

**VILLAGE OF ATHENS BOARD MEETING
MINUTES – July 10, 2019**

Pledge to the Flag.

PRESENT: Mayor Stephan Bradicich, Trustee Gail Lasher, Trustee Robert Scott, Trustee Amy Serrago and Trustee Dr. Joshua Lipsman.

Village Attorney Tal Rappleyea and Tracey Ledder, representing Delaware Engineering were also in attendance.

PUBLIC HEARING:

The purpose of tonight's Public Hearing is to hear public comment on the Village's Consolidated Funding Application (CFA) for the Brownfield Opportunity Area Nomination Study (BOA) under the Department of State.

Ms. Ledder described the documentation for the public meeting required for the application and supplied an attendance sheet for all attending to sign.

The Public Comment period began on June 25th, 2019 and will end on July 25th, 2019.

The Mayor opened the meeting summarizing the CFA application and Brownfield Opportunity Area Program. He noted that Wappingers Falls has just begun the process of applying for status and Catskill has been successful in obtaining the status.

Mayor Bradicich opened the Public Hearing to public comment.

QUESTION 1: Is it correct that the Village is only seeking approval at this point? Have other communities in this area gone through this process already?

ANSWER: Ms. Ledder noted that the village is in the very preliminary stages and is seeking the nomination to go forward with the study. Catskill has been successful in achieving this status and Wappingers Falls is presently going through the same preliminary stages as the Village of Athens.

QUESTION 2: Is there clarification on which areas we are talking about?

ANSWER: The general area is from Peckham Industries on N. Washington Street East including Water Street to Elco and West to Warren Street.

QUESTION 3: What is the time frame for the process?

ANSWER: The village should receive notification in December as to whether the application has been approved. If successful, the process will take another year. 18 months is the time frame.

QUESTION 4: If approved what is the process going forward?

ANSWER: Ms. Ledder noted that a steering committee of volunteers will be formed at the discretion of the VB. With the guidance of a consultant (paid for by grant funds) the steering committee will hold workshops for brainstorming ideas and will also receive public feedback. This combined effort will create a plan or a vision for this target area.

QUESTION 5: What properties are targeted? It was noted that on the map provided to the public Greene County Auto is identified as underutilized, however that is an active business.

ANSWER: Ms. Ledder reiterated that they have not made any specific targets. It is a general map at this point. They are targeting abandoned, underutilized and vacant properties in the target area. No pressure on anyone.

QUESTION 6: What is the definition of underutilized property?

ANSWER: Ms. Ledder explained that that would be property that is not used for what it originally had been used for or property not being used to it's best potential.

QUESTION 7: Is it correct in saying that no one needs to be afraid?

ANSWER: No fear and the end result is a vision or a plan.

QUESTION 8: Is it correct to say that a property owner may be able to benefit from this? It is not about confiscating people's property. Correct?

ANSWER: Yes no one is confiscating people's property.
Trustee Serrago also noted that there will be a lot of public input throughout the process.

QUESTION 9: How does Peckham Industries feel about this project?

ANSWER: The Mayor stated that Peckham is aware of the project – he has spoken to them and they are not sure if they are 'on board yet' but they are listening.

A Representative from Peckham was in attendance and spoke up and stated that he was here to learn. He has spoken to the Mayor about the project and is listening.

QUESTION 10: The information provided to the public used the term 'Affordable Housing' in several locations, however, this is not necessarily a definite is it? It's just one idea – is that correct?

ANSWER: yes. That is correct. The vision will be the village's vision steered by the committee working on the plan/vision.

QUESTION 11: Does receiving this grant and then completing the work make Athens more desirable in receiving other grant monies?

ANSWER: Potentially yes.

QUESTION 12: Do we know of any sites that have contamination?

ANSWER: No- we have no idea.

The Mayor stated that this was more about economic development.

QUESTION 13: Are there any other areas around here doing this?

ANSWER: The Mayor reiterated that Wappingers Falls is in the application phase and Catskill has been approved and completed – the area includes the Catskill Creek by the painted bridge up to the Point.

This question continued ‘None of the projects have been completed around here’ – is that correct?

Answer- ‘No’ - but in other states projects have been completed and had a positive impact on property values..

QUESTION 14: What is the cost to the village if we don’t get the nomination?

ANSWER: \$14,247.00. But then the village has a completed plan or vision that can be used going forward.

QUESTION 15: What is the vision for where the money is coming from after the project is completed? In other words – what will completing this vision do for the village?

ANSWER: Attract potential investors.

QUESTION 16: Are the loans/grants for individual homeowners or just commercial property?

ANSWER: Commercial.

Trustee Lipsman noted that a benefit for private homeowners is the fact that their property value increases.

