

**AGENDA
REGULAR MEETING OF THE
MECHANICVILLE CITY COUNCIL
SENIOR CITIZEN'S CENTER
178 NORTH MAIN STREET
MECHANICVILLE, NY**

OCTOBER 12, 2016

1. OPEN MEETING: _____ P.M.

2. ROLL CALL:

**MAYOR BAKER
COMMISSIONER DUELL
COMMISSIONER GILHEANY
COMMISSIONER HIGGINS
COMMISSIONER HIPWELL**

3. PLEDGE OF ALLEGIANCE

4. ACCEPTANCE OF THE MINUTES OF THE PREVIOUS MEETING OF SEPTEMBER 14, 2016

**MOVED BY: SECONDED BY:
ROLL CALL: AYES: NAYS:**

5. COMMISSIONER REPORTS:

MAYOR'S REPORT & CORRESPONDENCE

**COMMISSIONER DUELL
COMMISSIONER GILHEANY
COMMISSIONER HIGGINS
COMMISSIONER HIPWELL**

**CITY ATTY SERBALIK
SUPERVISOR RICHARDSON
MPD CHIEF WALDRON
MFD CHIEF ALONZO**

6. Public Hearing: Code Amendment

7. Public Comment:

8. RESOLUTIONS:

RESOLUTION 96-16: ADA (Signs in the public right away)

Moved by: _____ Seconded by: _____
AYES: _____ NAYS: _____

RESOLUTION 97-16: Main Street Streetscape Lead Agency Status

Moved by: _____ Seconded by: _____
AYES: _____ NAYS: _____

RESOLUTION 98-16: Main Street Streetscape SEQRA

Moved by: _____ Seconded by: _____
AYES: _____ NAYS: _____

RESOLUTION 99-16: Animal Control Officer Appointment

Moved by: _____ Seconded by: _____
AYES: _____ NAYS: _____

RESOLUTION 100-16: Sale of Delinquent Tax Property (237 South Main Street)

Moved by: _____ Seconded by: _____
AYES: _____ NAYS: _____

RESOLUTION 101-16: Sale of Delinquent Tax Property (96 Saratoga Avenue)

Moved by: _____ Seconded by: _____
AYES: _____ NAYS: _____

RESOLUTION 102-16: Sale of Delinquent Tax Property (14 Warsaw Street)

Moved by: _____ Seconded by: _____
AYES: _____ NAYS: _____

RESOLUTION 103-16: Payroll and vouchers

Moved by: _____ Seconded by: _____
AYES: _____ NAYS: _____

9. NEW BUSINESS:

10. OLD BUSINESS:

11. EXECUTIVE SESSION: Time _____

Moved by: _____ Seconded by: _____

Roll Call AYES _____ NAYS: _____

Close Executive Session: Time _____

Moved by: _____ Seconded by: _____

Roll Call AYES _____ NAYS: _____

12. ADJOURNMENT: Time _____

INTRODUCED BY: _____

SECONDED BY: _____

INTRODUCTION OF AMENDMENT TO CITY CODE
ANNOUNCEMENT OF PUBLIC HEARING ON CODE AMENDMENT

On November 9, 2016, at 7PM, at the Senior Citizen located on North Main Street in the City, there will be a public hearing to discuss and possibly vote on an amendment to the City Zoning Map and City Code to change the zoning classification of certain parcels of real property located on or near Depot Square from Residential and Planned Development Districts to a General Commercial District. The parcels affected by the zoning change are described on the 2016 City Tax map as follows

261.60-5-5.1
261.60-5-5.2
261.60-2-11
261.52-3-2

A copy of the amended zoning map is on file for public inspection at the City Clerk's Office.

§ 200-8 of the City Code is to be amended to include Section C as follows:

§ 200-8. Zoning map. [Amended 04-28-2009]

- A. The zoning map of the City of Mechanicville dated April 9, 1962 is hereby amended to reflect a change in that designation of real property located on North Main Street in the City described as Tax Map Parcel # 262.38-1-3 on the 2008 tax roll from a Heavy Industrial District to a Waterfront Mixed Use District.
- B. The zoning map of the City of Mechanicville dated April 9, 1962 is hereby amended to reflect the changes and amendment reflected in a certain zoning map dated July 1, 2013. [Amended 10-2013]
- C. The zoning map of the City of Mechanicville dated April 9, 1962 and amended by a revised map dated July, 1, 2013 is hereby amended to reflect the changes and amendments reflected in a certain zoning map dated October 14, 2016.

