

MINUTES BOOKTOWN OF COEYMANS
July 9, 2020 –Town Board Workshop – 7:00pm**

A Town Board Workshop was held Thursday, July 9th, 2020 at 7:00pm at Town Hall, 18 Russell Avenue, Ravena, New York.

PRESENT: George D. McHugh, Supervisor
Daniel D. Baker, Councilman
Kenneth C. Burns, Councilman
Brandon L. LeFevre, Councilman

ABSENT: Zachary S. Collins, Councilman

ALSO PRESENT: Cindy L. Rowzee, Town Clerk
Jaclyn Hakes, M.J. Engineering
Andrew Gillcrist, M.J. Engineering

ALSO PRESENT BY CONFERENCE CALL:
James Peluso, Attorney to the Town

Supervisor McHugh continued the workshop from the public hearing.

Public Announcements

Mosher Park Pool – Supervisor McHugh read a public announcement from the Village of Ravena regarding the opening of Mosher Park Pool. It stated that the pool would be open to Town and Village residents only and gave the hours and the operating procedures due to COVID-19. Councilman Baker suggested that they should be taking peoples temperatures when they walk in the gate.

Evenings on the Green/Farmer’s Market – Supervisor McHugh stated that Evening on the Green and the Farmer’s Market had been going great for two weeks and they had been lucky with the weather. He stated that there would be 11 or 12 vendors at the Farmer’s Market the next week, including a beer vendor. He stated the Farmer’s Market is from 4:30-7:30 and Evening’s on the Green are from 6-8. Evenings on the Green is sponsored by Lafarge-Holcim.

Lawson Lake Summer Recreation Program – Supervisor McHugh stated that he had talked with County Executive Dan McCoy and they are trying to put together a program at Lawson Lake in August. They are looking into the possibility of busing kids out there. There would be socially distant activities such as fishing, hiking and games. More information on this will follow.

Crystal Image Concert – The Crystal Image Concert that was scheduled for the end of July is being moved until August 28. One of the band members lives in Florida and with the current travel restrictions he cannot make it here.

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Summer Youth Employment Program (SYEP) – Supervisor McHugh stated he had been contacted by Tom Dolan regarding a summer youth employment program that is available for income eligible youth, ages 14-20. Any who are interested should contact Cornell Cooperative Extension.

Old Business

M.J. Engineering Comprehensive Plan Update – Jaclyn Hakes and Andrew Gillcrist were at the meeting to give more information on the Comprehensive Plan Process. The presentation that they were giving that evening would be available on the project website. Ms. Hakes spoke of the team that is part of this effort. They spoke of the different tasks involved in this project. They stated that they have mapped out a 7 month schedule and want to try and get people involved early and identify what needs to be addressed. They went over the process of creating and adopting the comprehensive plan update. They would also continue to come to workshop meetings to give updates.

Ms. Hakes stated that they were looking at August and September to start the engagement activities. Mr. Gillcrist spoke about the different ways of reaching out to the community, social media, flyers, Farmer’s Market booth, stakeholder meetings, online survey and a project website. He stated that the Stakeholder meetings would meet on different days and each would be based on a specific topic. The stakeholders would be a range of people, property owners, business owners, town staff, community leaders, etc. He spoke about the survey and it being available to everyone.

There was discussion about what the Town Board members liked best about our Town, some of the things that were mentioned were the riverfront and hamlet area, potential of the area, a safe area climate wise, diversity, Joralemon Park, Sycamore Country Club and Lawson Lake Park.

The Town Board then discussed the challenges and mentioned infrastructure issues, lack of communication between the Town and Village, the need for unity and communication, and stifled growth.

The things the Town Board envisions are bed and breakfasts down by the river, a brew pub, a place where people can come for a mini-vacation, a destination spot like some of the Towns on the other side of the river, improved parks with lavatory facilities, industrial growth north of the bridge, improvements to the water and sewer treatment facilities, a thruway exit for truck traffic, water and sewer extended to North Coeymans, new roads, new sidewalks, and integration of Town and Village plans.

Mr. Gillcrist spoke about the next steps in the process. He spoke about the survey and website as well as an e-mail address that residents would be able to send to them. The e-mails would be compiled and shared with the Town Board at a Workshop meeting.

