

REGULAR MEETING-BOARD OF TRUSTEES-AUGUST 15, 2006-6:00 P.M.

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

ALSO PRESENT: ATTORNEY, JAMES PELUSO; BUILDING CODE OFFICER, LYNN GOMAN; FIRE CHIEF, SHANE MAHAR; SUPT. OF PUBLIC WORKS, ROBERT GERASIA

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

Mayor Martin presented Deputy Mayor John Murphy, in his capacity as Associate Vice President at the University of Albany, a letter of condolences on the recent death of their President.

CORRESPONDENCE

Mayor Martin read a letter from Mr. & Mrs. John Nett thanking the village for the work that has been completed on the sewer system, they have had not overflow at the manhole in their yards, they did however state that they had a backup in their utility sink in their basement during the most recent heavy rainstorm.

Mayor Martin read a letter from the Stillwater Area Community Service Center advising that they would be holding a Block Party on September 9 from 12 noon to 10:00 P.M.

BUILDING CODE OFFICER – Lynn Goman

Two building permits issues, one garage & one addition at St. Peter's Parish Center Mr. Goman received no reply from South Hudson Avenue regarding violation, he did receive permission to enter 24 Major Dickinson, property in disrepair but no structural issues, grounds have been cleaned up. Mayor advised he would forward letter regarding South Hudson property to alternate address.

Clinton Court new construction, Mayor ordered a stop work order be issued. Mr. Goman has drawings from Mr. Baker, Board reviewed information available, discussion was held regarding water & sewer connections. Mr. Baker is to be contacted to pay for water & sewer connections before a permit could be issued.

SUPT. OF PUBLIC WORKS – Robert Gerasia

Supt. Gerasia explained work that has been completed since last meeting (report on file)

Trustee Riccardi questioned the drainage on Stratton Lane, Supt. explained another drain pipe was installed and it was not necessary to disturb the village water line.

Supt. advised Keith McBride has received his water license, he requested a motion authorizing a fifty cent pay increase for Mr. McBride.

SPECIAL GUEST – James Brown

Mr. Brown distributed information regarding energy savings. He explained he is Energy Manager for South Colonie Schools. Since 2001 they have reduced energy consumption by 20%. Village could save energy just by changing routines. Could easily reduce bill by 5%.

Trustee Murphy questioned if there could be savings on streetlights.

Discussion was held regarding the purchase of more energy efficient pumps for the water and sewer systems.

Mr. Brown advised NYSEDA has several rebates that are available when purchasing new energy efficient equipment. The place to begin is to do an energy audit, review all places doing business during the day and then again after business hours to determine if savings could be realized by turning off some equipment.

COMMITTEE REPORTS

Trustee John Murphy - Trustee Murphy contacted Frank Russell III to update the Board with regard to his plan to build two apartment complexes on land adjacent to Russell Drive. He invited Mr. Russell to the meeting to discuss this with the Board.

Trustee Murphy was contacted by a representative of NKT Land Acquisition; they should be arriving to do a presentation also. Notice was sent to adjoining property owners inviting them to attend to listen to the presentation.

Trustee Murphy advised he is awaiting a proposal from “infinigy engineering” to prepare the SEQRA document for the Village. NKT Land Acquisitions submitted \$4,000 to be held in escrow to pay for engineering and attorney fees associated with their project.

Trustee Murphy advised he was contacted by a resident of Broughton Lane, people going to the playground are using the parking spots designated for Broughton Lane residents, they are requesting a sign be installed advising the parking is for Broughton Lane residents only. Discussion was held regarding this issue and the possibility of providing parking for the playground in another area. Trustee Murphy requested a new sign designating playground hours.

Trustee Martin Riccardi – Trustee Riccardi advised residents there was a meeting with Kestner Engineers regarding the sewer system. The Engineers are very encouraged by their information, they will draft a letter in answer to the one received by the Village from DEC.

Trustee Michael Hanehan – Trustee Hanehan advised the Village would need an answer from the Dept. of Health with regard to being under the influence of ground water contamination before any improvements at the water plant could proceed.

Trustee Raymond Walker – Trustee Walker advised the first Zoning Commission meeting would be held Tuesday, September 5th from 7:00 to 9:00 P.M.

ATTORNEY – James Peluso

Attorney Peluso requested an executive session regarding the Assessment challenge from North Hudson LLC.

CLERK-TREASURER – Margo L. Partak

July Treasurer Report on file

SPECIAL GUEST: John DuCharme, Attorney for NKT Land Acquisitions

Mr. DuCharme spoke to the Board presenting a project his client would like to develop on land adjacent to Clinton Court and Stillwater Central Schools. They are requesting the Village Board be the lead Agency for the SEQRA process. They are requesting some preliminary approvals to develop the 38 acres of land between the School & Clinton Court. They would propose 39 upscale homes selling for approximately \$300,000 and up. They would begin by installing underground utilities, pave roadways (24ft wide with winged edges), sidewalks throughout the project, build two model homes for sales purposes, completing the project building 25 homes the first year and the remaining 14 the following year. Home owner would be responsible for all utilities from the property line to their home. The streets and infrastructure would be dedicated to the Village.

There is an issue with wetlands, 14 acres of the parcel is wetlands, nothing is proposed for the area and the developer would dedicate this land the Village to develop walking trails, another portion would be dedicated for a parking area. The entire project would be built outside the 100 foot buffer that is required. There would be minimal interference with regard to other wetland areas in the project.

Trustee Murphy questioned lot sizes. It appears to be 100 foot frontage. Trustee Murphy expressed concern with regard to the Clinton Court pump station and roadway.

Discussion was held regarding time for sewer and roadway rehabilitation, Trustee Hanehan would like to see an emergency entrance, Fire Chief would want at least a gravel roadway, they would not drive heavy equipment over a grass roadway.

