board decided to identify the projects that are to be addressed, prioritize them so that they get done in a timely fashion.

Mayor Martin advised he received a call from Chris Callahan, Saratoga County Treasurer, requesting permission to borrow the Fire Department Steamer for a celebration to be held July 3, 2004. Discussion was held, the Board feels this is up to the Fire Department, they raised the money to restore it and they should be in control of how it is displayed.

Mayor Martin advised he received information regarding an IDA meeting that is scheduled with regard to revenue sharing for the Tech Park. SEDC is requesting the IDA change the formula for assessing the properties. Mayor Martin would like to request that the village be included in any distributions that are made as the most likely would be affected by the Tech Park when it is built. The Board discussed this topic and decided that they would request 5% since the Village population is approximately 1/5 of the Town.

The Attorney suggested the Village request the research that led to the proposed formula.

Attorney Peluso suggested the Board read the SEQR cookbook that he distributed to them, so they would be familiar with the process necessary for this proposed development.

MOTION to adjourn made by Trustee Hanehan, seconded by Trustee Walker.

Motion carried 4-0

Meeting adjourned at 9:00 P.M.

Respectfully submitted,

Margo L. Partak
Clerk-Treasurer