

**MINUTES BOOK\*\*TOWN OF COEYMANS**

**March 17, 2016 – Town Board Workshop – 6:00pm**

**A Town Board Workshop was held Thursday, March 17, 2016, at 7:00pm at Town Hall, 18 Russell Avenue, Ravena, New York**

**PRESENT:** Philip A. Crandall, Supervisor  
George E. Langdon, Councilman  
James Youmans, Councilman

**ABSENT:** Thomas E. Dolan, Councilman  
Kenneth A. Burns, Councilman

**ALSO PRESENT:** Diane L. Millious, Town Clerk  
John Cashin, Code Enforcement Officer/Building Inspector

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Supervisor Crandall opened the meeting and led the Pledge of Allegiance.

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**OPENING COMMENT**

Supervisor Crandall stated that the record should reflect the absence of Councilmen Dolan and Burns.

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**AGENDA**

- Coeymans Industrial Park & Union Manufacturing Co. P.I.L.O.T.
- Solar Farms
- Establish Town Board Workshop for Annual Audit

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**DISCUSSIONS**

**Coeymans Industrial Park & Union Manufacturing Company P.I.L.O.T.**

Supervisor Crandall introduced Mike Morelli and Nick Laraway and asked that they give their presentation.

Mr. Morelli stated that at a March meeting Carver Laraway and a representative from Barker Steel came before the Town Board. He continued by saying that Barker Steel is currently located at the Port in the Town of Bethlehem, in a 90,000 square foot building, they are going to be down-sizing somewhat and they are looking for about a 41,000 square foot building and are looking at Coeymans Industrial Park. He added that Barker Steel/Harris Rebar is owned by Newport, which is an international company and they have several facilities in close proximity to Albany New York including South Windsor CT., Pawtucket RI, Canaan NH and Deerfield MA. He went on by saying that Barker Steel/Harris Rebar are doing their due diligence to figure out if it will make financial sense to stay in New York or move out of the state so they put together a financial package, which will include an application to Albany County IDA and that application won't go forward unless they have the support of the Coeymans Town Board. He continued by saying that the benefits that will be realized through an IDA approval from the County does not go to the owner, it goes to the tenant Barker Steel/Harris Rebar, the owner benefits zero from it. He added that they will crunch their numbers, which they think can work with the Town's support, and they will keep the company in Albany County, specifically Coeymans and as mentioned at the previous Town Board Meeting, there are 35-50 good paying union jobs that are associated with keeping them here. He concluded by reiterating that they are looking for support from the Board so they can make the application and Supervisor Crandall had asked him in a previous conversation what the drop dead date was, which he didn't have other than knowing that they were under a crunch because it is a couple month process with Albany County IDA so he checked with Nick who advised that if they get the support from the Coeymans Town Board,

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they will submit the following day to the IDA because the application is already prepared but it cannot be done without their support and this is what they are seeking.

Councilman Langdon stated that the company is moving out of Bethlehem regardless.

Mr. Morelli stated that was correct, it is a series of events because Carver Laraway may purchase their property and it is too large for them, they don't need a 92,000 square foot building any longer. He added that he spoke with Supervisor Crandall and Councilman Dolan a couple of weeks ago and explained what they do and reiterated that they will definitely be vacating the Town of Bethlehem. He went on by saying that he is a Town of Bethlehem resident and was the Director of Planning and Economic Development for the Town of Bethlehem and he hates to see them leave the Town but he would hate it even more to see them leave New York, more specifically Albany County. He concluded by reiterating that it is 35-50 good paying, blue collar, union jobs that will disappear if the numbers won't work here, because they will leave and this is what they know.

Mr. Nick Laraway stated that with regard to the Town and School Board, they understand that part of the application is some relief from the taxes and based on the figures they are running and putting in the application, the relief over 5 years on the Real Property Tax will be approximately \$60,00.00 - \$70,000.00 to the tenant. He added that the payments that would be made by the tenant to the County would be in the range of \$140,000.00 - \$160,000.00, if the property stays vacant, the payment is currently approximately \$900.00 a year and by constructing the building it would be approximately \$150,000.00 that will be paid in Real Property Taxes over the next five years and beyond. He continued by saying that this is something that they are asking for and they believe by keeping them in this area, they are keeping jobs in Albany County and somewhere around 50% of Harris' current employees at their current facility reside in southern Albany County and they were part of the Job Fair that the Port of Coeymans was running in the event that they elect to stay here because they like to keep employees in the local area, it is easier on the employee and on the company if people are residing near where the location is. He concluded by saying that they are hoping the Town considers this and lets them know what their thoughts are in order to proceed with the P.I.L.O.T. so they can give some more concrete information to the eventual tenant.

Supervisor Crandall stated that two Board members were absent and they would be discussing it.

Mr. Laraway asked what they think the timeframe will be because he knows that the next question from Harris will be what the timeframe is and whether it will be at the next meeting at the end of March.

Supervisor Crandall stated that he is not sure and he will let them know as soon as they make a decision.

Mr. Laraway asked if there will be public discussion.

Supervisor Crandall stated that absolutely there will be and everything will be done in public.

### **Solar Farms**

Supervisor Crandall asked that Code Enforcement Officer/Building Inspector Cashin speak on the solar farm topic.

CEO/Building Inspector Cashin stated that they are going to be seeing more solar farms and gardens because they are encouraging solar, it is clean energy and his frustration and what he needs help with is a Permit Fee for this. He added that typically they have had residential roof-top units so far, which is a \$50.00 flat fee for a minimum review and inspection. He continued by saying that for something like that it will require a lot more inspections and more reviews and anytime you convene the Planning Board it is approximately \$800.00 so he is looking for a more realistic fee for commercial applications. He went on by saying that he would not change the residential because he would want to encourage everyone to be able to afford solar.

Discussion ensued amongst the Town Board and CEO/Building Inspector Cashin, highlights were.

