

**MINUTES BOOK\*\*TOWN OF COEYMANS**  
**May 27, 2021 – Town Board Meeting – 6:30pm**

**A Town Board Meeting was held Thursday, May 27<sup>th</sup>, 2021 at 6:30pm 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  
Tyler Searles, WWTP Operator  
John Cashin, Code Enforcement Officer  
Nicole Ambrosio, Grant Writer  
Jaclyn Hakes, MJ Engineering

---

Supervisor McHugh opened the meeting and led the Pledge of Allegiance. He stated that all Board members were present.

**Public Announcements**

**COVID-19 Update** - Supervisor McHugh gave an update on the local numbers. He stated that 61.1% of the residents of Albany County have their first dose of the vaccine and 53.3% have been fully vaccinated. 72% of ages 18 and up are vaccinated. He stated that there are currently 0 cases in the Town. He stated that with the new state requirement you do not need to wear a mask if vaccinated but some businesses still require it, so have one handy.

**Evening on the Green/Farmer’s Market** – Supervisor McHugh stated that “The Classics” would be playing at Evening on the Green the next week. He stated that there had been 20 vendors at the Farmer’s Market the night before. The Farmer’s Market would begin at 4:30 and the band would start at 6pm.

**2021 Riverfest – September 10<sup>th</sup> and 11<sup>th</sup>** – Supervisor McHugh stated that this would be the 2<sup>nd</sup> Annual Riverfest and that plans were underway. He stated that there would be hot air balloon rides and exotic birds. He stated that that they are getting a huge turnout for vendors.

Supervisor McHugh stated that there had been a rib and chicken dinner the night before to raise money for Riverfest that had sold out.

**Amazing Athletes – Tuesdays in June at Coeymans Landing Park** - Supervisor McHugh stated that Amazing Athletes would be holding a multi-sport program where they introduce the fundamentals of 10 different sports in a non-competitive environment. It is for ages 5-9.

**MINUTES BOOK\*\*TOWN OF COEYMANS**  
**May 27, 2021 – Town Board Meeting – 6:30pm**

Council member Collins stated that they are flexible with the age groups as they were able to get his 4 year old son in. Call them to find out more.

**RC Sportsmen’s Fishing Derby** – Supervisor McHugh stated that the Annual RC Sportsmen’s Fishing Derby would be held on June 6<sup>th</sup>. Registration would begin at 8am and fishing would be from 8:30-10. He stated that this is held down by the Waste Water Treatment Plant.

**Approval of Minutes**

**Motion to Approve Minutes**

Council member Collins made a motion to accept the minutes as presented from the May 13, 2021 Town Board Meeting, seconded by Council member LeFevre.  
APPROVED – VOTE – AYES 5 – NAYS 0 – ABSENT – SO MOVED

**Supervisor Report**

Supervisor McHugh read the April 2021 Supervisor’s Report.

**Motion to Accept Report**

Council member Baker made a motion to accept the report as read, seconded by Council member Bruno. APPROVED – VOTE – AYES 5 – NAYS 0 – ABSENT – SO MOVED

**Department Reports**

**Town Clerk Report** – April 2021 Report read by Town Clerk Rowzee

**Motion to Accept Report**

Council member LeFevre made a motion to accept the report as read, seconded by Council member Collins. APPROVED – VOTE – AYES 5 – NAYS 0 – ABSENT – SO MOVED

**Police Department Report** – April 2021 Report read by Chief Keyer

**Motion to Accept Report**

Council member Bruno made a motion to accept the report as read, seconded by Council member Baker. APPROVED – VOTE – AYES 5 – NAYS 0 – ABSENT – SO MOVED

Chief Keyer encouraged everyone to drive safely and carefully Memorial Day weekend and to have a designated driver. He stated that Jarvis Rd. N. was still an ongoing case and that the DEC Officer was going to be taking some additional action against the suspect in the case. He spoke of speeding vehicles and stated that the Police Department has been paying special attention to those areas that are of concern. Chief Keyer stated that Wendell St. does not have proper signage for no parking and the village is not able to pursue that right now due to the cost. He wanted to make everyone aware that there is no parking there, and those that do will be notified and asked to move their car but there would be no enforcement. Chief Keyer stated that he is trying to do two ATV details per month and that they have found people that they have educated about the

