

**DRAFT MINUTES
REGULAR MEETING OF THE TOWN BOARD
OF THE TOWN OF SARATOGA, 12 SPRING ST.,
SCHUYLERVILLE, NY**

**March 11, 2013
7:00 P.M.**

Supervisor Thomas Wood opened the meeting with the Pledge of Allegiance at 7:00 p.m.

Roll call: Ruth Drumm, Town Clerk, called the roll. Supervisor Thomas Wood- present, Councilman Fred Drumm - present, Councilman Charles Hanehan- present, Councilman Michael McLoughlin – present, and Councilman James Jennings - present

Also present: Deputy Town Clerk Linda McCabe, Highway Superintendent Don Ormsby Jr., Geraldine Freedman, Planning Chairman Ian Murray, Brandon Myers, Tax Collector Jim Gorham, Chris Benn, Pat Pierce, Wendy Lukas, and Thomas Drew Sr.

Recognitions/Presentations/ Bid openings/ Public Hearings: None.

Approval of Minutes: A motion was made by Councilman James Jennings and seconded by Councilman Charles Hanehan to accept the minutes of the February 11th regular meeting as written.

Supervisor Thomas Wood - aye, Councilman Fred Drumm – aye, Councilman Charles Hanehan – aye, Councilman Michael McLoughlin – aye, and Councilman James Jennings – aye Carried 5 – 0.

Town Clerk’s report for February 2013: Fees paid to the NYS Dept. of Agriculture and Markets for the Animal Population Control Program \$72.00. Fees paid to New York D.E.C. for hunting and fishing licenses \$109.60. Fees paid to the New York State Health Department for Marriage licenses \$22.50. Dog license fees to Supervisor Thomas Wood \$325.00. Clerk fees to Supervisor Thomas Wood \$278.65. Total State and Local Revenues received were \$807.75.

Zoning Officer’s report for February 2013: 3 Building Permits, 12 Building Inspections, 0 Certificates of Occupancy, 0 Orders to Remedy, 0 Fire inspections, 1 Complaint, 0 Building Permit Renewals, 0 Property Maintenance Inspections, and 0 misc. appointments. A check for \$1,090.00 was given to Supervisor Thomas Wood.

Dog Control officer’s report for February 2013: The report was read by Supervisor Thomas Wood: answered 16 complaints, took 0 dogs to the shelter, 0 bite cases, traveled 73 miles, issued 10 warnings and 0 summons were issued.

Town Court report for February 2013: The following were closed: 54 Vehicle & Traffic, 13 Criminal/Penal Law, 1 DEC/ENCON, 2 Dog cases, 0 DWI, 0 Town & Village Ordinance, 2 Small Claims/Civil, 0 Evictions, 0 Bench trials, 2 (case transfer) Divestiture Form sent to County Court, 0 Defendants sentenced to probation, 0 hours of community service issued, 0 days of jail time issued, 4 Orders of Protection issued, and \$6,873.00 in fees were paid to the NY State Comptroller.

Tax Collector's report: Tax Collector Jim Gorham reported that he has collected \$2,601,037.93 plus \$42 in fees and \$2,212.51 in penalties for a total of \$2,603,292.44 on 2,645 bills as of March 11th. He will be collecting through the close of business Monday, April 1st.

Historian's report: Sean Kelleher submitted the following report:

The Historian's office is working with Professor Bob Jones at Skidmore College and the other Historians in the county on developing a geographic information system to look at properties in the Town of Saratoga. This will allow us to use modern maps - property, aerial, satellite, zoning and match them up with historical maps from the 18th, 19th and 20th century. It is a pretty exciting project that will take a bit of time. The Town of Greenfield is using it for their old cemeteries. I am very interested that the NYS Archives has made available digital canal survey maps from 1815 which shows houses and buildings along the canal. This is all being done at no cost to the town using free software and the resources and students at Skidmore College.

Congressman Tonko delivered a message on the floor of the House of Representatives to commemorate the 225th Anniversaries of becoming a town for Stillwater, Halfmoon, Ballston and Saratoga on March 6.

