

**MINUTES BOOK\*\*TOWN OF COEYMANS  
June 24, 2021 – Town Board Meeting – 6:30pm**

**A Town Board Meeting was held Thursday, June 24<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  
Zachary S. Collins, Council member  
Brandon L. LeFevre, Council member

**ABSENT:** Linda S. Bruno, Council member

**ALSO PRESENT:** Cindy L. Rowzee, Town Clerk  
James Peluso, Attorney to the Town  
Tyler Searles, WWTP Operator  
Sante DeBacco, Code Enforcement Officer  
Nicole Ambrosio, Grant Writer

**PRESENT BY CONFERENCE CALL:**  
Jaclyn Hakes, MJ Engineering  
Dawn DeRose, Sole Assessor

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Supervisor McHugh continued the meeting from the Public Hearing.

**Presentation**

**Ms. Kylie McGuinness of AW Becker** won an art contest to represent the county-wide effort to eliminate the community use of plastic bags while protecting the environment. Her art work is featured on a reusable bag that is available to the public. The Town Board also presented her with an Achievement Award.

**Public Comment**

**Mary Driscoll of Coeymans** stated that she has been working to get a flag to fly over every veteran's banner. Carver gave her a donation to cover 20 flags, a local family gave \$50 and the staff of the Midway Café \$120. She stated that the Coeymans Hollow Fire Company is raising money to put flags on the poles in the Hollow. She asked members of the community to donate by sending money to the VFW Post. She believes they need about 25 flags on Westerlo St., 10 down in the park and another 25 out in the Hollow and that for the Hollow the Fire Corporation is matching up to \$500. She stated that you can put on the check where you want the flag to be placed.

**Public Announcements**

**COVID-19 Update** - Supervisor McHugh stated that the New York State of Emergency expires at midnight that night and would not be renewed. He stated that the local vaccination rates were as follows – Coeymans Hollow 29.8% partial and 27.2% full, Village 55.9% partial and 52.3%

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full, Coeymans 61.9% partial and 58.7% full, and Alcove is 100% fully vaccinated. He stated that masks are still recommended for unvaccinated and those in certain settings like healthcare, prisons, schools and homeless shelters. He stated that Coeymans Town Hall is open while relying on the honor system for masks.

**Evening on the Green/Farmer's Market** – Supervisor McHugh stated that Evening on the Green and Farmer's Market have been going very well. It is 3 hours of Farmer's Market and 2 hours of free Band Concert. He stated that there were some parking issues and they are looking into some options.

**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 it would be the 20<sup>th</sup> Anniversary of 9/11. He stated that that they are getting a huge turnout for vendors.

**Mosher Park Pool Passes** – Supervisor McHugh stated that Mosher Park is owned by the Village and that the Town does not set policy for the pool. He stated that if you do not live in the Village of Ravena proper and you want to go to the pool you will have to pay for a pass. He stated that the \$5,000 that was paid to the Village for Town residents to use the pool was not offered this year and that there has been no formal communication from the Village.

**2020 Assessment Revaluation** – Supervisor McHugh stated that his office had been getting phone calls regarding the Village Tax rate not being decreased. He stated that the Town does not set the Village Tax rate. He stated that the reval of all of the parcels that was concluded in 2020 raised the total assessment. He gave the 2019 Village total assessment of \$170,000,000 and the 2020 Village total as \$197,000,000, a \$27 million increase. He stated that he does not know why the Village tax rate did not go down.

Dawn DeRose, the Assessor, spoke via conference call stating that she doesn't know why the Village tax rate went down like the Town and School did.

Supervisor McHugh stated that people should call the Village if they have questions about why the rate did not go down and that he thought it would go down since the Village does not have the court anymore.

**Use Variance Application** – Supervisor McHugh stated that there was a letter from Nick Laraway to Stephen Schmitt, chairman of the Planning/ZBA recommending that the old Malphrus property be zoned commercial. He stated that they had been seeking a use variance for it to be industrial but now that the Master Plan is in place and states no more industrial they have withdrawn that application. He stated that the Master Plan works and that we are not looking to have any more industrial property in the Town.

