

VILLAGE OF ALTAMONT
REGULAR BOARD MEETING
May 05, 2015

Mayor James M. Gaughan
Trustee Kerry Dineen
Trustee Cathy Glass
Trustee Christine Marshall
Trustee Dean Whalen

Patty Blackwood, Clerk
Jeffrey Moller, Supt. of Public Works
Paul Miller, Altamont Fire Asst. Chief
Todd Pucci, Altamont Police Chief
Catherine Hasbrouck, Treasurer
Marijo Dougherty, Archives & Museum
Glenn Hebert, Building Inspector, Absent
Jason Shaw, Legal Counsel

General Public: 33

7:00 p.m.

Mayor Gaughan called the meeting to order with the Pledge of Allegiance.

American Legion Helderberg Post 977 presented a Certificate of Appreciation to the Altamont Village Board and the Altamont Police Department for their outstanding support during the American Legion Rider's fundraiser.

Keith Lee, Co-Chairman of the Parks Committee, reported the committee expresses their appreciation to Altamont Community Tradition for coordinating the Green and Clean on April 25th. This helps to get the parks cleaned up for the summer and it's very much appreciated. Mr. Lee stated Mr. Aylward was the Board liaison for the Parks Committee and the Board may want to consider a new liaison for the Parks Committee.

Todd Pucci, Chief Altamont Police Dept., reported Village wide garage sale went well this year. Only issues were some people parking in the middle of the road.

Paul Miller, Assistant Chief Altamont Fire, reported 3 calls for the month of April totaling 54 volunteer hours. NYS DEC burn ban is still in effect until May 15th.

Jeffrey Moller, Supt. of Public Works, reported water main flushing is complete. One hydrant was broken and another hydrant is to be changed out on Altamont Boulevard. Yard waste collection pickup will be on Mondays and Fridays.

Marijo Dougherty, Archives & Museum, reported she is working on the July and August exhibit. It's a collection from Ed Bradt titled "Speed: Dirt Track Racing at the Altamont Fair". Mr. Bradt has donated many photographs and memorabilia. Mayor Gaughan reported that Marijo has worked to prepare the Village of Altamont Quasquicentennial (125th) Year Seal.

Mayor Gaughan reported him and Deputy Mayor Dineen will read letters from the public regarding the Stewart's project. Residents may ask questions after the Village counsel reports on the request of rezoning of 107-109 Helderberg Avenue and the Stewart's project.

Trustee Whalen made a motion seconded by Trustee Marshall to approve the Treasurer's report; #22, and #23 and transfer of funds as submitted. **Roll Call: All in favor**

No comments from the public.

Mayor Gaughan and Deputy Mayor Dineen read into the record letters from Village residents stating they were not in favor of the rezoning of 107-109 Helderberg Avenue. Copy of letters included with Official Minutes.

Mayor Gaughan reported there have been a number of concerns raised by both sides about the request for the rezoning process. One of which was the process that had occurred in the past that brought 107-109 Helderberg Avenue property to its current zoning designation. Summary of what was done during the course of 2 ½ years for the comprehensive plan and rezoning changes are: legal notices for Adoption of Zoning Law were published on September 2007, October 2007, December 2007 and a public workshop on the topic was held on November 2007, and public hearings were held in December 2006 and January 2007 regarding the Comprehensive Plan. There were five press releases in the Altamont Enterprise regarding these topics, including an extensive article published by Saranac Hale-Spencer on the topic during that time. The Altamont Enterprise editor also commented in her editorial columns about the quality of the process conducted by the Village in comparison to other municipalities at the time. Mayor Gaughan wrote a Mayor's Notes column on November 2007 and read a key section from that column. "The Village Board met on Tuesday, October 16th, to discuss the key issues raised at an October 2nd public hearing about new proposed zoning regulations. At the public workshop, the Board received feedback and suggestions from many citizens. The Village Board promised that it would provide the public with its next steps including a summary of its deliberations and what it may consider in response to the public's input. The Board has prepared a document summarizing the deliberations to be made available at Village hall, the Altamont Free Library, and on the Village website prior to the next Village Board meeting on November 6th. For those who may not have an opportunity to view the summary at these sites, the Mayor summarized the discussion and the paperwork was available at the Village office." Mayor Gaughan reported he planned to emulate that same open and transparent process. Mayor Gaughan stated he wanted to make sure all sides are heard. Legal counsel will outline the process that has occurred so far with the request for rezoning of 107-109 Helderberg Avenue.

Jason Shaw, Legal Counsel, explained the process to zone or rezone a property. Mr. Shaw stated the process tonight starts with an application from the property owner, Baumann, requesting to have the Village Board consider a change in the zoning. That application has been joined in by Stewarts. The Board has been presented with a contract of sale between the Baumann's and Stewarts. Stewarts essentially promises that it would purchase the Baumann property contingent upon the Baumann property being useful to Stewarts. Baumann's property is not useful to Stewarts as residency. It's useful to Stewarts if it's rezoned to Central Business District. The Board is charged with taking some very important steps before considering the approval or disapproval of the rezoning request. Mr. Shaw discussed the SEQRA process. Mr. Shaw stated Stewarts will need to correct part one of the SEQRA form and because of this no action can be taken by the Board tonight. Mr. Shaw stated engineering fees and legal fees for this rezone request should be covered by the applicant.

Chuck Marshall, Stewarts, stated Stewarts disagrees with having to submit a site plan for a zone change. Mr. Marshall stated Stewarts didn't initially request a zone change. It was a perceived request from the Planning Board that the building is knocked down and Stewarts starts over. It was not Stewarts' intention to put the Baumann property under contract. Mr. Marshall stated Stewarts and Mr. Baumann would not displace a family. The project could be put on hold through June 2016. Mr. Marshall read from the Village's Comprehensive Plan.