RESOLUTION NO. 96-16

WHEREAS, The City of Mechanicville is implementing an ADA (Americans with Disabilities Act) transition plan; and

WHEREAS, it shall be prohibited to place sandwich boards/advertising signs in the public right away

NOW, THEREFORE, BE IT RESOLVED that no signs shall be placed on any sidewalks in any districts in the City of Mechanicville, New York

Introduced by: _____

Seconded by: _____

Roll Call: Mayor Baker _____
Commissioner Duell _____
Commissioner Gilheany _____
Commissioner Higgins _____
Commissioner Hipwell _____

Dated: October 12, 2016

Resolution No. 97-16
Declaration of Lead Agency Status

WHEREAS: The City of Mechanicville (“the City”) is considering the Design and Construction of Main Street Streetscape Improvements, and

WHEREAS: 6 NYCRR Part 617 of the State Environmental Quality Review Law (SEQRA) requires that a lead agency be established for conducting environmental review of projects in accordance with local and state environmental law, and

WHEREAS: Implementation of the Design and Construction of Main Street improvements is a Type I Action pursuant to SEQRA, which requires a coordinated SEQRA review among involved agencies,

WHEREAS: The City did, on July 13, 2016, declare intent to be lead agency for the environmental review of the proposed improvements; and

WHEREAS: The City corresponded with interested or involved agencies declaring their intent and providing a Part I and II of the Environmental Assessment Form and site location map; now therefore be it

RESOLVED: Having received no objections from interested or involved agencies, the City declares itself as Lead Agency for SEQRA review on the above titled Action.

Moved by: _____

Seconded by: _____

Roll Call: Mayor Baker _____
Comm. Duell _____
Comm. Gilheany _____
Comm. Higgins _____
Comm. Hipwell _____

City of Mechanicville – North Main Street Streetscape Project

Resolution: SEQRA Findings Statement and Determination

RESOLUTION 98-16

STATE ENVIRONMENTAL QUALITY REVIEW ACT

CITY OF MECHANICVILLE

CITY COUNCIL

DESIGN AND CONSTRUCTION OF MAIN STREET STREETScape IMPROVEMENTS

SEQRA NEGATIVE DECLARATION AND FINDINGS STATEMENT

October 12, 2016

WHEREAS: The City of Mechanicville (the “City”) received funding through the New York State Department of State for the Design and Construction of Main Street Streetscape Improvements (the “Action”), Contract #C007038; and

WHEREAS: The above titled Action entails the reconstruction of sidewalks, landscape plantings, area lighting and benches along an approximately 865 foot stretch of the North Main Street corridor; and

WHEREAS: On July 13, 2016, the City Council adopted a resolution establishing its intent to act as lead agency for the Action, pursuant to SEQRA, and coordinated review of the Action as SEQRA lead agency with the other involved agencies for this Type I action; and

WHEREAS: On October 12, 2016, the City Council adopted a resolution establishing itself as SEQRA Lead Agency for the Action; and

WHEREAS: The City has reviewed the Long Environmental Assessment Form Parts 1 and 2 prepared for this Action; and

WHEREAS: The City, on August 2, 2016, has received a letter from NYSOPRHP indicating that the proposed project would not have a significant impact on cultural or historic resources; and

NOW, THEREFORE, BE IT RESOLVED: That the City Council hereby makes the following findings and determinations upon the above entitled Action.

SEQRA Review Findings

I. Project Description

- a. The project is the design and construction of streetscape improvements and gateway enhancements along Main Street within the City from Hill Street to William Street. The improvements include the reconstruction of sidewalks, landscape plantings, area lighting and benches along an approximately 865 foot stretch of the roadway. The project site is located in the center of the downtown district, with access to the bridge on William Street to the north which crosses the Hudson River. The project goal is to provide enhanced amenities in this area of the City due to the number businesses, municipal buildings and proximity to the Hudson River waterfront. These improvements are in accordance with the City's Downtown and Waterfront Revitalization Plan.