**MINUTES BOOK\*\*TOWN OF COEYMANS  
May 27, 2021 – Town Board Meeting – 6:30pm**

law. They are not doing enforcement unless they run across the same people a second time and their vehicles are still unregistered, uninspected and uninsured. Chief Keyer spoke of turning the range at the landfill into a larger training ground for the Coeymans Hollow Fire Department. One of the older police vehicles was sold at auction. He then stated that there would be bicycle patrols at Evening on the Green and at the Village Yard Sale.

Supervisor McHugh stated that since the suspect in the N Jarvis illegal dumping case had been notified he was a suspect there had been no more illegal dumping.

**Building Department Report – April 2021 Report read by John Cashin**

**Motion to Accept Report**

Council member Collins made a motion to accept the report as read, seconded by Council member LeFevre. APPROVED – VOTE – AYES 5 – NAYS 0 – ABSENT – SO MOVED

Supervisor McHugh stated that although we had e-mailed the Albany County Planning Board our items had not been put on the agenda for that month. The ACPB took those 5 items and had a special meeting that day where all 5 matters were approved with modification. He stated that the only recommendation for the Comprehensive Plan Update was to send the plan to adjacent communities, which had been done.

Council member Baker asked Mr. Cashin the status of the Proper property. Mr. Cashin stated that the matter was before the Planning/Zoning Board of Appeals. Mr. Proper admitted he had jumped the gun with advertising and states that he has no plans for doing commercial hunting there at this time. Council member Baker stated that Mr. Proper will be taking down the Facebook page and that everyone had gotten a little emotional and asked them to take a deep breath. Mr. Cashin also stated that there will be a public hearing on June 14<sup>th</sup> to challenge the building permit on a pole barn.

**Sewer Department Report – April 2021 Sewer Department Report read by Tyler Searles**

**Motion to Accept Report**

Council member LeFevre made a motion to accept the report as read, seconded by Council member Bruno. APPROVED – VOTE – AYES 5 – NAYS 0 – ABSENT – SO MOVED

**Old Business**

**Joralemon Park Improvements** – Supervisor McHugh stated that a lot of work had been completed at Joralemon Park. He stated the entrance had been paved, the tennis courts resurfaced and a new basketball court put in. He stated that the coating and striping would be done soon as they had to wait 30 days for the courts to cure. Copeland Sports will coat and line the courts at Coeymans Landing first and then do the ones at Joralemon. This should be done in the first two weeks of June.

**MINUTES BOOK\*\*TOWN OF COEYMANS**  
**May 27, 2021 – Town Board Meeting – 6:30pm**

Supervisor McHugh stated that they are purchasing the playground equipment from state contract and using Source Well, which piggybacks off of state contract for the installation. He stated that the lowest bidder is in Delmar. He stated that they received feedback from the school district and parents regarding equipment for special needs children and incorporated that into the plans. He stated that they were under the \$60,000 they had set as the budget number. He stated that this would be installed the end of June or first part of July. After that they will start looking at fire pits, a second pavilion and lavatories. He stated that they are waiting on the plans for the Joralemon Park lavatory facility.

**Coeymans Landing Park Improvements** – Supervisor McHugh stated that the basketball court will be coated and lined and a lavatory facility will be installed. He then stated that the town received \$212,000 as 50% of what the state received from Lafarge for an ongoing environmental justice action. He stated that they have used this as seed money to obtain a \$1 million grant to divert storm water runoff. This will be used for work on the storm water sewer, paving the parking lot and putting in bioswales and retention areas. He then thanked Jacklyn Hakes and Nicole Ambrosio for their work on the grant.

Council member Baker stated that the Board met down there with MJ Engineering and people from the Attorney General's Office and that this was pulled together quickly, in about a month's time.

