

**MINUTES BOOK\*\*TOWN OF COEYMANS**  
**October 28, 2021 – Town Board Meeting – 6:30pm**

**A Town Board Meeting was held Thursday, October 28<sup>th</sup>, 2021 at 6:30pm at Town Hall, 18 Russell Avenue, Ravena, New York**

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

**ALSO PRESENT:** Cindy L. Rowzee, Town Clerk  
John Cashin, Code Enforcement Officer  
Douglas Keyer, Chief of Police  
Tyler Searles, WWTP Operator  
Traci Sousa, MJ Engineering  
Andris Blumbergs, MJ Engineering  
Nicole Ambrosio, Grant Writer

---

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

**Public Announcements**

**COVID-19** – Supervisor McHugh gave an update on the current numbers for the County and school district. He announced a walk-in Pfizer Booster Clinic for November 10 to be held at the Ravena Senior Center by the Albany County Sheriff from 1-4pm.

**Town Hall Closed on Election Day, November 2<sup>nd</sup>** – Supervisor McHugh that Town Hall would be closed on November 2<sup>nd</sup> for Election Day.

**Town Hall Closed in observance of Veterans Day, November 11<sup>th</sup>** – Supervisor McHugh stated that Town Hall would be closed on November 11<sup>th</sup> for Veterans Day.

**First Responders Day** – Supervisor McHugh read a statement thanking all of the first responders in the area. He spoke about being down at the scene of the scrap metal fire at the Port of Coeymans, coordinating with the different agencies as they were working and how he had watched them firsthand. He stated that they do a great job.

**Approval of Minutes**

**Motion to Approve Minutes**

Councilmember Collins made a motion to accept the minutes as presented from the September 23, 2021 Town Board Meeting, October 5, 2021 Special Town Board Meeting, and the October 9, 2021 Town Board Workshop seconded by Councilmember Bruno.

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

**MINUTES BOOK\*\*TOWN OF COEYMANS**  
**October 28, 2021 – Town Board Meeting – 6:30pm**

**Supervisor Report**

Supervisor McHugh read the September 2021 Supervisor’s Report.

**Motion to Accept Report**

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

**Department Reports**

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

**Motion to Accept Report**

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

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

**Motion to Accept Report**

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

Chief Keyer spoke about the incident at Mosher Park and that he would be holding a meeting with local residents. He stated that lighting is an issue at the park and that hopefully the new LED lighting that has been put up and the lighting that will be going in will help. He stated that there is also a need to provide the youth with more opportunities. He discussed a few ideas and stated that this needs to be revisited.

Chief Keyer also spoke of a grant possibility with Federal Railroad Administration and that he had spoken with CSX Police and that the theft from railroad property is incredible. He feels that any presence the Coeymans PD can increase in that area would be beneficial.

Chief Keyer then spoke of training attended by himself and some of the officers, the Lafarge Community Meeting he had attended and helping to remove the Veterans banners.

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

**Motion to Accept Report**

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

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

**Motion to Accept Report**

**MINUTES BOOK\*\*TOWN OF COEYMANS**  
**October 28, 2021 – Town Board Meeting – 6:30pm**

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

**Old Business**

**MJ Engineering GIGP Plans** – Ms. Sousa and Mr. Blumbergs of MJ Engineering spoke about the GIGP project and stated that they had submitted the 50% plans in September. They stated that there is need for linings in the system but that was to be expected and it is the biggest design change. They stated they would be submitting the 95% documents to the Town the next Friday. They stated that they would be going over the SEQR that evening which would finish up the requirement for the EFC to start the contractual portion of the grant. The parking lot would be paved with standard paving, the porous kind is more expensive and requires more maintenance from the Town.

Supervisor McHugh stated that this project was to mitigate stormwater runoff in the Hamlet to the Hudson and all work would take place east of SR 144 down into the park. He stated that the timber retaining wall would be removed and that some of the grading would help water flow in a different direction. They would be changing the parking dramatically. They will also be changing some stormwater pipes.

