

REGULAR MEETING -BOARD OF TRUSTEES- FEBRUARY 20, 2024-6:15 P.M. – TOWN HALL

**PRESENT: MAYOR – JUDY WOOD-ZENO, TRUSTEE DOROTHY DEMARCO, TRUSTEE PATRICK NELSON - ABSENT, TRUSTEE SHEILA NETT, TRUSTEE JAMES DOYLE
CLERK TREASURER – SHERISTIN TEDESCO
DEPT. OF PUBLIC WORKS: MATT RIFENBURGH
BUILDING CODE OFFICER/ FIRE BUREAU CHIEF: LAURENCE CASE
ATTORNEY: JAMES PELUSO
FIRE CHIEF: JERI MEHAN
ENGINEER: ED HERNANDEZ**

Public Attendance - 4

The meeting began with The Pledge of Allegiance

Stillwater Lofts representatives Tyler Fonte, Danny Sanders and Luigi Palleschi attended the meeting to present a proposal for t 7265 Hudson Ave., Stillwater Lofts. They are proposing 4500 sf of commercial space and 2 ADA apartments on the first floor and 9 apartments on the second floor of the former Stillwater Wood and Iron Building. They will utilize the existing sewer and water laterals. They attended to finish the SEQRA parts 2 and 3 and try to obtain site plan approval. The EAF parts 2 and 3 were read by Village Engineer Ed Hernandez (on file)

RESOLUTION

**BOARD OF TRUSTEES
VILLAGE OF STILLWATER
February 20, 2024**

Resolution SEQRA Negative Declaration for Stillwater Lofts Project

Motion By: Trustee Doyle

Seconded By: Trustee DeMarco

WHEREAS, Troyal Properties LLC, the owner of 726 Hudson Avenue in the Village of Stillwater (Tax Map No. 353.27-3-6) has filed a site plan application to remodel the existing 2-story brick building into 11 apartment units; 4,500 square feet of commercial space; and 1,000 square feet of tenant storage; and

WHEREAS, the action is a permitted use under the Village's zoning regulations (V4 - Mixed Use) subject to site plan review; and

WHEREAS, the proposed action is Unlisted action pursuant to the New York State Environmental Quality Review Act (SEQRA) 6 NYCRR Part 617.4 and the applicant has prepared and submitted a Full Environmental Assessment Form (EAF); and

WHEREAS, the Board of Trustees of the Village Stillwater has designated itself as lead agency under SEQRA and has transmitted any required notices to involved and interested agencies, including referrals required by General Municipal Law § 239-m; and

WHEREAS, the Village Board of Trustees has duly reviewed the application materials, plans, maps, etc. as thereafter revised and amended; considered the Village's Form-Based Code; received the recommendations of the County of Saratoga Planning Board; and consulted with Village and Town officials, engineers and planners; and

WHEREAS, the Village Board has carefully considered and weighed the input by the public and others; and

WHEREAS, the Village Board has reviewed the environmental findings and recommendations of the Village's engineers with respect to the proposed action, and has duly reviewed the EAF and has considered the criteria contained in 6 NYCRR §617.7(c) to determine whether the proposed action will have a significant impact on the environment.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Trustee of the Village of Stillwater hereby determines that the proposed action by the applicant, Troyal Properties LLC, to remodel the existing 2-story brick building into 11 apartment units; 4,500 square feet of commercial space; and 1,000 square feet of tenant storage at 726 Hudson Avenue in the Village of Stillwater (Tax Map No. 353.27-3-6) will NOT have a significant adverse impact on the environment; and

IT IS FURTHER RESOLVED, that the Village Board adopts the findings and conclusion relating to probable environmental impacts contained within the attached EAF and Negative Declaration and authorizes the Mayor and Village Clerk to execute the EAF and file the Negative Declaration in accordance with the applicable provisions of law.

The Village Board Members present were:

Voting:	Yes	No	Abstain	Absent
Trustee DeMarco	<u> X </u>	_____	_____	_____
Trustee Doyle	<u> X </u>	_____	_____	_____
Trustee Nett	<u> X </u>	_____	_____	_____
Trustee Nelson	_____	_____	_____	<u> X </u>
Mayor Wood-Zeno	<u> X </u>	_____	_____	_____

I, Sheristin Tedesco, Village Clerk, do hereby verify that the foregoing is a true copy of a Resolution adopted by the Board of Trustees of the Village of Stillwater, Saratoga County, New York on February 20, 2024.

