**A Public hearing was held Thursday June 23, 2022 at 6:00pm at Town Hall, 18 Russell Avenue, Ravena, New York**

**PRESENT:** George D. McHugh, Supervisor

Brandon L. LeFevre, Council Member

Linda S. Bruno, Council Member

Marisa Tutay, Council Member

Stephen Schmitt, Council Member

**Absent:**

**ALSO PRESENT:** Candace McHugh, Town Clerk

James Peluso, Town Attorney

Daniel Baker, Highway Superintendent

Jason Chmielewski, Building Department Head

Tyler Searles, Sewer Department Representative

Marc Tryon, Police Chief

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

**PLEASE TAKE NOTICE** that a public hearing will be held by the Town Board of the Town of Coeymans on June 23, 2022 at 6:00 p.m. local time, at the Town Hall, 18 Russell Avenue, Ravena, New York, to hear all interested persons regarding the proposed New Town Hall Project. The project proposes the construction of a two story, approximately 12,000 square foot Town Hall on the site of the existing Town Hall at 18 Russell Avenue in the Village of Ravena, and the demolition of the existing Town Hall. The Town Board has reviewed a Part 1 Environmental Assessment Form. The Town Board has adopted a resolution determining to act as lead agency for purposes of review under the State Environmental Quality Review Act (SEQRA) and determining that the proposed project is an unlisted action. In conjunction with its review of the project under SEQRA, the Town Board will undertake a review of the New Town Hall Project in order to determine whether and to what extent the Village of Ravena zoning laws apply to the proposed New Town Hall Project, taking into account the nine factors set forth in *Matter of County of Monroe v. City of Rochester*, as follows*: (1)* the nature and scope of the instrumentality seeking immunity; (2) the encroaching government’s legislative grant of authority; (3) the kind of function or land use involved; (4) the effect local land use regulation would have on the enterprise concerned; (5) alternative locations for the facility in less restrictive zoning areas; (6) the impact upon legitimate local interests; (7) alternative methods of providing the proposed improvement: (8) the extent of the public interest to be served by the improvements; and (9) intergovernmental participation in the project development process and an opportunity to be heard.

All interested persons will be given an opportunity to be heard in person or by directing comments in writing to the Town Board, 18 Russell Avenue, Ravena, New York, 12143. All reasonable accommodations will be made for persons with disabilities. In such a case, please notify the Town Clerk in advance at the above address or by phone 518-756-6006 so that arrangements can be made.

PLEASE TAKE FURTHER NOTICE that copies of said EAF are available for review at the office of the Town Clerk, Coeymans Town Hall, **18 Russell Avenue, Ravena, New York.**

By order of the Town Board of the Town of Coeymans, dated May 26, 2022.

Candace McHugh Town Clerk

Town of Coeymans

Supervisor McHugh opened the public hearing and introduced the Project Engineer Chris Dooley from MJ Engineering who gave an overview of the process leading up to this point.

Laszlo Polyak from Ravena stated he has been advocating for a new Town Hall for the past 20 years. His main concern is timing due to the current rate of inflation and believes we should hold out for a decrease in material cost. He questioned how will we cover the higher cost. Supervisor McHugh stated the earliest he thinks construction could start once approved would be late 2023. Once a bond is taken out the Town has 10 years to act on it. Mr. Polyak asked about the amount of the bond. Supervisor McHugh stated we don’t have a solid estimate yet but we do have a substantial fund balance that will hopefully enable the Town to pay for approximately fifty percent of the project up front. Mr. Polyak asked for the duration of the bond in which Supervisor McHugh replied twenty-five years.

Daniel Boomer from Coeymans Hollow stated he felt building a new Town Hall was fiscally irresponsible and felt it was already a “done deal”. He hopes to have input on the color of the curtains. Supervisor McHugh stated this was not a done deal and that is why we are having a public hearing. Daniel Boomer quoted from the Town Supervisors letter “We are going to undertake a new Town Hall construction project in the upcoming months.” Supervisor McHugh explained that this Public Hearing is a part of that process.

Mr. Polyak asked where the plans would be on display. Supervisor McHugh said the plans would be available for view in the Town Clerk’s office.

Bob Williams who is a member of the Village of Ravena Planning Board and also a resident approached the podium. He asked what the preliminary budget was. Mr. Dooley stated 6 million was the estimate at this point. He did say he felt the same as some residents in regards to the timing of this project not being ideal. Supervisor McHugh stated again that the bond counsel said we have up to ten years to act upon it.

Council member Tutay asked for clarification on the process and if a vote was sent out to the public. Supervisor McHugh explained that it is not sent out to the public. He said there would be a bond resolution in which the Town Board either does or does not authorize them to borrow money for this project. Then there is a 30-day permissive referendum period, whereby if there is a petition presented it would go on the ballot and then the people would get to vote on the borrowing of the money.

Mr. Polyak asked for clarification on the potential start date. Supervisor McHugh said the earliest we could possibly start would be 2023 and construction should take approximately 14 to 16 months. Mr. Polyak asked if the budget was conceived with old prices or was it recent. Mr. Dooley stated this is an estimate based on current costs.

There were no additional comments made for the public hearing which will remain open for the July 14, 2022 Town Board meeting.

- An email was received on June 30, 2022 from Ms. Jackie Kalney:

“I am not in support of spending such a significant amount of our town resources on a new building. Six million dollars for a new building is absurdly out of a reasonable range, especially for a building that has pretty minimal public use on a day-to-day basis. There are many much better ways that those dollars could be used to improve our community.

Additionally, as we have been excluded from participation in village resources at the decision of the board, such as our community pool, it seems more logical that IF we were to need a new building that it would be considered to be built outside of the village.

From the recent public hearing it sounds like many fellow residents are also opposed to this, so I hope to see that the board is taking our opinions under strong consideration prior to using so much of our resources on a single building.”

On July 14, 2022 the public hearing commenced.

-Ethel Hotaling read a statement. She is Chairman of the Zoning Planning board for the Village of Ravena and read the following statement to be placed on record:

“As far as the Town Hall construction, it is the Village’s understanding of future changes to the building plans will be provided to the Village or to you and that the Town will continue to receive and consider comments from the Village as the design progresses. So we want to work with the Town and you know show to the all the communities that we can work together as a Town and Village. I think that's something that has been lacking in years past.”

Supervisor McHugh agreed with Mrs. Hotaling reiterating that copies of changes will be given to the Village and the Town has no intention of doing anything that would not be in compliance with their zoning laws.

A motion was made by Supervisor McHugh to close the hearing and it was seconded by Council member Bruno.

***Respectfully Submitted*,**

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***Candace McHugh, Town Clerk***