

MINUTES BOOKTOWN OF COEYMANS
February 11, 2016 – Town Board Meeting – 7:00pm**

A Town Board Meeting was held Thursday, February 11, 2016, at 7:00pm at Town Hall, 18 Russell Avenue, Ravena, New York

PRESENT: Philip A. Crandall, Supervisor
Thomas E. Dolan, Councilman
George E. Langdon, Councilman
Kenneth A. Burns, Councilman
James Youmans, Councilman

ALSO PRESENT: Diane L. Millious, Town Clerk

Supervisor Crandall opened the meeting and led the Pledge of Allegiance, Councilman Burns offered a prayer.

OPENING COMMENT

Supervisor Crandall stated that the record should reflect that there is a full Town Board in addition to Town Clerk Millious, Chief McKenna, Building Inspector CEO Cashin, Chief Operator Kerr and Highway Superintendent Searles.

AGENDA

- Presentation
 - Fire District Check Presentation
- Public Announcements
 - Town Offices Closed, February 15, 2016, Presidents Day
 - Town Board Meeting Date Change, March 24 – March 31
- Public Comment
- Approval of Minutes
 - Town Board Meeting, January 28, 2016
- Old Business
- New Business
 - Contract for Services, Senior Projects of Ravena
- Resolutions
 - Appoint Part-Time Bookkeeper
 - Appoint Equipment Operator I
 - Authorization for NYWEA Training for WWTP Personnel
- Upcoming Workshops/Meetings
 - Town Board Workshop, February 18, 2016, 6:00pm
 - Town Board Meeting, February 25, 2016, 7:00pm
 - Town Board Meeting, March 10, 2016, 7:00pm

PRESENTATION

Fire Company Check Presentations – Coeymans, Coeymans Hollow

Supervisor Crandall state that included in the Property Tax Bills, depending on where you live in the Town of Coeymans, in addition to Town and County in some instances there are Fire District Taxes, which the Tax Collector collects and in turn the money is turned over to the Fire Districts. He then invited members of the Coeymans and Coeymans Hollow Fire Companies to come forward to receive their checks he then presented the checks and thanked them for their service to the community.

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County Legislator Rick Touchette

Supervisor Crandall invited County Legislator Rick Touchette to say a few words.

County Legislator Touchette stated that he had two things that he wanted to bring to them from Albany County with the first being from the Albany County Recreation Bureau, which is a free Youth Karate Program held every Monday night from 6:00-7:00pm at Ravena Village Hall and it is for youth ages 5-13. He added that he will leave flyers and if anyone would like to participate, they should feel free to do so. He continued by saying that the second thing, which he thinks is exciting, is an Albany County Legislature Grant and the Legislature is offering grants for up to \$5,000.00 to not-for-profit organizations throughout the County. He went on by saying that they are looking for organizations that serve youth, seniors, veterans, etc., they are for Capital Projects brick and mortar type things and if anyone has any ideas they can call or send him an e-mail. He concluded by saying that he has applications that he can e-mail and he wanted to emphasize that it is for Capital Projects and not for operating costs and they are looking for organizations that have not received government funding in the last three years and reiterated that if anyone has any questions or would like to apply on behalf of an organization, they should give him a call.

Councilman Burns asked if that type thing would work for building bathrooms at Joralemon Park.

County Legislator Touchette stated that it has to be a not-for-profit organization and would not be for the Town.

Councilman Dolan asked if County Legislator Touchette had the application in electronic form so they could put it on their website.

County Legislator Touchette stated that he did.

Councilman Dolan asked if he would send it to him so he could put it on the Town's website.

County Legislator Touchette stated that he would.

PUBLIC ANNOUNCEMENTS

Town Offices Closed, February 15th, President's Day

Supervisor Crandall read the following:

The Town Offices will be closed on Monday, February 15th in observance of Presidents Day. As always, the Police Department is a 24-hour/7-day a week operation and will remain open.

Town Board Meeting Date Change

Supervisor Crandall read the following:

The viewing public should be aware that one of the scheduled Town Board meeting dates has been changed. The meeting date of March 24th has been moved to the following, Thursday, March 31st. Mid-Hudson Cable has been notified and can still broadcast the meeting on that date. Currently, no other meeting dates have been changed.

PUBLIC COMMENT

Supervisor Crandall invited the public to comment at this time.

