

Town of New Scotland
Special Town Board Meeting
May 25, 2016

The following Town Officials were in attendance:

Supervisor:	Douglas LaGrange
Councilperson:	Patricia Snyder
	William Hennessy
	Adam Greenberg
	Laura Ten Eyck
Deputy Town Clerk:	Patricia Barber

1. Call to Order

Supervisor LaGrange called the meeting to order at 6:32 PM.

2. Approval of the Minutes of the Following:

- **April 13, 2016 Public Hearing**
- **April 13, 2016 Regular Town Board Meeting**

RESOLUTION 2016-159

Supervisor LaGrange offered the following resolution and moved its adoption:

RESOLVED, that the Town Board of the Town of New Scotland does approve the minutes of the April 13, 2016, Public Hearing as presented by the Clerk.

Councilperson Ten Eyck seconded the motion. All present and voting the motion carried (5 Ayes).

Councilperson Snyder wished to make corrections to the April 13, 2016, Regular Town Board Meeting minutes. Deputy Town Clerk Barber said that those changes would be made. Supervisor LaGrange offered the following resolution and moved its adoption:

RESOLUTION 2016-160

RESOLVED, that the Town Board of the Town of New Scotland does approve the minutes with amendments of the April 13, 2016, Regular Town Board Meeting as presented by the Clerk.

Councilperson Greenberg seconded the motion. All present and voting the motion carried (5 Ayes).

3. Discussion/Action re: Community Center entrance renovations

Supervisor LaGrange referred to the three bids received per the procurement policy. This is for the front entrance of the Community Center which has been closed off. This is one of the projects that had been previously approved by the Board. The amount approved was \$15,000 for this project. A bid from J.J. Cramer was for \$14,500; a bid from William Lounsbury was for \$15,390; and the bid from Skylands was for \$13,200. Both Supervisor LaGrange and Wayne LaChappelle both recommended Skylands because their bid was the lowest and some of the things they proposed doing were preferable to the project. One of the things they really liked about Skylands was the fact that they would use Techno Metal Posts in the front instead of digging out and planting posts. Mr. LaChappelle was very happy with all three of these proposals for this project, but he and Supervisor LaGrange are recommending that we accept the low bid from Skylands Services.

RESOLUTION 2016-161

Supervisor LaGrange offered the following resolution and moved its adoption:

RESOLVED, that the Town Board of the Town of New Scotland accepts the low bid from Skylands Services, 18 Oakwood Place, Delmar, NY. The bid is for \$13,200 and is for refurbishing and redoing the front entrance to the Community Center in New Salem.

Councilperson Snyder seconded the motion.

Councilperson Hennessy asked if we had specifically asked for Techno Metal Posts; Supervisor LaGrange replied that we had not. Skylands chose to use them because it is their preferred way to do it. The others preferred to dig and plant. Either way would be fine, but the Techno Metal Posts are preferable.

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Skylands should be able to start the project within the next two weeks.

Councilperson Greenberg asked what would happen if in the course of the project something not on the list of repairs was discovered that needed attention. Supervisor LaGrange said that he could not guarantee that this would not happen, incurring more costs, but Mr. LaChappelle has gone over this, and he met with all three contractors specifically to talk it through.

Councilperson Hennessy was concerned about having an engineer plan or at least look at these proposed repairs because roof loads are involved in a couple of areas. He thought we should have some kind of engineering certification on this. Councilperson Greenberg stated that Jeremy Cramer, the Building Inspector, would do this. Councilperson Hennessy disagreed, stating that a professional engineer should do it. Supervisor LaGrange stated that in the code restrictions the Building Inspector approves the design, the posts, and everything that goes into a simple overhang. Councilperson Greenberg and Supervisor LaGrange stated that, as former members of the Zoning and Planning Boards respectively, these projects came before them, and as long as these projects met code they were approved without professional engineers being involved. Supervisor LaGrange stated that he would check to see if a professional engineer has to inspect and agree with the plans, and if it is required then we will do that.

Supervisor LaGrange offered to withdraw the resolution and postpone the decision until the next Regular Board Meeting in two weeks. The Board members agreed to proceed with the vote at this time.

All present and voting the motion carried (5 Ayes).

Councilperson Greenberg asked when the bond would come through to pay for this project. Supervisor LaGrange stated that his understanding was that when the Board adopted the resolution to go ahead with the project, we were within the timeframe of 60 days of doing the other three projects and we could add them to the BAN. As we do projects, we expend the money and then we group them together. The funds to pay Skylands would come out of the fund balance.

4. Discussion/Action re: Hilton Barn foundation work:

- **Proposals for Sills**

Supervisor LaGrange asked Councilperson Hennessy if there were some contractual issues we might have with this which would warrant Executive Session. Councilperson Hennessy stated that we have some proposals for this. It is not a true bid scenario because we have already bid this out, and we did not receive bids. We are now seeking proposals, and we want to make sure we have an apples-to-apples scenario.

5. Discussion of Items not on Agenda

Supervisor LaGrange thanked Councilperson Snyder for sending out the Farmland Protection Update notice. That is going to be pretty exciting for the County. It is going to be a general update, but there is going to be a focus on agricultural economic development. Councilperson Ten Eyck wished to add another dimension to it. The history of the County Ag and Farmland Protection Plans is that one of the things the State wanted counties to do was consider including recommendations for permanent farmland conservation. This was right around the time that Indian Ladder Farms was applying for a grant to put an easement on Indian Ladder Farms. Since the County plan was not in place at that time, Indian Ladder Farms had to go before the County Ag and Farmland Protection Board to get a letter of recommendation from them. At that time, that Board was very opposed to permanent farmland conservation, and they ended up choosing not to include that as a recommendation of the plan which was highly unusual. In addition to economic development, which is a traditional segment of these county plans, the hope is that they will include recommendations for willing landowners and eligible applicants, which would be the Town, the County, Land Trusts, or the Soil and Water Conservation District, to apply for funding to permanently conserve farms in the same manner as was done for Indian Ladder.

Supervisor LaGrange stated that he spoke to Assemblywoman Fahy at the placement of the Crouse Historical Marker, and she mentioned that there is legislation going on having to do with this. Councilperson Ten Eyck stated that she was not aware of it. Councilperson Greenberg stated that

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some landowners in the Town of Bethlehem had been approached. Councilperson Ten Eyck stated that she actually worked on their Agriculture and Farmland Protection Plan, and she doesn't think that, at the Board level, Bethlehem ever moved forward with approaching any landowners about whether or not they would be willing to apply. Currently, Indian Ladder Farms is the only farm in Albany County that has ever applied or received funding. There were people involved at that time in 2000 who were private property-rights activists, both in the Town of Bethlehem and in the county Ag and Farmland Protection Board. There is a big gap in the County Ag and Farmland Protection Plan.

5. Executive Session
RESOLUTION 2016-162

Supervisor LaGrange offered the following motion and moved its adoption:

RESOLVED, that the Town Board of the Town of New Scotland does hereby suspend the regular session and reconvene in Executive Session.

Councilperson Greenberg seconded the motion. All present and voting, the motion carried (5 Ayes).

Executive Session commenced at 6:55 PM.

Supervisor LaGrange made a motion to adjourn Executive Session, seconded by Councilperson Hennessy.

Executive Session ended at 7:26 PM. No actions were taken during Executive Session.

Respectfully submitted,

Patricia A. Barber
Deputy Town Clerk