

A Public Hearing was held in the Village Hall at 8:00 p.m. on Tuesday, February 18th, 2003.

Present: Glenn Weyant, Mayor
Paul Morra, Trustee
Jill Dodds, Clerk

Also present: Charlene Holdridge of Catskill Housing Development Corp., Mrs. Betty Kornell, Mr. Michael Alpern, homeowner, Mrs. Martine Billias, homeowner.

The Mayor opened the Hearing with the Pledge of Allegiance.

The Mayor welcomed everybody to the Hearing and explained that the Board had been working for quite a while now with Catskill Housing Development Corp. to put up a 12 unit senior housing geared to low income seniors.

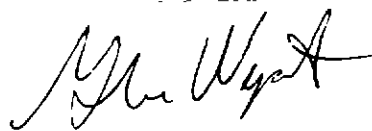
Charlene Holdridge then explained that Catskill Housing Development Corp. have three other facilities in operation, that the subsidies they would receive are based on the individual's income; they are working with the Department of the Aging; included in the development would be a common room which could be used by the Golden Agers for their meetings as well; mountaintop seniors' applications would have priority; 5% of the revenue goes towards the tax base in lieu of property taxes. In discussions with Steve Tuomey Sr., he felt that there would be no problem in filling the units from our community and Charlene said that she had a waiting list of applicants. Local pharmacies were approached to ensure that they accept most health plans and they would be willing to deliver. The Village Building Inspector has had several meetings and recommended some changes to be in line with the "Land Use Ordinance" of the Village; the property has water and sewer.

The Mayor granted privilege of the floor.

Mr. Alpern expressed his vehement opposition to the proposed construction, as did Mrs. Billias. He felt that the location was totally unsuitable; also, from his personal experience in Long Beach, New York, he was concerned over the fate of the building should government support be withdrawn or curtailed (in Long Beach, the unit was taken over by the State to house mental patients); in another instance, the building was entirely abandoned; the area is for single family homes, not multiple dwelling unit.

On the question of government funds, Charlene indicated that under their contract with HUD, they have an agreement for 30 years.


In answer to the concern of not filling all the units, she said that they would open up the eligibility – raising the income level.



Some discussion over whether there were enough seniors, particularly from the Golden Agers members, to fill the building. Mrs. Billias, who is a Golden Agers member, was not convinced that there would be sufficient applicants for the units.

The Mayor asked how long had the corporation had programs like this in effect and had any of them experienced funding cutbacks. Charlene replied that the programs had been operating for 11 years and they had not experienced funding difficulties. The corporation has to reapply every 7 years.

After assuring Mr. Alpern and Mrs. Billias that the Board would not act in haste, it was agreed to approach Mr. Tuomey and have him canvass his members more accurately and invite them to another Public Hearing; the Board needed to evaluate the situation in view of the concerns raised at this meeting and it was agreed to recess the Public Hearing until Tuesday, April 22nd, 2003, at 2:00 p.m.



Glenn Weyant, Mayor



Paul Morra, Trustee