

A Town Board Meeting was held Thursday, July 27, 2017 at 7:00pm at Town Hall, 18 Russell Avenue, Ravena, New York

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

ALSO PRESENT: Diane L. Millious, Town Clerk
Paul Pastore, Attorney for the Town
John Cashin, Building Inspector
John Kerr, Chief Operator WWTP
P.J. McKenna, Chief of Police

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

OPENING COMMENT

Supervisor Crandall stated that the record should reflect the presence of a full Town Board with the exception of Councilman Burns and he will be a little late. He has an emergency.

AGENDA

- Presentations
 - Carver Companies – George McHugh
 - Brian Bagley – Satan Cycles
 - Proclamation for Mary Carnibucci
 - Proclamation for Eagle Scout, Kenneth Rosimini
- Public Announcements
 - Port of Coeymans 10 Year Anniversary Celebration – August 20th, 1-4 PM
- Public Comment Period
- Approval of Meeting Minutes
 - Town Board Meeting – June 22, 2017
- Supervisor Reports
- Department Reports
 - Building Department – June 2016
 - Town Clerk – June 2016
 - Sewer Department – June 2016
- Old Business
 - 69 Main St.
 - Gazebo Roof Bids
- New Business
 - Website Banner Photo Contest
 - Hire Lawyer for Certiorari
- Correspondence
 - Sante DeBacco, Building Inspector
 - Carbon Monoxide Incident
 - Ravena Coeymans Historical Society
 - Assemblyman Peter Lopez
 - Letter regarding Water Line Replacement

- Resolutions
 - Rider to Coeymans Recycling PILOT
 - Waive Building Permit Fee for Alcove Preservation Association Project
 - Waive Building Permit Fee for Little Red Schoolhouse Project
 - Adjust Sewer Rate for Demolished property at 13 Church St./2 Fifth St.
 - Forgive Sewer Late Fee for 2535 US Rt. 9W
 - Set Solar PV Fee Schedule
 - Audit of Claims
- Upcoming Workshops/Meetings
 - Planning Board Meeting – August 7th – 7PM
 - Conservation Advisory Council – August 8th – 6PM
 - Town Board Workshop – August 17th – 6PM
 - Zoning Board of Appeals Meeting – August 23rd – 7PM
 - Town Board Meeting – August 24th – 7PM

PRESENTATION

Carver Companies – George McHugh, General Counsel of the Carver Companies in the Port of Coeymans, stated he is here to give a little bit of an update and presentation to the Town Board on what is going on in the Port of Coeymans. They get a lot of phone calls asking what is going on down at the Port of Coeymans, it looks like a four or five story building being built. The Tappan Zee Bridge is still being built. There have been a lot of questions and he will try to answer them while updating the Town Board and whoever happens to be watching out there in TV land. He is going to show a couple of videos first to show you what their latest projects have been and then a short slide show. The presentation should not take more than fifteen or twenty minutes and if there are any questions, he would be happy to answer them. The first is the 200 year event of the Erie Canal opening. The Canal system requested that we be the first commercial vessel to go up the Erie this year in their 200 year event. We got a job tugging and barging the Genesee Beer kegs. The Genesee Beer kegs had to be moved from Albany up to Rochester so we timed that so that we could be in line with the 200 year event of the Erie Canal. In this next video we were contracted to move Generators from the GE Schenectady plant. This was the first time ever that they moved Generators this size from GE Schenectady. Usually they are from overseas, China or other areas, but never from the GE Schenectady plant. They tasked us to build, in less than eight weeks, a platform large enough for a nine hundred ton crane. The crane was used to lift the generators up on to barges and move them down to the Port of Coeymans and up to the Port of Albany where they were eventually loaded on to ships and taken overseas. All the permitting and construction had to be done in less than eight weeks. Carver Companies and the Port of Coeymans were hired to do that and it was successful. As a result GE Schenectady is now going to be the provider of these generators going into the future. According to GE that means about 200 jobs that will be staying in GE Schenectady that were not going to stay there before. It is amazing, not just for Carver Companies, but for the State and local officials who made all the permitting and everything happen the way it did. To move these generators out from GE down to lock eight and onward to Coeymans was a feat in itself. They made a great video of it that he will show now. They brought them down 890 on these huge carriers, they had to take road signs down just to get them down the road. All of the movement was done at night. We had National Grid to move power lines. It was just incredible what had to be accomplished and coordinated. So this is just a little bit about some of the projects we have done at the Port of Coeymans in Carver Companies. This next slide show is just a little bit more about what is going on, specifically at the Port of Coeymans. This is a nice little drone aerial of the Port property as you see it today. You can see a lot of the Tappan Zee Bridge which is being built. These are some barges being moored out there and some more here. This is Lafarge so you have a little frame of reference with their cement being brought on their ships. Across the street is the Coeymans Industrial Park. So the Tappan Zee Bridge was our big project, it is the one that put the Port of Coeymans on the map. The original bridge opened in 1955 and it was designed to carry one hundred thousand vehicles a day. The bridge is averaging about One hundred forty thousand cars a day. It was expected to last one hundred years but it didn't quite last that long so they are replacing it. This project is the largest bridge replacement project of record, with all four lanes being replaced. Completion is planned for April, 2018 with a partial opening in 2017. Governor Cuomo has commissioned FDR's car that he drove over this bridge when it was first built. He has had it refinished and taken out of the museum and he plans drive it as the first vehicle to cross the new bridge. You have probably heard he has renamed the bridge The Governor Mario Cuomo Bridge after his father. So there it is in 1955, the original

bridge being put into place, constructed. This is the bridge today being constructed down in Coeymans. We get all the parts, all the pieces; everything gets trucked or floated down to Coeymans; laid out and put in place. Really you just have sections craned into place at the bridge. We have done a few bridges like that, nothing of this magnitude, this is the biggest one. A few bridges have been done this way; and it is the way it will be done in the future because there is just no room down in New York City or other places to construct this kind of stuff. Floating is just the easiest way to do it. Float it down and crane it into place. There it is being built down in Coeymans. These are the concrete spans being brought over from Fort Miller across the Hudson. They are trucked down, put on to barges in the slip and floated down where they are put into place. So when they put the bridge span into place they really just have to make connections. Whatever utilities are on the bridge; they just connect them and move on, it is pretty amazing. To get the girders like this, they actually take a barge; fill it with water, ballast it and sink it beneath the dock. Then they roll the pieces out, pump the water out so the barge comes back up and picks up the pieces because they are too big to do any other way. That's the bridge today.

