

SPECIAL MEETING-BOARD OF TRUSTEES-JUNE 23, 2004-6:00 P.M.

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

ALSO PRESENT: K. RONTONDO AND J. QUINN, PROVIDENT DEVELOPMENT GROUP

RESIDENTS PRESENT:

Mr. & Mrs. Harry Powers

Mr. Richard Mone

Mr. & Mrs. Michael Farrell

Ms. Camille Gerasia

Mr. James Champlin

Mr. Paul Lilac

Mr. Howard Baker

Mrs. Joanne Taglione

Mr. & Mrs. Joseph White

Mr. Thomas Roberts

Mr. Timothy Campbell

Mayor Martin called the meeting to order at 6:00 P.M., he then read the Special Meeting Notice.

Trustee Murphy explained the status of the project thus far, he also explained that the original purpose of the meeting was to act on the SEQRA declaration, however Provident Development Group's Attorney has requested a two week extension to provide more information relevant before the Board makes a decision.

Trustee Murphy explained there are many issues that need to be considered before this project is approved. There are many concerns regarding the density of the project, setbacks to adjoining properties, quality of life for Clinton Court residents and traffic. At this time there are nine issues that need to be addressed.

He advised that Provident Development has requested a meeting with the committee to hear concerns and be able to respond to them before a SEQRA declaration is made.

Mr. Powers questioned if any environmental impact studies have been done. He questioned what would motivate a builder to construct so close to adjoining properties

Ms. Gerasia questioned if air quality studies will be done as she is concerned for her health.

Mr. White questioned wetlands and setbacks, State wetlands have 60-100 feet setbacks, he also expressed concern that the project is in the secondary recharge area for the aquifer and very close to the primary recharge area. He expressed serious concern regarding the connection to Clinton Court; he feels it is not necessary to connect the two developments.

Mr. Baker questioned if anyone from the Board has walked the area, he has concerns regarding the wetlands and the pond being drained.

Residents expressed concern regarding the information that was provided; they do not feel it contains information that was requested.

Mr. Rontondo and Mr. Quinn explained Provident Development is an arm of Bast Hatfield; Provident was created to develop projects for Bast Hatfield.

Mr. Mone questioned if there is any information regarding the impact on neighboring residential areas during construction of a project of this size. He is very concerned regarding the traffic that this would generate on Clinton Court.

Mr. Rontondo explained the traffic study that was prepared, he advised all other municipalities use these studies when considering projects.

Mr. Quinn stated that a crash gate could be installed or they could do a boulevard entrance which would eliminate the egress on Clinton Court.

Mr. Rontondo stated they want to work with the residents they do not want to create unhappy neighbors. They want to work with the Village to develop a project that the residents would want to have as neighbors.

Mr. Powers stated he does not understand how they would think a resident would want to have a two-story building twenty-five feet from their property line.

Mr. White stated that first the residents are just trying to do their civic duty; second if the negotiations with the owner of proposed entrance break down he requested Village seriously

consider the negative impact using Clinton Court would have on its residents and third please consider all of the comments made by the residents of Clinton Court before issuing the SEQRA declaration.

Mr. Mone requested that notices be sent to all residents of Clinton Court not just the adjoining property owners.

It was questioned where are the people coming from that would purchase this type of housing. It was explained that a four month market study was prepared, the trend throughout Saratoga County is housing that is unaffordable for many people, there is a good school system, the area is close to Saratoga. The proposal is mixed Townhouses and Condos, mid \$180,000 to \$210,000. Traditionally this type of housing has fewer children than single family homes. The original information in the newspaper generated a great deal of interest.

A question was asked about the ability for the Village to provide water and sewer to the project. Trustee Murphy explained the Village is working with the Department of Health and ENCON regarding this question.

Mr. Roberts spoke regarding the drainage issue, he has concern as the drainage ditch goes along the rear of his property and he would not want to see a backup on to his land. It was explained that the proposed plan should improve drainage in the area.

Mayor Martin and Trustee Murphy thanked the residents for their input on this project and stated they would notify them of upcoming meetings.

Mayor advised we have received a contract from The Chazen Companies to complete the work on the forcemain.

MOTION authorizing the Mayor to sign an agreement with the Chazen Companies to complete the forcemain at a cost not to exceed \$15,000 made by Trustee Hanehan, seconded by Trustee Riccardi.

Discussion: the contract needs to be reviewed by the Attorney before the Mayor can sign.

Amend motion to read Mayor to sign an agreement with the Chazen Companies to complete the forcemain at a cost not to exceed \$15,000 contingent on the approval of the Attorney.

Motion carried 4-0

MOTION to allow Village residents to use outside water from 7:00 p.m. to 9:00 p.m. each evening until the ban on water is lifted completely made by Trustee Hanehan, seconded by Trustee Walker.

Motion carried 4-0

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

Motion carried 4-0

Meeting adjourned at 8:30 p.m.

Respectfully submitted

Margo L. Partak
Clerk