Ms. Ledder informed those attending this evening that if anyone would like to be on the steering committee then to put a note on the ‘sign in’ sheet stating their intent to do so.

No other comments or questions.

PUBLIC HEARING CLOSSES at 7:05PM

OPEN REGULAR VILLAGE BOARD MEETING at 7:05PM

DEPARTMENT HEADS:

1. Tal Rappleyea- Village Attorney

Mr. Rappleyea informed the VB that the title search for the Community Center building, which was needed to complete the conveyance of the building to the town, uncovered a covenant from an old grant that was received from SHPO in 2006. The Attorney will need to resolve this issue before moving forward with the conveyance.

The Village Attorney stated that he is making progress on the Maurer property on N. Franklin Street. He will need signatures again for the release of the mortgage.

The Brownfield Environmental Review – the Village Attorney aided the Village Board in completing Parts 1 and 2 of the short EAF form as part of the SEQRA review on the application for CFA funding for the BOA nomination Study. A Negative Declaration was determined for this project (RESOLUTION follows).

3. *Wayne Butterworth (Anthony Proper – out) - DPW*

The DPW has been busy with the Street Festival this week.

2. *Chief David Disbrow - AVFD*

Provided the VB with a Report on ongoing activities.

3. *Chief Roger Masse – APD*

Provided the VB with a Report on ongoing activities.

Discussed the purchase of the new vehicle.

4. *Mike Ragaini – Code Enforcement Officer - no show.*

The Village Board discussed the report provided by the Code Enforcement Officer. They would like more detail.

5. *Joe Myers – NorthDome – Water and Sewer*

Provided the VB with a monthly report for the WWTP on Water Street and Brick Row and the WFP on Schoharie Tpk.

MOTIONS AND RESOLUTIONS:

1. Proposed Resolution Approving Minutes

BE IT RESOLVED, the Minutes from Village Board meeting held on June 26th, 2019 be approved:

Offered by:

Seconded by:

Record of vote:

(Tabled until next meeting)

2. Proposed Resolution Approving Payment of Vouchers as Presented

BE IT RESOLVED, that the Village Board approve payment of the following vouchers as presented:

GENERAL FUND – Abstract #1998, vouchers numbered #9918859 through #9918892 in the amount of \$26,622.90

WATER FUND – Abstract #10452, vouchers numbered #9918900 through #9918903 in the amount of \$11,527.92

SEWER FUND – Abstract #10434, voucher numbered #9918893 through #9918899 in the amount of \$10,410.43

Offered by: Trustee Lasher
Seconded by: Trustee Scott
Record of vote: All in favor

3. Proposed Resolution Approving ‘Hands and Heart Mission’s’ request to hang banners

WHEREAS, ‘Hands and Hearts Mission’ would like to honor local veterans that have served in the US Military by hanging 2’ x 4’ patriotic banners on utility poles throughout the village and purchased with donations and,

WHEREAS, in the process of accomplishing the task of hanging such banners on the poles throughout the village, Central Hudson has required that the ‘Application for decorative temporary attachments to utility poles’ be completed which requires Village Board approval by RESOLUTION,

THEREFORE BE IT RESOLVED that the Village Board Approve the project of hanging 2’ x 4’ commemorative banners throughout the village on utility poles:

Offered by: Trustee Serrago
Seconded by: Trustee Lasher
Record of vote: All in favor

4. Proposed Resolution Approving request for funds, and agreeing to Match and Nomination Study Work as recommended by Delaware Engineering

Offered by: Trustee Lipsman
Seconded by: Trustee Lasher
Record of vote: All in favor

(Attached)

3. Proposed Resolution Approving the Adoption of an Energy Benchmarking Policy For Certain Municipal Buildings in the Village of Athens

Offered by: Trustee Lipsman
Seconded by: Trustee Serrago
Record of vote: All in favor

(Attached)

4. Proposed Resolution Approving the Adoption of a Negative Declaration on the Brownfield Project

WHEREAS, a review of the facts regarding the environmental issues related to the Brownfield Project and completion of parts 1 and 2 of the short form as part of the SEQR process have been completed,

THEREFORE BE IT RESOLVED that the Village Board has determined that a Negative Declaration is determined on the Brownfield Project:

Offered by: Trustee Lasher
Seconded by: Trustee Lipsman
Record of vote: All in favor

CORRESPONDENCE:

1. Toni Carroll – Wellness Director. RE: Greene County YMCA 6th Annual ‘Greene Y Tri’.
2. NYSDOH. Re: Request to use sodium permanganate.

OLD BUSINESS:

1. State Telephone. Franchise fee and agreement for services?

ADJOURNMENT:

Offered by: Trustee Lasher
Seconded by: Trustee Serrago
Record of vote: All in favor
8:10PM

Respectfully submitted,

Mary Jo Wynne