The other project that is going on down at the Port that has struck everyone's interest is the Durr/Megrant Joint Venture. It is a Union Shop Project just like the Tappan Zee and there are two locations, one is Seawaren, New Jersey. This is where the first one is going. We wanted to make sure the Town Board knows this; on August 2nd we will be moving that first HRSG module. We will move it out onto the barge. The module is the big tall structure that is about four or five stories high. On August 2nd the module will be moved onto a barge, lashed down to be shipped August 6th to Seawaren, New Jersey and put into place. One HRSG replaces four coal plants. Their plan is to do eighteen of them here in Coeymans. They will build them here, put them on barges and float them down to Seawaren, New Jersey to be put into place. The next location for the project is Bridgeport, Connecticut where they are going to put them into place. The project is a heat recovery steam generator (HRSG module), which is the big tall, four or five story building you see on the south end of the Port. On the north end of the Port are parts and pieces that go along with that module. This is a six hundred million dollar project and it is employing about three hundred fifty new jobs in Coeymans created over the next two years. It is a union shop project. The module is one hundred thirty feet tall maybe one hundred thirty two feet tall depending on the tide. The lowest bridge is one hundred thirty seven feet. There is our margin of error. If you are driving on 144 and look to the right coming out of Coeymans you can't miss the top of it, it stands pretty tall. There are fifteen cranes down there right now. The lashing plan is being approved by a marine engineer. We are completely indemnified because we could never afford to insure it, if that ever goes to the bottom of the Hudson, he can't even imagine what the loss would be.

Coeymans Recycling Center is in the process of purchasing homes and properties usually multi-family houses in the hamlet of Coeymans for the purpose of renovating and cleaning up the hamlet and trying to bring it back. These are some of the properties that we have either purchased or are under contract for; 84, 86 and 88 Main St., 13 Church St., 2 Fifth St., the old Adamo tavern and the old Trickey property. This is the 2 Fifth street property and this is after it was demolished. It was condemned by the building department; it was full of asbestos, because it was not salvageable. Our position at Carvers Companies is if we can salvage the building, we do. If we can't, we tear it down and build something else in its place. That one was not salvageable so it was torn down. Eight six Main St. was salvageable; this was eighty six when we bought it. This is 86 Main St. now, completely renovated, with two apartments. The parking lot to the right of it was 84 Main St., which was not salvageable. We already have tenants for both apartments and the renovations came out beautiful. We are not quite finished with it but when we are, we will give you a tour. This is 88 Main St. which we just went under contract for, but we haven't closed on it yet. We are going to close on it the 2nd week of August. Eighty eight Main St. is right next to 86 Main St. so we are coming up the street. We have had our engineer there and it is not salvageable. We are going to tear it down and our plan is to put a two family home there. We will set it back so we can put parking in the front, have the home in the back and get it off Main Street a little bit further. Hopefully we are going to continue to keep creeping right up as we find reasonable sellers. This is the old Don Trickey house, which has been completely renovated and rented out to some of our Forman who work down at the Port. This is the old Adamo Tavern right on the corner where the new bridge goes across. This building was completely renovated into a multi-family unit and again all those apartments are rented to employees of the Port of Coeymans. It is a beautiful building. Our Community Appreciation day, he wants to plug this because it is coming up. It is Sunday August 20, 2017 and hopefully

everybody can make it. It is a twofold event. It is Community Appreciation Day because the Port of Coeymans and Carver Companies definitely want to be good neighbors; we want to show our appreciation to our community. We have a very good relationship with the Town Board. We have been talking with them since they came in to office and we have worked together on a lot of projects. The most important thing is keeping the lines of communication open which we have done. That's the key and that's why he is here tonight to maintain that communication, but Community Appreciation Day is to really show our appreciation to the community. Everything is free; it is all paid for by Carver Companies. There will be food, drinks, ice cream and face painting for the kids. All of our equipment will be laid out; Fire trucks, Army Tanks, and Bounce houses. You name it and it is going to be there and it is all free, from 1:00PM to 4:00PM on Sunday, August 20th. If it rains out for some reason; it will be on Sunday August 27th at the same time, from 1:00PM to 4:00PM. Hopefully it doesn't rain out. It will be set up at the far end of Coeymans Industrial Park right across from the Port of Coeymans. Again it will all be free. There will be hamburgers, hotdogs and so much stuff for kids it is unbelievable. Please bring the kids because he knows every kid wants to jump on a crane or a loader and they will have plenty of them around. They will also have tours at the port. You can get on a tour bus and they will have people giving guided tours of the port. You can see one of the HRSO modules, the Tappan Zee Bridge project and all around the Port on the other side. Hopefully all of you can make it. It is also the Ports ten year anniversary, but we down play that because we would rather push the Community Appreciation Day.

Councilman Langdon stated he wants to thank Mr. Laraway for the investment he has made in our community.

