

The regular semi-monthly meeting of the Board of Trustees of the Village of Menands held on Monday, December 1st, 2014 was called to order by Mayor Megan Grenier at 6:00 P.M.

PRESENT:

Megan Grenier, Mayor
Seth H. Harris, Trustee
Mark Lansing, Trustee
Aileen Nicoll, Trustee
John P. Berry, Jr., Village Clerk
William T. Smith, Jr., Village Treasurer
Stephen Rehfuss, Village Attorney
Paul Reuss, Exec Asst to Mayor

ABSENT:

Mike Mackay, Trustee

Also attending: Greg Beswich, Nadine Shadlock, Bill Garvey, Brian Marsh, Joe Rossier, John Stangle, Josh Kinneston, Kirk Montanye, Diane Brunelle, Paul Cooney, Lyle Darmetko, Diane Foley, and Chad Bush.

The Mayor led the Pledge of Allegiance.

Paul Cooney from Boswell Engineering gave a brief update on the projects his firm was involved in, Family Dollar, Dutch Village and Scott Drive.

Resident Brian Marsh reported that the lights on the west side of Broadway are not presently working. He also asked if the leaves are still being picked up around the Village because it is now past December 1st. The Clerk said, that he has spoken with DPW Foreman Hagmann who has stated that weather permitting, DPW will continue to pick up leaves.

Resident Kirk Montanye noted that he has heard a number of complaints about how village residents have been treated by the police dispatcher. He asked the Board if there was anything that could be done to address these concerns.

A motion was made by Trustee Lansing, seconded by Trustee Nicoll to accept the minutes of the November 17th, 2014 Public Hearing for proposed Local Law # 3 of 2014.

ADOPTED:

Trustee Harris	voting	AYE
Trustee Lansing	voting	AYE
Trustee Nicoll	voting	AYE
Mayor Grenier	voting	AYE

A motion was made by Trustee Harris, seconded by Trustee Nicoll to accept the minutes of the November 17th, 2014 Board meeting as amended.

ADOPTED:

Trustee Harris	voting	AYE
Trustee Lansing	voting	AYE
Trustee Nicoll	voting	AYE
Mayor Grenier	voting	AYE

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

WARRANT # 13:

GENERAL	totaling	\$337,131.41
WATER	totaling	\$ 90,928.79
SEWER	totaling	\$ 63,657.00
	TOTALS	\$491,717.20

PAYROLL # 13: totaling \$129,389.84
(11/14/14 – 11/27/14)

ADOPTED:

Trustee Harris	voting	AYE
Trustee Lansing	voting	AYE
Trustee Nicoll	voting	AYE
Mayor Grenier	voting	AYE

Whereas, the Village of Menands Board of Trustees (the “Village”) has reviewed and considered the project known as Harmony Prima Lofts involving the residential conversion of a former mill property located at 1373 Broadway, Village of Menands and City of Albany, Albany County, NY, into a gated community with 145 residential dwelling units (the “Project”); and

WHEREAS, by Notice to involved and interested agencies dated October 20, 2014, the Village provided notice of its intent to act as SEQRA Lead Agency; and

WHEREAS, all involved and interested agencies have consented to the Village acting as SEQRA Lead Agency; and

WHEREAS, the Village Board is desirous at this time of proceeding with the SEQRA review process; it is hereby

RESOLVED that the Village Board of the Village of Menands hereby certifies that:

- (1) The foregoing recitals are hereby incorporated by reference and made a part of this Resolution.
- (2) The Project has been determined to be an Unlisted Action pursuant to SEQRA.
- (3) The requirements of 6 NYCRR Part 617 have been met.
- (4) The Project is consistent with the social, economic and other essential considerations and after careful consideration it has been determined that implementation of the action and Project, as proposed, will not result in any significant adverse environmental impacts.
- (5) The Project is hereby determined to be entitled to a SEQRA Negative Declaration.