RK Property – Supervisor McHugh stated that Collins and Son have started a plan to clean up the RK Property on Route 143. They have reached out to some people who were interested in

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some of the vehicles. They have 90 days from two weeks ago for the cleanup. We should start to see some progress by the end of July.

New Business

CBRC Race Series – Supervisor McHugh announced that this year, due to the pandemic, the Capital Bicycle Racing Club is cancelling their annual cycling race that they hold in the Town of Coeymans. Instead they would like to have a series of small ‘time trial’ races that would enable social distancing. There would be three events on July 15, 29 and August 5th from 6 to 8pm. They estimate about 30 participants. They are requesting to be able to park at Joralemon Park. There would be no road closures, traffic stoppage or pace vehicles.

Supervisor McHugh made a motion to waive the fees for the use of Joralemon Park on those days.

Motion to Waive Park Use Fee

On motion of Supervisor McHugh, seconded by Councilman Baker, the Town Board voted to waive the park use fee for the use of Joralemon Park by the Capital Bicycle Racing Club.

APPROVED – VOTE – AYES 4 – NAYS 0 – ABSENT 1 – SO MOVED

There was discussion about previous CBRC events.

Park Reservations – Town Clerk Rowzee requested that the Town Board update the rules for Park usage to remove the requirement for insurance as this makes it difficult for Town residents who rent. There was discussion about collecting a \$25 or \$50 check as a deposit that would be returned to the person if the park was left in good condition. The Town Board was in favor of a \$50 deposit. There was also discussion related to issuing alcohol permits. Supervisor McHugh was against issuing them as he felt it created a liability issue. Councilman Baker was in favor of them. The Board also discussed allowing businesses that provide insurance to have alcohol. Town Clerk Rowzee stated that the Police Department currently issues 1-2 alcohol permits a year for use in the parks. There was also discussion about creating a paper permit.

Resolutions

Resolution #130-20 – Authorize Supervisor to Enter Agreement – Marshall & Sterling

On motion of Councilman Baker, seconded by Councilman LeFevre, the following resolution was: APPROVED – VOTE – AYES 4 – NAYS 0 – ABSENT 1 – SO MOVED

WHEREAS, The Town of Coeymans is desirous of switching Brokerage Firms for health insurance plans for Employees of the Town; and

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Coeymans does hereby authorize Supervisor, George D. McHugh, to enter into an agreement with Marshall & Sterling for the Brokering of Health Insurance for eligible town employees and retirees, effective August 1st, 2020.

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Supervisor McHugh stated that the Town was just switching brokerage firms for the health insurance to a different broker for a different customer service level.

Resolution #131-20 – Adjust Sewer Rate & Penalty for Account 259

On motion of Councilman LeFevre, seconded by Supervisor McHugh, the following resolution was: APPROVED – VOTE – AYES 4 – NAYS 0 – ABSENT 1 – SO MOVED

WHEREAS, Tax map number 168.13-2-37.2 was without public water and sewer during the 2020 Sewer bill collection for the time frame of January 1, 2020 to June 30th, 2020; and

WHEREAS, the property owner has formally requesting a reduced sewer rate charge for the January 1, 2020 through June 30, 2020 sewer billing cycle;

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Coeymans does hereby Authorize the reduction of Sewer account 259 to the vacant parcel rate of \$50.00 for the time period of January 1, 2020 through June 30, 2020 and waiving of any late penalty.

There was discussion regarding the situation where the garage on the lot did not have water because it used to receive water through a line from the adjoining house. The water was shut off to the garage and without water they were not able to have sewer. They now have a separate water line.

Resolution #132-20 – Adopt Local Law 5 of 2020 – Unsafe Buildings

On motion of Supervisor McHugh, seconded by Councilman Burns for discussion, the following resolution was: APPROVED – VOTE – AYES 4 – NAYS 0 – ABSENT 1 – SO MOVED

WHEREAS the Town Board of the Town of Coeymans has introduced a proposed Local Law #7 of 2020, entitled “Unsafe Buildings”, to replace the current Chapter 74 – “Unsafe Buildings”, of the Town Code of the Town of Coeymans, which is to promote and preserve the health, safety and welfare of the public and residents and/or owners of property located within the Town of Coeymans by providing a method for the removal or repair of buildings that, from any cause, may now be or shall hereafter become dangerous or unsafe to the public and residents and/or owners of property within the Town of Coeymans; and