Supervisor McHugh stated that this was a nice collaboration with a lot of different departments and they are starting to put together a plan. He stated that they are hoping to have the funding in place by the end of the year and then put this out to bid the first part of next year, with work beginning in the spring.

Ms. Hakes stated that the state agencies had been very supportive and helped the engineering team to know what was eligible. She thanked everyone at the town who was responsive with the quick deadline.

Ms. Ambrosio stated that she loved collaborating with MJ Designs and thanked Candace for her work.

**Food for Thought & Summer Recreation** – Supervisor McHugh stated that Food for Thought would begin in July at Pieter B. Coeymans and Summer Rec would be at Mosher Park. He then stated that there were a number of applications in and that they will notify people in June of their employment and appoint them on June 24<sup>th</sup>.

**New Business**

**Nicole Ambrosio, Grant Writer** – Ms. Ambrosio spoke of a few grants that she was looking into for the Town. She mentioned a Community Development Block Grant to update certain sewer facilities. She mentioned the Clean Water state revolving fund for sewer as well, and stated that they will apply for both to hedge their bets. Ms. Ambrosio stated that she had worked

**MINUTES BOOK\*\*TOWN OF COEYMANS**  
**May 27, 2021 – Town Board Meeting – 6:30pm**

with Chief Keyer on a traffic safety grant that they have not heard back from Tonko's office on yet.

She also mentioned a Raise grant for transportation and infrastructure at the federal level that could help with a Thruway interchange. She stated that she has been collaborating with the grant writer at Carver Companies and they have provided traffic studies.

Ms. Ambrosio also mentioned putting in for a planning grant. She stated that for these grants the Town will need public hearings and public letters of support.

Supervisor McHugh stated that a lot of these grants are due at the same time and then asked Ms. Hakes from MJ Engineering to get some quotes for helping with these. He also stated that some of the industries would be willing to help.

There was discussion about working with Tom Sweeney on a grant from the Valley Paper Mill Pocket Park.

Ms. Ambrosio mentioned Main St.'s and stated that Catskill is in phase 2 of this grant. She stated that the Town or Village that has the businesses must apply for it. She stated that there are inter-municipal grants and that you have to prove you are saving the taxpayers money. There would need to be discussion with the Village on this. Supervisor McHugh stated that he will talk to the Village about it when he speaks to them about the cannabis issue.

Ms. Ambrosio mentioned a trail grant as well. She then stated that she would need resolutions to be able to proceed with these grants. Supervisor McHugh stated that there was one on the agenda for that night.

**SEQRA Review of Comprehensive Plan Update** – Attorney to the Town Peluso stated they had previously completed part 1 of the SEQRA review. Supervisor McHugh then proceeded to go over part 2 with all Town Board members answering little or no impact to each question. He then read the following:

After considering the contemplated action, reviewing and assessing the Environmental Assessment Form, considering the Town's Comprehensive Plan (2006), considering the recommendations from the Albany County Planning Board, hearing the public's comment and input, and assessing the criteria for determining significance in the SEQRA regulations 6 NYCRR § 617.7(c), the Town Board of the Town of Coeymans finds that the proposed action will NOT have a significant impact on the environment.

The Town of Coeymans Comprehensive Plan Amendment (2021) is a targeted update of the 2006 Comprehensive Plan document and much of the intent and focus of the previous goals and recommendations are retained herein. The existing Plan shall continue to serve as the guiding document for the future development of the Town with additional recommended actions in the areas of Economic

**MINUTES BOOK\*\*TOWN OF COEYMANS**  
**May 27, 2021 – Town Board Meeting – 6:30pm**

Development, Infrastructure, Transportation, Natural Resources and Agriculture, Land Use and Zoning and Government Administration and Policies.

The adoption and implementation of the Comprehensive Plan Amendment will serve to protect the environment, and the public health, safety and welfare of the Town’s residents. The proposed action does not authorize the undertaking of any development projects; any such future actions are subject to SEQRA and will be reviewed for any associated environmental impacts.