**Assemblyman Chris Tague Summer Reading Challenge** – Supervisor McHugh read an announcement regarding a summer reading challenge sponsored by the Assemblyman, which challenged children to read 15 minutes a day for the months of July and August. The materials are on the Assemblyman's and Library's websites.

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**Approval of Minutes**

**Motion to Approve Minutes**

Councilmember Baker made a motion to accept the minutes as presented from the May 27, 2021 Town Board Meeting, seconded by Councilmember LeFevre.

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

**Supervisor Report**

Supervisor McHugh read the May 2021 Supervisor’s Report.

**Motion to Accept Report**

Councilmember LeFevre made a motion to accept the report as read, seconded by Councilmember Collins. APPROVED – VOTE – AYES 4 – NAYS 0 – ABSENT 1 – SO MOVED

**Department Reports**

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

**Motion to Accept Report**

Councilmember Collins made a motion to accept the report as read, seconded by Supervisor McHugh. APPROVED – VOTE – AYES 4 – NAYS 0 – ABSENT 1 – SO MOVED

**Police Department Report** – May 2021 Report read by Supervisor McHugh

**Motion to Accept Report**

Councilmember Baker made a motion to accept the report as read, seconded by Councilmember LeFevre. APPROVED – VOTE – AYES 4 – NAYS 0 – ABSENT 1 – SO MOVED

Supervisor McHugh spoke of the training facility to be created on the landfill property. He stated that this is coordinated with Lafarge and the Sheriff’s Office. He stated that they are looking at using some of the Lafarge property as well for the range and making it a multipurpose range facility for weapons qualification and for the Fire Departments to come and do their training as well.

He stated that the Police have also been working on cleaning up their garage at the sewer plant and removing evidence no longer needed for prosecution.

**Building Department Report** – May 2021 Report read by Sante DeBacco

**Motion to Accept Report**

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Councilmember LeFevre made a motion to accept the report as read, seconded by Councilmember Collins. APPROVED – VOTE – AYES 4 – NAYS 0 – ABSENT 1 – SO MOVED

Mr. DeBacco spoke about the Emergency Plan for the RiverFest. He stated that any large gathering of people needs to have a plan per state fire code. There was discussion about the challenge of being able to get emergency vehicles into that area in case of emergency.

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

**Motion to Accept Report**

Councilmember Collins made a motion to accept the report as read, seconded by Councilmember Baker. APPROVED – VOTE – AYES 4 – NAYS 0 – ABSENT 1 – SO MOVED

**Old Business**

**Joralemon Park Improvements** – Supervisor McHugh stated that the coating and striping of the courts should be completed by mid-July and the final phase of installing the hoops should be done by the end of August. He stated that the playground should be installed by the end of August or early September. He stated that there had been talk about putting a pool in at Joralemon but that another idea was a splash park. He stated that he felt that it would be more of a complement, easier to maintain and that there were not as many health department regulations. He then asked Ms. Hakes of MJ Engineering to speak regarding this.

Ms. Hakes stated that this seems to be the trend as they have been working with communities throughout the state. She stated that they seem to be extremely successful in those areas that have them. She stated that the designs can vary and can be incorporated into the environment or they can be very bright.

Supervisor McHugh stated that with the rock outcropping at Joralemon and the fact that it is not serviced by public water and sewer may make this a better fit.

Councilmember Baker asked about the volume of water needed.

Ms. Hakes stated that this depends on the size of the splash pad and that if the board wanted to move forward with this the onsite well and size of the pump system would need to be examined.

Supervisor McHugh then asked Ms. Hakes to put together a quote for a feasibility study. She stated that there are grants through a consolidated funding program that could help with that. She stated that the feasibility study would study preplanning and also fund construction.

**Coeymans Landing Park Improvements** – Supervisor McHugh stated that the backboards for the basketball court have been sandblasted and are being repainted. He stated that they will be reinstalled when the court coating is complete.

