

The regular semi-monthly meeting of the Board of Trustees of the Village of Menands, held on Monday, August 6th, 2012 was called to order by Mayor Megan Grenier at 7:00 P.M.

PRESENT:

Megan Grenier, Mayor
Mark Lansing, Trustee
Mike Mackay, Trustee
Aileen Nicoll, Trustee
John Stangle, Village Clerk
Stephen Reh fuss, Village Attorney
Paul Reuss, Exec Assist to Mayor

ABSENT:

Timothy A. Lane, Trustee

Also attending: Paul Cooney, Bill Garvey, Paul Levine, Tim Boyd.

The Mayor led the Pledge of Allegiance.

Trustee Lansing introduced a local law to amend Chapter 169 of the Village Code amending sections 169-2, 169-3, 169-4, 169-13 and 169-15. Mayor Grenier set a public hearing date for September 4, 2012 at 7:00 P.M. for the proposed local law.

A LOCAL LAW AMENDING CHAPTER 169 OF THE CODE OF THE VILLAGE OF MENANDS, NEW YORK

A local law of the Village of Menands in relation to amending Chapter 169 of the Code of the Village of Menands “Zoning Law and the Zoning Map”.

Be it enacted by the Board of Trustees of the Village of Menands as follows:

Section 1: Section 169-2, Definitions, shall be amended to add the following new definitions:

Building Configuration: the form of a building, based on its massing, Private Frontage, and height.

Building Disposition: the placement of a building on its Lot. *See Table 3.*

Frontage: the area between a building Façade and the Vehicular lanes, inclusive of its built and planted components.

Frontage Line: a Lot line bordering a Public Frontage. Facades facing Frontage Lines define the public realm and are therefore more regulated than the Elevations facing other Lot Lines.

Lightwell: a Private Frontage type that is a below-grade entrance or recess designed to all light into basements. *See Table 4.*

Liner Building: a building specifically designed to mask a parking lot or a Parking Structure from a Frontage.

Lot Coverage: that portion of the lot that is covered by buildings and structures.

Mixed Use: multiple uses within the same building.

Outparcel: an area at the property line located within a shopping center that shares a common parking lot with the other buildings and establishments within said shopping center but which is separated from the principal building and establishment of at least 75 feet.

Principal Building: the main building on a Lot, usually located toward the Frontage.

Principal Entrance: the main point of access for pedestrians into a building.

Principal Frontage: on corner Lots, the Private Frontage designated to bear the address and Principal Entrance to the building, and the measure of minimum Lot width.

Prescriptions for the parking Layers pertain only to the Principal Frontage. Prescriptions for the first Layer pertain to both Frontages of a corner Lot. *See Frontage.*

Residential: as allowed in the T4/T5 districts shall mean any dwelling including single-family dwelling, two-family dwelling, four-family dwelling, and multifamily dwelling.

Shopping Center: a group of retail and other commercial establishments that is planned owned and managed as a single property and on-site parking is provided.

Section 169-2. Definitions, shall be further amended to repeal and replace the prior definition of “Dwelling, Four Family” with “Dwelling, Four Family”, as follows:

DWELLING, MULTIFAMILY: A building designed for occupancy by three or more families living independently of each other and containing three or more dwelling units.

In all other respects, Section 169-2 shall remain the same.

Section 2: Section 169-3, Division of Districts, shall be wholly repealed and replaced to read as follows:

For the purpose of promoting the public health, safety, morals and general welfare of the community, the Village of Menands is hereby divided into the following types of districts:

A Districts:	One-Family Residential
R Districts:	One-Family Residential
R-1 Districts:	One-Family Residential
R-2 Districts:	One-Family and Twin Villa Residential
R-2A Districts:	Townhouse Residential
R-3 Districts:	Two-Family Residential
R-3A Districts:	Four-Family Residential
R-4 Districts:	Multifamily Residential
B Districts:	Business
T4:	Infill Neighborhood
T5:	Infill Mixed Use
BBD:	Broadway Business District
LI Districts:	Light Industrial
HI Districts:	Heavy Industrial
C Districts:	Cemetery
LC Districts:	Land Conservation

Section 3: Section 169-4, Adoption of Zoning Map, shall be wholly repealed and replaced to read as follows:

Said districts are bounded and defined as shown on a map entitled “Village of Menands, Albany County, New York, Zoning Map,” dated July __, 2012, as amended, on file in the office of the Village Clerk and which, with all the explanatory matter thereon, is hereby adopted as the Zoning Map and made a part of this chapter.

Section 4: Schedule A, Use Table, as referenced in Section 169-11 shall be repealed and replaced with the attached new Schedule A. In all other respects, Section 169-11 shall remain the same.

Section 5: Schedule B, Restrictions and Controls Table, as referenced in Section 169-12 shall be repealed and replaced with the attached new Schedule B. In all other respects, Section 169-12 shall remain the same.

Section 6: Section 169-13, Lot Regulations, shall be amended as follows:

- A. Section 169-13 (A) is amended by deleting “BR”;
- B. Section 169-13 is further amended by adding a new section “C”, as follows:
- C. The restrictions and controls intended to regulate or provide guidelines for the development of lots located BBD, T4, and T5 districts are set forth in the attached Schedule D Supplemental Guidelines for the Broadway Business District and Schedule E Supplemental Guidelines for the T4/T5 Districts, which is further

further supplemented by other sections of this chapter. These guidelines are intended to inform development in the stated districts.