The adoption and implementation of the Comprehensive Plan Amendment is an action that does not cause a physical change in the environment. In accordance with the SEQRA requirements, the Town Board has reviewed Part 1 and 2 of the Environmental Assessment Forms (EAF) and determined that the Comprehensive Plan Amendment will not have a significant effect on the environment.

**Resolutions**

**Resolution #099-21 – Budget Amendment - Highway**

On motion of Council member Baker, seconded by Council member LeFevre, the following resolution was: APPROVED – VOTE – AYES 5 – NAYS 0 – ABSENT – SO MOVED

**WHEREAS**, the Highway Department has purchased a F-250 pickup truck; and

**WHEREAS**, \$40,000.00 has been allocated in the 2021 budget for this purchase; and

**WHEREAS**, the invoice for the purchase is \$42,681.48, leaving an outstanding balance of \$2,681.48; and

**WHEREAS**, the Chief Fiscal Officer has determined that in order to maintain proper accounting of the 2021 budget, certain budget amendments are in order; and

**WHEREAS**, the Chief Fiscal Officer is desirous of amending the Highway (DA) fund budget for the year 2021 as follows:

**HIGHWAY FUND (DA)**

Increase Expenditures

(DA)5130.2	Equipment	\$2,681.48
------------	-----------	------------

Increase Appropriated Fund Balance

(DA)0599	Fund Balance	\$2,681.48
----------	--------------	------------

**NOW, THEREFORE, BE IT RESOLVED**, that the Town Board of the Town of Coeymans does hereby authorize Supervisor George D. McHugh to amend Highway (DA) Fund Budget for the year 2021 as depicted above in this resolution.

**MINUTES BOOK\*\*TOWN OF COEYMANS  
May 27, 2021 – Town Board Meeting – 6:30pm**

**Resolution #100-21 – Budget Amendment - Highway**

On motion of Council member LeFevre, seconded by Supervisor McHugh, the following resolution was: APPROVED – VOTE – AYES 5 – NAYS 0 – ABSENT – SO MOVED

**WHEREAS**, the Highway Department is in need of purchasing a utility tractor with side and rear flail mowers; and

**WHEREAS**, the tractor and mowers are on state contract from Deere and Co. and

**WHEREAS**, the Chief Fiscal Officer has determined that in order to maintain proper accounting of the 2021 budget, certain Budget Amendments are in order; and

**WHEREAS**, the Chief Fiscal Officer is desirous of amending the Highway (DB) fund budget for the year 2021 as follows:

**HIGHWAY FUND (DB)**

Increase Expenditures

(DB)5130.2	Equipment	\$103,630.50
------------	-----------	--------------

Increase Appropriated Fund Balance

(DB)0599	Fund Balance	\$103,630.50
----------	--------------	--------------

**NOW, THEREFORE, BE IT RESOLVED**, that the Town Board of the Town of Coeymans does hereby authorize Supervisor George D. McHugh to amend Highway (DB) fund Budget for the year 2021 as depicted above in this resolution.

Supervisor McHugh stated that this was for a mower to mow the sides of the town roads. He stated that the current tractor is 14 years old and is in rough shape. This new one is heavier duty.

Council member Collins stated that they will be selling the old mower.

**Resolution #101-21 – Budget Amendment – A-Fund**

On motion of Supervisor McHugh, seconded by Council member Collins, the following resolution was: APPROVED – VOTE – AYES 5 – NAYS 0 – ABSENT – SO MOVED

**WHEREAS**, at a regular Town Board meeting, held on April 22, 2021 the Town Board passed resolution #092-21; and

**WHEREAS**, the Chief Fiscal Officer has determined that it is necessary to amend the 2021 budget to account for these expenditures;

**MINUTES BOOK\*\*TOWN OF COEYMANS  
May 27, 2021 – Town Board Meeting – 6:30pm**

**NOW, THEREFORE, BE IT RESOLVED**, that the Town Board of the Town of Coeymans does hereby authorize Supervisor George D. McHugh to make the following amendment to the 2021 budget.