George McHugh answered that Mr. Laraway enjoys it and wishes he could be here tonight. Mr. Laraway gave this same presentation at the RCS Business Association meeting, but he couldn't make it tonight so he asked Mr. McHugh to do the presentation. They are glad to keep the Town Board in the loop. The better our communication is; the better it is for everybody, including them. They appreciate this opportunity.

Supervisor Crandall stated that he and George talk at least twice a week.

Town Board thanked George McHugh for coming.

Brian Bagley – Satan Cycles

Brian Bagley stated they own a motor cycle shop and they have been in the Town of Coeymans for approximately six years. They are looking to expand their shop and they have plans to do that right across the street. Mr. McHugh demonstrated how they are revitalizing and bringing back the community and that is what Satan Cycles is going to do. They are doing the same thing, but on a smaller scale because they do not have the same resources. They are building a training facility and motor cycle shop. They will employ mechanics during the day and vocational teachers at night and with any luck the people that they train to weld, our vocational teachers, could end up working for Carver. They are looking to keep the people in our community working. There are so many good workers here. The kids are going to school and they are getting the education they need but they are not going any further; they are only going to a certain point. Mr. Bagley stated that was why he asked how many of the employees at the Port were from our community. He wasn't saying anything against the Port he was just pointing out the lack of educational opportunities in our community to help someone obtain a job working for the Port of Coeymans. They need that second advancement of training which they are going to give them across the street. There at that broken down warehouse, which they are revitalizing right now. Everything is being done through private funds; they are going to build a museum and a training facility there in the building. They want to save the broken down buildings that can be saved just like presentation earlier tonight showed. Our next step is to work with the Town to see if we can link this street into Main Street. Mr. Bagley continued by saying he sees the lack of parking as the problem with Main Street. There is a parking lot here, but the problem is; there aren't any sidewalks all the way to Main St. Most people are driving up and down 9W and they don't even know where Main Street is. They are starting to recognize Main Street in Coeymans. We want them to recognize Main Street in Ravenna. If this parking lot could be utilized for Main Street that would bring back the mothers, daughters and everybody walking up the street and that is what we actually need.

Supervisor Crandall stated any ideas he had on that the Town Board would certainly love them.

Brian Bagley continued saying he had tons of ideas. He works for Albany County with the Waste Treatment Plant so this is something he doesn't need to do. This is part time for him and he has fun doing it. The bike shop was only a hobby and they turned it into a business. They will employ people. They employ one person right now, his partner, and they are going to bring other jobs right across the street. They picked that building over there because it was probably the worst building they could find. It is easy to wreck a building but it is harder to rebuild it.

Councilman Burns stated they are glad to have him as a neighbor.

Brian Bagley stated they are going to have a soft opening next weekend. It will be the first time they are going to show people the inside of the building and what they have actually done. What you can see is only half. They have put a new roof on the building, twelve thousand square feet, and it is a big building. They have a lot of plans for the future and hope to be a great neighbor. They would like to see everybody over there this weekend, August 5th.

Supervisor Crandall stated that just like with Mr. Layaway's Port Celebration, he should call his office with the information tomorrow so they can put it on the Town website. Mr. Bagley stated the event would be from 12 to 7. They usually shut operations down at the other location around 8. One of the hardest things they had to do, was put a motorcycle company in the middle of a residential area and get along with all their neighbors. In six years, they have never had a problem over there. It is time now to expand. There are other businesses that can open up here. We can bring other businesses here, but we have to train and educate them. He is sure Carver would like to see their Welding School once it is together; and with any luck they will see the guys from their school down there burning rods.

Supervisor Crandall stated he is sure if they give Mr. Laraway the invite he will come.

Mr. Bagley stated that was pretty much all he wanted to say. He wanted to come because he knows everyone can see what they are doing over there. The shop is no longer called Satan's Cycles it is South End Choppers. They had to kind of tone it down a little bit.

Rick Touchette – Albany County Legislator

Rick Touchette stated that it is exciting to see the new development in town; at the port. To move five hundred tons at a time that is just incredible. Thank you to Mr. Bagley as well. He wanted to comment on the project on 101, which they also call Under Cliff Road. The paving and stripping have been done. The final part of the project is to install approximately nine thousand eight hundred and sixteen feet of guard rail along that road. That project is worth Three Hundred Sixty Seven Thousand Seven Hundred dollars which is all state funded. That project is slated to start on September 12th and will take a week to ten days to complete. As always if anyone has any questions or comments on county government, he would be happy to listen and try to help.

Proclamation for Mary T. Carnibucci

Supervisor Crandall stated he would like to read this proclamation.

PROCLAMATION

WHEREAS, Mary T. Carnibucci will be honored by friends and relatives on the occasion of her 100th birthday on August 6th; and

WHEREAS, she was born in North Coeymans on Aug 6, 1917 and has been a resident of this community her whole life; and

WHEREAS, she became the wife of Joeseph P. Carnibucci, and this marriage was blessed with three children, six grandchildren, seven great-grandchildren, and two great-great grandchildren; and

WHEREAS, in addition to being a wife and mother, she has been a member of various societies over the years, worked as a seamstress in a dress factory, participated in the Stars Program at Pieter B. Coeymans and was active in St. Patrick's Church and civic activities, she is also well known for her homemade pasta and Italian cookies; and

WHEREAS, during a long and productive life, she has demonstrated in countless ways her dedication to others and has earned the respect and affection of people from all walks of life and all ages;

NOW, THEREFORE, I, Philip A. Crandall, Supervisor of the Town of Coeymans, along with the Coeymans Town Board, do hereby deem it an honor and pleasure to extend this Certificate of Recognition to Mary T. Carnibucci on the occasion of her 100th Birthday, with sincere congratulations and best wishes.

IN WITNESS WHEREOF, I do hereby set my hand, and cause the seal of Coeymans to be affixed, this 27th day of July, 2017.