Ms. Barbara Tanner asked if there is any way that the Board can look into getting some senior housing into the Town because all the seniors are leaving due to it being too expensive for them

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to live in and maintain a home. She added that the only thing that they have is Louis Apartments and Civill, both are full and have a waiting list for years and there is property available that would be ideal for senior housing.

Mr. George McHugh from the Port of Coeymans stated that they are currently talking about potentially doing townhomes that would be maintenance free, it would be a Homeowner Association type thing with adjoining townhomes and there would be dues for snowplowing, shoveling and outdoor maintenance.

Ms. Tanner interject that those types of things are expensive.

Mr. George McHugh stated that they are actively pursuing it and would try to keep them as affordable as possible and would try to keep it between \$100,000.00 - \$120,000.00. He continued by saying that his family lives here and he sees the problem, his grandmother lived here her whole life and ended up moving toward Albany because it was the only place that they could find good senior housing for her and reiterated that it is definitely a problem that they are looking at addressing.

Councilman Langdon asked that they keep in mind that a lot of town-houses are two-stories and he has seen different developments that have built them so the end units were single story because it is typically what seniors are looking for.

Supervisor Crandall asked if anyone else wished to comment.

Mr. Jim Hopkins stated that he is looking for information on the demolition at 84 Main Street, he lives right next door and was wondering what the status is. He added that he has seen it in the newspaper and wants to know what is happening because he still has pieces attached to his property.

Supervisor Crandall stated that Building Inspector/CEO Cashin would be giving a full report on it later in the meeting.

Ms. Starr Ross asked if there would be comments after the report.

Supervisor Crandall invited Building Inspector/CEO Cashin to give a report.

Building Inspector/CEO Cashin stated that the Town issued a Demolition Permit for 84 Main Street back in October 2015 and since then Carver Construction had been working on getting utilities and water disconnected and the sewer capped and disconnected and in turn they began the demolition. He continued by saying that he received a phone call from the Department of Labor asking if Carver Construction had a permit to demolish the building, he checked his computer and advised that they did and in turn said they were going to check on a few things. He went on by saying that they called him back and said that they didn't have Carver Construction listed as a certified asbestos abatement contractor and asked him to bring the file and meet them at 84 Main Street, which he did and they determined that there were some signs of asbestos there so they shut the job down. He went on by saying that the status of it now is that Carver Construction has to bring them a plan from a certified abatement contractor along with a plan of what they are going to do to finalize it and in turn the Department of Labor will say yes or no. He added that the problem was that it was condemned by the Town of Coeymans Building Department as dangerous, there is a past of asbestos survey requirements that are usually required but the demolition has to be treated with the assumption that it contains asbestos and that wasn't done, which includes some air monitoring's, special attention to bagging and wetting it down. He concluded by saying that this is where it stands now.

Councilman Youmans asked if he has any kind of a time-frame when the rest of the rubble will potentially be cleaned up.

Building Inspector/CEO Cashin stated that he expects to see the information any day because Carver is anxious to get it cleaned up and his machinery out of there.

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Supervisor Crandall asked Building Inspector/CEO Cashin if he knew anything about the asbestos that has already gotten into the air and on the ground in the Hamlet and what they plan on doing about it.

Building Inspector/CEO Cashin stated that it is part of the plan that they have to give to the Department of Labor.

Supervisor Crandall stated that it seems like it a little too late and the Labor Department was too slow in getting to them because it is their jurisdiction.

Building Inspector/CEO Cashin stated that there is a disconnect there, the Department of Labor probably should have talked to the Department of State because he doesn't have anything to do with asbestos in the Building Code. He added that the committee that writes the Code has considered putting language in Town Codes that would address asbestos but it hasn't happened yet and the EPA give a pass to any residential building that is four-family or less.

Councilman Burns stated that as far as contamination goes, the day they were doing it, it was raining.

Collectively Councilman Dolan and several members of the audience stated that it wasn't raining.

Supervisor Crandall asked if anyone else wished to speak.

Mr. Laraway stated that he and Mr. McHugh were there representing Carver's Coeymans Industrial Park and they were there to have an open dialog with the Board, Building Inspector/CEO and residents involved to see what they can do to move forward to get the situation resolved efficiently and legally using the best methods possible. He added that it is in fact true that they were shut down for the demolition by the Department of Labor and so everyone is aware, Coeymans Industrial is under contract to purchase the piece of property from the Town but the Town still owns it and as they have begun to move forward in the process, they have hit road blocks that any action moving forward has to be done by the Town on behalf of the Town as it's their property.

