

**MINUTES BOOK\*\*TOWN OF COEYMANS**  
**February 25, 2021 – Town Board Meeting – 6:00pm**

**A Public Hearing was held Thursday, February 25<sup>th</sup>, 2021 at 6:00pm at Town Hall, 18 Russell Avenue, Ravena, New York**

**PRESENT:** George D. McHugh, Supervisor  
Daniel D. Baker, Council member  
Linda S. Bruno, Council member  
Zachary S. Collins, Council member  
Brandon L. LeFevre, Council member

**ALSO PRESENT:** Cindy L. Rowzee, Town Clerk  
James Peluso, Attorney to the Town  
Douglas Keyer, Chief of Police  
John Cashin, Code Enforcement Officer

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Supervisor McHugh opened the meeting and led the Pledge of Allegiance. He stated that a full Board was present. He then asked Town Clerk Rowzee to read the notice.

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**NOTICE**  
**TOWN OF COEYMANS**  
**TOWN BOARD PUBLIC HEARING**

In compliance with Town Law §272-a, this will inform you that the Town Board of the Town of Coeymans has continued the Public Hearing for the purpose of hearing comments on the draft of the Comprehensive Plan Update. The Public Hearing will be held at 6:00pm on February 25, 2021 at Coeymans Town Hall, 18 Russell Avenue, Ravena, New York. The draft of the Comprehensive Plan can be found on the Town website.

Pursuant to Executive Order No. 202.1 the public may view and listen to the proceedings live, via the Town of Coeymans Facebook page and Mid-Hudson Cable Channel 901. Due to the increasing COVID-19 numbers in the area, Town Hall will be closed to the public. All interested persons are welcome to call 518-756-6006, Ext. 3 at the above date and time and they will be heard. You can also submit your comments on this matter beforehand by submitting a letter, email or telephone call to the Town Clerk's Office at [townclerk@coeymans.org](mailto:townclerk@coeymans.org) or 518-756-6006, Ext. 3 until 4:00pm the date of the meeting.

**By Order of the Town Board**  
**of the Town of Coeymans**  
**Cindy L. Rowzee**  
**Town Clerk**

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Supervisor McHugh stated that this is a continuation of the public hearing on the draft update of the Comprehensive Plan and opened the floor for calls to come in.

**Town Clerk Rowzee** asked if she could make some comments about the draft of the Comprehensive Plan Update. She then asked if the 12% vacant housing units was a high number

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or if there were statistics from the surrounding areas to compare it to. Supervisor McHugh stated that he did not know but that he felt it was high.

Town Clerk Rowzee then stated that on pages 12 of the plan and 1 of Appendix A, it states that the Town is responsible for the installation and replacement of water lines. She then stated that back in 2017 there had been several discussions between the Town and Village over this issue because of the water line replacement scheduled to take place on Route 144 in the hamlet. She stated that it concluded with the Village of Ravena claiming ownership and taking responsibility for replacing the lines. She stated that she felt that this set the precedent that the Village pays for replacement, not the Town. Council member Baker stated that he remembered those discussions and that it may have to be removed from the plan. Town Clerk Rowzee stated that having that in the plan is a huge liability issue for the Town.

At a point later in the meeting **Village Trustee Nancy Warner** called in to say that the Village had claimed ownership only for the purpose of applying for a \$400,000 grant to replace the lines and the duration of the project. She stated that it was a one-time thing.

Council member Baker asked if the Village billed us to fix the lines. Town Clerk Rowzee stated that they did not.

Council member Collins asked if ownership mattered after the lines were in.

Town Clerk Rowzee stated that for replacement purposes it does. She stated that the November 9, 2017 meeting just states the following:

“Councilman Burns asked if there has been any progress on the water line project.

Supervisor Crandall responded yes, The Village of Ravena has agreed to claim ownership.”

She also stated that this does not state that it was for the duration of the grant.

Council member Baker stated that he did not feel that it was that big of a deal if we claim to own them.

Town Clerk Rowzee stated that then we would then have to pay to replace them. She stated that this issue is not clearly stated in the 1982 Water Agreement with the Village and is one of the reasons why an update to the almost 40 year-old agreement has not been able to be agreed upon between the Town and Village.

Town Clerk Rowzee also brought up that on page 29 the draft plan stated that the Town Board appointed the Deputy Town Clerk. She stated that according to the law, the Town Clerk appoints the Deputy Town Clerk.

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Supervisor McHugh stated that he had spoken with MJ Engineering about that and believed it was part of Section 30 of Town Law. He stated that the Town Clerk does appoint the Deputy Town Clerk if there is money allotted for that position in the budget.

**Yvonne Shackelton of Ravena** called and spoke about the expansion of industry in the community. She stated that the Board had stated that there were no plans to increase the industrial footprint in the Town of Coeymans but only to develop the areas that are already there. In the Economic Development section of the comp plan it recommends that the Town balance the protection of the environment and public health with the expansion of industrial development. She stated that this seems to be contrary to not planning to expand your industrial area. She spoke of the potential impact to the health and comfort of people in the nearby residential areas and the potential impacts to the river. She stated that when she and her husband had purchased their house on Hillcrest Dr. twenty years ago they had a pristine view of across the Hudson. She stated that the view was a major selling point for them. Unfortunately due to the buildup of the Industrial Park and the port the view has become an industrial view. She spoke of the cranes and the large storage buildings and how they are highly visible to Hillcrest Dr. residents and that the areas were even well lit at night. She stated that when it comes time to sell their home they will not be able to tout the view as an asset to the property and it may even be a detriment to potential buyers. She stated that this is an unfortunate example of how industrial creep can have and has had a negative effect on residents and prospective residents. The aesthetics of industrial expansion create a less desirable place to live. She stated that it is too late for those who live on Hillcrest Dr. but hopefully they can serve as a cautionary tale to reinforce ED1 of the comp plan so that other residents are not affected in this way.

Supervisor McHugh stated that they are not looking to make industrial zones any larger than they already are. He stated that there are industrial areas that are not yet filled out.

Supervisor McHugh stated the public hearing would be kept open at least through March 11<sup>th</sup>.

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**Motion to Adjourn**

On motion of Supervisor McHugh, seconded by Council member LeFevre, the Public Hearing on the Comprehensive Plan update was adjourned to March 11<sup>th</sup> at 6pm and the Town Clerk was authorized to publish the notice.

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

Time – 6:34pm

*Respectfully Submitted,*



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**Cindy L. Rowzee, Town Clerk**