*Philip A. Crandall
Town Supervisor*

Supervisor Crandall continued saying that this is the plaque we are going to give to Mary Lewindowski, her daughter, right now, as Mrs. Carnibucci could not be here tonight.

Proclamation for Eagle Scout, Kenneth Rosimini

Supervisor Crandall stated he had one more Proclamation this is for Kenneth Rosimini the III.

PROCLAMATION

WHEREAS, On July 23, 2017, Boy Scout Kenneth Rosimini III from Troop 1067 , will be recognized by the Boy Scouts of America for successfully completing all requirements for Scouting's highest rank; and,

WHEREAS, we are gathered here on this occasion, as friends, family and neighbors of Kenneth Rosimini III to support him on his attainment of the rank of Eagle Scout and to recognize the faithful and steady path taken within the Scouting organization; and

WHEREAS, we commend Kenneth on his Eagle project, he organized and completed a project for the Congregational Christian Church in which he and the other boy scouts dug down several feet and applied tar to the foundation of the church in order to waterproof it, which is an example of the many contributions he has made to the community;

NOW, THEREFORE, I, PHILIP A. CRANDALL, SUPERVISOR OF THE TOWN OF COEYMANS, ALBANY COUNTY, NEW YORK, DO HEREBY RECOGNIZE AND CONGRATULATE:

Kenneth Rosimini III, Eagle Scout

For this outstanding accomplishment and extending to him our deepest appreciation for all of his dedicated work and wishing him the best in all of his future endeavors.

Signed this 23rd day of July 2017.

*Philip A. Crandall
Town Supervisor*

Supervisor Crandall stated that they gave him his plaque over the weekend. Supervisor Crandall stated it takes a long time to become an Eagle Scout, and only two or three percent of all scouts attain that. He asked County Legislature Touchette if he was right.

Rick Touchette answered that is correct.

Supervisor Crandall stated the Rick Touchette also was an Eagle Scout.

PUBLIC ANNOUNCEMENT

Port of Coeymans 10 Year Anniversary Celebration –Celebration – August 20th, 1-4PM

Supervisor Crandall asked George McHugh if he would like to say a little more about it.

George McHugh stated again he hopes we have great weather. There will be a ton of stuff for kids. Everything is free. They want to get as many people as they can out there. If there are any organizations that would like to have a booth or something there, they can call down to the Port and talk to Mike Calamari 756-2164. That is free as well. They can set up a booth for any organization you might have.

Supervisor Crandall stated if for some reason anyone can't get a hold of that number they can call the Town Supervisor's Office and he will get an email to George and they will get you right in.

PUBLIC COMMENT

Supervisor Crandall invited the public to comment at this time and there were no comments.

APPROVAL OF MEETING MINUTES

MOTION

On motion of Councilman Youmans, seconded by Councilman Dolan, approves the minutes for the Town Board meeting June 22, 2017.

VOTE – AYES 5 – NAYS 0 - SO MOVED

SUPERVISOR'S REPORTS

April, 2017

FUND	BAL. FWD.	RECEIPTS	DISBURSE.	BALANCE
GENERAL	\$1,511,571.33	\$ 31,456.46	\$ 173,073.69	\$1,369,954.10
CONSOLIDATED	\$ 73.48	\$ 429,258.50	\$ 429,242.02	\$ 89.96
PART TOWN	\$ 298,497.18	\$ 429,649.14	\$ 13,219.79	\$ 714,926.53
HIGHWAY P-T	\$ 75,370.38	\$ 11,063.83	\$ 57,793.25	\$ 28,640.96
HGWY. TOWN	\$ 53,317.13	\$ 2.05	-0-	\$ 53,319.18
SEWER	\$ 84,995.23	\$ 34,772.22	\$ 46,671.65	\$ 73,095.80
SPECIAL WATER	\$ 123,228.83	\$ 30,399.41	-0-	\$ 153,628.24
TRUST & AGCY.	\$ 28,372.25	\$ 181,126.86	\$ 179,587.33	\$ 29,911.78
POL. FOR.	\$ 997.68	\$.04	-0-	\$ 997.72
CAP. PROJ.	\$ 60,319.63	\$ 2.48	\$ 3,750.00	\$ 56,572.11
SEC. 8 HUD	\$ 3,409.99	\$ 47,765.32	\$ 45,786.94	\$ 5,388.37
			TOT. REC. BAL.	\$ 2,486,524.75

CERTIFICATES OF DEPOSIT

SAVINGS ACCOUNTS

**COLATERAL FDIC COVERAGE COLLATERALIZED
COVERAGE**

Unemployment	\$ 704.33	Greene County	\$ 250,000.00	\$2,656,462.05
Grove Cem.	\$40,995.83	National Bank	\$ 250,000.00	\$ 103,915.00
C.H. Cem.	\$13,448.34			
Total	\$55,148.50			

May, 2017

FUND	BAL. FWD.	RECEIPTS	DISBURSE.	BALANCE
GENERAL	\$1,369,954.10	\$ 50,592.08	\$ 229,531.17	\$1,191,015.01
CONSOLIDATED	\$ 89.96	\$ 2,500.22	\$ -0-	\$ 2,590.18
PART TOWN	\$ 714,926.53	\$ 10,227.83	\$ 117,902.59	\$ 607,251.77
HIGHWAY P-T	\$ 28,640.96	\$ 100,160.90	\$ 56,565.19	\$ 72,236.67
HGWY. TOWN	\$ 53,319.18	\$ 3,319.18	\$ 41,537.72	\$ 15,100.64
SEWER	\$ 73,095.80	\$ 32,914.30	\$ 39,433.36	\$ 66,576.74
SPECIAL WATER	\$ 153,628.24	\$ 2,614.29	\$ 91,166.87	\$ 65,075.66
TRUST & AGCY.	\$ 29,911.78	\$ 268,344.18	\$ 188,255.12	\$ 110,000.84
POL. FOR.	\$ 997.72	\$.04	\$ 206.94	\$ 790.82
CAP. PROJ.	\$ 56,572.11	\$ 55,003.31	\$ 9,067.38	\$ 102,508.04
SEC. 8 HUD	\$ 5,388.37	\$ 47,610.33	\$ 47,187.22	\$ 5,811.48
			TOT. REC. BAL.	\$ 2,238,957.85