**GENERAL FUND (A)**

Increase Expenditures

(A)7110.2            Capital Outlay            \$115,750.00

Increase Appropriated Fund Balance

(A)0599            Fund Balance            \$115,750.00

Supervisor McHugh stated that this was for the park improvements.

**Resolution #102-21 – Budget Transfer – A-Fund**

On motion of Council member Collins, seconded by Council member Bruno, the following resolution was:    APPROVED – VOTE – AYES 5 – NAYS 0 – ABSENT – SO MOVED

**WHEREAS**, the Town Board of the Town of Coeymans has had unforeseen expenditures in the following 2021 accounts; and

**WHEREAS**, the Chief Fiscal Officer is desirous of transferring funds to those accounts to maintain proper accounting;

**NOW, THEREFORE, BE IT RESOLVED**, that the Town Board of the Town of Coeymans does hereby authorize George D. McHugh to transfer the following funds:

**GENERAL FUND**

<u>Amount</u>	<u>From Account</u>	<u>To Account</u>
\$18,462.80	(A)1990.4 Contingency	(A)1650.2 Central Communications
\$ 3,069.00	(A)8160.4 Refuse & Garbage	(A)8810.2 Cemetery Equipment

Supervisor McHugh stated that this is for the new sound and video system so that they can be more transparent. He stated that this is also for a new flagpole at the cemetery.

**Resolution #103-21 – Abstract of Claims - May**

On motion of Council member Bruno, seconded by Council member Baker, the following resolution was:    APPROVED – VOTE – AYES 5 – NAYS 0 – ABSENT – SO MOVED

**BE IT RESOLVED**, that the Town Board has approved the payment of bills as presented in the Abstract for May 2021, as follows:



**MINUTES BOOK\*\*TOWN OF COEYMANS**  
**May 27, 2021 – Town Board Meeting – 6:30pm**

**PRE-PAID VOUCHERS** –182848 to 182885, 21-00001 to 21-00047 & P21-029 to P21-033 from the following funds:

<b>General</b>	<b>\$144,272.43</b>
<b>Part Town</b>	<b>\$21,973.34</b>
<b>Highway - Part Town</b>	<b>\$50,430.71</b>
<b>Sewer</b>	<b>\$19,892.95</b>
<b>Trust &amp; Agency</b>	<b>\$41,897.23</b>
<b>Payroll Deductions</b>	<b>\$3,382.68</b>

**VOUCHER NUMBERS** –21-00048 to 21-00085, 21-00087 to 21-00122, 021-00124 to 21-00126, 21-00128 to 21-00163 from the following funds:

<b>General</b>	<b>\$39,384.67</b>
<b>Part Town</b>	<b>\$35,225.68</b>
<b>Highway -Town Wide</b>	<b>\$46,196.21</b>
<b>Highway – Part Town</b>	<b>\$110,870.07</b>
<b>Sewer</b>	<b>\$15,325.54</b>

**TOTAL FOR ALL FUNDS – \$528,851.51**

**Resolution #104-21 – Authorize Grant Writer to Submit Grant Applications**

On motion of Council member Baker, seconded by Council member LeFevre, the following resolution was: **APPROVED – VOTE – AYES 5 – NAYS 0 – ABSENT – SO MOVED**

**WHEREAS**, the Town of Coeymans grant writer Nicole Ambrosio is desirous of pursuing the following grants for the Town of Coeymans:

- HCR Community Block Grant- Public Infrastructure- Sewer
- EFC Clean Water State Revolving Fund- Sewer
- Environmental Protection Fund: Parks, Preservation and Heritage Grants- Valley Paper Mill Park
- Recreational Trails Program- Joralemon Park
- RAISE 2021 Rebuilding American Infrastructure with Sustainability and Equity- Transportation and Planning

**NOW, THEREFORE, BE IT RESOLVED**, that the Town Board of the Town of Coeymans does hereby authorize Nicole Ambrosio to pursue and submit applications for the aforementioned grant opportunities.

