**A Town Board Meeting was held Thursday July 14, 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, Coeymans Town Attorney

 Daniel Baker, Superintendent of Highways

Supervisor McHugh called the meeting to order and led the audience in the Pledge and Council member Bruno led the audience in prayer. The Supervisor asked to let the record reflect that all Council members were present.

**Announcements:**

-Supervisor McHugh and the Town Board presented Rebecca Shook a plaque for her achievements in the Special Olympics: “You may have remembered seeing Village Ambassador, Rebecca Shook selling one-of-a-kind handmade bracelets at local Farmer’s Markets and Craft Fairs to help raise money for her trip to the 2022 Special Olympics in Orlando Florida. Rebecca worked tirelessly selling her bracelets at just $2 each to reach her goal of $2,000. Rebecca exceeded her goal and raised close to $4,000, and used the additional funds to help her teammates with their travel expenses.

Rebecca swam into victory at the 2022 Special Olympics taking home a gold medal in the 100-meter backstroke, with a time of 1 minute and 56 seconds, which was 10 seconds faster than the next competitor! Rebecca also took silver in the 4x50 Medley Relay with a final time of 3 minutes and 38 seconds and 5th place in the 500 Freestyle with a final time of 11 minutes and 47 seconds!

Ms. Shook is a shining example of what it means to be a teammate and competitor. The Coeymans Town Board is incredibly proud of her hard work and dedication. We cannot wait to see her future achievements!”

Ms. Shook thanked all members of the board for this honor.

-The 21st Annual Capital Region Road Race is this Saturday, July 16th. Races begin at 10:30 am, beginning and ending at the Ravena Coeymans Selkirk High School, along Routes 101, 143, 32, and 396. A copy of the race map and event flyer can be found on our website, [www.Coeymans.org](http://www.Coeymans.org), and our Town’s Facebook page.

Please be mindful of those participating in the race.

- A friendly reminder, Summer Rec is a drop-in program, kids are free to come and go as they please, however, we do ask that they sign in and out so we have an idea of who’s on hand. It is not designed to be a daycare, it’s an opportunity for local kids to gather in a safe area with some supervision.

Summer Rec isn’t for everyone, if you feel as though it is a good fit for your child, please send them over! Many different activities will be going on throughout the day as the program attracts kids of all ages.

**Motion to Approve Minutes -** motion made by Council member Tutay and Seconded by Council member LeFevre, all were in favor.

Minutes were approved for the following meetings:

June 23, 2022 Town Board Meeting Minutes

**Old Business:**

**Riverfront Park Project**

With ongoing infrastructure improvements being made to Coeymans Landing Riverfront Park, we would like to remind hamlet residents and boat launch users to be aware of workers and heavy equipment as demo removals and storm work begins on Monday, July 18th. Please be mindful of parking and be respectful of those around you.

If you have any questions regarding these improvements, you can find more details on our town website under the Coeymans Landing Park Project tab.

Supervisor McHugh stated some trees were taken down due to the widening of the road around the gazebo. Trees were also removed near the playground area which will be raised up slightly. If the trees were not removed, they would have died according to a biologist.

**High-speed Internet**

State Tel crews have been working diligently on getting high-speed internet to Starr rd and Bushendorf rd. As of yesterday, State Tel strung up fiber from Starr rd and 143 all the way to the intersection of Bushendorf rd. Next week, installation at the poles along Bushendorf rd is expected to begin, followed by digging under the highlines.

**New Business:**

-SEQRA Analysis to Town Hall Project: The Short Environmental form was reviewed by all members of the board. Based on the council of Town Attorney Jim Peluso, Supervisor McHugh made a motion to adopt a negative declaration on this project and authorize the Supervisor to execute part three (3) determination of significance of the short environmental form at this time. The motion was seconded by Council member Bruno and accepted by all members of the board,

-Monroe Analysis for Town Hall Project: The Council reviewed the findings of the nine (9) different areas discussed in the Monroe Analysis.

-Albany County Soil & Water Conservation District Grant: Highway Superintendent Baker stated he was contacted about an area on Biechman road that takes on a lot of water. The grant came along shortly after which will enable the Town to fix three (3) problem areas within the town. It is a reimbursable grant which has to start after September 15, 2022 and finished by December 15, 2022. Supervisor McHugh made a motion to authorize the Supervisor to execute and all documents necessary with this grant opportunity which was seconded by Council member Tutay; all were in favor.