Supervisor Crandall interjected that once a deed is turned over and consideration is given to a party, the owner is whom ever has the deed, they have the consideration, they have the money, with a receipt to prove it and Mr. Donald Zee confirmed that he has the deed turned over to Mr. Laraway.

Councilman Dolan interjected that on January 25th Mr. Zee was given the deed.

Mr. Laraway stated that it is his understanding that the deed is being held in escrow and from the letting of the document through the contract process, everywhere it states that the deed will not be finalized until the demolition is complete and within 30 days of the completion of the demolition, the property will be signed over to the bidder.

Councilman Dolan reiterated that the deed was already turned over and Mr. Zee has control of it and Mr. Zee confirmed on the telephone with Attorney for the Town Wukitsch that he had the deed and everything he needed, which was given to him on January 25th.

Mr. Laraway stated that it is something on the lawyers end and between Mr. Zee and Attorney for the Town Wukitsch and added that basically the roadblocks that they are currently facing is that the Department of Labor is seeking that the property owner work with a certified asbestos abatement contractor, which they are not. He continued by saying that they followed the bidding document, they were given a Demolition Permit that names the Town of Coeymans as the owner and they began the demolition process as if the whole process was followed but were shut down. He went on by saying that they are looking to work with the Town and figure out how to move forward and clean it all up and legally complete the process. He reiterated that as the contract states, in Section 7, it's not to be turned over until the demolition is complete.

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Councilman Dolan interjected that regardless of what the bid document says, it has been turned over to Mr. Zee and Mr. Zee has accepted it as confirmed by a telephone conversation with Mr. Wukitsch.

Mr. Laraway stated that as he had stated, it is their understanding that it was put in escrow when it was received as the contract states the deed will not be filed until after the demolition is complete.

Councilman Langdon asked if there is a problem filing the deed and if it is what they are having an issue with.

Mr. Laraway reiterated that it is his understanding that the contract states they can't file the deed until they do the demolition and if the signature section was signed and filed, they would be in breach of the contract. He added that that is the legal side but what they are there now for is to ask for the Town's help and Code Enforcement's help in getting the paperwork over to the Department of Labor and get a plan in place so they can actually move forward and clean up whatever has to be done and finish the process because right now there is red tape and nothing can be done until the Department of Labor removes their restrictions.

Councilman Dolan interjected that Mr. Zee should file the deed; he has it, without restrictions and it is sitting on his desk.

Mr. Laraway stated that the demolition is not complete so if he files it, it will be in breach of the contract.

Supervisor Crandall asked why Mr. Laraway started to tear down a building that he didn't own.

Councilman Langdon interjected that he did because that is what the agreement said he had to do.

Councilman Burns stated that it is the same thing with the property purchased by Gladney's; they can't turn it over until some work is done.

Councilman Dolan stated that Gladney's already have their deed too.

Mr. Laraway stated that in the bid document it says that the structure is unsafe; therefore the Town will require the successful bidder to tear down the building prior to the title being transferred.

Councilman Dolan reiterated that it had already been transferred.

Councilman Youmans stated that the title has been transferred.

Mr. Laraway interjected that the process has not been completed because the contract states that they cannot until after demolition.

Councilman Youmans interjected that it is really a conversation for Mr. Zee and Attorney for the Town Wukitsch.

Supervisor Crandall stated that he would have Attorney for the Town Wukitsch look into it.

Councilman Langdon stated that he thinks that basically they need a resolution saying the Town is releasing them from that stipulation of the contract.

Mr. Laraway stated that what they really need is assistance with the property owner completing the process so the Department of Labor can release them. He added that it also states in the contract that the Town of Coeymans is holding them harmless on any environmental disclosure and reiterated that this is basically what needs to be done, the Town of Coeymans has to complete their section and what they really want is help from the Code Enforcement Officer.

Supervisor Crandall stated that they will have Attorney for the Town Wukitsch handle it with Mr. Zee.