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Supervisor McHugh stated that there had been a meeting with EFC to go over the plan design for the grant. He stated that they would be using the \$212,000 for the engineering plan design so that they don't have to jump through hoops with the federal government in order to have it covered under the larger grant. He stated that MJ Engineering would start with the design and construction drawings and that there should be something in bid format by the end of the year. He stated that there would be a 3-4 month construction timeframe and the work should start by March and be completed by the end of July of 2022.

**Upcoming Grant Applications - \$6000 for two grants** – Supervisor McHugh stated that MJ Engineering will be working on the technical documentation for two of the grant applications that are due on July 30<sup>th</sup>.

Ms. Hakes stated that it was for the the Community Development Block Grant and Public Infrastructure Grant which are both for upgrades to the sewer system. She stated that it was her understanding that these were the most appropriate grants to apply for from talking to people and finding out what the needs are. She stated that these make the most sense to address the I&I issue and the capacity issue.

Nicole Ambrosio stated that Keith Geraldson has been wonderful at amassing bids for the things that need updated or need to be purchased. She stated that the Sewer Plant was built in 1968 and much of it needs to be updated.

**Food for Thought & Summer Recreation** – Supervisor McHugh stated that Food for Thought would begin in July at Pieter B. Coeymans from 9am-12noon, for those in K-5<sup>th</sup> grade. Summer Rec would be at Mosher Park from 9am-3pm, weather permitting, for those 10 and up. They will take place from July 15<sup>th</sup> to August 13<sup>th</sup>. He stated that both groups will have the opportunity to take bus trips to Lawson Lake this summer on designated days. This will begin on week 2 of the program. He stated that Dan McCoy and his brother Brian McCoy have been great to work with on this and have really helped out to set this up.

**Justice Court Dissolution/Consolidation** – Supervisor McHugh stated that the Village Board had dissolved the Village Court in 2020 because it was losing money every year. He stated that the Court Clerk's put together a report that shows the Town Court will see about 1000 more cases and approximately \$100,000 more in revenue at no added expense to the Town as no Court Clerks were added. He added hat's off to Justices Frese and Persico and Court Clerks Tammy Eissing and Heather Collins for doing a great job.

**2020 Special Sewer Budget Reconciliation** – Supervisor McHugh stated that the Town owns and maintains the sewer for the hamlet and the village. He stated that the Village is a user of the sewer and according to the current agreement we reconcile at the end of the year. He stated that in some years the Town owes the Village money and others the Village owes the Town money. Due to the major improvements that were needed in 2020 the Village owes the Town \$82,581.49. He stated that the Village is seeking to borrow money from a local bank for a three year note and that although the reconciliation should be done by the end of March because of this it is taking a little longer.

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**New Business**

**Crabapple Pre-contact Historic Artifacts** – Supervisor McHugh stated that during the major sewer project in 2017 that there was an archeological find on the Persico property with artifacts dating back 10,000 years. According to the contract if these were given to a historical society the Town would need to buy a case to display them. The Persico family is giving them to the Ravena-Coeymans Historical Society and the Town has received an estimate of \$7,777 for a case. These valuable artifacts will be on display for the residents.

**Resolutions**

**Resolution #109-21 – Authorization to Auction Equipment**

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

**WHEREAS**, The Town of Coeymans Building Department is desirous of placing the following surplus equipment up for auction:

2006 Ford F150 Pick Up  
2007 Challenger 445B Tractor  
1980 CAT 950 Loader

**NOW, THEREFORE, BE IT RESOLVED**, that the Town board of the Town of Coeymans does hereby Authorize Scott Searles to place the above referenced surplus equipment for sale on Auctions International for current blue book values.

**Resolution #110-21 – Abstract of Claims - June**

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

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

**PRE-PAID VOUCHERS** –21-00164 to 21-00250 & P21-034 to P21-042 from the following funds:

<b>General</b>	<b>\$175,891.69</b>
<b>Part Town</b>	<b>\$18,894.69</b>
<b>Highway - Part Town</b>	<b>\$64,174.26</b>
<b>Sewer</b>	<b>\$26,636.71</b>
<b>Special Water</b>	<b>\$103,507.46</b>
<b>Trust &amp; Agency</b>	<b>\$43,018.78</b>
<b>Payroll Deductions</b>	<b>\$6,136.18</b>

