

The regular meeting of the Board of Trustees was held on 7/13/15 at 4:00 p.m. in the Council Room of Village Hall.

Present: Mayor John E. Barton  
Trustee Thomas VanAernem  
Trustee Michael Horrigan  
Trustee Robert Cook  
Trustee James Gallagher, Jr.  
Attorney William Nikas

At 4:00 p.m. time was set aside for a public hearing for the purpose of discussing the proposed transition of Paris Park to a municipal parking lot. A draft site plan map of the proposed parking lot was provided. Trustee Cook provided the background on the proposal. Last fall the Village Board began to look at the Village's parking needs, in particular looking into using Paris Park for parking. The Board recognized that once the Route 4 Project was completed it would probably be a catalyst for economic development. At the time, the revitalization of the Strand Theater was under consideration and a developer was looking seriously at the Masonic Temple for redevelopment. Now, ten months later, there is even more indicators of economic development happening – the Strand project appears to be well on its way; the Sandy Hill Coalition has formed and is taking a very hard look redeveloping the Masonic Temple, the Knights of Columbus Building and implementing a permanent Farmers Market. This is all good news but the bad news is that most of the parking downtown is privately owned. There is very little available parking in our Main Street area. The need for municipal parking is even greater because without adequate parking the three projects just mentioned are in jeopardy. For example, you can't ask people to patronize a farmers market without available nearby parking.

Transitioning Paris Park to a parking lot is a long arduous process, involving numerous state agencies and ultimately an act of the State Legislature. Part of the process is to hold a public hearing. A couple of months ago Karen Monahan attended a meeting on a different topic but she asked what the Board's plans were involving the parking lot. The Board indicated that they would like to do something nice, something that the community as a whole and the neighborhood would be proud of. A site plan was prepared by an architect, Fred Kyle, who has done similar projects in the past. A conceptual plan of the parking lot was prepared – it provides 117 spaces, excluding spaces for the school and the fire department; it shows a covered pavilion to be used for a permanent Farmers Market and would be utilized during the winter to shelter Village police cars.

The public hearing was opened for public comment.

Tom Mercure, 3 Clark Street inquired as to the proposed lighting for the parking lot. The Mayor advised that the conceptual plan has suggested lighting. Mr. Mercure understands that the plan is for ingress and egress of traffic to be from Locust Street but questioned the availability of school parking area. Trustee Cook advised that during school hours the school parking lot would be for school purposes. Mr. Mercure noted that without a fence between the school and village lots it would leave the school lot opened. He asked whether traffic would be blocked from entering from Clark Street because otherwise the plan shows entry allowed from Clark Street. The Mayor noted that some type of barricade would be required. Mr. Mercure asked the status of the legislation. Attorney Nikas advised that we are in the SEQRA process now, the public hearing is part of that process. The Board will take into consideration any comments made by the public and based on the comments decide whether it meets SEQRA Standards. It then requires State Legislation to convert the park status. DEC and SHPO have signed off on the matter already. Mr. Mercure inquired as to whether the work will be done by Village employees or outside contractors. Trustee Cook advised that our Architect feels if there is a plan Village employees are very capable of doing a lot of the work.

Brian Parsons, 45 King Avenue inquired as to whether over-night parking will be allowed and what the restrictions on parking will be. Mr. Parsons feels there should be some restrictions, he is concerned that the people who already live downtown may feel they have free parking spots available.

Jim Stevens, 222 Main Street inquired as to the plan for signage, specifically to make people aware of how to get in and out of the parking lot. What size would the sign be, where would it go, etc... Trustee Cook reported that signage has been discussed but the Architect will provide suggestions when the actual plan is prepared. Mr. Stevens would like a sign that is environmentally appropriate and blends in to the community.



Attorney Nikas outlined the public's comments and concerns – consider blocking off access from Clark Street, signage and overnight parking restrictions.