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Councilman Youmans stated that he would have to say that it is absolutely mystifying to him that the property was uninhabitable, condemned by the Town, owned by the County and their responsibility and if it needed to be torn down, Albany County should have done that like they did to 9 First Street and earlier today at 177 Main Street in the Village of Ravena. He continued by saying that why the last Town Board thought it was a good idea to pay \$4,800.00 for that property, sell it for \$250.00 and now hold any liability what-so-ever is beyond him and it is his belief that the Town should not have anything further to do with it because he does not want to cost the Town taxpayer one more nickel because it already cost approximately \$4,500.00 and reiterated that he does not understand why it went that way. He then asked if any of the former Board members could shed some light on it for him, they got them to tear down 9 First Street because it was a hazard and then asked why they would buy a building that was a hazard and in turn sell it as a loss and then asked where the wisdom was in that.

Ms. Tanner interjected that she thought they paid more than \$250.00.

Supervisor Crandall stated that Mr. Laraway paid \$250.00 but the Town paid \$4,800.00 for it and he had the same questions himself and does not have an answer or know why the last Board did that.

Councilman Youmans stated that now on top of that, they have the Hopkins with young children next door worrying about asbestos in the air.

Mr. Hopkins interjected that he also has a question as to where the material went because it is deemed hazardous waste and then asked if they know where it went and if there is a manifest as to where it went.

Councilman Burns stated that he has some experience with demolition and worked with Jackson Demolition.

Ms. Ross stated that they didn't want to know about the past, they want to know where that hazardous material went, there is a hazardous dump site blocked off where there is no hazardous material because it was moved down the street.

Mr. Hopkins interjected that they don't know if it was moved down the street and they are interested in knowing where it went.

Ms. Ross stated that it didn't go far.

Supervisor Crandall stated that for the sake of keeping it civil, there would be one speaker at a time.

Mr. Hopkins reiterated that he wanted to know where the material went.

Councilman Dolan stated that they don't know.

Mr. Hopkins stated that the Town issued the permit for demolition and then asked if it requires the asbestos assessment.

Building Inspector/CEO Cashin stated that this is where the big disconnect is, Town Law and New York State Building Code does not require that information for a demolition.

Councilman Dolan stated that he believes the law states, when the Building Inspector/CEO issues the permit; it is incumbent upon the person tearing down the building to seek the Department of Labor permission and any building built before 1974 is presumed to have asbestos and in some cases for building built 1980 or before. He added that you need to get a permit from the Department of Labor if it is four units or less and you have to have continuous air monitoring and he watched it happen the last two days on Main Street in Ravena where they put up plastic all along the eastern side of the house next door, built a walkway out of 2X4's and sealed it off in plastic so people could go in and out of their house, which obviously was not done in this case.

Mr. Hopkins stated that they knew the building contained asbestos, it was stated at a Town Board Meeting and \$40,000.00 was for removal and to take it down and added that he sees a gap

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and maybe it is something that needs to be addressed and there are things that have to be looked at before they issue a demolition permit because it needs to be done correctly. He continued by saying that if it is hazardous and was put in a place where it shouldn't be, that should be looked at too.

Councilman Dolan stated that if the building was torn down by the Town or on behalf of the Town, the Town is required to get a waiver for the fees, not a waiver from the asbestos work but a waiver for the fees and any municipality can do it or any land bank can do it. He added that if the property were to remain in possession of the Town or given to the Albany County Land Bank, it would not have relieved them of the asbestos work but at least they would not have had to pay the fees but no such thing was filed by the Town that he is aware of. He concluded by saying that the information the Board was given regarding the permit, the report that they were given by the previous Building Inspector/CEO said that the permit was issued to Carver Laraway.

Mr. Laraway stated that the disposal of the material was at a landfill in Albany County, it was not disposed on their property. He added that he didn't have the specifics but he would get it for them.

Supervisor Crandall asked that he get the information for Code Enforcement/CEO Cashin and then asked if anyone else wished to comment.