**Resolution #105-21 – Adopting SEQRA Negative Declaration on Comp Plan Amendment**

On motion of Council member LeFevre, seconded by Supervisor McHugh, the following resolution was: **APPROVED – VOTE – AYES 5 – NAYS 0 – ABSENT – SO MOVED**

**MINUTES BOOK\*\*TOWN OF COEYMANS  
May 27, 2021 – Town Board Meeting – 6:30pm**

**WHEREAS**, the Town Board of the Town of Coeymans has considered the proposed Town of Coeymans Comprehensive Plan Amendment; and

**WHEREAS**, the Comprehensive Plan Amendment is a Type 1 action pursuant to the State Environmental Quality Review Act (SEQRA), 6 NYCRR 917.4(b)(1), and

**WHEREAS**, on January 1, 2021, the Town Board initiated the required coordinated review with involved agencies to declare and serve as lead agency under SEQRA per Resolution #042-21; and

**WHEREAS**, no objections were received from involved agencies after 30 days for the Town Board serving as lead agency; and

**WHEREAS**, a public hearing was noticed and duly remained open between January 28, 2021 to March 12, 2021 to consider the adoption of the Comprehensive Plan Amendment and the environmental significance of the proposed action; all persons interested in the subject thereof were duly heard; and the Town Board has carefully considered and weighed the input from the public; and

**WHEREAS**, pursuant to SEQRA, Town Board has prepared and completed Parts 1 and 2 of the Full Environmental Assessment Form (FEAF); and the Board has duly reviewed the EAF and has considered the criteria contained in 6 NYCRR §617.7(c) to determine whether the proposed action will have a significant impact on the environment;

**NOW, THEREFORE BE IT RESOLVED**, that the Town Board of the Town of Coeymans does hereby determine that the proposed adoption of the Comprehensive Plan Amendment will NOT have a significant adverse impact on the environment; that the Town Board adopts the findings and conclusion relating to probable environmental impacts contained within the attached Full Environmental Assessment Form (EAF) and Negative Declaration and authorizes the Town Supervisor to execute the EAF and for the Town Clerk to file the Negative Declaration in accordance with the applicable provisions of law.

**Resolution #106-21 – Adopt Comprehensive Plan Amendment**

On motion of Supervisor McHugh, seconded by Council member Collins, the following resolution was: APPROVED – VOTE – AYES 5 – NAYS 0 – ABSENT – SO MOVED

**WHEREAS**, Section 272-a of the New York State Town Law recognizes the importance of undertaking town comprehensive planning and land use regulation to facilitate the protection, enhancement, growth and development of the town and to promote the health, safety and general welfare of its citizens; and

**WHEREAS**, the Town’s existing 2006 Comprehensive Plan has not been updated since its adoption; and

**WHEREAS**, in March 2020 the Town Board of the Town of Coeymans initiated the process of reviewing and updating the Town’s Comprehensive Plan; and

**MINUTES BOOK\*\*TOWN OF COEYMANS**  
**May 27, 2021 – Town Board Meeting – 6:30pm**

**WHEREAS**, the Town Board recognizes that the Comprehensive Plan provides an essential foundation for guiding future development and has demonstrated a commitment to maintaining the Comprehensive Plan document to effectively guide development in the Town of Coeymans; and

**WHEREAS**, on May 14, 2020 the Town Board authorized and contracted with M.J. Engineering and Land Surveying, P.C. of Clifton Park to serve as the Town’s professional consultants to facilitate a review and targeted update of the Comprehensive Plan per resolution #109-20; and

**WHEREAS**, the Town’s planning process to update the Comprehensive Plan has included a review of past planning efforts, analysis of existing conditions, and public engagement; and

**WHEREAS**, the Town has completed an analysis of existing conditions which included the preparation of a community profile by the Capital District Regional Planning Commission (CDRPC) in March 2020 and an analysis of the Natural Resources Inventory (NRI) prepared by the Town of Coeymans Conservation Advisory Council in July 2019. An Existing Conditions Supplement and Comprehensive Plan Report Card were also prepared by the consultant team to evaluate existing conditions related to infrastructure and to identify relevant recommendations from the 2006 Comprehensive Plan; and