CERTIFICATES OF DEPOSIT

SAVINGS ACCOUNTS

**COLATERAL FDIC COVERAGE COLLATERALIZED
COVERAGE**

Unemployment	\$ 704.36	Greene County	\$ 250,000.00	\$ 2,662,810.31
Grove Cem.	\$40,997.57	National Bank	\$ 250,000.00	\$ 103,897.00
C.H. Cem.	\$13,448.91			
Total	\$55,150.84			

MOTION

On motion of Councilman Dolan, Seconded by Councilman Youmans, the Supervisor’s Reports was approved as presented and read.

VOTE –AYES 5-NAYES-SO MOVED

DEPARTMENT REPORTS

Building Department – June 2017

Supervisor Crandall asked that Building Inspector Cashin give the Building Department Monthly Report.

Building Inspector Cashin continued by giving the report.

Supervisor Crandall asked for a motion to approve the report.

MOTION

On motion of Councilman Dolan, seconded by Councilman Langdon, the report was approved as presented and read.

VOTE – AYES 5 – NAYS 0 – SO MOVED

Town Clerk – June 2017

Supervisor Crandall asked that Town Clerk Millious give the Town Clerk Monthly Report.

Town Clerk Millious continued by giving the report.

Supervisor Crandall asked for a motion to approve the report.

MOTION

On motion of Councilman Dolan, seconded by Councilman Burns, the report was approved as presented and read.

VOTE – AYES 5 – NAYS 0 – SO MOVED

Sewer – June 2017

Supervisor Crandall asked that Chief Operator Kerr give the Sewer Department Monthly Report.

Chief Operator Kerr continued by giving the report.

MOTION

On motion of Councilman Dolan, seconded by Councilman Youmans, the report was approved as presented and read.

VOTE – AYES 5 – NAYS 0 – SO MOVED

Supervisor Crandall asked Police Chief if he had anything to say.

Police Chief McKenna answered that he didn’t prepare anything. He was on a call in Magnolia Circle.

OLD BUSINESS

69 Main Street

Supervisor Crandall asked Code Enforcer, John Cashin if he wanted to talk a little about 69 Main.

Code Enforcer John Cashin stated that 69 Main is right opposite the old Fire House. The parcel has an abandoned trailer on it, which has been abandoned for fifteen years maybe. The Town acquired it from the County because we thought that the Storm Water might have been under the porch of the mobile home; and we thought we might need to move the storm water for our new Sewer and Storm Water Project. That wasn't the case, so now the town has a property with an old trailer on it. The goal is to return it back to the private sector, maybe work some kind of project with somebody to remove the trailer and take over the land. The lot is small, but it does have water and sewer, so you could put another one or two family house back on that parcel.

Supervisor Crandall stated that you suggest we put it out for bid.

Code Enforcer John Cashin stated he spoke to the Town assessor yesterday and she said the parcel without anything on it, but with water and sewer available would probably be worth eleven thousand five hundred. So if someone wanted to fashion a proposal to give the town some money for it and remove the trailer, that's what he thought the Town could do.

MOTION

On the motion Supervisor Crandall, seconded by Councilman Dolan, authorizing Supervisor Crandall to put it out to bid to have the trailer removed from the property as part of the selling process and he would like to have a motion to advertise the property for sale with the condition that part of the deal is that you have to remove the trailer and get rid of it.

VOTE – AYES 5 – NAYS 0 – SO MOVED

Councilman Langdon asked John if we know the size of the parcel.

Code Enforcer John Cashin answered that it is 40 x 100 with zoning setbacks of 10 feet from the sides, 15 feet from the rear and 25 feet from the front. He went online today and found a three bedroom, two and a half bath house that is only sixteen feet wide. He doesn't want to speak for the zoning board but he believes they would be amicable to granting a variance if needed.

Supervisor Crandall stated it has been the goal all along, to put the property back on the tax rolls. Any extra property that we don't need should be back on the tax rolls to help the tax payers, to alleviate the tax burden.

Councilman Youmans stated we need to get the word out, aside from just a bid notification in a newspaper that perhaps the neighboring properties would just like to have it.

Supervisor Crandall stated we can do that.

Councilman Dolan asked are you suggesting that we notify the neighbors.

Councilman Langdon asked is there any idea of the cost of moving a trailer like that to the buyer.

Code Enforcer John Cashin answered that he didn't know. He tried to put a few feelers out and nobody had gotten back to him yet. The trailer is fourteen foot by sixty and it doesn't have any wheels on it and it has been there for forty years.

MOTION

On the motion Supervisor Crandall, seconded by Councilman Dolan, Supervisor Crandall stated he would amend the motion to allow Mr. Cashin and the Assessor to work out the specifics on how to do this and then we will give it to the Town Clerk to put it out for advertisement and out to bid.

VOTE – AYES 5 – NAYS 0 – SO MOVED

Gazebo Roof Bids

Supervisor Crandall stated there were two bids and the lowest bidder is Strack Construction Group LLC from Troy, New York and they bid \$10,560 to replace the roof which badly needs replacing.

Councilman Dolan asked that bid was today.

Supervisor Crandall answered that bid was today and asked Town Clerk Millious if there were just two.