The foregoing Resolution offer by Trustee Nicoll, and seconded by Trustee Harris, was duly put to a roll call vote as follows:

ADOPTED:

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

WHEREAS, the Village of Menands Board of Trustees (the “Village”) has reviewed and considered the project known as Harmony Prima Lofts involving the residential conversion of a former mill property located at 1373 Broadway, Village of Menands and

City of Albany, Albany County, NY, into a gated community with 145 residential dwelling units (the “Project”); and

WHEREAS, in connection with the Project’s residential conversion, by letter application dated September 15, 2014, the Project applied to the Village for a Special Use Permit to allow the residential conversion as well as certain proposed improvements to the site including a parking garage and a small pump station all of which are supportive of the proposed residential use; and

WHEREAS, the Village having fully considered the proposed Project and its application for the Special Use Permit; and

WHEREAS, the Village Board is desirous at this time of proceeding with the Special Use Permit; it is hereby

RESOLVED that the Village Board of the Village of Menands hereby determines that:

(1) The following recitals are hereby incorporated by reference and made a part of this Resolution.

(2) The Project has been determined to meet the criteria for issuance of a Special Use Permit for the residential conversion and supportive improvements.

(3) The Village Board hereby grants the Project the Special Use Permit.

The foregoing Resolution offered by Trustee Harris, and seconded by Trustee Nicoll, was duly put to a roll call voted as follows:

ADOPTED:

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

WHEREAS, the Village of Menands Board of Trustees (the “Village”) has reviewed and considered the project known as Harmony Prima Lofts involving the residential conversion of a former mill property located at 1373 Broadway, Village of Menands and City of Albany, Albany County, NY, into a gated community with 145 residential dwelling units (the “Project”); and

WHEREAS, by letter application dated July 21, 2014, the Project applied to the Village for a Site Plan Approval; and

WHEREAS, the Village, through its engineering consultant, Boswell Engineering (“Boswell”), has identified certain outstanding technical issues relative to stormwater management, grading and minor additions of notes and labels (the “Conditions”), which will require submission of revised plans which will be reviewed by Boswell for completeness; and

WHEREAS, the Project has agreed to complete the revisions to the plans to satisfy the technical issues identified by Boswell; and

WHEREAS, The Village having fully considered the proposed Project and its application for the Final Site Plan Approval, with any such Final Site Plan Approval to be subject to the foregoing Conditions; it is hereby

RESOLVED that the Village Board of the Village of Menands hereby determines that:

(1) The foregoing recitals are hereby incorporated by reference and made a part of this Resolution.

(2) The Project has been determined to meet the criteria for issuance Final Site Plan Approval, with such Final Site Plan Approval to be expressly subject to the Project satisfying the Conditions referenced above.

(3) The Village Board hereby grants the Project Final Site Plan Approval subject to the Conditions.

The foregoing Resolution offered by Trustee Harris, and seconded by Trustee Nicoll, was duly put to a roll call vote as follows:

ADOPTED:

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

WHEREAS, at this December 1, 2014 Village of Menands Board of Trustees Meeting, Harmony Prima Lofts (the “Project”) was granted Final Site Plan Approval subject to certain Conditions, a copy of this Resolution is attached hereto (the “Resolution”), and

WHEREAS, the Conditions to the Final Site Plan Approval are identified this Resolution, and

WHEREAS, the Village Board of Trustees (the “Village”) has reviewed and fully considered the Project as well as the Conditions to the Final Site Plan Approval,

WHEREAS, the Village, in the interests of facilitating the removal of the Conditions once fully satisfied, has determined to authorize the Mayor to act to remove these conditions, once satisfied, without need for an additional Village Board Meeting; and

RESOLVED that the Village Board of the Village of Menands hereby determines that:

1. The foregoing recitals are hereby incorporated by reference and made a part of this resolution.
2. That upon the Project’s satisfaction of the Conditions of the Final Site Plan Approval, as determined by the Village of Menands and Boswell Engineering, the Mayor is authorized to act to remove these Conditions, than to be noted in the record as fully complete and satisfied, with permits to construct to be authorized for issuance thereafter.