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**VOUCHER NUMBERS** –21-00251 to 21-00329, 21-00331 to 21-00342, 021-00344, 21-00348 to 21-00350 from the following funds:

<b>General</b>	<b>\$28,087.11</b>
<b>Part Town</b>	<b>\$4,257.51</b>
<b>Highway -Town Wide</b>	<b>\$4,351.90</b>
<b>Highway – Part Town</b>	<b>\$5,856.54</b>
<b>Sewer</b>	<b>\$36,283.54</b>

**TOTAL FOR ALL FUNDS – \$517,096.37**

**Resolution #111-21 – Authorize Host Benefit Agreement with Hecate**

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

RESOLUTION APPROVING THE TERMS AND CONDITIONS OF A CERTAIN HOST BENEFIT AGREEMENT TO BE ENTERED INTO BETWEEN TOWN OF COEYMANS AND HECATE ENERGY ALBANY 1 LLC AND HECATE ENERGY ALBANY 2 LLC IN CONNECTION WITH THE HECATE ENERGY PROJECT.

WHEREAS, Hecate Energy Albany 1 LLC and Hecate Energy Albany 2 LLC, Delaware State limited liability companies (collectively, the “Company”), are considering undertaking the following project (the “Project”), said Project consisting of the following: (1) the acquisition of an interest in certain parcels of land located in the Town of Coeymans, Albany County, New York (collectively, the “Land”), (2) the construction on the Land of an approximately 40 megawatt commercial-scale solar electric generating facility (collectively, the “Facility”), and (3) the acquisition and installation therein and thereon of certain machinery and equipment (the “Equipment”) (the Land, the Facility and the Equipment hereinafter collectively referred to as the “Project Facility”), all of the foregoing to be owned and operated by the Company as a solar electric generating facility and other directly and indirectly related activities; and

WHEREAS, in connection with the undertaking of the Project, the Company has proposed to the Town of Coeymans that it will execute and deliver a certain host benefit agreement (the “Host Benefit Agreement”) by and between the Town Board and the Company pursuant to which the Company will agree to pay certain payments to the Town Board with respect to the Project Facility; and

WHEREAS, the Town Board desires to approve the payment terms to be contained in the Host Benefit Agreement and to authorize the Town Supervisor to execute the Host Benefit Agreement when the agreement is finalized;

NOW, THEREFORE, BE IT RESOLVED by the Town Board as follows:

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Section 1. The Town hereby approves the payment terms to be contained in the Host Benefit Agreement, which are substantially described in Schedule A attached hereto.

Section 2. The Town Supervisor of the Town (the “Supervisor”) is hereby authorized, on behalf of the Town, to execute and deliver the Host Benefit Agreement, with the terms as substantially described in Schedule A attached hereto, with such changes, variations, omissions and insertions as the Supervisor shall approve.

Section 3. The officers, employees and agents of the Town are hereby authorized and directed for and in the name and on behalf of the Town to do all acts and things required or provided for by the applicable provisions of the laws of the State of New York in order to ensure compliance with such provisions as they relate to the execution and delivery of the Host Benefit Agreement, and to execute and deliver all such additional certificates, instruments and documents, and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing resolution.

Section 4. This resolution shall take effect immediately.

**SCHEDULE A**

Twenty (20) year term with the following payment schedule:

<u>Year</u>	<u>County</u>	<u>Town</u>	<u>School</u>
1	\$14,536	\$56,603	\$51,397
2	\$14,536	\$56,603	\$51,397
3	\$14,536	\$56,603	\$51,397
4	\$14,536	\$56,603	\$51,397
5	\$14,536	\$56,603	\$51,397
6	\$14,536	\$56,603	\$51,397
7	\$14,536	\$56,603	\$51,397
8	\$14,536	\$56,603	\$51,397
9	\$14,536	\$56,603	\$51,397
10	\$14,536	\$56,603	\$51,397
11	\$14,536	\$56,603	\$51,397
12	\$14,536	\$56,603	\$51,397
13	\$14,536	\$56,603	\$51,397
14	\$14,536	\$56,603	\$51,397
15	\$14,536	\$56,603	\$51,397
16	\$14,536	\$56,603	\$51,397
17	\$14,536	\$56,603	\$51,397
18	\$14,536	\$56,603	\$51,397
18	\$14,536	\$56,603	\$51,397
20	\$14,536	\$56,603	\$51,397



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The Town’s payments will be discounted at 5% and the town will receive a lump sum payment of \$705,396 within 30 days of the Project entering commercial operations.