Town Clerk Millious answered that there were two.

Councilman Dolan stated he knows it is quite a bit more than last time, but he thinks the roof has deteriorated since the last time it was put out to bid. The Town was unable to proceed last time.

Supervisor Crandall stated so we will do that when we come to resolutions if that is okay with the board.

New Business

Website Banner Photo Contest

Councilman Dolan stated we are having a Website Banner and Town Facebook Page Cover Photo Contest and read as follows:

Our New Town Website and Facebook page are in need of a new photo or photos that show the beauty that can be found in our Town. We are going to be collecting photos that are submitted digitally to the town along with the following signed permission. These photos should be of sites and scenery found within the Town of Coeymans. Please do not submit photos with people in them only those of local landscapes will be considered. The picture should be of size and quality to be used on a website banner or as a Facebook Cover Photo.

Please submit your photos and permission by e-mail to Supervisor Crandall at supervisor@coeymans.org.

The contest will remain open until September 14th, 2017 at which time the winner/winners will be chosen by the Town Board.

This Photo Contest is for the Town of Coeymans, NY located at 18 Russell Ave., Ravena, NY 12143. This contest is open to anyone of all ages. By sending in your photo or photos along with this signed page you agree to let the Town of Coeymans use your photo on their website

Permission to Use Photograph

Subject: _____

Location: _____

I agree that the Town of Coeymans may use my submitted photo/photos for any lawful purpose, including for example such purposes as publicity, illustration, advertising, and Web content.

I have read and understand the above:

Signature _____

Printed name _____

Organization Name (if applicable) _____

Address _____

Date _____

Signature, parent or guardian _____
(If under age 18)

Councilman Dolan stated Cindy Rowzee has taken over updating and maintaining the website so we are no longer paying someone to do that for us. She has also started up a Facebook page. A lot of people prefer communicating that way so if you have a great photo send it on in.

Hire Lawyer for Certiorari

Supervisor Crandall stated that the City of Albany is trying to have their assessments lowered on the old DEC property that they want to use for compost and on the Albany Water Board property by the Alcove. They are looking to cut it by more than half, which will cost us a lot of money in tax dollars. Mr. Farbstein, who we have on our payroll, cannot represent us in this case. He has done work for the City of Albany and our Town; both for and against the City of Albany and the Town of Coeymans, so we have contacted another lawyer who has thrown his hat in it, Mr. Vincelette. He has done this type of work before in the City of Troy versus the Town of Pittstown. He has also done work for the City of Johnstown in proceedings. He has represented Colonie and Bethlehem in trials before the judge who handles these cases who is Judge Walsh. He has experience and has offered to do this at a lower rate than Mr. Farbstein has given us. He comes highly recommended and with the Boards approval he would like to hire him to represent us against the City of Albany on the Water Board assessment.

MOTION

On the motion Councilman Youmans, seconded Councilman Dolan, to hire Daniel Vincelette, Attorney to handle certiorari matters concerning the City of Albany.

VOTE AYES 5 – NAYS 0 – SO MOVED

Councilman Langdon asked in those cases who did he represent the City or the smaller Municipalities.

Supervisor Crandall answered he didn't represent Albany, he represented the small Municipalities and he has won three quarters of his cases.

Councilman Dolan stated we are talking at least two million dollars of difference in assessment.

Councilman Langdon asked do you know the tax dollar amount.

Town Clerk Millious stated she remembered that just the town; thirty five thousand.

Councilman Burns asked is there any reason why they wanted to lower their taxes.

Supervisor Crandall answered they just feel it is unfair and they are looking for a tax reduction. The City of Albany received fifteen million dollars from Governor Como's budget from the State. He doesn't think we got even one hundred fifty dollars from the state.

Supervisor Crandall stated they paid a pretty penny for that property, way too much, because they thought they were going to put a dump in our town. The town was able to stop them and now they are trying to make us pay for it. They don't know how to manage their budget money and they are attacking little towns. He is sure Knox will be next.

Councilman Dolan stated to answer your question when the City of Albany went to sell it to DEC; they were going to sell it for a multi-million dollar price. The state came back and asked them for an appraisal of the property; which came back at roughly six hundred sixty thousand dollars. The DEC dump property that they were paying taxes on was four million dollars. Once they got that assessment saying it was worth six hundred thousand that was one of the papers that was used.

Correspondence

Sante DeBacco, Building Inspector – Carbon Monoxide Incident

Supervisor Crandall asked Councilman Youmans to read the following:

Good Morning Mr. Crandall,

You may recall me telling you about the incident where occupants of a house were overcome with carbon monoxide and had to be taken to the hospital. You had mentioned that you would like to bring up the incident at a Town Board meeting as a public reminder of the importance of carbon monoxide alarms. Below is the synopsis of the incident if you would like to read it at a Board meeting.

The Ravena Hose Company recently responded to a call to a residential location in the Village of Ravena for a reported “hazardous condition”. The Coeymans Police, as well as Ravena Rescue Squad and Albany County Paramedics were dispatched to the call, as part of a routine response. An occupant of the residence had initially contacted Central Hudson to report a problem at the location. The Central Hudson representative had decided to call 911 and summon emergency personnel to the location because the occupants of the residence were experiencing some ill effects. The occupants of the residence were evaluated by EMS and were found to have elevated levels of carbon monoxide in their blood. Carbon monoxide attaches to the hemoglobin in the blood, and can cause ill effects, and can even be fatal in high concentrations, and extended time of exposure. The firemen were advised of the situation with the occupants and entered the residence fully attired with personal protective equipment (including breathing apparatus), as well as a gas meter. The firemen were getting readings of carbon monoxide on the meter in excess of 450 to over 500 parts per million, even with some of the windows open in the residence.