WHEREAS a public hearing upon proper notice was held on June 25, 2020, at 6:30pm at Coeymans Town Hall, 18 Russell Ave., Ravena, NY 12143, and said public hearing was continued to July 9, 2020 at 6:30p.m., and

NOW THEREFORE BE IT RESOLVED, that the Town Board of the Town of Coeymans does hereby enact the proposed Local Law attached hereto and made a part hereof which shall be numbered Local Law #5 of the year 2020, entitled “Unsafe Buildings”, which shall replace the current Chapter 74 – “Unsafe Buildings”, of the Town Code of the Town of Coeymans in its entirety.

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Councilman Burns asked about 100 Main St. in Coeymans and if it is having any work done on it. He stated that neighbors have seen it being cleaned out. Mr. Cashin stated he would look into it.

**LOCAL LAW NO. 5 OF 2020
Replace Chapter 74**

Title.

This chapter shall be known as the "Unsafe Buildings Law of the Town of Coeymans".

Purpose.

A. The purpose of this chapter is to promote and preserve the health, safety and welfare of the public and residents and/or owners of property located within the Town of Coeymans by providing a method for the removal or repair of buildings that, from any cause, may now be or shall hereafter become dangerous or unsafe to the public and residents and/or owners of property within the Town of Coeymans. Unsafe buildings serve as an attractive nuisance for young children, who may be injured therein; may be a point of congregation by vagrants and transients; may attract rodent or insects; and may also attract illegal drug activity.

B. The powers conferred upon the Town of Coeymans by this chapter shall be in addition to all other powers conferred upon the Town of Coeymans in relation to the same subject by state law.

Authority

The Town Board of the Town of Coeymans as Legislative Body for the Town of Coeymans hereby enacts this Local Law pursuant to authority conferred by New York State Town Law Article 16, New York State Municipal Home Rule Law, and the New York State Constitution.

Stricter standards to prevail.

In any case where the provisions of this chapter impose a stricter standard than that set forth in any law of the Town or under the laws of the State of New York, then the standards as set forth herein shall prevail; but if the provisions of this chapter impose a less stringent standard than any law of the Town or of the laws of the State of New York, then the stricter standard contained in any such other ordinance or law shall prevail.

Definitions.

As used in this chapter, the following terms shall have the meanings indicated:

BUILDING INSPECTOR

The Building Inspector of the Town of Coeymans or such other person appointed by the Town Board to enforce the provisions of this chapter.

UNSAFE BUILDING

Includes all buildings which have any or all of the following defects:

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- A.** Those whose interior walls or exterior bearing walls or other vertical structural members list, lean or buckle to such an extent as to weaken the structural support they provide;
- B.** Those which, exclusive of the foundation, show 33% or more of damage to or deterioration of the supporting member or members or 50% of damage to or deterioration of the nonsupporting, enclosing or outside walls or covering;
- C.** Those which have improperly distributed loads upon the floors or roofs or in which the same are overloaded or which have insufficient strength to be reasonably safe for the purpose used;
- D.** Those which have been damaged by fire, wind or other causes so as to have become dangerous to life, safety or the general health and welfare of the occupants or the people of this Town of Coeymans;
- E.** Those which have become or are so dilapidated, decayed, unsafe or unsanitary or which so utterly fail to provide the amenities essential to decent living that they are unfit for human habitation or are likely to cause sickness or disease to those living therein or adjacent thereto;
- F.** Those having light, air and sanitation facilities which are inadequate to protect the health, safety or general welfare of human beings who live or may live therein, with particular reference to the requirements of the New York State Uniform Fire Prevention and Building Code as a determinant;
- G.** Those having inadequate facilities for egress in case of fire or panic or those having insufficient stairways, elevators, fire escapes or other means of communication, again referencing the New York State Uniform Fire Prevention and Building Code as a determinant;
- H.** Those which have parts thereof which are so attached that they may fall and injure members of the public or property;
- I.** Those which consist of debris, rubble or parts of buildings left on the ground after demolition, reconstruction fire or other casualty;
- J.** Those which, because of their condition, are unsafe, unsanitary or dangerous to the health, safety or general welfare of the people of the Town of Coeymans.

Unsafe buildings prohibited.