The question of the adoption of the foregoing resolution was duly put to a vote on roll call, which resulted as follows:

George D. McHugh	VOTING	<u>Aye</u>
Daniel D. Baker	VOTING	<u>Aye</u>
Zachary S. Collins	VOTING	<u>Aye</u>
Brandon L. LeFevre	VOTING	<u>Aye</u>
Linda S. Bruno	VOTING	<u>Absent</u>

Supervisor McHugh stated that this was the resolution for the Host Benefit Agreement with Hecate whereby the Town negotiated a PILOT with them. In return for that PILOT approval the Town stands to gain \$56,603 a year for 20 years or we can opt for the \$705,396 lump sum payment which we will receive within 30 days of the project entering commercial operations.

**Resolution #112-21 – Appoint Recreation Leader – Powell**

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

**WHEREAS**, the Town of Coeymans is desirous of hiring a Recreation leader for the Summer Recreation Program; and

**WHEREAS**, the Town of Coeymans has received applications and resumes from interested applicants and has conducted interviews of potential candidates for the aforementioned position; and

**NOW, THEREFORE BE IT RESOLVED**, that the Town Board of the Town of Coeymans does hereby appoint Jasmine Powell to the position of Recreation Leader effective immediately at a rate of \$16.00 per hour.

Supervisor McHugh stated that Jasmine will be a good fit for this position.

**Resolution #113-21 – Accept Notification of Retirement - Anderson**

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

**WHEREAS**, on June 7<sup>th</sup>, 2021 Full time Clerk 1 to the Building and Assessor’s Office Cathy Anderson submitted a written letter of notification of her retirement to the Town of Coeymans with an effective date of June 25<sup>th</sup>, 2021;

**NOW, THEREFORE, BE IT RESOLVED**, that the Town Board of the Town of Coeymans does hereby accept the notification of retirement from Cathy Anderson, effective June 25<sup>th</sup>, 2021; and the Town of Coeymans sincerely thanks Cathy Anderson for her dedicated service to our Town for the last 17 years.

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Councilmember Baker thanked Ms. Anderson for her work and stated that it was very good working with her.

**Resolution #114-21 – Appoint Seasonal Laborer - Graves**

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

**WHEREAS**, the Town of Coeymans is desirous of hiring a Seasonal Laborer to assist in various departments as needed; and

**WHEREAS**, the Town of Coeymans has received applications and resumes from interested applicants and has conducted interviews of potential candidates for the aforementioned position;

**BE IT FURTHER RESOLVED**, that the Town Board of the Town of Coeymans does hereby appoint John Graves as a Seasonal laborer, at an hourly rate of \$15.60, on an as needed basis, effective June 22<sup>nd</sup>, 2021.

Supervisor McHugh stated that Mr. Graves will be doing the lawns down by the Sewer Plant and other various seasonal work, two days a week.

**Resolution #115-21 – Appoint Summer Recreational Assistants**

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

**WHEREAS**, the *Summer Recreational* Program is in need of Recreational Assistants to facilitate the program; and

**NOW, THEREFORE BE IT RESOLVED**, that the Town Board of the Town of Coeymans does hereby appoint the following individuals as part-time Recreational Assistants for the *Summer Recreational* program effective July 15<sup>th</sup>, 2021 at an hourly rate of \$12.50:

Alexander Miles	Timothy Smith
Dominic Hoffman	Aidan Miner
Ashley Cross	Nicholas Abrams
Caitlynn Wagoner	Tyler Catello
Nicholas Gibney	Austin Chmielewski
Samuel Langlais	Kylie Whalen
Bradly Hoffman	Katori Ross
Brianna Keyer	Caitlyn Gallagher