Timothy Wilford, Planning Board Chairman, stated the Planning Board had three scheduled meetings with Stewarts. One of which Stewarts didn't show up for. One meeting Stewarts presented a plan to redo their existing building. There were issues regarding engineering, banking, and green space. Stewarts came back with a set of plans that didn't exactly do what the Planning Board was requesting but the engineer reviewed the plans and approved of them. As the Planning Board was about to vote and approve the plans, Mr. Marshall pulled out a new set of plans and stated he was already in negotiations with the owner of the property next door. Mr. Marshall asked the Planning Board to review the new plans. The Planning Board asked Mr. Marshall which plans was he seeking approval for. Mr. Marshall chose the second plans. The Planning Board's position was not for Stewart's or for any particular plans. The Planning Board put Mr. Marshall in front of the Village Board, which they were told was the only Board that could approve a re-zone change if it were to happen. Planning Board put Mr. Marshall in front of the Village Board because Mr. Marshall requested this process.

Robert Rabbin, Main Street, inquired why the Planning Board didn't tell Stewarts that their proposed plan wasn't what would fit into the plan of the Village. Mr. Rabbin stated the Village Board can make a motion tonight to decide if they want to go any further with the process.

George Pratt, Dunnsville Road, stated he wondered what the rest of the residents think about the request for rezoning. Mr. Pratt stated the expansion of Stewarts would put the Village in a better overall tax base.

Jack Pollard, Leesome Lane, stated he is in favor of seeing business expand in the Village.

Michael McNeany, Severson Avenue, stated he has a problem with the tearing down of a two family home. Mr. McNeany would like to see the original plans submitted by Stewarts and would like the Village Board to consider what the residents are saying.

Stewart Linendoll, Park Street, requested the Planning Board write another letter to the Village Board clarifying their desire for Stewarts.

Kate Provencher, Thatcher Drive, inquired if the rezoning request moves forward to a SEQRA review, will Stewarts present a full set of plans for the public to review.

Trustee Marshall inquired at what point this referral is send back to the Planning Board. Mr. Shaw stated once SEQRA review is completed the request would be referred back to the Planning Board for a recommendation to the Village Board.

Mayor Gaughan stated no action will be taken at tonight's meeting. The discussion of the Baumann zoning change request will continue at the June Board meeting. Stewarts will need to correct part one of the SEQRA form.

Trustee Dineen made a motion seconded by Trustee Marshall to approve appointments of Michael Schermerhorn, Colonie; and Christopher Connors, Clifton Park; to part-time police officer positions, not to exceed 20 hours per week, effective May 5, 2015 at a salary of \$15 per hour, per recommendation of Chief Todd Pucci. Position is probationary for a period of up to one year. After successful completion of probation, salary will be increased to \$16 per hour.

Roll Call: All in favor

Trustee Dineen made a motion seconded by Trustee Glass to approve authorization to see the following surplus equipment: 2004 Dodge Durango Vehicle at minimum sale of \$3,500 per recommendation of Robert White, Fire Chief. **Roll Call: All in favor**

Trustee Marshall made a motion seconded by Trustee Whalen to approve request of Robert White, Chief; and Paul Miller, 1st Assistant Chief; to attend NYSAFC Fire Conference in Verona, NY on June 17-20, 2015. **Roll Call: All in favor**

Trustee Dineen made a motion seconded by Trustee Whalen to approve authorizing Mayor Gaughan to sign RBC Corporate Resolution authorizing RBC Wealth Management to issue 2014 Service Award one-time payments of \$700 to William Ernest, Owen Murray, and Thomas Person, AFD members. **Roll Call: All in favor**

Trustee Whalen made a motion seconded by Trustee Marshall to approve Village, Altamont Police Department, and Altamont Fire Department's participation in annual Memorial Day Parade on May 17, 2015 at 2pm at the request of Boyd Hilton VFW Post 7062 and Helderberg American Legion Post 977. Parade assembles at lower parking lot of the Altamont Fairgrounds located on Brandle Road at 1:00 p.m. **Roll Call: All in favor**

Trustee Dineen made a motion seconded by Trustee Whalen to approve Altamont Fire Department's participation in Voorheesville Memorial Day Parade on May 23rd, Knox Memorial Day Parade on May 25th, and Berne Memorial Day Parade on May 25th. **Roll Call: All in favor**

Trustee Whalen made a motion seconded by Trustee Marshall to pre-approve of the 2015 Altamont Senior Citizen's Summer Trip Program as presented by Kathy Adams, Program Coordinator. This approval is necessary due to final count not being known until one week prior to the senior group. **Roll Call: All in favor**

Trustee Dineen made a motion seconded by Trustee Glass to approve supporting the Altamont Farmer's Market project to be held this summer courtesy of free space given by the Altamont Free Library at the Train Station. Vendors will provide the Village and library with certificates of insurance. The Village Police Department and Public Works will commit to logistical support, if needed. **Roll Call: All in favor**

Trustee Whalen made a motion seconded by Trustee Marshall to approve Board Minutes for April 7, 2015. **All in favor**

Kenneth's Army presented a flyer to the Village Board regarding a motorcycle ride to be held on June 6th at Thatcher Park in memory of Kenneth White.

Trustee Dineen made a motion seconded by Trustee Marshall to adjourn at 8:50 p.m.
All in favor

Respectfully Submitted,

Patty Blackwood
Clerk