The next meeting of the Heritage Hunters of Saratoga County will meet on Saturday, March 16, at 1pm at Town Hall. The speaker will be Bob Jones from Skidmore College. The Old Saratoga Historical Association will meet Thursday, March 28 at 7:30 pm at the Town Hall. The subject will be Civil War Regiments raised in New York.

Assessor's report: No report.

Highway Superintendent's report: Highway Superintendent Don Ormsby Jr. reported:

- ❖ Placed a new hopper sander on our 2006 pickup.
- ❖ Working on potholes and ditch clean ups.
- ❖ Doing roadside tree trimming and brush cutting with our boom mower.
- ❖ Have done scheduled maintenance on our excavator and grader.
- ❖ Replaced the clutch and bearings on truck 5.
- ❖ We have been washing down the walls in the truck and maintenance bays.
- ❖ We have addressed 10 storms, 7 for sanding and 3 for plowing.
- ❖ We are looking into a Flail mower attachment to replace a brush mower. It will do a neater job and be less dangerous to use.
- ❖ James Stein is doing an internship with us through Schuylerville Central School and two weeks through a BOCES program.

Supervisor's report:

SUPERVISOR'S REPORT FEBRUARY 2013

GENERAL FUND – TOWNWIDE (A FUND)

Balance on hand FEB. 1	\$ 709,641.90
FEB. Revenues	+ 587,081.70
FEB. Disbursements	- <u>115,232.95</u>
Balance FEB. 28	\$ 1,181,490.65

GENERAL FUND – OUTSIDE VILLAGE (B FUND)

Balance on hand FEB. 1	\$ 919,193.78
FEB. Revenues	+ 12,490.23
FEB. Disbursements	- <u>8,574.24</u>
Balance FEB. 28	\$ 923,109.77

HIGHWAY FUND – OUTSIDE VILLAGE (DB FUND)

Balance on hand FEB. 1	\$ 913,011.88
FEB. Revenues	+ 203,815.63
FEB. Disbursements	- <u>67,340.96</u>
Balance FEB. 28	\$1,049,486.55

SCHUYLER PARK CAPITAL PROJECT FEB. 28	\$ 113,819.68
YOUTH RECREATION & SERVICE FEB. 28	\$ 1,689.43
HIGHWAY EQUIPMENT RESERVE FEB. 28	\$ 12,872.32
BUILDING RESERVE FEB. 28	\$ 44,198.97
SCENIC BY WAYS GRANT FEB. 28	\$ 310.49
PARK RESERVE FEB. 28	\$ 51,956.55
CDBG2 FUND FEB. 28	\$ 0.00

- ❖ **Sales Tax Received – February 2013 - \$90,262**
- ❖ **January 2013 Mortgage Tax - \$20,822.50**

Public comments on agenda items:

The following residents addressed the board regarding the Victory Mill Project Study:

Wendy Lukas asked if the study received was what the board was expecting. Supervisor Thomas Wood responded that the format was not and the answers were not to the degree expected. Councilman Charles Hanehan added that it lacked a wastewater facilities report and substantial figures are needed. Wendy reported that there is no company of that name listed. She stated that in the study it mentions a beach and a beach was not approved by the Village of Victory's Planning Board. There are no natural gas lines to the project site, yet, natural gas will be used. The study stated that the intent is to bring wealthy people into that building. It is not realistic that they would come and live next to

row houses. She added that it is not in our best interest to approve the tax break on this project.

Thomas Drew Sr. asked why a few privileged people received copies of the study? Supervisor Thomas Wood responded he received the study through 8 separate emails on Tuesday. Supervisor Thomas Wood added that he printed those emails and provided copies of the study to the Town Board, Town Attorney, Town Engineer, along with the Planning Board Chairman, at the expense of the Town. Uri Kaufman did not provide a paper copy to him or anyone on the Town Board. The emailed study is now on our website, www.townofsaratoga.com, for all to view. It is also available for viewing in the Town Clerk's office.