**Resolution #116-21 – Appoint Food for Thought Assistants**

On motion of Councilmember Collins, seconded by Councilmember Baker, the following resolution was: APPROVED – VOTE – AYES 3 – NAYS 0 – ABSTAIN 1 (McHugh) ABSENT 1 – SO MOVED

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**WHEREAS**, the *Food For Thought* Summer Program is in need of Recreational Assistants to facilitate the program; and

**NOW, THEREFORE BE IT RESOLVED**, that the Town Board of the Town of Coeymans does hereby appoint the following individuals as part-time Recreational Assistants for the *Food For Thought* program effective July 15<sup>th</sup>, 2021 at an hourly rate of \$12.50:

Mikayla D’Esposito	Madeline Dewsbury
Christopher Dodway	Lara Downes
Teddy DuBois	Mary McHugh
Megan McHugh	Kaitlyn Miles
Livingston Ottman	Brooke Smith
Shayla Weisheit	

**Resolution #117-21 – Appoint Part-Time Floater Clerk - Graves**

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

**WHEREAS**, the Town of Coeymans is desirous of hiring a Part-Time Floater Clerk to assist in various departments as needed; and

**WHEREAS**, the Town of Coeymans has received applications and resumes from interested applicants and has conducted interviews of potential candidates for the aforementioned position;

**BE IT FURTHER RESOLVED**, that the Town Board of the Town of Coeymans does hereby appoint Nancy Graves as a Part-Time Clerk, at an hourly rate of \$15.60, on an as needed basis, effective June 14<sup>th</sup>, 2021.

Supervisor McHugh stated that the current part-time clerk at the sewer plant was moving up to take Ms. Anderson’s position and that Ms. Graves would fill this position through the summer, 3 days a week, 4-5 hours a day.

**Resolution #118-21 – Appoint Clerk I - Hamilton**

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

**WHEREAS**, the Town of Coeymans is desirous of filling the position of Clerk 1 in the Building Department left vacant by the retirement of Cathy Anderson; and

**WHEREAS**, the Building Department has interviewed all interested candidates; and

**NOW, THEREFORE BE IT RESOLVED**, that the Town Board of the Town of Coeymans does hereby appoint Stephanie Hamilton provisionally to the position of Clerk 1 in the Building Department subject to the approval of Albany County Civil Service, and subject to the CSEA Collective Bargaining Agreement at a rate of \$18.37 per hour, effective June 14, 2021.

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Supervisor McHugh stated that Ms. Hamilton had been working at the sewer plant and in various departments as a part-time floater clerk. He stated that there was a list from civil service and they sent out 70-75 letters of interest and received back only 2, one of which removed their name from consideration shortly after the interview. Both John Cashin and himself felt Ms. Hamilton was the most qualified.

**Resolution #119-21 – Authorize Supervisor to Execute PILOT with Hecate**

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

**RESOLUTION APPROVING THE TERMS AND CONDITIONS  
OF A CERTAIN PILOT AGREEMENT TO BE ENTERED INTO  
BETWEEN ALBANY COUNTY INDUSTRIAL  
DEVELOPMENT AGENCY AND HECATE ENERGY  
ALBANY 1 LLC AND HECATE ENERGY ALBANY 2 LLC IN  
CONNECTION WITH THE HECATE ENERGY PROJECT.**

WHEREAS, Hecate Energy Albany 1 LLC and Hecate Energy Albany 2 LLC, New York State limited liability companies (collectively, the “Company”), has presented an application (the “Application”) to the Agency, a copy of which Application is on file at the office of the Agency, requesting that the Agency consider undertaking a project (the “Project”) for the benefit of the Company, said Project consisting of the following: (A) (1) the acquisition of an interest in certain parcels of land located in the Town of Coeymans, Albany County, New York (collectively, the “Land”), (2) the construction on the Land of an approximately 40 megawatt commercial-scale solar electric generating facility (collectively, the “Facility”), and (3) the acquisition and installation therein and thereon of certain machinery and equipment (the “Equipment”) (the Land, the Facility and the Equipment hereinafter collectively referred to as the “Project Facility”), all of the foregoing to be owned and operated by the Company as a solar electric generating facility and other directly and indirectly related activities; (B) the granting of certain “financial assistance” (within the meaning of Section 854(14) of the Act) with respect to the foregoing, including potential exemptions from certain sales and use taxes, real property taxes, real estate transfer taxes and mortgage recording taxes (collectively, the “Financial Assistance”); and (C) the lease (with an obligation to purchase) or sale of the Project Facility to the Company or such other person as may be designated by the Company and agreed upon by the Agency; and