No person, firm, corporation or association owning, possessing or controlling a building in this Town shall permit, suffer or allow said building now or hereafter to be or become unsafe to the public and/or residents from any cause whatsoever.

Inspections.

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The Building Inspector shall make inspections of all unsafe buildings within the Town of Coeymans and report to the Town Board all unsafe buildings which from time to time may be found within the limits of the Town of Coeymans.

Determination; notice to repair or demolish.

A. The Town Board shall consider the report of the Building Inspector and, if in its opinion the report so warrants, shall determine that the building is unsafe and order its demolition or repair, if the same can be safely repaired, and further order that a notice shall be given to the owner as follows.

B. The notice shall contain the following:

- (1) A description of the premises;
- (2) A statement of the particulars in which the building is unsafe;
- (3) An order requiring the building to be repaired or demolished;
- (4) That the repairing or demolition of the building shall commence within 30 days of the serving of the notice, as hereinafter provided, and shall be completed within 60 days thereafter;
- (5) A date, time and place for a hearing before the Town Board in relation to such unsafe building, which hearing shall be scheduled not less than five business days from the day of service of the notice;
- (6) A statement that in the event of neglect or refusal to comply with the order to repair or demolish the building, the Town Board is authorized to provide for its repair or demolition, to assess all expenses thereof against the land on which it is located and to institute a special proceeding to collect the costs of demolition, including legal expenses.

Service of notice; filing.

A. Said notice shall be served in the following manner:

- (1) By personal service of a copy thereof upon the owner or some one of the owners, executors, legal representative, agents, lessees or any other person having a vested or contingent interest in the premises as shown by the last preceding completed assessment roll of the Town of Coeymans, or of the County Clerk, such service to be complete and the thirty-day time period recited in said notice to commence upon service; or
- (2) By mailing a copy of said notice to such owner as aforesaid by registered mail, return receipt requested, addressed to the last known address of the owner and by affixing a copy of said notice to the premises, such service to be complete and the thirty-day time period recited in said notice to commence 10 days after the filing of the return receipt.

B. A copy of the notice shall also be filed in the office of the County Clerk of the county within which such building is located, which notice shall be filed by such Clerk in the same manner as a notice of pendency pursuant to Article 65 of the Civil Practice Law and Rules, and shall have the same effect as a notice of pendency as therein provided, except as otherwise hereinafter provided. A notice so filed shall be effective for a period of one year from the date of filing;

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provided, however, that it may be vacated upon the order of a judge or upon the consent of the Town Attorney.

Hearing; repair by owner or Town.

A. The hearing shall be conducted before the Town Board. The Building Inspector shall present his or her report to the Town Board in writing. The owner or his or her representative, if present, shall call such witnesses as he or she deems necessary. The Town Board shall make written findings of fact from the testimony offered as to whether or not the building in question is an unsafe building.

B. If such owner shall neglect, fail or refuse to comply and, after said hearing, the Town Board finds that the building is a public nuisance and directs its repair or demolition, the owner shall repair or demolish said building within the time prescribed by the Town Board.

C. If the owner fails or neglects to repair or demolish said building as directed by the Town Board following the hearing, and then the Town Board shall direct the repair or demolition of same forthwith.

Demolition and removal by Town upon noncompliance.

In the event of neglect or refusal of the persons so notified to comply with said order of the Town Board, the Town Board shall provide for the demolition and removal of such building either by Town employees or by contract. Except in an emergency, any contract subject to the requirements of General Municipal Law 103(1) or other applicable law shall be awarded by competitive bidding.

Emergency work; notice.

A. In case there shall be, in the opinion of the Building Inspector, actual and immediate danger of the falling of a building so as to endanger public safety, life or property or actual or immediate menace to health or public welfare as a result of the conditions present in or about a building, he or she shall cause the necessary work to be done to render such a building temporarily safe, whether the procedure prescribed in this chapter for unsafe buildings has been instituted or not.

B. When emergency work is to be performed under this section, the Building Inspector shall cause the owner thereof to be served personally or by registered mail, return receipt requested, and, if served by registered mail, shall post on the premises a notice to comply containing a description of the premises, a statement of the facts in which the building is unsafe or dangerous and orders and directions to correct the conditions which constitute an emergency within a specified period, not to exceed three days from actual or constructive receipt of the notice.