Ms. Sousa stated that the water that would normally be flowing down these streets right into the river will now go through bio-retention areas that will help filter it. She stated that there would be sidewalks for most of the loop at the park and they will narrow the road to one-way to put sidewalks on the inside. She stated that there would be improved lighting. She stated that they would not be narrowing where the boat launch is. They are proposing to make the loop one way traffic going down Westerlo St. and up Dock St. They ran some truck turn analysis and are happy with the turn radius for the turn at the top of Dock St.

Mr. Winne spoke from the audience voicing his displeasure with the one-way street plan as he had been told it would not increase traffic in front of his house.

Supervisor McHugh stated that there would be a public comment period to speak. After some discussion he asked that the engineers look into keeping it a two-way street. He was wondering if Dock St. could remain one way to limit traffic on it. Councilmember LeFevre recommended making Dock St. for local traffic only.

Ms. Sousa stated that they should have the formal bid documents prepared by early December at which time they would be able to move forward with the contractual portion of the grant.

**New Business**

**State Telephone Broadband Update** – Supervisor McHugh stated that he was still meeting to get estimates. He stated that they are looking at bringing State Tel Broadband up Starr Rd. to Bushendorf or bringing Spectrum Cable down Starr Rd. to Bushendorf. He stated that they may want to look at North Coeymans next but there is a lot of area to get through that is dead area.

**MINUTES BOOK\*\*TOWN OF COEYMANS  
October 28, 2021 – Town Board Meeting – 6:30pm**

**Coeymans Landing Park Renovation Project SEQRA** – Mr. Peluso stated that the point of the project is to improve environmental impacts of stormwater runoff for the improvement of water, traffic safety and the general quality of the area. Ms. Sousa read the questions and the Town Board answered all questions with positive impact or no impact except #10 regarding Archaeology. For this it was stated that there was a small impact and they have completed the Phase 1A Archaeology Assessment and that SHPO is currently working on the Phase 1B to make sure there are no artifacts in some of the deeper areas. This should be completed the following week and no issues were anticipated. Mr. Peluso recommended that they move on to the resolution at that time.

**Resolution #172-21 – Declare Lead Agency & Issue Negative Declaration for GIGP**

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

**RESOLUTION FOR SEQRA LEAD AGENCY AND ISSUANCE OF A NEGATIVE  
DECLARATION  
FOR THE COEYMANS LANDING RIVERFRONT PARK PROJECT**

**WHEREAS**, the Coeymans Town Board is redeveloping the Coeymans Landing Riverfront Park to address stormwater and water quality;

**WHEREAS**, the Coeymans Landing Riverfront Park project is a Type 1 action pursuant to the State Environmental Quality Review Act (SEQRA), 6 NYCRR 917.4(b)(1) requiring coordinated review; and

**WHEREAS**, on September 23, 2021 the Town Board initiated the required coordinated review with involved agencies to declare and serve as lead agency under SEQRA; and

**WHEREAS**, no objections were received from involved agencies after 30 days for the Town Board serving as lead agency; 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 FEAF 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 hereby declares itself lead agency for the purposes of SEQRA and determines that the proposed Coeymans Landing Riverfront Park project is not anticipated to have any significant adverse impacts on the environment and issues a Negative Declaration for the reasons set forth in Part 3 of the FEAF. The Town Clerk and Supervisor are authorized to take all necessary actions with respect to providing notice of said determination to involved agencies and the NYS DEC Environmental Notice Bulletin.

**MINUTES BOOK\*\*TOWN OF COEYMANS**  
**October 28, 2021 – Town Board Meeting – 6:30pm**

**Proposed Local Law – On-site Cannabis Consumption Opt-out** – Supervisor McHugh stated that they were proposing a local law to opt out of onsite cannabis consumption sites. He stated that they had talked about this, had a public hearing, talked to the Chief of Police and talked to each other. He stated that in Coeymans, outside the Village, the dispensaries would still be able to sell cannabis but that there would be no smoke rooms to consume on premise. He stated that until science has a test for cannabis impairment then this is the best option. Chief Keyer stated that every level of traffic administration is trying to come up with a test that will test the level of THC. He stated that they are close but he is not sure what form they will take and there will have to be jurisdictional acceptance.