Ian Murray also noted that the company that did the study does not exist and what are their qualifications for preparing the study. He stated that this study is just a combination of two old studies, the HUD application and their marketing study, that he was provided by Uri Kaufman with the addition of a SEQR. He added that there are only eleven relevant pages in the whole study. The storm water, wastewater and financial impacts to the Villages of Victory and Schuylerville were not answered adequately. The safety concerns regarding the four story building for fire and rescue were not adequately addressed. The departments were not questioned regarding adequate ladders or ropes in an emergency. Ian Murray stated that taxes are added into rents the following year just as the town charges the triple net to their tenants, so why the tax break other than his profit margin at 5.75% is not enough.

Committee reports:

Landfill: No report.

Insurance: No report.

Youth: Councilman Michael McLoughlin reported that he will try to get the summer Swim Program set up a month earlier this year.

Senior Citizens: Councilman James Jennings reported for the Old Saratoga Seniors. They met on February 20th with 35 members attending. The program was given by pianist Bob Garland.

The Old Saratoga Seniors met on March 6th with 44 members attending.

Parks/Schuylerville Park Committee: Ian Murray reported that the bid for maintenance of the park will go out by the end of the month. He added that a fundraiser was held at Longfellow's Restaurant last Thursday and \$10,000 was raised. They are working towards a concession stand and bathrooms. Thanks to all who contributed.

Office of Emergency Management: No report.

GSES, QSFD, SLPID/SLA, SCFB Reports:

GENERAL SCHUYLER EMERGENCY SQUAD:

Town of Saratoga and Town of Northumberland:

Total number of calls for February 2013 52

Town of Saratoga 20

Town of Northumberland 11

Village of Schuylerville	14
Village of Victory Mills	4
Mutual Aid – Easton/Greenwich	1
Calls covered by Mutual Aid	2

Chris Benn reported that they will be holding an Easter Stop & Shop which will have 30 vendors and a bake sale on March 16th from 10 a.m. to 4 p.m. at the squad building.

Quaker Springs Fire District: Don Ormsby Jr. reported that they have had 12 calls year to date.

Old business:

Old Town Hall Update – Supervisor Thomas Wood reported that the Request for Proposals for the removal of asbestos and lead along with the demolition of the building will be going out soon. The cost of the project will be paid for by the State of New York and a contract for the sale of the property will be in place before the demolition. It was noted that the town will oversee the project and be responsible for hiring a firm to do the air quality monitoring.

New business:

Victory Mill Project Study Material- The board received the Study Material that was requested of Uri Kaufman. They are reviewing the contents and a Public Hearing will be held at the April 8th meeting on the tabled Local Law that would adopt the NYS Real Property Tax Law Section 485a. Uri Kaufman, Riverview Realty, is proposing an apartment building in the Victory Mill consisting of 98 units. There will be 18 one bedroom apartments, 62 two bedroom, and 18 three bedroom apartments. A pre-school is planned at the first floor for 3 and 4 year olds. He has asked for tax relief under NYS Real Property Tax Law Section 485a. This law freezes the property taxes at the pre-conversion level for eight years, with a gradual phasing out of the exemption after that so that by year thirteen it is taxed at its fair market valuation.

The board has received three **Saratoga Rowing Association Mass Gathering Permit Applications** for regattas on April 26- 28, May 4 & 5, and May 10 – 12. Their operational plans have been sent to Saratoga County Sheriff James Bowen, Saratoga County EMS Coordinator Paul Lent, to Melissa Brewer of the NYS Dept. of Health and to Town Engineer Ken Martin for their review. A public hearing is scheduled for April 8th.

On a motion by Councilman Charles Hanehan and seconded by Councilman Michael McLoughlin the following **Resolution #13-47 Authorization to Enter into Contract with Roohan Realty** was adopted by vote: Supervisor Thomas Wood - aye, Councilman Fred Drumm – aye, Councilman Charles Hanehan – aye, Councilman Michael McLoughlin – aye, Councilman James Jennings – aye Carried 5 – 0.