Ms. Jolene Hopkins introduced herself and added she is Jim Hopkins wife and they live next door to the building in question. She continued by saying that she normally does not write things down, she usually speaks from the heart but she had to write it down because otherwise she would be a mess and continued by reading the following:

I am here tonight to speak about the recent demolition of a house that stood at 84 Main Street, Coeymans. My family and I live and own the building immediately adjacent on the south side. In August the house was auctioned off by the Town to Carver Laraway with the clause that he must have \$35,000.00 cash minimum in reserve in order to cover the cost of asbestos removal. An extensive discussion about the asbestos at 84 Main Street occurred and can be read in the Board minutes of August 24th, I went back and read them myself; all of this is public record and can be found so you can read it yourself. The Town issued a demolition permit, I don't know when this occurred, and during the meeting on January 27th questions were apparently raised as to whether he would be starting the demolition soon and just a few days later demolition began. From Monday February 1st through Thursday February 4th the house came down, our house at this time was covered with a layer of dust and large clouds of dust could be seen billowing down the street over the on-lookers and children getting on school buses as well as the workers on site, many not wearing respirators in addition to us going in and out of our home. Meanwhile, we are under the assumption that things are being handled appropriately as it was public knowledge that the asbestos was going to be handled appropriately, I don't know what the appropriate manner is. I know there are different rules for demolition than there are for people who are living in a building and removing asbestos, I am under the assumption that it is occurring correctly. On February 4th, around noon, the Building Inspector came down to the site, I'm not sure what discussion was had but shortly thereafter the State was there. They promptly shut the site down and collected soil samples; needless to say they did come back hot for asbestos. I am disgusted and appalled that this has happened. My own Grandmother died at the age of 46 from mesothelioma, there is no safe level of exposure to asbestos and as far as any of us know, those of us who live in the area, those who worked at the site have been handed a death sentence. We won't know for a decade or more down the road, it can take up to 60 years, my son could be having Grandchildren before he finds out that he has mesothelioma. I cannot for a minute believe that Mr. Laraway, having worked as many years in construction, did not know how to appropriately remove asbestos from a site or what the appropriate laws were, especially considering the property he bid on stated specifically in it that the house had asbestos. With that being said, I do strongly urge the Town to update their permitting and to include asking the applicant to submit an asbestos and/or lead survey of any property before demolition occurs. I understand that this is not what New York State requires, there is no reason that we can't go above the minimum requirement. Hopefully, taking an action like this will prevent any such travesty from occurring in the future. I have a hard time understanding how deep the dysfunction runs in this community, I have never seen a community so split and deeply entrenched at a minimum appearance of incompetence. I am not saying it specifically to this Board, I am saying

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it to the community as a whole, this is like an on-going theme, over and over, and over again. How much longer is this going to go on, how much longer are we going to accept this? We are divided, it is us against them and it is wrong, it is just wrong, we are in this together. I surely hope that this Board works to change that, that you run an open and transparent government and do your best to try and reach out to all the members of the community so that we can prevent these types of things from happening in the future.

Supervisor Crandall asked if anyone else wished to comment.

Ms. Sylvia Lawler stated that she lives in the Town of Coeymans and added that she is on a couple of Committees where there are a lot of knowledgeable County and State people. She continued by saying that they all know that when a building permit is issued and there is electrical work done, common sense dictates that you need to have it done by a licensed electrician and according to a fairly knowledgeable person with the County, there is no way that Mr. Laraway did not know that a Town Building Permit, permitted him to farm this out to someone licensed to handle asbestos, lead, etc., and that the person would be responsible for the safe capping off of the area, wetting the area, sorting the material and that he would have pre-arranged with a hazardous waste facility to be ready to receive it. She added that there is no way that anyone having a construction demolition debris business didn't know that and this is criminal, this isn't just someone thinking they didn't need a permit and it was totally irresponsible in addition to saying that this community really doesn't matter as well as the people next door who happened to have a toddler. She went on by saying that it is unconscionable and beyond the pale and they should not try and put it on the Town. She continued by saying Mr. Cashin is just back as the Town's Building Inspector and she is sure he assumes when he gives a demolition permit that you're not just going to come in with a wrecking ball.

Councilman Dolan interjected that Mr. Cashin did not issue the permit.

Ms. Lawler stated that even if he had, she thinks as County had said, common sense should dictate that when there is asbestos and lead in a residential, closely packed area, that you have someone licensed, it's why people are licensed, because it is not something that you can't do yourself and to her it is beyond the pale.

Supervisor Crandall asked Building Inspector/CEO Cashin who issued the demolition permit.

Building Inspector/CEO Cashin stated that Larry Conrad did.

Supervisor Crandall asked if there were any other public comments.