II. Land Use and Zoning

- a. The entire project area is located within the City of Mechanicville General Commercial District, which permits uses that are supported by pedestrian sidewalk activity.
- b. The project is consistent with the City of Mechanicville Comprehensive Plan, City of Mechanicville Local Waterfront Revitalization Plan, and City of Mechanicville Brownfield Opportunity Area Downtown Revitalization Plan in supporting commercial uses on Main Street with pedestrian safety and amenities.

III. Fiscal Impacts and Related Benefits

- a. The project is not expected to have a significant impact on fiscal resources of the City.
- b. The project is expected to enhance the delineation of vehicular and pedestrian rights-of-way in the Main Street corridor -- which contains the Mechanicville Police Department, Mechanicville Fire Department, and Mechanicville City Hall -- improving safety.

IV. Geology

- a. The project is not expected to have a significant impact on geology as construction will only replace existing sidewalks.

V. Stormwater Management

- a. The project is not expected to have a significant impact on stormwater management as it only involves replacement in-kind of impervious sidewalk

surfaces. The project area is curbed and stormwater flows into the Anthony Kill or into the City's combined sewer system will not be affected. Bridge replacement of the North Main Street and Frances Street Bridges has already replaced curbing and sidewalks adjacent to and above the Anthony Kill.

VI. Wetlands and Water Resources

- a. The project is not expected to have a significant impact on wetlands or water resources. The project will replace only existing impervious sidewalks along Main Street and will not alter stormwater flows into the Anthony Kill. Bridge replacement of the North Main Street and Frances Street Bridges has already replaced curbing and sidewalks adjacent to and above the Anthony Kill. The project area does not include wetlands.

VII. Vegetation and Wildlife

- a. The project is not expected to have a significant impact on vegetation and wildlife. However, the project will include the planting of new street trees along Main Street.

VIII. Noise Impacts

- a. The project is not expected to have a significant on noise in the project area. Noise generated by equipment during construction work will only be temporary.

IX. Transportation

- a. The project is not expected to have significant adverse impacts on vehicular transportation. The replacement of sidewalk will improve the visual delineation between pedestrian and vehicular rights-of-way, particularly across parking areas and access drives. On-street parking and travel ways will not be altered by this project.

X. Utilities

- a. The project is not expected to have a significant impact on utilities systems. Water, sewer, and stormwater systems will not be altered by the project. Street trees will be planted along North Main Street, but will be of a species type that will not interfere with overhead utility lines.

XI. Aesthetic Resources

- a. The project is not expected to have a significant adverse impact on aesthetic resources. In fact, the project is intended to improve the visual appeal and pedestrian experience along the Main Street Corridor. The installation of new

RESOLUTION # 99-16

WHEREAS the position of City Animal Control has become vacant and

WHEREAS that the Commissioner of Public Safety has elected to appoint Anthony Gotti as Animal Control Officer, subject to the City Council's approval of the salary to be paid

RESOLVED that the salary of the Animal Control Officer shall be \$8,200 per year with all such benefits as allowed and set forth in the Mechanicville City Handbook.

INTRODUCED BY: _____

SECONDED BY: _____

ROLL CALL:

Mayor Dennis Baker _____
Commissioner Michelle Duell _____
Commissioner Jodie Gilheany _____
Commissioner Dave Higgins _____
Commissioner Timothy Hipwell _____

Dated:

RESOLUTION No. 100-16

WHEREAS, the City is the owner of the parcel of real property, acquired as a result of the foreclosure of tax liens described as follows:

2016 Tax Map Description: 268.21-2-13, 237 South Main Street; and

WHEREAS, the City through Michelle Duell, City Clerk conducted a public auction of such property on October 5, 2016; and

WHEREAS, the minimum bid was not initially realized and was subsequently reduced; and

WHEREAS, it is in the best interest of the City to return the property to the City tax rolls; and

WHEREAS, for that parcel 268.21-2-13, 237 South Main Street, the highest bid received was \$1.00 from Metuchen Management _____.