Maryann Stevens, 222 Main Street noted the parking will assist in the development of the three buildings mentioned and that development of the buildings may include mixed use and possibly residential. She inquired as to how many of the parking places would be allotted for residential use? Trustee Cook advised that this will be considered once the Village knows exactly what development will take place. The developers will be required to go through Site Plan Review which would include parking requirements. It is assumed that the Village may lease parking spaces. Mrs. Stevens inquired as to what percentage of the parking lot would be left for the availability of potential customers, etc... Attorney Nikas advised that Glens Falls leases spots and preserve the remainder for public access for Civic Center activities, etc.... The Village would like to consider doing something similar.

Tom Mercure, 3 Clark Street would like the Board to consider making the bumper strip along Clark Street wider.

Mike Willig, 58 Elm Street noted that there are 30 spaces for school parking – does the proposed plan result in the school losing or gaining parking. Trustee Cook advised that the school will not lose any parking, but in reality they will gain spaces to be used during functions such as Grandparents Breakfast, etc.... Mr. Willig feels that based on that, having the Clark Street entrance blocked off would not be a good idea. Trustee Cook feels that if the school had a special event, they could contact the Village and ask that cones be placed in particular areas to accommodate the event. He also noted that Clark Street is a terrible bottleneck early in the morning and in the afternoon when parents are dropping off and picking up their children. This parking lot will allow parents to pull in and park, therefore eliminating the safety issue on Clark Street and North Oak Street. Mr. Willig feels the parking lot should be kept accessible to Clark Street. Trustee Cook indicated that the Village could ask the Architect how to eliminate this concern. Attorney Nikas advised that there could be a gate installed on the Clark Street side allowing only school buses access from Clark Street.

Mr. Willig asked whether Sandy Hill Days will be relocated. Trustee Horrigan advised that Derby Park could be used for Sandy Hill Days. Trustee Cook advised that the conceptual plan includes islands, so he is not sure the islands would preclude the carnival from taking place at the parking lot.

Jenny Demers a resident of Queensbury and employed in Hudson Falls is on the committee establishing a Farmers Market. She feels the Board may wish to consider eliminating the island or median adjacent to the pavilion so that vendors are able to pull through those parking spaces. She would also ask the Board to consider signage that would restrict parking under the pavilion and adjacent spots for access to the Farmers Market.

Jim Burns, Derby Street is concerned about Sandy Hill Days. The Mayor advised that this was discussed previously and will be something the Board will need to consider. Mr. Burns also noted that at one time the school children played in the field. The Mayor advised that the school children now play in the play area in back of the school where the school has established a playground area.

The Mayor noted that the public hearing will be closed but the public can still make comments and suggestions for the Boards consideration. Attorney Nikas advised that the Board will consider the issues and take action at its next meeting (August 10<sup>th</sup>).

Upon motion made by Trustee Gallagher, seconded by Trustee VanAernem and carried the public hearing was closed.

At 4:10 p.m. time was set aside for a public hearing furnishing citizens with information concerning: (1) the amount of Community Development Block Grant (CDBG) funds available; and (2) the range of activities that may be undertaken for proposed community development and housing activities. The hearing is also intended to afford citizens an opportunity to comment.

The Mayor advised that the Village is planning to submit another grant for a public facilities project to replace old water lines. The Village is currently in the process of completing a \$500,000 grant in the Cherry Street, Mechanic Street, Hudson Place Neighborhood. The 2015 application would be the Village's third public facilities grant if successful.

The Mayor opened the meeting to public comment.

Mike Willig, 58 Elm Street advised that he has complained previously about the water pressure on his street. He inquired as to whether anything would be upgraded on Elm Street.

The Mayor advised that the target areas are currently under consideration. The Superintendent of Public Works will make his recommendations as to the area which is needed. The area chosen is required to be a low mod income area.

Clerk Brayman advised that Shelter Planning will canvas the area, and obtain surveys from the residents in that area. The area will have to meet the income requirements of the grant. Elm Street is not likely to be a low mod income area.