Mr. McHugh stated that in speaking on behalf of himself but not necessarily Carver Construction; he wanted to apologize for any inconvenience or potential harm that had been caused. He added that in looking over the contract for most of the day and in checking everything and speaking with Carver, it said in an environmental disclosure and read as follows:

“To the best of the Town's knowledge, there was no knowledge of any deposit storage, disposal, removal, burial, discharge spillage, etc., etc. of any hazardous substances.”

Ms. Hopkins interjected that if you go back to the bid proposal on August 24th, it clearly states that there needs to be \$35,000.00 cash reserve for asbestos removal.

Supervisor Crandall stated that it was a comment period and he didn't want a debate to go on.

Mr. McHugh reiterated that he was sorry, he did look over the bid proposal and he didn't see that in there and to the best of his knowledge, they did what they were potentially hired to do by the Town.

Councilman Dolan interjected that they were not hired by the Town.

Mr. McHugh stated that pretty much they were.

Councilman Dolan stated that they really were not.

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Mr. McHugh stated that they bought the property under the condition that they didn't own the property until they demolished the house because it was unsafe and the Town required the bidder to tear down the building so essentially they had to tear down the building before they could assume possession of the property and they did what they were told to do. He continued by saying that they were provided information from the Town that there were no hazardous substances.

Supervisor Crandall stated that they will let their lawyers handle it and asked if there were any other comments.

Ms. Starr Ross stated that the same building with all of the hazardous waste went in uncovered trucks to whatever location so that material was airborne going down the street.

Supervisor Crandall asked if there were any other comments.

Councilman Youmans stated that he would go back to asking why the Town would pay for what was the County's problem, they owned it and then asked why they would pay \$4,800.00 and sell it for \$250.00 to end up like this and then asked where was the wisdom or what sense did it make to anyone.

Supervisor Crandall stated that he couldn't answer that.

Councilman Burns stated that his intentions when this was happening, was that other houses in the Village the County did end up tearing down, the County buys the property and it sits vacant, they had a prospective buyer that wanted to buy the house who was going to pay for all the demolition and had plans for putting something back there that would improve the area.

Supervisor Crandall interjected that he wasn't answering the question and the question was when the County owned the building, why would the Town buy that building and take on the expense and lose \$4,800.00.

Councilman Burns stated that they didn't want to see another vacant lot sitting there, just like there is on First Street.

Supervisor Crandall stated that it seems to him that the reasonable thing to do would have been after the County tore it down, approach them after that to buy the lot, which they probably would have sold for a pittance instead of losing \$4,800.00. He continued by saying that he saw how the County tore down the building on Main Street, Lou's old bar, where they covered it in plastic and watered it down and they did a good job.

Councilman Dolan stated that he was told by the gentleman from Albany County, who was representing the Albany County Engineer on the Main Street site was that when he was approached by the former Building Inspector about that spot, he was told that it was going to be torn down by the County so it was going to be torn down anyway by Albany County.

Councilman Youmans stated that he can't wrap his head around what the motives were, he could start to think of some but he won't say them because he doesn't know and it brings up a lot of questions in his mind as to why they would spend \$4,800.00, sell it for \$250.00 to end up like this. He added that he doesn't believe that the Town is any spot with it right now but the Hopkins and other neighbors certainly are.

Ms. Tanner stated there are three members who were on the other Board and maybe they can tell them why.

Councilman Dolan stated that he voted no and asked the same exact questions at the same meeting that Jolene referenced.

Ms. Hopkins stated that she is looking at it right now and quoted the following:

"Councilman Langdon stated that the building has asbestos and it will cost at least \$40,000.00 to take it down"

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“Supervisor Flach stated that he thinks it is pretty reasonable to have it torn down for \$4,300.00”

Councilman Dolan interjected that it is the difference in the cost and added that unfortunately the only people in Town that the property has any worth or use for is the Hopkins.

Ms. Hopkins interjected that it would also be the neighbors on the other side.

Councilman Youmans reiterated that he does not understand why it was done and for the life of him he cannot make sense out of it.

Supervisor Crandall asked if there were any other comments, hearing none he moved to the next item on the agenda.

APPROVAL OF MINUTES

Supervisor Crandall stated that there was one set of Town Board Minutes for approval and then asked for a motion.

MOTION

On motion of Councilman Dolan, seconded by Councilman Burns, the Town Board Minutes were approved as presented and read.