RESOLUTION

**BOARD OF TRUSTEES
VILLAGE OF STILLWATER
February 20, 2024**

Resolution Approving Site Plan for Stillwater Lofts Project

WHEREAS, The Village of Stillwater has received a site plan application from Troyal Properties LLC, to remodel the existing 2-story brick building into 11 apartment units; 4,500 square feet of commercial space; and 1,000 square feet of tenant storage at 726 Hudson Avenue in the Village of Stillwater (Tax Map No. 353.27-3-6); and

WHEREAS, the action is a permitted use under the Village’s zoning regulations (V4 - Mixed Use) subject to site plan review; and

WHEREAS, the project was referred to Saratoga County Planning Board (“SCPB”) per GML 239-m, and by letter dated February 16, 2024, the SCPB issued a decision of no significant county-wide or intercommunity impact; and

WHEREAS, the Village Board has completed a SEQRA review and issued a Negative Declaration by Resolution dated February 20, 2024; and

WHEREAS, the Village Board of Trustees has duly reviewed the application materials, plans, maps, etc. as thereafter revised and amended; considered the Village’s Form-Based Code; received the recommendations of the County of Saratoga Planning Board; and consulted with Village and Town officials, engineers and planners; and

NOW, THEREFORE BE IT RESOLVED, that the Board of Trustees of the Village of Stillwater does hereby approve the site plan application from from Troyal Properties LLC, to remodel the existing 2-story brick building into 11 apartment units; 4,500 square feet of commercial space; and 1,000 square feet of tenant storage at 726 Hudson Avenue in the Village of Stillwater (Tax Map No. 353.27-3-6) subject to the following conditions:

- 1) The Applicant shall obtain approval from the Village Board for the type of retail or commercial tenant to occupy the 4,500 square feet of commercial space; and
- 2) Approval is conditioned upon the site plan, drawings, maps, and other required submissions incorporating all restrictions and conditions deemed necessary by the engineers for the Village; and
- 3) Any subsequent modifications to the site plan are to be agreed upon by the Applicant and the Village Board.

The Village Board Members present were:

Voting:	Yes	No	Abstain	Absent
Trustee DeMarco	<u> X </u>	_____	_____	_____
Trustee Doyle	<u> X </u>	_____	_____	_____
Trustee Nett	<u> X </u>	_____	_____	_____
Trustee Nelson	_____	_____	_____	<u> X </u>
Mayor Wood-Zeno	<u> X </u>	_____	_____	_____

I, Sheristin Tedesco, Village Clerk, do hereby verify that the foregoing is a true copy of a Resolution adopted by the Board of Trustees of the Village of Stillwater, Saratoga County, New York on February 20, 2024.

CORRESPONDENCE – Thank you notes received from the families of William Mehan and Paul Lilac thanking the Village for the dish gardens in acknowledgement of their loved ones.

FIRE DEPARTMENT CHIEF: (Report on file) There were 12 alarms, 4 training drills and one event during the month.

DPW – (Report on file) Contacted 4 vendors for the purchase of a new truck, only one responded but it is under state contract pricing. The new truck is quoted for \$71,000 to replace the 2010 Ford and will take 3 to 6 months to receive.

MOTION to approve the purchase of a 2024 3500 Pickup truck from Robert Green Truck Division, per quote received 2/20/2024, at a price not to exceed \$71,000.00 made by Trustee Doyle, seconded by Trustee DeMarco
Motion carried 4-0

CODE ENFORCEMENT OFFICER / BUREAU OF FIRE SERVICES – Stated he is working on the State Report.

ENGINEERING – (Report on file)

TRUSTEE UPDATES:

Trustee Nett stated she will be absent from the March and April 2024 meetings.

TREASURER’S REPORT – Copy provided to each Board member

**Voucher Totals by Account
2/20/2024**

“A” General Fund	\$ 70,197.45
“F” Water Fund	\$ 2,350.33
“G” Sewer Fund	<u>\$ 12,559.05</u>
TOTAL	\$ 85,106.83

Treasurer’s Report – copy provided to all board members

Up to date Revenue and Expense Control Reports have been provided to all board members.