Upon motion made by Trustee Horrigan seconded by Trustee Cook and carried the public hearing was closed.

**RESOLUTION AUTHORIZING THE SUBMISSION OF AN APPLICATION FOR  
GRANT FUNDS TO THE NEW YORK STATE OFFICE OF COMMUNITY RENEWAL FY2015  
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM**

Upon motion made by Trustee Cook, seconded by Trustee Gallagher and carried it is

**RESOLVED**, that the following resolution be adopted:

**WHEREAS**, the New York State Office of Community Renewal (OCR) is accepting applications from eligible communities to compete for funds available through the NYS administered Community Development Block Grant (CDBG) Program; and,

**WHEREAS**, the Village of Hudson Falls has reviewed its housing and community development problems and needs, and has developed a proposed program and application for funds; and,

**WHEREAS**, the OCR application process requires that the governing body of the applicant authorize the submission of the application and related actions; and,

**THEREFORE BE IT RESOLVED**, that the Village Board hereby authorizes and directs the Mayor to submit the application to OCR and to act in connection with the submission of the application, including execution of all required certifications and forms and to provide such additional information as may be required.

The Mayor opened the meeting to general public comment.

Mike Willig, 58 Elm Street inquired as to what the details of the sewer project on Elm Street are. Superintendent Fiorillo advised that the Washington County Sewer Agency is installing a force main from Derby Park up Coleman Avenue to Jasper Street to Elm Street and intercepting the sewer main at Elm and Oak Street. He further advised that the pump station at Burgoyne Avenue presently pumps it down Coleman Avenue, it ends up going down John Street and is repumped near the Fennimore Bridge to Fort Edward. This force main will reroute it to Oak and Elm Street to eliminate the double pumping. This is a force main – there will be no houses tied to it.





Vision Statement: to promote community, active stewardship, sustainable economy, and resilient social innovation through cultivating rich relationships between producers and consumers in a way that inspires this legacy for generations to come.

Mission Statement: Connection our community by providing access to local agriculture, artisans, wellness professionals, advocacy platforms and educational opportunities.

Upon motion made by Trustee VanAernem, seconded by Trustee Cook and carried the minutes of the regular meeting of 6/8/15 were approved as read.

Upon motion made by Trustee Gallagher, seconded by Trustee Cook and carried it is

**RESOLVED**, that the attached list of Fire Department equipment be declared surplus and removed from the list of fixed assets.

The Mayor reported that the Town has been mowing Derby Park. Trustee Horrigan inquired as to who is responsible for the garbage. Superintendent Fiorillo reported that the Village takes care of that.

Upon motion made by Trustee Horrigan, seconded by Trustee VanAernem and carried it is

**RESOLVED**, that the Mayor be authorized to sign the Intermunicipal Agreement between the Village and the Town of Kingsbury regarding the Recreation Department's use of Derby Park.

Upon motion made by Trustee Cook, seconded by Trustee Horrigan and carried it is

**RESOLVED**, that the resignation of Sergeant Moulthrop effective 7/7/15 be accepted.

Upon motion made by Trustee Gallagher, seconded by Trustee VanAernem and carried it is

**RESOLVED**, that the Mayor and Clerk Brayman be authorized to sign the engagement letter for the 2014-2015 Audit with Whittemore, Downen & Ricciardelli, LLP.

Upon motion made by Trustee Horrigan, seconded by Trustee Cook and carried it is

**RESOLVED**, that approval is granted of the Hudson Falls Fire Council's appointment of Nicholas A. Trumble, 14F Skylark Drive, South Glens Falls as a Fire Fighter in the Hudson Falls Fire Council as submitted.

Upon motion made by Trustee Cook, seconded by Trustee Gallagher and carried it is

**RESOLVED**, that the request of Chief Diamond to purchase a 2011 Chevrolet Equinox from Garvey Hyundai for \$12,471.00 and trade in the 2002 Chevrolet Impala towards the purchase be accepted.