Supervisor McHugh then read the proposed law:

---

**A local law adopted pursuant to the Marijuana Regulation and Taxation Act and specifically Cannabis Law § 131 opting out of licensing and establishing on-site cannabis consumption establishments within the Town of Coeymans outside of the Village of Ravena.**

**Be it enacted by the Town Board of the Town of Coeymans as follows:**

**Section 1. Legislative Intent**

It is the intent of this local law to opt the Town of Coeymans out of hosting on-site cannabis consumption establishments within its boundaries and outside the boundaries of the Village of Ravena.

**Section 2. Authority**

This local law is adopted pursuant to the terms of the Marijuana Regulation and Taxation Act and specifically Cannabis Law § 131, which expressly authorizes cities, towns and villages to opt-out of allowing retail cannabis dispensaries and/or on-site cannabis consumption establishments to locate and operate within their boundaries.

**Section 3. Local Cannabis On-Site Consumption Opt-Out**

The Town Board of the Town of Coeymans, County of Albany, hereby opts-out of licensing and establishing cannabis on-site consumption establishments within its boundaries outside of the Village of Ravena.

**Section 4. Severability**

If a court determines that any clause, sentence, paragraph, subdivision, or part of this local law or the application thereof to any person, firm or corporation, or circumstance is invalid or unconstitutional, the court's order or judgment shall not affect, impair, or invalidate the remainder of this local law, but shall be confined in its operation to the clause, sentence, paragraph, subdivision, or part of this local law or in its application to the person, individual, firm or corporation or circumstance, directly involved in the controversy in which such judgment or order shall be rendered.

**MINUTES BOOK\*\*TOWN OF COEYMANS**  
**October 28, 2021 – Town Board Meeting – 6:30pm**

**Section 5. Effective date**

This local law shall take effect immediately upon filing with the Secretary of State. Pursuant to the Marijuana Regulation and Taxation Act and Cannabis Law § 131, this local law is subject to a permissive referendum and thus may not be filed with the Secretary of State until the applicable time period has elapsed to file a petition or a referendum has been conducted approving this local law.

---

Supervisor McHugh stated that the next step will be to look at the Zoning Code to see if there are areas that will allow for this or if the code needs to be changed. They will look into if a moratorium is needed.

**Motion to Set Public Hearing & Authorize Notice Publication**

Supervisor McHugh made a motion to set the Public Hearing for November 22, 2021 at 6:30pm and authorized the Town Clerk to publish the notice, seconded by Councilmember LeFevre. APPROVED – VOTE – AYES 5 – NAYS 0 – ABSENT – SO MOVED

**Resolutions**

**Resolution #173-21 – Abstract of Claims - October**

On motion of Councilmember Baker, seconded by Councilmember LeFevre, 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 October 2021, as follows:

**PRE-PAID VOUCHERS** –21-00879 to 21-00970 and P21-065 to P21-071 from the following funds:

<b>General</b>	<b>\$123,858.23</b>
<b>Part Town</b>	<b>\$218,203.14</b>
<b>Highway - Part Town</b>	<b>\$52,573.00</b>
<b>Sewer</b>	<b>\$16,925.47</b>
<b>Trust &amp; Agency</b>	<b>\$43,307.25</b>
<b>Payroll Deductions</b>	<b>\$4,002.46</b>

**VOUCHER NUMBERS** –21-00971 to 21-01044 from the following funds:

<b>General</b>	<b>\$64,312.30</b>
<b>Part Town</b>	<b>\$1,736.71</b>
<b>Highway -Town Wide</b>	<b>\$459.26</b>
<b>Highway – Part Town</b>	<b>\$9,264.19</b>
<b>Sewer</b>	<b>\$16,277.59</b>

**TOTAL FOR ALL FUNDS – \$ 550,919.60**

---

**MINUTES BOOK\*\*TOWN OF COEYMANS**  
**October 28, 2021 – Town Board Meeting – 6:30pm**

**Resolution #174-21 – Authorize Highway Superintendent to Execute NYSDOT Contract**

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

**WHEREAS**, the Town of Coeymans and New York State Department of Transportation (NYSDOT) pursuant to section 99-r of the General Municipal Law wish to enter into a shared services agreement to provide a cost savings by maximizing the effective utilization of both parties resources; and

**WHEREAS**, the Town of Coeymans and NYSDOT agree to share services as stated in the attached agreement; and

**NOW, THEREFORE BE IT RESOLVED**, that the Town Board of the Town of Coeymans does hereby authorized Highway Superintendent Scott Searles to enter into a shared services agreement with NYSDOT for a 4 year period effective October 28, 2021.