MOTION to approve the budget adjustments as presented to the Board made by Mayor Wood Zeno, seconded by Trustee DeMarco
Motion carried 4-0

Increase A.1910.400 Insurance Contractual, by \$15,000 to cover Fire Department additional insurances
Increase A.8989.400 Other Home and Community Services Contractual by \$17,455.90 to pay for the Electric Vehicle Charging Station Installation approved at 3/1/22 VB mtg
Increase G.8120.403 Sanitary Sewers Electricity by \$4000.00 and G.8130.403 Sewage Treatment and Disposal Contractual by \$3000.00 to cover sewer electric costs

MOTION to Open the Floor to the Public and Press made by Mayor Wood Zeno, seconded by Trustee DeMarco
Motion carried 4-0

MOTION to close the floor to the public and press made by Trustee DeMarco, seconded by Trustee Doyle
Motion carried 4-0

NEW BUSINESS

MOTION to accept MVP HDHMO Silver 3 plan as the Village of Stillwater’s health insurance plan, effective 3/1/24, for all eligible employees and retirees. Deductibles and copays to be paid in full by the Village of Stillwater and prescriptions to be reimbursed to each employee until the deductible is met. Also, authorizing the Village Clerk to reimburse all eligible prescriptions, at time of submittal, as a prepay to be approved at the next scheduled Village Board meeting and to accept the renewal of existing Highmark Dental and Empire Vision Plans made by Mayor Wood Zeno, seconded by Trustee Nett
Motion carried 4-0

MOTION to hold a Public Hearing on March 19, 2024 at 6:15 p.m. on the Village’s 2024-2025 budget. The hearing will take place at Town Hall, 881 Hudson Ave., Stillwater, NY. At the above date, time and place, all interested persons will be heard. A copy of the proposed budget is

available for public inspection at the Village Clerk's Office made by Mayor Wood Zeno, seconded by Trustee DeMarco
Motion carried 4-0

MOTION to accept the proposal dated 2/6/2024 to pay Lindsay Buck \$5000.00 to complete the actions and works as The Village's Stormwater Program Coordinator, made by Mayor Wood Zeno, seconded by Trustee De Nett
Motion carried 4-0

MOTION to accept the proposal dated 1/31/2024 from Paychex Payroll to become the Villages new outsourced payroll company to begin 4/1/2024 made by Mayor Wood Zeno, seconded by Trustee De Marco
Motion carried 4-0

682 Hudson Ave Park Prep will begin this spring.

Hazard Mitigation – Ed Hernandez will attend the meetings to represent the Village.

MOTION to accept Flatley Read grant writing proposal at a flat rate of \$85.00 per hour as needed, dated February 16, 2024, made by Trustee DeMarco, seconded by Trustee Doyle
Motion carried 4-0

MOTION to pay Edmunds GovTech to create a new DPW email, as quoted in proposal dated 2/15/2024 made by Mayor Wood Zeno, seconded by Trustee Nett
Motion carried 4-0

OLD BUSINESS

Last month concerned citizens from Independence Row attended the meeting regarding excessive water issues. Ed Hernandez reviewed the issues and determined that a high-water table was the reason. Mayor Wood Zeno recommends not to pursue this any further because of cost.

MOTION to approve the audit claims for the month made by Mayor Wood Zeno, seconded by Trustee Doyle
Motion carried 4-0

MOTION to approve the Treasurer's Report made by Trustee Nett, seconded by Trustee Doyle
Motion carried 4-0

MOTION to approve the minutes from Regular Meeting dated 1/16/2024 made by Mayor Wood Zeno, seconded by Trustee DeMarco
Motion carried 4-0

MOTION to adjourn to executive session at 7:14 PM for legal discussion of building code compliance issues made by Trustee Doyle, seconded by Trustee Nett.
Motion carried 4-0.

Clerk/Treasurer excused at 7:15 P.M.

No action taken during Executive Session

MOTION to exit executive session at 7:49 PM for legal consult on building code compliance issues made by Trustee DeMarco, seconded by Trustee Doyle
Motion carried 4-0

MOTION to adjourn made by Trustee DeMarco, seconded by Trustee Doyle
Motion carried 4-0

Meeting adjourned 7:49 PM

Respectfully submitted,

Sheristin Tedesco
Clerk/Treasurer