The Mayor announced that the Concerts in the Park will be held in Grace Park each Thursday through August 27<sup>th</sup>. The location of the concerts has been changed due to the renovations in Juckett Park and the installation of electricity at Grace Park (Thank you to the Hudson River Music Hall for installing the electricity). The goal in Juckett Park is to have the grass established for Sandy Hill Days and the Farmers Market in September.

Upon motion made by Trustee Cook, seconded by Trustee Horrigan and carried, the following monthly reports were approved as read: Police Department, submitted by Chief Diamond; Justice Court submitted by Justice Matthew Mabb; Code Enforcement submitted by Francis Cortese; and Fire Department, submitted by Chief Michael Fitzgerald.



Upon motion made by Trustee VanAernem, seconded by Trustee Cook and carried the following abstracts were audited and ordered for payment:

General Fund	Check Nos.	29246 – 29320
Water Fund (General Fund)	Check Nos.	29246 – 29320
Water Fund	Check Nos.	5507 - 5511
Drug Fund	Check No.	1310
Trust Fund	Check Nos.	6490 – 6507
Payroll Fund	Check Nos.	28812 - 28848

The Mayor encouraged everyone to visit Juckett Park, pay special attention to the artifacts in the north end of the park. There is a slate side walk leading to a kiosk lined with stepping stones, old hitching posts, and various other artifacts depicting some of the history of our Village. The kiosk was designed to highlight the ties from the trolley and paver stones from the original roadway that were unearthed during the Route 4 construction. The display looks fantastic. The Mayor thanked the Bronk sisters, the family of Mary Herlihy and Carleton Funeral Home for their contributions.

The Mayor thanked Rick Connolly for volunteering his time to refurbish the cannons in Juckett Park.

The Mayor thanked Sandy Hill Foundation and Jim Girard Landscaping for their efforts in the Juckett Park renovations.

The Mayor gave a big thank you to Superintendent Fiorillo and his DPW men for all the work they have done in Juckett Park. When the park is completed it will look fantastic due to their efforts. At present they are installing paver stones around the fountain and the kiosk.

The Mayor asked the Board for their comments – none was given.

The Mayor asked for general public comment.

Dr. Potvin, 50 Pearl Street inquired if the new 75' frontage in the zoning amendments included increasing the minimum lot size? Code Enforcement Officer Cortese advised that the minimum lot size was not changed. Attorney Nikas advised that a builder would still have to meet side and front setbacks – the lot depth was not changed to 75'. The Board could considered changing the depth.

Dr. Potvin also noted the letters Sandy Hill Vision received from students with their suggestions for change in the Village. The general theme was cleaning up the apartments and homes in disrepair. Dr. Potvin feels that Code Enforcement Officer Cortese cannot do this as a part-time employee. He realizes this will cost money, but he doesn't feel the Board can expect CEO Cortese to clean up both the Village and the Town. He suggested Code Enforcement should be brought back full-time in the Village. Trustee Horrigan agreed 100%. Mayor Barton noted that there is a cost to this and it is something the Board could look into and consider.

Jim Burns, Derby Street reported that there has been garbage (couches, etc...) on his street for three weeks and he would like it cleaned up. The Mayor asked CEO Cortese to address this concern.

Brian Parsons, King Avenue feels the Board should reconsider changing the minimum lot size or consider 100' frontage and increasing the setback requirements. The 8' side and rear setbacks do not allow a vehicle to fit into a back yard. Ideally he would like to see 100' x 100' foot lot size requirements.

Attorney Nikas advised that in reviewing Mr. Parsons list of vacant properties in the Village, there are no lots with a depth less than 92. Every lot listed approaches 10,000 or more square feet. As a practical matter, we could change the Code but every lot that this Code would affect would have more than 10,000 square feet. Mr. Parsons' concerns would then be the setbacks as stated above.