RESOLVED that the offer of \$1.00 for that parcel 268.21-2-13, 237 South Main Street is hereby accepted and the Mayor shall, by Quit Claim deed transfer the City's interest in the property to Metuchen Management _____, with current years taxes to be adjusted as of date of closing.

INTRODUCED BY: _____

SECONDED BY: _____

ROLL CALL:

Mayor Dennis Baker _____
Commissioner Michelle Duell _____
Commissioner Jodie Gilheany _____
Commissioner Dave Higgins _____
Commissioner Timothy Hipwell _____

Dated: October 12, 2016

RESOLUTION No. 101-16

WHEREAS, the City is the owner of the parcel of real property, acquired as a result of the foreclosure of tax liens described as follows:

2016 Tax Map Description: 262.45-1-6, 96 Saratoga Avenue; and

WHEREAS, the City through Michelle Duell, City Clerk conducted a public auction of such property on October 5, 2016; and

WHEREAS, the minimum bid was not initially realized and was subsequently reduced; and

WHEREAS, it is in the best interest of the City to return the property to the City tax rolls; and

WHEREAS, for that parcel 262.45-1-6, 96 Saratoga Avenue, the highest bid received was \$600.00 from Holly Thrane.

RESOLVED that the offer of \$600.00 for that parcel 262.45-1-6, 96 Saratoga Avenue is hereby accepted and the Mayor shall, by Quit Claim deed transfer the City's interest in the property to Holly Thrane, with current years taxes to be adjusted as of date of closing.

INTRODUCED BY: _____

SECONDED BY: _____

ROLL CALL:

Mayor Dennis Baker	_____
Commissioner Michelle Duell	_____
Commissioner Jodie Gilheany	_____
Commissioner Dave Higgins	_____
Commissioner Timothy Hipwell	_____

Dated: October 12, 2016

RESOLUTION No. 102-16

WHEREAS, the City is the owner of the parcel of real property, acquired as a result of the foreclosure of tax liens described as follows:

2016 Tax Map Description: 262.37-3-8, 14 Warsaw Street; and

WHEREAS, the City through Michelle Duell, City Clerk conducted a public auction of such property on October 5, 2016; and

WHEREAS, the minimum bid was not initially realized and was subsequently reduced; and

WHEREAS, it is in the best interest of the City to return the property to the City tax rolls; and

WHEREAS, for that parcel 262.37-3-8, 14 Warsaw Street the highest bid received was \$36,000.00 from Jay Benoit.

RESOLVED that the offer of \$36,000.00 for that parcel 262.37-3-8, 14 Warsaw Street is hereby accepted and the Mayor shall, by Quit Claim deed transfer the City's interest in the property to Jay Benoit, with current years taxes to be adjusted as of date of closing.

INTRODUCED BY: _____

SECONDED BY: _____

ROLL CALL:

Mayor Dennis Baker _____
Commissioner Michelle Duell _____
Commissioner Jodie Gilheany _____
Commissioner Dave Higgins _____
Commissioner Timothy Hipwell _____

Dated: October 12, 2016

RESOLUTION NO. 103-16

Whereas: Payroll, General, Water, Sewer and Capital Project Fund Vouchers Contained Within

ABSTRACT		
PAYROLL #	38-16 9/22/16	\$ 89,418.17
PAYROLL #	40-16 10/6/16	\$ 88,405.80
		<u>\$ 177,823.97</u>

With an expenditure breakdown by fund as follows:

GENERAL A0 FUND	\$ 141,404.07
WATER FX FUND	\$ 64,120.05
SEWER G0 FUND	\$ 5,722.06
CAPITAL PROJECTS H0 FUND	\$ 244,201.80
PAYROLL T&A FUND	\$ 177,823.97
TOTAL	<u>\$ 633,271.95</u>

Now, therefore be it resolved that said payroll and vouchers are hereby allowed in order to be paid.

Introduced by: _____

Seconded by: _____

Roll Call: Mayor Baker _____
Comm. Duell _____
Comm. Gilheany _____
Comm. Higgins _____
Comm. Hipwell _____

Dated: _____ October 12, 2016 _____