WHEREAS, in connection with the undertaking of the Project, the Company will execute and deliver a certain payment in lieu of tax agreement (the “PILOT Agreement”) by and between the Agency and the Company pursuant to which the Company will agree to pay certain payments in lieu of taxes with respect to the Project Facility; and

WHEREAS, the Agency desires that the Town, as an affected taxing jurisdiction under the PILOT Agreement, approve the terms and conditions to be formalized in the PILOT Agreement (the “PILOT Request”);

NOW, THEREFORE, BE IT RESOLVED by the Town Board as follows:

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Section 1. The Town hereby approves the PILOT Request, including but not limited to the payment terms to be contained in the PILOT Agreement which are substantially described in Schedule A attached hereto.

Section 2. The Town Supervisor of the Town (the “Supervisor”) is hereby authorized, on behalf of the Town, to consent to the terms of the PILOT Agreement as substantially described in Schedule A attached hereto, with such changes, variations, omissions and insertions as the Supervisor shall approve.

Section 3. The officers, employees and agents of the Town are hereby authorized and directed for and in the name and on behalf of the Town to do all acts and things required or provided for by the applicable provisions of the General Municipal Law of the State of New York in order to ensure compliance with such provisions as they relate to the execution and delivery of the PILOT Agreement, and to execute and deliver all such additional certificates, instruments and documents, and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing resolution.

Section 4. This resolution shall take effect immediately.

**SCHEDULE A**

Twenty (20) year term with the following payment schedule:

<u>Year</u>	<u>County</u>	<u>Town</u>	<u>School</u>
1	\$1,615	\$1,264	\$9,121
2	\$1,615	\$1,264	\$9,121
3	\$1,615	\$1,264	\$9,121
4	\$1,615	\$1,264	\$9,121
5	\$1,615	\$1,264	\$9,121
6	\$1,615	\$1,264	\$9,121
7	\$1,615	\$1,264	\$9,121
8	\$1,615	\$1,264	\$9,121
9	\$1,615	\$1,264	\$9,121
10	\$1,615	\$1,264	\$9,121
11	\$1,615	\$1,264	\$9,121
12	\$1,615	\$1,264	\$9,121
13	\$1,615	\$1,264	\$9,121
14	\$1,615	\$1,264	\$9,121
15	\$1,615	\$1,264	\$9,121
16	\$1,615	\$1,264	\$9,121
17	\$1,615	\$1,264	\$9,121
18	\$1,615	\$1,264	\$9,121
18	\$1,615	\$1,264	\$9,121
20	\$1,615	\$1,264	\$9,121

**MINUTES BOOK\*\*TOWN OF COEYMANS  
June 24, 2021 – Town Board Meeting – 6:30pm**

The question of the adoption of the foregoing resolution was duly put to a vote on roll call, which resulted as follows:

George D. McHugh	VOTING	<u>Aye</u>
Daniel D. Baker	VOTING	<u>Aye</u>
Zachary S. Collins	VOTING	<u>Aye</u>
Brandon L. LeFevre	VOTING	<u>Aye</u>
Linda S. Bruno	VOTING	<u>Absent</u>

Supervisor McHugh stated that this negotiation has taken well over a year, and that Larry Farbstein, Nita Chmielweksi and the Town Attorney were very instrumental in the process.