Mr. Parsons also requested that the “no parking here to corner” sign at the end of Grove Avenue be moved back to the first side street. There is a car that parks in that area constantly facing the wrong way, in the winter it is a hazard and in the summer it is a nuisance.

Upon motion made by Trustee Cook, seconded by Trustee Horrigan and carried the regular meeting was adjourned.

Upon motion made by Trustee VanAernem, seconded by Trustee Cook and carried the Board convened as the Local Board of Health regarding 9 Elm Street, Hudson Falls.

Attorney Nikas advised that the Board has been presented with a packet regarding 9 Elm Street provided by CEO Cortese. The packet includes a Notice of Violation and Order to Remedy and pictures all depicting violations of the property maintenance code. This property is now owned by U.S. Bank National Association, New Jersey. Friday when the Notice of Violation and Order to Remedy was provided to Attorney Nikas a letter was sent to them advising that if the Board of Public Health finds the property to be in violation, action would be taken to remedy the violation and the cost of same would be added to their Village Tax Bill. The Village Health Officer would need to confirm the Village’s findings. Remedial action will be authorized. The Board reviewed the documents.

Upon motion made by Trustee VanAernem, seconded by Trustee Cook and carried it is

**RESOLVED**, that based upon an examination of the Notice of Violation and Order to Remedy dated June 12, 2015 regarding 9 Elm Street in the Village of Hudson Falls, as well as pictures presented by Code Enforcement Officer Cortese dated June 10, 2015 and July 10, 2015 of the subject premises and after due deliberation, the Board of Health concludes that the conditions at the subject premises are unsanitary, unsafe, and constitute a nuisance which is detrimental to the public health, and it is

**RESOLVED**, that the Village Health Officer confirm said findings, and it is

**RESOLVED**, that the CEO Cortese be directed to obtain quotes regarding the cost to remediate the situation and engage a vendor to do same; and it is

**FURTHER RESOLVED**, that the cost for said remediation shall be placed as a levy on the Village real property taxes.

Roll Call:	Trustee Horrigan	Aye
	Trustee VanAernem	Aye
	Trustee Cook	Aye
	Trustee Gallagher	Aye
	Mayor Barton	Aye

Upon motion made by Trustee VanAernem, seconded by Trustee Cook and carried the meeting of the Local Board of Health was closed and the regular meeting resumed.

The Mayor announced the next Board meeting is scheduled for August 10, 2015 at 4:00 p.m.

Upon motion made by Trustee Cook seconded by Trustee Gallagher and carried the Board entered into Executive Session for the purpose of discussing contract negotiations.

Upon motion made by Trustee Cook, seconded by Trustee Gallagher and carried executive session was closed and the regular session continued.

Upon motion made by Trustee Gallagher, seconded by Trustee Horrigan and carried it is

**RESOLVED**, that the Village Attorney be authorized to enter into a ten year settlement agreement on behalf of the Village of Hudson Falls regarding the Wheelabrator Assessment. In accordance with the agreement, the first Village tax which will be affected by this agreement will be the June 2016 real property tax payment. All refunds from prior years have been waived.

The Village of Hudson Falls will received 26.04% of the total payment as follows:

Assessment Year	Total Payment	Village
2015	\$480,000	\$125,015.17
2016	\$480,000	\$125,015.17
2017	\$480,000	\$125,015.17
2018	\$520,000	\$135,433.10
2019	\$540,000	\$140,642.06
2020	\$560,000	\$145,851.03
2021	\$580,000	\$151,059.99
2022	\$600,000	\$156,286.96
2023	\$600,000	\$156,286.96
2024	\$600,000	\$156,286.96

Upon motion made by Trustee Horrigan, seconded by Trustee Cook and there being no further business to come before the Board the meeting was adjourned at 5:55 p.m.

  
Ellen M. Brayman, Clerk/Treasurer