VOTE – AYES 5 – NAYS 0 – SO MOVED

NEW BUSINESS

Contract for Services – Senior Projects

Supervisor Crandall stated that there is a Contract for Exchange of Services or Compensation with the Senior Projects of Ravena and continued by reading the following:

This Agreement made between the Town of Coeymans, Albany County New York, a municipality with its offices located at 18 Russell Avenue Ravena, New York, hereinafter called the “Town” and Senior Projects of Ravena, being a not-for-profit or a civic organization, with its principal offices located at 9 Bruno Boulevard, Ravena, New York, hereinafter called “Senior Projects of Ravena”.

WHEREAS, the Town of Coeymans is in need of services consisting of emergency shelter and meals, training room facilities and income tax services for seniors, which can be performed by the Senior Projects of Ravena, and

WHEREAS, the Senior Projects of Ravena is in need of services consisting of supplemental funding in their effort to provide recreation, congregate dining, Meals on Wheels, social activities and transportation for seniors, which can be performed by the Town of Coeymans.

NOW, THEREFORE, BE IT RESOLVED, the undersigned parties hereby agree that they shall exchange services which shall be beneficial to both entities, in that the Town of Coeymans shall provide services consisting of \$7000.00 in funding for a time period of one (1) year and the said Senior Projects of Ravena shall provide services to the Town of Coeymans consisting of those aforementioned for a time period of one (1) year.

The undersigned are herein satisfied that the consideration for the exchange of services are comparatively equaled remunerative to both entities and serve the purposes of both parties therein.

BE IT FUTHER RESOLVED, the undersigned hereby acknowledge that they are signing this Agreement on behalf of the two parties and have authority to execute this Agreement.

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Supervisor Crandall asked for a motion authorizing him to sign the Agreement with the Senior Projects of Ravena.

MOTION

On motion of Councilman Youmans, seconded by Councilman Dolan, authorizing the Supervisor to sign the contract with the Senior Projects of Ravena.

VOTE – AYES 5 – NAYS 0 – SO MOVED

RESOLUTIONS

RES. #059-16 APPOINT PART-TIME BOOKKEEPER

On motion of Councilman Youmans, seconded by Councilman Dolan, the following resolution was APPROVED- VOTE – AYES 5 – NAYS 0 – SO MOVED

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Coeymans hereby, at the request of the Supervisor, and in accordance with Town Law, Section 29, appoints Cindy L. Rowzee as part-time Bookkeeper, at the hourly rate of \$16.00, at 17 ½ hours per week. This appointment is effective February 9, 2016, retroactively.

RES. #060-16 APPOINT EQUIPMENT OPERATOR I

On motion of Councilman Dolan, seconded by Councilman Youmans, the following resolution was APPROVED- VOTE – AYES 5 – NAYS 0 – SO MOVED

WHEREAS, the title Director of Beautification is being eliminated, and

WHEREAS, Donald VanAlstyne, who currently holds that title, is desirous of transferring from the Highway Department to the Beautification Department,

WHEREAS, the Albany County Civil Service Department has confirmed Equipment I as a non-competitive position and that this individual meets the minimum qualifications.

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Coeymans does hereby appoint Donald VanAlstyne as Equipment Operator I in the Beautification Department, effectively immediately, at the contract rate currently in effect, and

BE IT FURTHER RESOLVED, that the Town Board of the Town of Coeymans does hereby authorize the following transfer of funds:

General Fund

Transfer from Highway Administrative

Decrease	A5010.1	Personal Services	\$34,013.00
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Transfer to Community Beautification

Increase	A8510.1	Personal Services	\$34,013.00
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Highway Superintendent Searles asked if he would be immediately going to Beautification.

Supervisor Crandall stated that it is immediate.

RES. #061-16 AUTHORIZE NYWEA TRAINING FOR WWTP PERSONNEL

On motion of Councilman Langdon, seconded by Councilman Dolan, the following resolution was APPROVED- VOTE – AYES 5 – NAYS 0 – SO MOVED

WHEREAS, Chief Wastewater Treatment Plant Operator Kerr has requested to attend training for himself and two Waste Water Treatment Operators, and

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WHEREAS, New York Water Environment Association (NYWEA) offers training throughout the year for the purpose of recertification.