**Resolution #120-21 – Authorize Purchase of Display Case for Artifacts**

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

**WHEREAS**, during the Town of Coeymans Sanitary Sewer Overflow Abatement and Elimination Project EFC # C4-5444-02-00 significant archeological artifacts known as the Crabapple Precontact Site (00103.000333) were discovered; and

**WHEREAS**, the Town of Coeymans entered into a Letter of Resolution pursuant to section 14.09 of the New York State Historic Preservation Act along with the New York State Environmental Facilities Corporation (NYSEFC) and the New York State Office of Park, Recreation and Historical Preservation (OPRHP) setting forth specific stipulations for the Crabapple Precontact site on July 25<sup>th</sup> 2017; and

**WHEREAS**; the Town of Coeymans agreed to provide sufficient funds to appropriately display and interpret the artifacts from the Crabapple Precontact Site when donated to an appropriate curation facility; and

**WHEREAS**, the Crabapple Precontact Site artifacts were donated to the Ravena Coeymans Historical Society by the land owner;

**NOW, THEREFORE BE IT RESOLVED**, that the Town Board of the Town of Coeymans does hereby authorize the purchase of an appropriate museum custom exhibit display case for the Crabapple Precontact Site from Wood & Wood Inc. for the amount of \$7,777.39.

**Resolution #121-21 – Amend Fees for Section A170**

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

**WHEREAS**, the Town of Coeymans Code, Chapter A170 provides a list of Building Department Permit fee Schedules; and

**MINUTES BOOK\*\*TOWN OF COEYMANS  
June 24, 2021 – Town Board Meeting – 6:30pm**

**WHEREAS**, Chapter 71 § 71-16 allows the Town Board to establish and amend fees from time to times by resolutions; and

**WHEREAS**, the Town of Coeymans is desirous of amending the following sections of the Town of Coeymans Code A170;

**§ A170-1. New Construction**

- A. (2) Siting of a manufactured home in an authorized park: \$150
- (3) Siting a manufactured home outside of an authorized park: \$200
  
- C. (1) Swimming Pools and Hot Tubs: \$50
- (2) Above Ground Pool with Deck \$100
  
- D. Garages and other miscellaneous not constructed contemporaneously with the construction of a dwelling:
  - (1) Each 1000 Square Foot of Area or Fraction Thereof: \$100

**§ A170-2. Additions, Alterations, and Renovations**

- B. (3) Garages and other miscellaneous accessory structures: Each 1000 Square feet of area or fraction thereof: \$100

**§ A170-3 Demolition Permits**

- Demolition Permits \$100

**§ A170-8 Solar Installations**

For Systems sized:

- (1) 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
- over 2000 Kilowatts: \$3500 per megawatt

**Municipal Title Search** \$100

**NOW, THEREFORE BE IT RESOLVED**, that the Town Board of the Town of Coeymans does hereby amend § A170 as depicted above effective upon the adoption of this resolution.

**MINUTES BOOK\*\*TOWN OF COEYMANS**  
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Supervisor McHugh stated that he had gone over these with John Cashin. He stated that these had not been updated in over 5 years, some of them even longer. He stated that this was just a periodic update.

**Resolution #122-21 – Authorize Supervisor to Execute Contract with MJ Engineering**

On motion of Councilmember 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 desirous of acquiring professional planning and engineering services associated with the preparation of various grants for the Town of Coeymans; and

**WHEREAS**, M.J. Engineering and Land Surveying P.C. has provided a proposal for the professional planning and engineering services associated with the preparation of technical materials for various grants for the Town of Coeymans in the amount of \$6,000.00.

**NOW THEREFORE, BE IT RESOLVED**, the Town Board of the Town of Coeymans does hereby authorize Supervisor George D. McHugh to sign the proposal provided by M.J. Engineering and Land Surveying, P.C.

**Upcoming Meetings/Workshops**

Town Board Meeting – July 8<sup>th</sup> at 6:30pm  
Town Board Meeting – July 22<sup>nd</sup> at 6:30pm  
PB/ZBA Meeting – July 12<sup>th</sup> at 7pm

**Additional Comments**

Councilmember Baker offered his condolences to Supervisor McHugh and his family for their family member loss.

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**Motion to Adjourn**

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

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

Time – 8:41pm

*Respectfully Submitted,*



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**Cindy L. Rowzee, Town Clerk**