

The regular semi-monthly meeting of the Board of Trustees of the Village of Menands, held on Monday, September 17th, 2012 was called to order by Mayor Megan Grenier at 7:00 P.M.

PRESENT:

Megan Grenier, Mayor
Timothy A. Lane, Trustee
Mark Lansing, Trustee
Mike Mackay, Trustee
Aileen Nicoll, Trustee
William T. Smith, Jr., Village Treasurer
John Stangle, Village Clerk
Stephen Rehfuss, Village Attorney
Paul Reuss, Exec Asst to Mayor

Also attending: Bill Garvey, Joe Bianchine, and Paul Cooney.

Joe Binanchine representing Menands Mobil proposed a preliminary site plan that was the same as a previously approved plan. The plan is a 2500 sq ft addition with a drive thru, additional parking spaces and one retail tenant. The Board requested that the striped areas on the plan on the southeast corner of the building and the area bordering Wards Lane be curbed and raised. The Board also requested that the lighting conform to the new Broadway Corridor design standards. Mr. Binanchine will consult with Paul Reuss on the revisions.

A motion was made by Trustee Lansing seconded by Trustee Mackay to accept the minutes of the September 4th, 2012 Board meeting.

ADOPTED:

Trustee Lane	voting	AYE
Trustee Lansing	voting	AYE
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 # 8:

GENERAL	totaling	\$ 25,545.44
WATER	totaling	3,500.89
SEWER	totaling	151,781.00
	TOTAL	\$180,827.33

WARRANT # 8X: TOTAL \$ 3,440.00

CAPITAL PROJECTS: totaling \$ 255.08

PAYROLL # 7: totaling \$ 73,910.86
(08/24/12 – 09/06/12)

ADOPTED:

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

The Clerk reported that the Sage Hill – Roost Estates Water Infrastructure Project has started on Dennin Drive and that a tentative schedule of the project has been posted on our website. The Village Attorney will pursue the easements on Ruso Drive and Upper Ball Court.

A motion was made by Trustee Lansing seconded by Trustee Nicoll to approve Callanan Industries proposal to pave Clifford Road, Railroad Avenue, Hendrick Avenue and Highland Avenue for \$190,000.00.

ADOPTED:

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

The Clerk reported that Chazen Companies is preparing bid documents for the lining of the sewer on Clifford Road.

Paul Reuss reported that Cumberland Farms is in discussion with the NYS Department of Transportation on the curb cuts and intersection alignment for their proposed store at 434 Broadway.

A motion was made by Trustee Lansing seconded by Trustee Mackay to amend the SEQRA resolution for the proposed local law to amend Chapter 169 of the Village Code in regards to amending the Zoning in the Broadway Corridor.

ADOPTED:

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

SEQRA RESOLUTION

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, and

WHEREAS The proposed action involves revisions to the Zoning Law specific to the Broadway Corridor in the Village of Menands the purpose for which was to examine the Broadway Corridor zoning, increased clarity and flexibility in the zoning regulations, and to encourage reinvestment and economic development along the corridor, and

WHEREAS, the August 6, 2012 resolution adopted by the Village Board is hereby supplemented to identify and set forth the complete materials that were reviewed by the Village Board and its various committees, and

WHEREAS The proposed revisions to the Zoning Law for the Broadway Corridor are consistent with the comprehensive vision for the Broadway Corridor as outlined in previous studies and reports, and summarized herein:

1. “Village of Menands, New York Design Guidelines: For Site Design and Architecture of Development: Projects that Require Site Plan Review: - 2/5/2007, ELAN Planning & Design, Inc. Saratoga Springs, New York.

This plan responded to the recommended action within the Broadway Corridor Master Plan to implement standard building and site design guidelines for the enhancement and promotion of the aesthetic quality of the Village through the site plan review process. It provides those building owners and project sponsors applying for Site Plan review with an understanding of the Village’s review criteria and expectations. These design guidelines are meant to clarify the design objectives sought by the Village Board as it conducts Site Plan review for proposed projects. The report addresses pedestrian needs as a way to promote the livability and economic vitality of Menands. Section One handles site related issues (placement, circulation, lighting, plantings, and utilities), while Section Two handles exterior architectural design for renovation and new construction.

2. “Concept Plan Development for Nature Area/Trial System” – Presented to: The Village of Menands on July 16, 2007 by Fraser and Associates

This document set out a plan to protect and enhance the natural wetlands area within the Village. Some of the critical issues facing the successful planning, development, and eventual public benefit of the important and unique estuarial open space and passive recreational area include accessibility to and from the Village, access from and to the Hudson River, linkages to the north and south, the resolution of multiple property ownership, potential Brownfield, potential historical/archeological resources, regulated wetlands, and potential integrated public uses. This report includes similar projects that have been completed, a public participation component, and the scope of work outline.