Further investigation determined that there was a problem with a gas-fired hot water heater that possibly leaked carbon monoxide into the residence, thus exposing the occupants to dangerous levels of CO.

The hot water heater was shut off, as well as gas supply to the residence, and the rest of the windows were open for ventilation. The situation was turned over to National Grid. All of the occupants were transported to the hospital for further treatment. It was found out later on that the occupants had to be transferred to a hospital in Syracuse to undergo treatment in a hyperbaric chamber due to dangerous levels of carbon monoxide in their bloodstreams. This incident had a successful outcome, and everyone turned out ok, due to the quick action by emergency personnel and utility reps that were on the scene.

The reason for this story to be shared at a public meeting is to remind everyone of the dangers of carbon monoxide and the importance of having carbon monoxide alarms inside all residential and commercial structures that utilize appliances that burn fossil fuels such as fuel oil, natural gas, or propane. It is a requirement of the New York State Fire Code that all residential and some commercial structures that utilize fossil fuel-burning appliances have carbon monoxide alarms. It is pretty much impractical for the Building Department to inspect every single house or apartment to check for carbon monoxide alarms and smoke alarms. Therefore we must rely on public education regarding how vital the alarms can be, when installed properly, to protect us in our homes or buildings where we work.

Important message to the public:

1. Install smoke alarms and carbon monoxide alarms-per the instructions given.
2. Maintain the alarms. Don't take the batteries out and change the batteries when needed
3. If an alarm activates, do not ignore it or dismiss it as a false alarm. Call 911 and report the situation to emergency services.

Thank you for your consideration in this important public safety issue.

Sandy

Supervisor Crandall asked Code Enforcer John Cashin if he wanted to comment on that.

Code Enforcer John Cashin answered that it is a law that all houses that have the source have to have a carbon monoxide detector but we can't go into one or two family homes and push that. It is a cheap safety device to have and everyone should have one.

Ravena Coeymans Historical Society – Sponsorship Appreciation

Supervisor Crandall asked Councilman Dolan to read the following:

Dear Supervisor Crandall,

On behalf of the Ravena Coeymans Historical Society Board of Trustees, thank you for your Generous 2017 sponsorship renewal. We are proud to recognize your respect for and commitment to the Society's mission to preserve, share and educate.

We shall continue offering opportunities for museum visits, genealogical support, and programs of local interest to businesses, organizations and schools.

The Society is pleased to announce that last March we relocated to the ground floor of the Ravena municipal building on Mountain Road. With the skilled craftsmanship of Bob Wade and those who helped him and with the help of many volunteers, the museum has been enlarged to display the valuable contributions local businesses and community members have made.

Once a date for our Grand Opening has been decided, you will receive an invitation. At that time we will again recognize and thank you for a generous contribution.

Sincerely,
Marie Sturges
Treasurer

Assemblyman Peter Lopez- Letter to Mr. Zhou – Water Line Replacement Project

Supervisor Crandall asked Councilman Burns to read the following:

Mr. Sam Zhou, P.E.
Regional Director
Region One
NYS Department of Transportation
50 Wolf Road
Albany, N.Y. 12232

Dear Mr. Zhou,

The Town of Coeymans and the Village of Ravena are looking to maximize their already limited budget by taking advantage of the scheduled DOT road work replacement project along RT 143 and RT 144 to upgrade their current water lines.

It is my understanding that the Village has until November 8, 2017 to submit information related to funding sources for the water lines replacement in order for DOT to include as part of the renovation plans. I am looking for clarification regarding this submission date:

- Is there any flexibility with this deadline?
- What type of information is required by DOT as proof of funding-
 - is a commitment letter adequate proof or would DOT require a bank statement indicating funds are available for the project?

I appreciate your time in helping clarify these question related to the above mentioned project.

Respectfully,

Peter D. Lopez
Assemblyman 102nd AD

Councilman Burns asked if the discussed the sewer at all.

Supervisor Crandall responded that they did discuss the sewer but most of the discussion was regarding the water lines.

RESOLUTIONS

RES. #93-17 AWARD GAZEBO ROOF REPLACEMENT BID

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

WHEREAS, the roof of the Gazebo at Coeymans Landing is badly in need of repair; and

WHEREAS, the replacement of the Gazebo roof was put out to bid; and

WHEREAS, two bids were received and opened on July 27, 2017 at 2:00 PM: and

WHEREAS, the lowest bid was from Strack Construction Group, LLC, 118 5th Ave., Troy, NY 12180 in the amount of \$10,560.00;

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Coeymans hereby awards the bid to Strack Construction Group, LLC for \$10,560.00 to replace the Gazebo roof.

BE IT FURTHER RESOLVED, that the Town Board authorizes Supervisor Philip A. Crandall to execute all documents related to this award.

RES. #94-17 ADD RIDER TO COEYMANS RECYCLING PILOT AGREEMENT

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

WHEREAS, a PILOT agreement was agreed to with Coeymans Recycling Center, LLC on April 1, 2016 regarding certain “real property”; and

WHEREAS, the parcel number of the real property was 156.-4-6.1; and

WHEREAS, the real property has since been subdivided and the parcel number that is associated with the PILOT agreement is currently 156.-4-6.171;

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Coeymans does hereby add a rider to the Coeymans Recycling Center, LLC PILOT dated April 1, 2016 that changes the parcel number of the real property to 156.-4-6.171.

RES. #95-17 WAIVE BUILDING PERMIT FEE FOR ALCOVE PRESERVATION ASSOCIATION PROJECT

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

WHEREAS, the Alcove Preservation Association is starting a project to repair the foundation of the Valley Mill Chimney in Alcove, NY; and

WHEREAS, the Town of Coeymans owns the property; and

WHEREAS, a request was made by Tom Sweeney, President of the Alcove Preservation Association to waive the applicable fees associated with the Building Department’s processing the necessary permit in connection with this project;

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Coeymans hereby authorizes the Building Department to waive fees associated with any Town permits required in connection with the proposed construction on the Valley Mill Chimney located in Alcove, NY.