NOW, THEREFORE, BE IT RESOLVED, the Town Board of the Town of Coeymans authorizes payment for membership/training for Waste Water Treatment personnel John Kerr, John Lennon and Keith Geraldson in the amount of \$420.00.

Councilman Dolan asked Mr. Kerr if he had anything to add.

Chief Operator Kerr stated that he didn't.

UPCOMING WORKSHOPS/MEETINGS

- Town Board Workshop, February 18, 2106, 6:00pm
- Town Board Meeting, February 25, 2016, 7:00pm
- Town Board Meeting, March 10, 2015, 7:00pm

ADDITIONAL COMMENTS

Supervisor Crandall asked if there were any additional comments.

Town Clerk Millious stated that she wanted to say for the record that all tax money for the Town has been collected and given to the Supervisor, which was over 2 million dollars as well as collecting the PILOT money from Lafarge, which was over 1 million and for the Town of Coeymans, the host benefit was \$350,000.00. She added that she wanted to remind everyone that the taxes are on the Town's website for view and you can access it on the Town of Coeymans website under quick links, property taxes, which go back to 2012 as well as the school taxes being on their website. She concluded by saying that there is now a 1% penalty on the base amount for property taxes and on March 1st it goes to 2%, reminder notices will be sent mid-March, which has to be done by law and she collects until the end of March and will settle with Albany County mid-April, unpaid taxes will go to the County of Albany.

Councilman Dolan asked if the Sewer Taxes are on the website.

Town Clerk Millious stated that they are not.

Councilman Dolan asked about County taxes.

Town Clerk Millious stated that it is Town & County, she collects for both.

Councilman Dolan inquired about Fire District Taxes.

Town Clerk Millious stated that the Fire Districts are on with the taxes that she collects, and earlier in the meeting two Fire Companies received their checks. She added that the Town is always paid in full on the warrant, the warrant is over 4 million dollars, she continues to make partial payments to the County and the Supervisor receives the penalties that are collected. She concluded by saying that this is why the County forecloses homes, they are the one in arrears of the money and reiterated that the Town gets their full amount whether people pay or not.

Supervisor Crandall asked if there were any other comments.

Highway Superintendent Searles stated that he was requesting authorization to advertise for an Equipment Operator I because he just lost another truck driver.

Supervisor Crandall stated that they will put it on the agenda and discuss it at the next Workshop and then asked if there were any other comments.

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Councilman Langdon stated that relative to Highway Superintendent Searles request, when they re-established the Beautification Department, he thought that the understanding was that those employees were going to be available to the Highway Department and if there was a storm or something, Highway Superintendent Searles could utilize them.

Supervisor Crandall stated that was correct and asked if there were any other comments.

Councilman Burns stated that he wanted to apologize to those living on Fares Road. He added that a Workshop there was a presentation from a gentleman who did a great job and who was very professional and in turn he was in favor of what he wanted to do out there. He continued that he had gotten phone calls and he explained what was actually said during the presentation because he thinks that the News Herald blew it right out of the water and he should have stood up and spoke up and explained what this man wanted to do but he didn't and he didn't represent the residents the way that he should have, which won't happen again. He concluded by saying that he tried to go door-to-door but didn't get very far and reiterated that he apologizes for not representing them as he should have.

Councilman Dolan stated that in all fairness, the gentleman who brought the proposal, Mr. Conklin said that he was not interested in doing it if he was not going to be welcome out there. He added that he does think that it was blown out of proportion in the News Herald but the fact remains that the neighbors said they weren't interested and the fact remains that Mr. Conklin said that he wasn't interested in doing it if he wasn't going to be welcomed.

Councilman Burns stated that if he had clarified it more, people might have changed their mind, possibly there could have been alterations made to keep traffic off Fares Road. He added that something could have been done so he could have done what he wanted to do and everyone could have been happy but he didn't say anything and he apologizes for that.

Supervisor Crandall asked if there were any other comments, hearing none he asked for a motion to adjourn the meeting.

ADJOURNMENT

MOTION

On motion of Councilman Youmans, seconded by Councilman Dolan, the Town Board Meeting was adjourned.

VOTE – AYES 5 – NAYS 0 – SO MOVED

Time – 8:20

Respectfully Submitted,

APPROVED – As Read February 25, 2016

Diane L. Millious, Town Clerk