

Stillwater Town Board
Special Meeting (5 Campbell Rd)
May 23, 2007 7:00 PM
Stillwater Town Hall

Present: Councilman Artie Baker
Councilman Ken Petronis
Councilwoman Joan Ronda
Councilwoman Jo Ann Winchell **
Supervisor J. Gregory Connors

Also Present: Mark Minick, Supt of Highways
Sue Cunningham, Town Clerk
Scott Ronda, Attorney for the Town

Supervisor Connors called the meeting to order and led everyone into the Pledge to the Flag.

Sue Cunningham, Town Clerk took the roll call

Purpose: The purpose of the Special Meeting is to consider the acquisition of a 3.46 acre parcel of land located at the trail head of a Multi-Use Recreational Trail. It is ideally suited for a parking area, resting area for users of the trail and will facilitate storm water management in the Wetsel Manor neighborhood.

Supervisor Connors stated that the purpose of the special meeting is to discuss the acquisition of 5 Campbell Rd in the Town of Stillwater by the Town of Stillwater at a sale price of \$90,000.

Motion by Councilwoman Ronda and seconded by Councilman Petronis to remove Resolution #123 from the table. **Motion carried**

Discussion:

Supervisor Connors stated the purchase of this property will provide several benefits to the property owners in the Town of Stillwater, specifically in the Wetsel Manor neighborhood as well residents and visitors to the multi-use trail. It will also provide a safe linkage between the Village sidewalk system and Blockhouse Park with the multi-use trail. The Highways Committee has recommended the adoption of the resolution.

Supt Minick commented on the storm water issues and stated that this would help correct the drainage issues in the area.

Councilwoman Winchell asked if it was possible to correct the drainage situation if this parcel remained in private hands.

Supt Minick stated that it would be possible to correct the situation if the parcel remained in private hands but if the Town owned the land it would be an easier project.

A discussion on the drainage was held in regard to where the drainage would go and how the pipe would run.

Councilman Baker inquired about the sold sign and asked if the Town already purchased the property.

Supervisor Connors stated that he had no idea why there was a sold sign put up.

David Connors spoke on behalf of the Parks & Recreation committee. He went over the plans for the connection to the multi-use trail and on the wetland impact. He compared acquiring this property to putting in sidewalks on Railroad Ave.

Councilwoman Winchell stated that she was the one who respectfully requested this issue to be tabled. She did that because she had not heard, seen or spoken with anyone regarding this issue. She was given a two hour notice by Councilwoman Ronda the night of the Board meeting.

Councilwoman Winchell asked if there was a contract at this time.

Supervisor Connors stated that there was a contract subject to Town Board resolution.

A discussion was held in regard to town owned property and private property between the Multi-Use Trail and the parcel in question. More discussion was held on cost involved in putting in sidewalks.

Councilwoman Winchell stated that she believes that a trail head is where the signage, parking, and bike racks would be most suitable from end to end. She stated that she would like to recreation funds for the trail head go to the Blockhouse and than at the southern end. She said that this is called Historic Stillwater and doing something at this parcel is disjointing the trail. David Connors stated that this was not the main entrance to the trail; it's a trail hub along the way.

Peter Buck spoke on the real estate aspects in regard to market value. He stated that he did a comparative market analysis. He stated that in answer to Councilman Baker's inquiry the property went on the market, they had multiple offers over eighty thousand and he feels that to alleviate that they put a sold sign up.

Peter Buck stated that he made copies of the comparative market analysis, deeds, and property disclosure for the Board members and submitted them to the Attorney.

Councilwoman Winchell stated that she did not receive anything.

***Councilwoman Winchell left at this time.

Supervisor Connors stated that the Town has received a \$537,000 grant from several different sources for the trail system. In his conversation with Senator Bruno's Office there is \$100,000 from the Empire State Development that should be here in a matter of days. While this is generally taxpayer funds which is where these dollars come from it's not directly from the pockets of the residents of the Town of Stillwater.

Supervisor Connors asked the Attorney what the Board has to do and what don't they have to do. Attorney Ronda stated that basically all they have to do is adopt it by resolution. Town law authorizes Town Boards to purchase, sell convey & lease property. Anything to do with the purchase of property requires no public hearings and no permissive referendum. He said that if the Town wants to sell or lease property than that would be subject to permissive referendum.

Councilman Baker stated he was ok with it as long as there was no burden on the taxpayer and the money is coming from another source.

Supervisor Connors asked Supt Minick about the timeframe of the drainage project once the title is transferred over on June 11, 2007.

Supt Minick could not offer a timeframe.

Motion by Councilman Petronis and seconded by Councilwoman Ronda to adopt Resolution #123.

A roll call vote was taken by Sue Cunningham, Town Clerk as follows:

Councilman Baker	Yes
Councilman Petronis	Yes
Councilwoman Ronda	Yes
Councilwoman Winchell	Absent
Supervisor Connors	Yes

Motion carried. Resolution #123 was adopted unanimously. (Copy attached and made part of the minutes).

Motion by Councilman Baker and seconded by Councilman Petronis to adjourn the Special Meeting of the Stillwater Town Board. **Motion carried.**

Respectfully submitted by

Sue Cunningham
Stillwater Town Clerk