C. In the event that the emergency does not permit any delay in correction, the notice shall state that the Town has corrected the emergency condition.

D. In both cases, the notice shall state that the corrective costs of the emergency will be assessed against the owner pursuant to the provisions of this chapter.

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Application to Supreme Court for order to repair, secure or demolish.

In addition to the remedies provided by this chapter, the Town Board may request the Town Attorney to make an application to the Supreme Court for an order determining the building to be a public nuisance and directing that it shall be repaired and secured or demolished.

Assessment of costs; collection.

A. All costs and expenses incurred by the Town in connection with the proceedings to repair, secure, demolish or remove the unsafe building, including all costs of work performed or services rendered, including and any fees incurred by the Town for engineering, legal or other professional services, shall be chargeable to the owner of the premises and shall be assessed against the land on which said building is located. The expense so assessed shall constitute a lien and charge on the real property on which it is levied until paid or otherwise satisfied or discharged and shall be collected in the same manner and at the same time as other Town taxes and charges.

B. The Town of Coeymans may commence a special proceeding pursuant to § 78-b of the General Municipal Law to collect the costs of repairing, securing, demolition or removal of the unsafe building, including reasonable and necessary expenses for engineering, legal or other professional services.

Penalties for Offenses.

Civil penalties. Any person/owner who violates any provision of this chapter shall be liable to a civil penalty of not more than \$200 for each day or part thereof during which such violation continues. The civil penalties provided by this subsection shall be recoverable in an action instituted in the name of this Town.

Effective Date.

This chapter shall take effect immediately.

Resolution #133-20 – Adopt Local Law 6 of 2020 – Abandoned Vehicles

On motion of Councilman Burns, seconded by Councilman Baker, the following resolution was: APPROVED – VOTE – AYES 4 – NAYS 0 – ABSENT 1 – SO MOVED

WHEREAS the Town Board of the Town of Coeymans has introduced a proposed Local Law #6 of 2020, entitled “Abandoned Vehicles”, which is to promote and preserve the health, safety and welfare of the public and residents and/or owners of property located within the Town of Coeymans by providing a method for the removal of Abandoned Vehicles within the Town’s R-1 and R-2 Zoning District within the Town of Coeymans; and

WHEREAS a public hearing upon proper notice was held on June 25, 2020, at 6:30pm at Coeymans Town Hall, 18 Russell Ave., Ravena, NY 12143, and said public hearing was continued to July 9, 2020 at 6:30p.m., and

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NOW THEREFORE BE IT RESOLVED, that the Town Board of the Town of Coeymans does hereby enact the proposed Local Law attached hereto and made a part hereof, which shall be numbered Local Law #6 of the year 2020, entitled “Abandoned Vehicles”.

**LOCAL LAW NO. 6 OF 2020
Chapter 55 – Abandoned Vehicles**

Title.

This chapter shall be known as the “Abandoned Vehicles in the R-1 and R-2 Zoning Districts of the Town of Coeymans”.

Purpose.

The Town Board of the Town of Coeymans has determined that abandoned, junked, discarded, dismantled, rusted, wrecked or otherwise inoperative motor vehicles not in condition for legal road use, located in the R-1 and R-2 Zones of the Town of Coeymans, as evidenced by valid inspection stickers and registration stickers, or no valid license plates, as a visual blight, and constitute a hazard to the health, safety, and welfare of the citizens of the R-1 and R-2 Zoning Districts of the Town of Coeymans. The Town Board of the Town of Coeymans deems it proper to have such abandoned vehicles remedied through proper registration or removal by Court order through due process.

Authority

The Town Board of the Town of Coeymans as Legislative Body for the Town of Coeymans hereby enacts this Local Law pursuant to authority conferred by New York State Town Law Article 16, New York State Municipal Home Rule Law, and the New York State Constitution.

Definitions.

As used in this chapter, the following terms shall have the meanings indicated:

A. ABANDONED VEHICLE

A motor vehicle left unattended with no valid license plates, no valid inspection or registration stickers, and no valid insurance, on private property for more than 7 days, or on any public street, road, avenue, parking lot, or property for more than 48 hours. A motor vehicle not in physical condition for legal road use shall be deemed abandoned, and shall be subject to the provisions of this chapter.

B. CODE ENFORCEMENT OFFICIAL

The individual appointed pursuant to Section 71-3B of Chapter 71 of the Code of the Town of Coeymans.