WHEREAS, the Town Board recognizes the need to lease our vacant tenant offices; now therefore be it

RESOLVED, that the Supervisor is authorized to sign a professional services contract with Roohan Realty, 519 Broadway, Saratoga Springs, NY, for the sole and exclusive right to lease office space at town hall; and it is further

RESOLVED, that the form of such contract shall be subject to prior review and approval by the Attorney for the town.

On a motion by Councilman Fred Drumm and seconded by Councilman Michael McLoughlin the following **Resolution #13-48 Authorization to Purchase a Used 60" Alamo Versa Boom Mower** was adopted by vote: Supervisor Thomas Wood - aye, Councilman Fred Drumm – aye, Councilman Charles Hanehan – aye, Councilman Michael McLoughlin – aye, Councilman James Jennings – no Carried 4 – 1.

WHEREAS, the Highway Superintendent Don Ormsby Jr. has requested to purchase a used 60" Alamo Versa Boom Mower and has obtained three quotes; now therefore be it

RESOLVED, that the Town Board authorizes Highway Superintendent Don Ormsby Jr. to purchase a used 60" Alamo Versa Boom Mower from Keil Equipment, Hudson, NY for \$5,995, the lowest quote.

Communications:

- ❖ **Seventh Annual "Take a Shot for Breast Cancer" event on March 24th, Alcove Marina, 866 Route 4 South, Schuylerville, NY, 695-6079.**
- ❖ **Saratoga County Soil and Water Conservation District has made available their 2013 Spring Bare Root Seedling Order Form. Forms are available at the town clerk's office. Call 885-6900 with questions. The order deadline is April 2nd.**
- ❖ **Alcove Marina & Pub's letter of notification for renewing their liquor license at 886 Rt. 4 South, Schuylerville, NY has been received.**

Privilege of the floor:

Thomas R. Drew Sr. addressed the board with questions regarding the sale of Maplewood Manor by Saratoga County and the county sewer upgrade.

He also inquired about the town's proposed zoning amendments that were discussed at the agenda meeting and if we are paying the officials to review and suggest changes. Supervisor Thomas Wood responded that both the Planning Board and Zoning Board of Appeals have been working on the changes they feel are needed and they do that as volunteers.

Geraldine Freedman addressed the board with questions on the NYS RPTL Section 485a. Supervisor Thomas Wood responded that the Resolution to adopt the Law was tabled on April 9, 2012 for further information that this study was to provide.

Patricia Pierce stated that she was on the Village of Victory's Planning Board when the Victory Mill Project was passed and would talk to Planning Board Chairman Ian Murray regarding the project. She added that there is questionable information in the report.

Upcoming meetings:

- ❖ **Agenda meeting – Thursday, April 4, 2013 at 7:00 p.m.**
- ❖ **Regular town board meeting – Monday, April 8, 2013 at 7:00 p.m.**

Audit the Bills: On a motion by Councilman Charles Hanehan and seconded by Councilman Fred Drumm the following **Resolution #13-49 Approving the payment of bills in Abstract 3G** was adopted by vote: Supervisor Thomas Wood - aye, Councilman Fred Drumm – aye, Councilman Charles Hanehan – aye, Councilman Michael McLoughlin – aye, Councilman James Jennings – aye Carried 5 – 0.

RESOLVED, by the Town Board of the Town of Saratoga to authorize payment of the bills listed in Abstract 3G (03/11/2013) in the following amounts: General A \$19,568.01, General B \$133.76, Schuyler Park H \$484.20 and Highway Outside DB \$39,220.76 for a total of \$59,406.73.

A motion to adjourn at 8:54 p.m. was made by Councilman Fred Drumm and seconded by Councilman James Jennings. Supervisor Thomas Wood - aye, Councilman Fred Drumm – aye, Councilman Charles Hanehan – aye, Councilman Michael McLoughlin – aye, Councilman James Jennings – aye Carried 5 – 0.

Respectfully Submitted,

Ruth Drumm
Town Clerk