Supervisor Crandall invited Mr. Sweeney to comment on the Valley Mill Chimney project.

Mr. Sweeney, President of the Alcove Preservation Association stated the Town owns the property and the Association is paying for the repair of the stone foundation. O’Brien Stoneworks are the contractors who will be repairing the foundation. The Town’s involvement goes beyond owning the property, as the Highway Department will be doing the excavation and back filling for the project. The Beautification Department will be removing the cedar fencing and replacing it, so it is a community project. Mr. Sweeney stated they were happy to have the Town participate in the project.

The Town Board all stated they were happy to have The Alcove Preservation Association participate in the project as well.

Supervisor Crandall stated the Association has done a wonderful job at the Valley Mill site and it looks so nice.

RES. #96-17 WAIVE BUILDING PERMIT FEE FRO LITTLE RED SCHOOLHOUSE PROJECT

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

WHEREAS, the Little Red Schoolhouse is adding a shed to their property in Coeymans Hollow; and

WHEREAS, the Little Red Schoolhouse is a not-for-profit organization comprised of volunteers; and

WHEREAS, a request was made by Paul Caswell, President of the Little Red Schoolhouse Historical Society to waive the applicable fees associated with the Building Department’s processing the necessary permit in connection with this project;

NOW, THEREFORE, BE IT RESOLVED, that the Town Board hereby authorizes the Building Department to waive fees associated with any Town permits required in connection with the proposed construction at the Little Red Schoolhouse located on State Route 143, Coeymans Hollow, New York.

RES. #97-17 ADJUST SEWER RATE FOR DEMOLISHED PROPERTY

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

WHEREAS, the Town of Coeymans collects sewer rents from residents in the Coeymans Sewer District, outside the Village of Ravena; and

WHEREAS, the structures at 13 Church St. and 2 Fifth St. were demolished prior to the July sewer billing; and

WHEREAS, the said properties were merged into one property at 13 Church St. prior to the July sewer billing;

NOW, THEREFORE BE IT RESOLVED, that the Town Board of the Town of Coeymans does hereby adjust the sewer billing for property address 13 Church St. to the vacant rate of \$50.00 per billing cycle.

RES. #98-17 REFUND SEWER PENALTY FOR JANUARY BILLING OF 2535 RTE 9W

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

WHEREAS, the Town of Coeymans collects sewer rents from residents in the Coeymans Sewer District, outside the Village of Ravena; and

WHEREAS, Mr. Stahlman newly obtained property in the Town and reported the change of billing address prior to the January billing; and

WHEREAS, the said January bill was sent to the wrong address and Mr. Stahlman never received the January sewer bill; and

WHEREAS, Mr. Stahlman has paid the bill in question;

NOW THEREFORE BE IT RESOLVED, that the Town Board of the Town of Coeymans does hereby waive the late fee of \$25.34 for property address 2535 US Rt. 9W and instructs Town Clerk Millious to refund said late fee to Mr. Stahlman.

RES. #99-17 SET SOLAR PV FEE SCHEDULE

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

WHEREAS, Solar PV energy systems are becoming increasingly popular; and

WHEREAS, the current fee schedule for a permit from the Building Department is not feasible for large systems; and

WHEREAS, John Cashin, Building Inspector has created a new fee schedule based on recommendations from the Department of Energy;

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Coeymans does hereby set the following fee schedule for permits for Solar PV Systems:

For Systems Sized	Fee
0-4 kilowatts	\$75
5-10 kilowatts	\$150
11-50 kilowatts	\$300
51-100 kilowatts	\$500
101-500 kilowatts	\$1000
501-1000 kilowatts	\$3000
1001-2000 kilowatts	\$5000

Supervisor Crandall asked John Cashin, Building Inspector for the Town, to comment on this.

Mr. Cashin explained the current fee schedule is based on square footage, which works for a small system. Some of the larger land owners in Coeymans have been approached by the solar companies and one of the projects he priced with the current fee schedule came out at \$132,000. The current fee schedule does not make it attractive to land owners to have solar put on their properties. He did some research and found recommendations from the Department of Energy to make it more attractive to landowners plus cover some of the Town's expenses as well; and proposes this new fee schedule.

Councilman Dolan asked if he thought the new fees were fair compared to the time he would spend. Mr. Cashin replied yes they would cover the inspections and reviews necessary.

RES. #100-17 APPROVE JULY AUDIT OF CLAIMS

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

BE IT RESOLVED, that the Town Board has approved the payment of bills as presented in the Abstract for July, 2017, as follows:

PRE-PAID VOUCHERS – 174535-174655, for a total of **\$778,709.65**

VOUCHER NUMBERS – 174656-174752 for a total of **\$147,324.16**

TOTAL FOR ALL FUNDS – **\$926,033.81**

UPCOMING WORKSHOPS/MEETINGS

- Planning Board Meeting and Public Hearing, August 7, 2017, 7:00pm
- Conservation Advisory Council Meeting, August 8, 2017, 6:00pm
- Town Board Workshop, August 17, 2017, 6:00pm
- Zoning Board of Appeals Meeting, August 23, 2017, 7:00pm
- Town Board Meeting, August 24, 2017, 7:00pm

ADDITIONAL COMMENTS

ADJOURNMENT

MOTION

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

APPROVED – VOTE – AYES 5 – NAYS 0 – SO MOVED

Time – 8:37

Respectfully Submitted,

APPROVED –

Diane L. Millious, Town Clerk