Supervisor McHugh stated that the previous contract had expired.

**Resolution #175-21 – Authorize Grant Writer to Pursue WIIA Grant**

On motion of Councilmember Collins, seconded by Councilmember Bruno, 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 New York State Water Infrastructure Improvement Act (WIIA) grant for the Town of Coeymans; and

**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 opportunity.

Ms. Ambrosio stated that she had been thinking about applying for the grant this year but it is due by November 22. She stated that the next due date was June 22<sup>nd</sup> but that this resolution could be done now in preparation. She stated that this grant pairs up with the State Revolving Fund for a loan.

**Public Comment**

**Brad Winne of the Hamlet** stood and asked why no one in the hamlet has been involved with any of the recommendations and design. He gave recommendations for the boat staging area and recommended making Dock St. for local traffic only.

There was discussion about what could be done with the grant and some ideas to look at.

There was also discussion related to the proposed bathrooms. In regards to having the bathrooms over at the soccer field where another resident stated it would be hard for handicap people to

**MINUTES BOOK\*\*TOWN OF COEYMANS**  
**October 28, 2021 – Town Board Meeting – 6:30pm**

access during the concerts. Mr. Winne stated that the concerts would be Wednesday nights only and that a majority of the people using the bathrooms would be by the soccer fields.

**Jeff Goss of Starr Rd.** stood and spoke of the issues with internet connection. He stated that there is no internet on the section of Starr Rd. where he lives nor is there a good cell signal in the area. He stated how bad the satellite internet signal is. He said there are 14 houses between him and North Ln. He stated how bad his phone line is as well.

Supervisor McHugh stated they are looking to use ARPA funds to get internet there. He stated if a municipality will pay to run the lines the companies will do it.

**Jessica of Bushendorf Rd.** stood and spoke of the broadband internet issues on her road. She stated that the phone and DSL lines are old and not being maintained. She stated that the lines are so terrible with static that 95% of the time they do not have service. She stated that there is also not good cell service. She asked for a time frame.

Supervisor McHugh stated that he was hoping to have the estimates at the next meeting in order to act on it.

Town Clerk Rowzee asked about internet on Lindskoog. Supervisor McHugh stated that they are in the planning stages right now and that it takes roughly two years, one year to plan and one year to install.

**Mary Driscoll of Coeymans** stood and thanked Lafarge for the courtesy shown to her and stated that our future and our children's futures are in good hands. She spoke of the current campaign.

Supervisor McHugh stated that Mrs. Driscoll had been honored as a lifelong resident and advocate for the Village and Town.

**Upcoming Meetings/Workshops**

Public Hearing on 2022 Budget – November 4, 2021 – 6:00pm  
Town Board Meeting – November 4, 2021 – 6:30pm  
PB/ZBA Meeting – November 8, 2021 - 7pm

---

**Motion to Adjourn to Executive Session**

On motion of Councilmember McHugh, seconded by Councilmember Bruno, the Town Board Meeting was adjourned to executive session for a personnel matter involving the employment of two particular Town employees and their employment history.

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

Time – 8:23pm

---

**Motion to Adjourn**



**MINUTES BOOK\*\*TOWN OF COEYMANS**  
**October 28, 2021 – Town Board Meeting – 6:30pm**

On motion of Councilmember Bruno, seconded by Councilmember LeFevre, the Town Board Meeting was adjourned from executive session.

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

Time – 8:54pm

*Respectfully Submitted,*



---

*Cindy L. Rowzee, Town Clerk*