A resident of Clinton court expressed concern regarding the extra traffic flow.

Attorney advised village would need to have an engineer review plans prior to holding a public hearing.

MOTION to designate the Village Board as Lead Agency for SEQRA review for the proposed development of property between Clinton Court and the Stillwater Central School made by Trustee Murphy, seconded by Trustee Walker.
Motion carried 4-0

Trustee Walker questioned when the streets would be dedicated, he expressed concern that they would be dedicated prior to project completion.

SPECIAL GUEST – Frank Russell III

Mr. Russell explained he would like to move forward with his apartment complex. This would be a two building complex with each building housing eight apartments. Phase one would erect the first building upon completion of phase one, he would begin phase two, demolishing the garage that is presently on the land and build another eight unit building.

Trustee Murphy stated when he spoke to Mr. Russell he advised that the village would prefer phase two be completed first, with the garage being removed in the initial phase. He also advised there are currently no approvals from DEC for any connections. Trustee Hanehan expressed concern with regard to the garage not being removed before the apartment are built, he feels it is a safety factor if children are living in the apartments.

MOTION to designate Village Board as Lead Agency for SEQRA Review for Frank Russell's proposed apartment Complex adjacent to Russell Drive made by Trustee Murphy, seconded by Trustee Walker.
Motion carried 4-0

FIRE CHIEF – Shane Mahar

Chief Mahar distributed his monthly report (copy on file); he also distributed a memo regarding automatic daytime Mutual Aid. He explained the need for this type of mutual aid. Questions from the Board were asked and answered; some concern was expressed regarding the need for a written agreement. The Board was advised that there is a written master agreement on file at the County for mutual aid this would just be additional service.

Chief Mahar requested permission to hold their annual tag day Labor Day weekend.

MOTION authorizing Newland-Wood Fire Department to hold their annual Tag Day September 2nd & 3rd made by Trustee Walker, seconded by Trustee Hanehan.
Motion carried 4-0

MOTION authorizing Newland-Wood Fire Department to enter into a daytime mutual aid agreement with Arvin-Hart based on details provided to the Village Board August 15, 2006 made by Trustee Walker, seconded by Trustee Murphy.
Motion carried 4-0

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

James Champlin, Colonial Estates – Mr. Champlin stated the woman that presented the development earlier in the meeting was at a village meeting two years ago, she promised to build a strip mall in exchange for water along Stratton Lane. Mr. Champlin feels the Board should not approve another project for her until she fulfills her obligation to the Village.

Board discussed the issue they advised that no application was ever made to build the strip mall it was a concept for the parcel only and the Board did not feel it was tied to granting water connection to the development along Stratton Lane in the Town of Stillwater.

A resident of Hillside questioned if the Village has a copy of the NYS Fire Code and if the Village has a Code Officer. He questioned if it would save the Village money to use the Town of Stillwater Code Officer.

Mr. Shawn Connelly advised that the street signs on TenBroeck are spelled different on each end of the street; he feels the incorrect one should be replaced. The Supt. of Public Works will check this information and replace the incorrect sign.

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

NEW BUSINESS

Sign for Broughton Lane

MOTION to create a sign "Parking for Broughton Lane Residents Only" and replace the sign at the Major Dickinson Avenue playground designating the park to be closed dusk to dawn made by Trustee Murphy, seconded by Trustee Walker.
Discussion: was held as to whether there should be hours posted or just dusk to dawn, it was decided dusk to dawn would be okay.
Motion carried 4-0

Supt. Gerasia stated he would like to have the Board authorize the fifty cent raise promised to Keith McBride upon completion of his water licensing.

MOTION authorizing a \$.50 raise for Keith McBride effective when he completed and passed the required testing for his New York State Water License made by Trustee Hanehan, seconded by Trustee Murphy.
Motion carried 4-0

OLD BUSINESS

Grant money for Capital District Regional Planning for Route 4 corridor grant application.

MOTION authorizing \$6,250.00 to CDRPC for grant application, money to be taken from rehab loan repayments, amending Community Development Budget increasing appropriation CD8684.4 made by Trustee Murphy, seconded by Trustee Walker.
Motion carried 4-0

Mayor advised that it is time to renew the Saratoga County Chamber Membership, the fee is \$302.00 per year. Board decided it was not worth the investment and not to renew the membership.

Supt. Gerasia would like permission to purchase new sand for the filter at the sewer plant.

MOTION authorizing the Superintendent to purchase sand media for the sand filter at the Wastewater Treatment Plant at a cost of \$2,215 made by Trustee Riccardi, seconded by Trustee Walker.
Motion carried 4-0

Changes to Traffic Law

Mayor Martin provided the Board with changes he would like to see made with regard to parking in the village, he would like to hold a public hearing and have the Traffic Law amended. Board would like to review the current law and make all necessary changes at one time. Clerk's Office will provide copies of the local law with regard to traffic for the Board to review. Attorney suggested we consider snow removal process at the same time.

MOTION to approve the Treasurer Report as presented made by Trustee Hanehan, seconded by Trustee Riccardi.
Motion carried 4-0

MOTION to approve the minutes from July 18, 2006 made by Trustee Walker, seconded by Trustee Murphy.
Motion carried 4-0

MOTION to approve the audited claims:

A	\$21,894.02
CD	\$ 6,250.00
F	\$18,651.06
G	\$ 7,600.35

Made by Trustee Hanehan, seconded by Trustee Walker.
Motion carried 4-0

MOTION to adjourn to executive session made by Trustee Murphy, seconded by Trustee Walker.
Motion carried 4-0

Meeting adjourned at 8:30 P.M.

Respectfully submitted,

Margo L. Partak
Clerk-Treasurer