3. “Strategic Revitalization Plan for The Capital District Farmers Market in Menands” – February 2008, Kelly Brown Mateja

The Cooperative is in the process of beginning a facility preservation and enhancement project that will improve the site’s signage. The Plan is founded on a member based process that primarily involves the input from the board, but also from stock holders and others. It results in a coordinated vision for the future of the Cooperative and outlines actions to achieve the goals of this vision. Their vision is to be the premier center for wholesale and retail agriculture and food service in the Capital Region and they strive for continued success and sustainability of the Capital District agricultural enterprises to benefit the whole community. They include the goals of the study, recommendations on how to meet those goals, and an implementation timetable for the recommendations.

4. “Market Feasibility Study for the Capital District Cooperative Farmers’ Market Menands, NY” – April 2007, Steve Miller

The Village of Menands recognizes the value of the Farmers’ Market to the local economy and has obtained a grant to fund a study to help revitalize it. The plan calls to recruit other food related businesses to operate at the complex. State and federal agricultural agencies and grower groups are all seeking to promote and support both wholesale and retail farmers’ markets. The report provides potential businesses to recruit based on demand of the space. Consumer access is also discussed and recommendations are provided on how to improve the access and visibility of the Market.

5. Village of Menands “Gateway Concept Design Study” – February 5, 2007, ELAN Planning & Design, Inc. Saratoga Springs, NY

The purpose of this study is to illustrate concepts for key gateway into the Village. This is a step forward in a multi-faceted approach to upgrade the image of the Broadway Corridor and beyond. The study includes a progressive series of steps to determine the most appropriate and feasible design concepts for the vehicular gateways. This project approach has resulted in cohesive design concepts for the gateway with a design basis rooted in the existing architectural heritage of the Village. Included in this report are design objectives, existing conditions, a breakdown of improvements to each gateway, and considerations for development and construction.

6. “Village of Menands Broadway Corridor Master Plan” – March 2002, The Saratoga Associates Landscape Architects, Architects, Engineers, and Planners, P.C., Saratoga Springs, New York City, Boston

The State Quality Communities program was used to examine the Broadway Corridor and make recommendations that would ultimately meet the needs and expectations of each other communities in a sustainable manner which re-establishes the corridor as an economically and social vibrant asset to the Village and adjacent communities. The overall intent of the plan is to create a visually cohesive and pedestrian friendly atmosphere along the length of the corridor to create continuity and a sense of place. Improvements in walk ability and livability enhance the quality of life, increase the numbers of residents, draw new businesses, increase property values and tax revenues and result in more compact, people-friendly economic development.

7. “2000 Urban Partners Report” – by Capital District Transportation Commission

In 2000, Urban Partners was hired by the CDTC to provide a market investigation of retail and service business potential along the Broadway Corridor in North Albany and Menands. They came up with a technical memorandum “Market Assessment! Recommendations Report for the Broadway Commercial District” in which they identified the best location for retail services and recommendations for improvements to existing services.

8. “Broadway Transportation Study” – Creighton Manning Engineers

The Village contracted with Creighton Manning engineers to address highway transportation through the corridor; this included an assessment of current traffic operations, an analysis of future traffic volumes, and the identification of lane and intersection geometric changes to satisfy forecasted traffic volumes.

9. Village of Menands Broadway Corridor Economic Development Initiative: Current Conditions and Opportunities Report, June 2009

The report prepared recommended that the existing zoning regulations be reviewed and for the Village to consider developing a “Form Based Code for the Broadway Corridor”, within the Village Center which extends from the Riverview Center to Route 378. The plan further recommends that the Village Center vision and action plan “coordinate development of multiple parcels within the Village Center building upon the surrounding residential neighborhoods and promotion of compatible mixed use development.”

WHEREAS The proposed zoning revisions include consolidated zoning districts and new districts; a revised official zoning map; a revised used and dimensional table; and additional definitions; 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.

Paul Reuss reported that Uri Kaufman has requested a letter of support from the Village for his application for a PILOT Grant from the Colonie IDA. The Board requested more details of the PILOT proposal.

Trustee Lansing reported that the Fire Department has completed the UL testing of the fire trucks and that they are in compliance of all the standards. He is working with the Fire Department on amending their Standard Operating Guidelines regarding new membership applications.

Trustee Mackay asked for an update on the review of the Employee Handbook. The Clerk reported that he has requested a second quote for professional services for the next meeting.

Mayor Grenier asked about the status of the committee reviewing the need for a new fire truck. Trustee Lansing reported that the committee has not met in a while and that there has not been a proposal from the Fire Department.

Mayor Grenier reported that there will be a Veterans Parade on November 10th starting in the Riverview Center parking lot and ending in the Farmers Market. There will be entertainment and refreshments.

The Clerk reminded the Board of the Water Rate Workshop set for Wednesday, September 26, 2012 at 6:00 P.M.

At 8:20 P.M. Trustee Lansing made a motion seconded by Trustee Mackay to enter into Executive Session to discuss litigation about the proposed zoning amendments.

ADOPTED:

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

The regular meeting was reconvened at 8:35 P.M.

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

ADOPTED:

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

The meeting was duly adjourned at 8:36 P.M.

John Stangle
Clerk