The foregoing Resolution offered by Trustee Harris, and seconded by Trustee Nicoll, was duly put to a roll call vote as follows:

ADOPTED:

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

Trustee Lansing offered seconded by Trustee Nicoll the following resolution determining lack of environmental significance for the project known as the “Dutch Village IV”.

WHEREAS, as part of its application, the applicant has filed a Short Environmental Assessment Form as required by 6 NYCRR Part 617 which was completed and concluded that the project will present “no adverse environmental impacts”, and

WHEREAS, said Village Board has reviewed the application and such environmental filing and has concluded that the project will not present any significant adverse environmental impacts to the surrounding area, and

WHEREAS, after due deliberation, it is

RESOLVED, that the project described herein will not present any significant adverse environmental impact to the Village of Menands.

THEREFORE, the Project is hereby determined to be entitled to a SEQR Negative Declaration

Adopted: December 1, 2014

ADOPTED:

Trustee Harris	voting	AYE
Trustee Lansing	voting	AYE
Trustee Nicoll	voting	AYE
Mayor Grenier	voting	AYE

A motion was made by Trustee Lansing, seconded by Trustee Harris a Resolution authorizing Weston & Sampson Engineering to start the bid process for the Van Rensselaer Water Project.

ADOPTED:

Trustee Harris	voting	AYE
Trustee Lansing	voting	AYE
Trustee Nicoll	voting	AYE
Mayor Grenier	voting	AYE

Trustee Lansing made a motion, seconded by Trustee Nicoll to approve the purchase of a camera from E-Clips Network Solutions, LLC and the electrical work provided by DLC Electric.

ADOPTED:

Trustee Harris	voting	AYE
Trustee Lansing	voting	AYE
Trustee Nicoll	voting	AYE
Mayor Grenier	voting	AYE

A motion was made by Trustee Nicoll, seconded by Trustee Harris to authorize the Mayor to sign the contract between the Village of Menands and Broadblast (First Call) from December 15, 2014 to December 14, 2015 in the amount of \$5,000.00.

ADOPTED:

Trustee Harris	voting	AYE
Trustee Lansing	voting	AYE
Trustee Nicoll	voting	AYE
Mayor Grenier	voting	AYE

Mayor Grenier asked the Board if they would be interested in putting an “AD” in the Menands School Yearbook.

Trustee Lansing made a motion on behalf of the Fire Commissioners to reinstate Firefighter Chad Bush as a firefighter pending approval by the Fire Company at its meeting on Tuesday, December 2nd, 2014, Trustee Nicoll seconded the motion.

ADOPTED:

Trustee Harris	voting	AYE
Trustee Lansing	voting	AYE
Trustee Nicoll	voting	AYE
Mayor Grenier	voting	AYE

The Clerk gave the Board a reminder of the Annual Christmas Party for employees, retired employees and their guest scheduled for Tuesday, December 16th from 3:00 P.M. to 6:00 P.M. at Poppy's Place.

The Clerk advised the Board that \$376,860.06 of Delinquent Property Taxes were sent to Albany County for collection of which over \$209,084.00 is reassessed water.

Trustee Lansing informed the Board that Midland Farms is currently in Foreclosure and that we should monitor the situation.

At 6:28 P.M. Trustee Lansing made a motion, seconded by Trustee Harris to enter into Executive Session for a personnel issue.

ADOPTED:

Trustee Harris	voting	AYE
Trustee Lansing	voting	AYE
Trustee Nicoll	voting	AYE
Mayor Grenier	voting	AYE

The regular meeting reconvened at 6:48 P.M.

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

ADOPTED:

Trustee Harris	voting	AYE
Trustee Lansing	voting	AYE
Trustee Nicoll	voting	AYE
Mayor Grenier	voting	AYE

The meeting was duly adjourned at 6:49 P.M.

John P. Berry, Jr.
Clerk