In all other respects, Section 169-13 shall remain the same.

Section 7: §169-15, Transition yard requirements, is amended by deleting subparagraph “C”. In all other respects, Section 169-15 shall remain the same.

Section 7: §169-20, Off Street Parking, is amended by adding a new subparagraph “J”.

J. In the BBD, if parking is not located in front of the building, the area between the building and the street shall be dedicated to landscape plantings, pedestrian facilities, cafes, and/or outdoor retail areas. In all other respects, Section 169-20 shall remain the same.

Section 8: This local law shall take effect immediately upon its adoption and filling pursuant to the requirements of the Municipal Home Rule Law.

WHEREAS: the Village of Menands Village Board is considering the adoption of a revised Zoning Law for the Broadway Corridor, and

WHEREAS: 6 NYCRR Part 617 of the State Environmental Quality Review Act requires that a lead agency be established for conducting environmental review of projects in accordance with local and state environmental law, and

WHEREAS: this is a Type 1 Action pursuant to the New York State Environmental Quality Review Act, (SEQRA) which requires review, and

WHEREAS: the Village of Menands Village Board did, on August 6, 2012 declare Lead Agency status for Environmental Review of the proposed adoption of the revised Zoning Law, and

WHEREAS: the Village Board has reviewed Part 1 of the Full Environmental Assessment Form (EAF) prepared for this Action and has prepared Part 2 of the Full EAF, now therefore be it

RESOLVED: that the Village Board finds that adoption of the revised Zoning Law will not have a significant impact on the environment and hereby issues a SEQRA Negative Declaration – Notice of Determination of Non-Significance for the above entitled Action.

A motion was made by Trustee Lansing seconded by Trustee Nicoll to designate the Village of Menands as the Lead Agency for SEQRA for the proposed Local Law.

ADOPTED:

Trustee Lansing	voting	AYE
Trustee Mackay	voting	AYE
Trustee Nicoll	voting	AYE
Mayor Grenier	voting	AYE

A motion was made by Trustee Mackay and seconded by Trustee Nicoll to determine the proposed local law as a Type 1 Action for SEQRA and issue a negative declaration

A motion was made by Trustee Mackay seconded by Trustee Nicoll to accept the minutes of the July 16th, 2012 Board meeting.

ADOPTED:

Trustee Lansing	voting	ABSTAINED
Trustee Mackay	voting	AYE
Trustee Nicoll	voting	AYE
Mayor Grenier	voting	AYE

A motion was made by Trustee Lansing seconded by Trustee Mackay to approve payment for the following:

WARRANT # 5:

GENERAL	totaling	\$134,276.94
WATER	totaling	8,720.52
SEWER	totaling	1,521.64
	TOTAL	\$144,519.10

<u>PAYROLL # 4:</u> (07/13/12 – 07/26/12)	totaling	\$ 93,423.82
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ADOPTED:

Trustee Lansing	voting	AYE
Trustee Mackay	voting	AYE
Trustee Nicoll	voting	AYE
Mayor Grenier	voting	AYE

The Mayor led a discussion on the report from Chazen Companies for the Clifford Road Sewer and Pavement Project. Trustee Mackay, Clerk Stangle and DPW Foreman Boyd will meet with Chazen to review the proposals.

A motion was made by Trustee Lansing seconded by Trustee Nicoll to accept the proposal from the law firm of Roemer, Wallens, Gold & Mineaux to represent the Village in the PBA contract negotiations.

ADOPTED:

Trustee Lansing	voting	AYE
Trustee Mackay	voting	AYE
Trustee Nicoll	voting	AYE
Mayor Grenier	voting	AYE

A motion was made by Trustee Nicoll seconded by Trustee Mackay to accept the proposed statement of work from Next Step Digital for work on the website.

ADOPTED:

Trustee Lansing	voting	AYE
Trustee Mackay	voting	AYE
Trustee Nicoll	voting	AYE
Mayor Grenier	voting	AYE

The Clerk asked that if any of the Board members plan on attending the NYCOM Fall Training School, that they contact the Village for registration.

Trustee Nicoll requested that a container to placed in Ganser Smith Park for recyclables.

Trustee Lansing requested that Village Attorney Rehfuss review the Fire Department agreement with UL for the required testing of equipment.

Trustee Mackay requested that the Clerk obtain quotes for professional services to review and revise the Village Employee Handbook.

Mayor Grenier asked that the Chief of Police and Code Enforcement Officer Reuss review the ordinance regarding heavy truck restrictions on Highland Street.

The Clerk reported to the Board on the draining of Littles Lake and the actions by the NYS DOT to correct the problems.

The Mayor reminded everyone of the Village Picnic scheduled for August 15th, 2012 starting at 5:00 P.M.

At 7:55 P.M. Trustee Mackay made a motion seconded by Trustee Nicoll to enter into Executive Session.

ADOPTED:

Trustee Lansing	voting	AYE
Trustee Mackay	voting	AYE
Trustee Nicoll	voting	AYE
Mayor Grenier	voting	AYE

At 8:15 P.M. the regular meeting reconvened.

A motion was made by Trustee Lansing seconded by Trustee Nicoll to adjourn.

ADOPTED:

Trustee Lansing	voting	AYE
Trustee Mackay	voting	AYE
Trustee Nicoll	voting	AYE
Mayor Grenier	voting	AYE

The meeting was duly adjourned at 8:30 P.M.

John Stangle
Clerk