C. CODE ENFORCEMENT PERSONNEL

The code enforcement official and all inspectors, as defined in Section 71-3B of the Code of the Town of Coeymans.

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D. NOTICE OF VIOLATION AND COMPLIANCE ORDER

A notice and order issued by the code enforcement official or other inspector(s) pursuant to Section 71-15A of Chapter 71 of the Code of the Town of Coeymans.

E. R-1 and R-2 Zoning Districts

Zoning Districts of the Town of Coeymans as defined in Zoning, Chapter 165 of the Code of the Town of Coeymans: Schedule of District Zoning Regulations.

Section 3: Abandoned Vehicles.

No inoperative, unregistered, unlicensed, insurance lapse – or other condition not legal for road use – shall be parked, kept, or stored on any premises, public or private, and no vehicle at any time shall be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled, in the R-1 and R-2 Zoning Districts of the Town of Coeymans.

Covering of such abandoned vehicles, with a tarp, car cover, or similar cover shall be prohibited.

Administration.

Upon observation of a vehicle that is suspected to meet the criteria of an abandoned vehicle, the code enforcement official, or other inspector(s), shall verify that such vehicle is unlicensed, unregistered, or otherwise not legal for road use. Such verification shall be completed within the legal authority of the code enforcement official. The code enforcement shall not enter private property to verify an abandoned vehicle(s) exists without permission from the property owner or agent/representative of the property owner. Observations and confirmation shall be made from legal public way, or from neighboring property, provided the code enforcement official secures permission from neighboring property owner or owner's representative. If necessary, the code enforcement official is authorized to apply for an administrative warrant from the Justice Court of the Town of Coeymans, to enter private property for the enforcement of this provision.

Enforcement.

The owner of the property on which an abandoned vehicle(s) is found, shall be issued a Notice of Violation and Compliance Order by the code enforcement official or inspector(s). The Notice of Violation and Compliance Order must be served personally, or by registered mail to the last known address of the property owner. The property owner shall have up to ten (10) days of receipt of the Notice of Violation to remove the subject vehicle(s) from the property, or properly register, license, insure, and repair such vehicle(s) so that they are legal for road use.

If, upon expiration of the Notice of Violation, a follow-up inspection determines that the abandoned vehicle(s) still remain on the property, an appearance ticket returnable to the Town of Coeymans Justice Court shall be issued to such property owner via the legal authoritative methods of the code enforcement official.

If an abandoned vehicle(s) is found on public property owned by the Town of Coeymans, then the Town of Coeymans code enforcement official or any police agency with jurisdiction within the Town of Coeymans is authorized to remove the vehicle(s) without any further due process.

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Penalties for Offenses.

A. Civil penalties. Any person/owner who violates any provision of this chapter shall be liable to a civil penalty of not more than \$200 for each day or part thereof during which such violation continues. The civil penalties provided by this subsection shall be recoverable in an action instituted in the name of this Town.

B. The Court shall reserve the authority to cause abandoned vehicle(s) ordered to be removed by the Town of Coeymans. All costs incurred by the Town of Coeymans for the removal of abandoned vehicle(s) from the subject property including and any fees incurred by the Town for legal or other professional services, shall be chargeable to the owner of the premises and shall be assessed against the land on which said building is located. The expense so assessed shall constitute a lien and charge on the real property on which it is levied until paid or otherwise satisfied or discharged and shall be collected in the same manner and at the same time as other Town taxes and charges.

Effective Date.

This chapter shall take effect immediately.

Resolution #134-20 – Propose Local Law – Amend Solid Waste, Chapter 138

On motion of Councilman Baker, seconded by Councilman LeFevre, the following resolution was: APPROVED – VOTE – AYES 4 – NAYS 0 – ABSENT 1 – SO MOVED

WHEREAS, the Town Board of the Town of Coeymans is considering adoption of Local Law entitled “Amendments to Chapter 138 – Solid Waste” of 2020, a local law amending Town Code Chapter 138, as it relates to “Transfer Stations”; and

WHEREAS, pursuant to NYCRR Part 617, the proposed action is an Unlisted Action requiring SEQRA review; and

WHEREAS, the Town Board has prepared and completed Parts 1 and 2 of the Short Form Environmental Assessment Form (EAF); and