**WHEREAS**, the Town has considered public input throughout the planning review process, including an online community survey; two information pop-up stations at the Coeymans Farmer’s Market on August 5, 2020 and at Riverfest on September 12, 2020; stakeholder group meetings held over the course of several days covering topic areas including Infrastructure, Mobility and Transportation; Economic Growth, Land Development and Business; Open Space, Recreation, Agriculture and the Environment; Education, History and Culture; and Regional Partners in August and September 2020; a Virtual Public Information Meeting held on March 4, 2021; and five Town Board workshops/meetings; and

**WHEREAS**, in December 2020, the Town Board prepared a draft Comprehensive Plan Amendment (the “Plan”); and

**WHEREAS**, the Town referred the draft Comprehensive Plan Amendment to the Albany County Planning Board for review, as required by Section 239-m of the General Municipal Law per Resolution #042-21; and

**WHEREAS**, pursuant to Town Law § 272-a(9), the Town has taken into consideration any applicable county agricultural and farmland protection plans as created under article twenty-five-AAA of the NYS Agriculture and Markets Law; and

**WHEREAS**, the Town Board held a Public Hearing to solicit public comment on the draft Comprehensive Plan Amendment as required by New York State Town Law § 272-a which remained open from January 28, 2021 to March 11, 2021; and

**WHEREAS**, the Town Board modified the draft Comprehensive Plan Amendment to reflect comments received from the public through the public hearing process; and

**MINUTES BOOK\*\*TOWN OF COEYMANS**  
**May 27, 2021 – Town Board Meeting – 6:30pm**

**WHEREAS**, the Town Board referred the draft Comprehensive Plan to all adjacent municipalities for their review and consideration, to include the Village of Ravena, and the Towns of New Baltimore, Westerlo, Bethlehem and New Scotland; and

**WHEREAS**, the Town Board has declared itself lead agency and issued a SEQRA Negative Declaration per 6 NYCRR Part 617; and

**NOW, THEREFORE BE IT RESOLVED AS FOLLOWS:**

1. That the Town Board of the Town of Coeymans hereby adopts the proposed Comprehensive Plan Amendment.
2. The Town Board directs that the Plan be periodically reviewed per Town Law § 272-a(10) at least every 5 years, with any changes or amendments to be implemented not less than every 10 years.
3. The Plan shall be filed in the office of the Town Clerk and a copy thereof filed with the Albany County Planning Board as required by Town Law § 272-a(12).

Supervisor McHugh gave the history of the Comprehensive Plan Update process and stated that if it weren't for this then we would not have gotten our zoning map fixed.

Ms. Ambrosio stated that this is perfect timing as you need to have an updated Comp plan to be competitive for grants.

**Resolution #107-21 – Authorize Pre-payment of RiverFest Expenses**

On motion of Council member Collins, seconded by Council member Bruno, the following resolution was: APPROVED – VOTE – AYES 5 – NAYS 0 – ABSENT – SO MOVED

**WHEREAS**, the Town of Coeymans RiverFest 2021 has demonstrated a need to access the celebration funds for deposits for attractions; and

**WHEREAS**, the utilization of the Town of Coeymans regular disbursement process system would not provide timely availability of funds;

**NOW, THEREFORE, BE IT RESOLVED**, that the Town Board of the Town of Coeymans does hereby authorize prepayment for celebration expenditures associated with RiverFest 2021.

Supervisor McHugh stated that this is the same resolution that was passed last year.