NOW THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Coeymans hereby designates itself as the Lead Agency pursuant to the State Environmental Quality Review Act (SEQRA), 6 NYCRR § 617.6, in the consideration and review of the Town’s proposed Local Law entitled “Amendments to Chapter 138 – Solid Waste” of 2020; and

BE IT FURTHER RESOLVED, that the Town Board will hold a public hearing on the proposed Local Law No. entitled “Amendments to Chapter 138 – Solid Waste” of 2020, and environmental review thereof on July 23, 2020; and

BE IT FURTHER RESOLVED, that the Town Supervisor and Town Clerk are directed to prepare such notice, publication and referral as required by law, including General Municipal Law 239-m.

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Supervisor McHugh stated that the Solid Waste chapter of the Town Code does not allow for a transfer station. These amendments will make it possible to have a transfer station that will allow for construction debris but not for garbage. Everything will be transferred out of Town, nothing will be getting landfilled in Coeymans.

Resolution #135-20 – Propose Local Law – Amend Zoning Definitions, Chapter 165

On motion of Councilman LeFevre, seconded by Supervisor McHugh, the following resolution was: APPROVED – VOTE – AYES 4 – NAYS 0 – ABSENT 1 – SO MOVED

WHEREAS, the Town Board of the Town of Coeymans is considering adoption of Local Law entitled “Amendments to Chapter 165 – Zoning” of 2020, a local law amending Town Code Chapter 165, Zoning Code, Section 165-3 entitled “Definitions”; and

WHEREAS, pursuant to NYCRR Part 617, the proposed action is a Type I Action requiring SEQRA review; and

WHEREAS, the Town Board has prepared and completed Parts 1 and 2 of the Short Form Environmental Assessment Form (EAF); and

NOW THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Coeymans hereby designates itself as the Lead Agency pursuant to the State Environmental Quality Review Act (SEQRA), 6 NYCRR § 617.6, in the consideration and review of the Town’s proposed Local Law No. entitled “Amendments to Chapter 165 – Zoning” of 2020; and

BE IT FURTHER RESOLVED, that the Town Board will hold a public hearing on the proposed Local Law No. entitled “Amendments to Chapter 165 – Zoning”, and environmental review thereof on July 23, 2020; and

BE IT FURTHER RESOLVED, that the Town Supervisor and Town Clerk are directed to prepare such notice, publication and referral as required by law, including General Municipal Law 239-m.

Supervisor McHugh stated that this law is just adding the definitions of transfer station and transportation terminal to the Zoning Code. He read the definitions. This will allow for transfer stations in an industrial zone only. There was discussion about allowing garbage at a transfer station. Supervisor McHugh stated if we start without doing garbage and see how it works out, the garbage could be added on later. Councilman Burns stated it was mostly seniors who wanted to be able to bring garbage to a transfer station because it is cheaper for them. Several Town Board members stated that they had heard from municipalities that it was better for the transfer station to be run by a private company rather than by the municipality.

Upcoming Meetings

Town Planning Board/Zoning Board of Appeals Meeting – July 13, 2020 at 7pm

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Town Board Public Hearing on Proposed Local Laws – July 23, 2020 at 6:30pm
Town Board Meeting – July 23, 2020 at 7pm

Motion to Adjourn to Executive Session

On motion of Supervisor McHugh, seconded by Councilman Baker, the Town Board meeting was adjourned to Executive Session to consult with the attorney on a potential litigation issue.
APPROVED – VOTE – AYES 4 – NAYS 0 – ABSENT 1 – SO MOVED

Time – 8:39pm

During Executive Session the following motion was made:

Motion to Authorize Supervisor to Gather Information

On motion of Supervisor McHugh, seconded by Councilman LeFevre, the Town Board voted to authorize the Town Supervisor to gather information on behalf of the Town of Coeymans relative to a legal matter.

APPROVED – VOTE – AYES 4 – NAYS 0 – ABSENT 1 – SO MOVED

Motion to Adjourn

On motion of Councilman Baker, seconded by Councilman Burns, the Town Board meeting was adjourned from Executive Session.

APPROVED – VOTE – AYES 4 – NAYS 0 – ABSENT 1 – SO MOVED

Time – 9:07pm

Respectfully Submitted,



Cindy L. Rowzee, Town Clerk