**Resolution #108-21 – Authorize Supervisor to Execute Playground Equipment Contracts**

On motion of Council member Baker, seconded by Council member LeFevre, the following resolution was: APPROVED – VOTE – AYES 5 – NAYS 0 – ABSENT – SO MOVED

**WHEREAS**, the Town of Coeymans is desirous of purchasing playground equipment for Joralemon Park; and

**WHEREAS**, a proposal was received from Pettinelli Recreation; and

**MINUTES BOOK\*\*TOWN OF COEYMANS  
May 27, 2021 – Town Board Meeting – 6:30pm**

**WHEREAS**, the Town of Coeymans is a member of Sourcewell Services which is a cooperating purchasing agent that works with state contracts; and

**WHEREAS**, the Town Board has reviewed and determined that said procurement process complies with the Town’s financial and procurement policies;

**NOW, THEREFORE BE IT RESOLVED**, that the Town Board of the Town of Coeymans does hereby award the playground equipment purchase to the low bidder listed below:

<b><u>Company</u></b>	<b><u>Proposal</u></b>
Pettinelli Recreation	\$59,996.79

**BE IT FURTHER RESOLVED**, that the Town Board of the Town of Coeymans does hereby authorize Town Supervisor George D. McHugh to execute any and all contracts consistent with the terms of this Resolution and such quotes as were received off of state contract.

**Public Comments**

**Barbara Tanner of Ravena** stood and stated that she had been reading the rules of the meeting and asked how she could comment on items before she has heard them. Supervisor McHugh stated that he has a public comment period both at the beginning and end of the meeting, but that the agenda is usually available by about noon of the day of the meeting. He also stated that it says “or other town business.”

Ms. Tanner then asked about getting a pavilion down at the Coeymans Landing Park. Supervisor McHugh stated that they haven’t talked about it but there are space issues as a lot of the land there does not belong to us.

Ms. Tanner then asked if there was a possibility of getting a convex mirror at the bottom of Westerlo and 144. Supervisor McHugh stated he will look into that.

**Joy Iaffalo of Selkirk** stood and spoke regarding how excited he is to work with the grant writer. She stated that the Village has a new grant writer but she doesn’t believe that the Main St. grant is on their priority list. Ms. Ambrosio stated that it can be for next year. Ms. Iaffalo also mentioned the need for a business attraction program and cooperation between the Town and the Village. She stated how everyone doing their own thing does not work out.

Council member Baker asked Ms. Iafallo about her Main St. project. She stated that she had wanted to put a mural up for a while and it finally happened. The building currently has zoning approval for a café but nothing is written in stone. She stated that she needs to find someone to run it and is willing to help someone start a business or get it going.

**Upcoming Meetings/Workshops**

Town Board Meeting – June 10<sup>th</sup> at 6:30pm  
PB/ZBA Meeting – June 14<sup>th</sup> at 7pm

**MINUTES BOOK\*\*TOWN OF COEYMANS**  
**May 27, 2021 – Town Board Meeting – 6:30pm**

Town Board Public Hearing (Cannabis Regulations) – June 24<sup>th</sup> at 6:30pm  
Town Board Meeting – June 24<sup>th</sup> at 6:30pm

**Additional Comments**

Supervisor McHugh stated that there will be a ceremony at Grove Cemetery on May 29<sup>th</sup> at 8am for the placement of flags for Memorial Day. He stated that there will be people from CSEA there along with Joe Eissing.

He stated that Monday the 31<sup>st</sup> there would be a Memorial Day Ceremony at 11am at Coeymans Landing.

Council member Baker stated that the infection rate for COVID was down to .7% and stated that we can't forget everyone who worked so hard, the doctors, nurses, police and first responders, everyone in public service that has dealt with this. He said thank you to everyone.

Council member Bruno stated that she had visited Community Court Access at the Baptist Church in Coeymans and that it was a great program to help people with wills or other court matters who can't afford it. She stated that the people were very knowledgeable.

Supervisor McHugh stated that the Town is wrapping things up with the H-41 Sewer project. In the course of the project there were several artifacts dug up that we will be getting back in about two weeks from the curator. He stated that the Town has to buy a display case and these will be on display at the Ravena-Coeymans Historical Society for all to see.

---

**Motion to Adjourn**

On motion of Council member Collins, seconded by Council member Bruno, the Town Board Meeting was adjourned.

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

Time – 8:16pm

*Respectfully Submitted,*



---

*Cindy L. Rowzee, Town Clerk*