**Resolutions**

**Resolution # 130-22 Authorization of 2022 Budget Transfer**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
|  | *Present* | *Absent* | *Aye* | *Nay* | *Abstain* |
| George D. McHugh |[x] [ ] [x] [ ] [ ]
| Brandon L. LeFevre |[x] [ ] [x] [ ] [ ]
| Linda S. Bruno |[x] [ ] [x] [ ] [ ]
| Marisa J. Tutay |[x] [ ] [x] [ ] [ ]
| Stephen J. Schmitt |[x] [ ] [x] [ ] [ ]
| *Total* | 5 |  | 5 |  |  |

I, Council member Tutay offer the following resolution and move its adoption:

**WHEREAS**, the Town of Coeymans has had unforeseen expenditures in the following 2022 budget accounts; and

**WHEREAS,** the Chief Fiscal Officer has determined that in order to maintain proper balances within various accounts a number of inter-fund transfers are necessary;

**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 as depicted below for Budget Year 2022;

General Fund (A)

**Amount From Account To Account**

$ 462.34 (A)1990.4 Contingency (A)1220.4 Supervisor Contractual

$ 590.00 (A)1990.4 Contingency (A)7310.4 Youth Program Contractual

$2,328.00 (A)1990.4 Contingency (A)9050.8 Unemployment Insurance

**Part Town Fund (B)**

$2,127.82 (B)8140.4 Storm Water Contractual (B)3620.2 Safety Inspection Equipment

$5,040.00 (B)8140.4 Storm Water Contractual (B)9050.8 Unemployment Insurance

Seconded by Council member LeFevre, offered for discussion and duly put to a vote, the results of which appear above.

**Resolution # 131-22 Coeymans Town Hall SEQRA**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
|  | *Present* | *Absent* | *Aye* | *Nay* | *Abstain* |
| George D. McHugh |[x] [ ] [x] [ ] [ ]
| Stephen J. Schmitt |[x] [ ] [x] [ ] [ ]
| Linda S. Bruno |[x] [ ] [x] [ ] [ ]
| Marisa J. Tutay |[x] [ ] [x] [ ] [ ]
| Brandon L. LeFevre |[x] [ ] [x] [ ] [ ]
| *Total* | 5 |  | 5 |  |  |

I, Council member LeFevre offer the following resolution and move its adoption:

**RESOLUTION DECLARING LEAD AGENCY AND DETERMINATION OF SIGNIFICANCE FOR SEQRA**

**FOR THE NEW TOWN HALL**

**WHEREAS**, the Town Board of the Town of Coeymans has proposed the construction of a new Town Hall;

**WHEREAS**, the proposed project is an Unlisted Action pursuant to the State Environmental Quality Review Act (SEQRA), 6 NYCRR 617, and

**WHEREAS**, coordinated review with involved agencies is optional for Unlisted Actions under SEQRA, however, on May 22, 2022 the Town initiated coordinated review with involved agencies; and

**WHEREAS**, a public hearing on the proposed project was duly noticed and held on June 23, 2022 and continued on July 14, 2022; and

**WHEREAS**, the Town Board had reviewed the site plans prepared by the Town’s engineers for the proposed new Town Hall, has considered the input from the public and others, including the Village of Ravena, and has consulted with Town officials, engineers and planners; and

**WHEREAS**, pursuant to SEQRA, the Town Board has prepared and completed Parts 1 and 2 of the Short Environmental Assessment Form (FEAF); has reviewed the environmental findings and recommendations of the Town’s engineers with respect to the proposed action; 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; and

**NOW, THEREFORE BE IT RESOLVED**,that the Town Board of the Town of Coeymans does hereby declare itself lead agency for the purposes of SEQR; and

**BE IT FURTHER RESOLVED**, that after careful consideration of the short EAF Parts 1 and 2 the Town Board, as lead agency, has determined the proposed action will not result in any significant adverse environmental impacts.

Seconded by Council member McHugh, offered for discussion and duly put to a vote, the results of which appear above.

**Resolution # 132-22 Monroe Analysis Findings**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
|  | *Present* | *Absent* | *Aye* | *Nay* | *Abstain* |
| George D. McHugh |[x] [ ] [x] [ ] [ ]
| Brandon L. LeFevre |[x] [ ] [x] [ ] [ ]
| Linda S. Bruno |[x] [ ] [x] [ ] [ ]
| Marisa J. Tutay |[x] [ ] [x] [ ] [ ]
| Stephen J. Schmitt |[x] [ ] [x] [ ] [ ]
| *Total* | 5 |  | 5 |  |  |

I, Council member McHugh offer the following resolution and move its adoption:

**TOWN OF COEYMANS**

**RESOLUTION NO. 132**

**DATED JULY 14, 2022**

**RESOLUTION, FINDINGS AND DETERMINATION ON APPLICATION OF VILLAGE ZONING LAWS TO NEW TOWN HALL PROJECT**

**WHEREAS,** the Town Board of the Town of Coeymans is considering a proposal for the renovation of the Town Hall (the “Project”); and

**WHERES,** the Town owns property in the Village of Ravena at 18 Russell Avenue that is the location of the existing Town Hall; and

**WHEREAS,** the project consists of construction of a new Town Hall on the existing Town Hall site, to be approximately two stories and 12,000 square feet, and expected to include the demolition of the existing Town Hall and the construction of a parking lot in its place;

 **WHEREAS,** the Town previously prepared a Part 1 Short Environmental Assessment Form (EAF) for the Project which is an Unlisted Action under the State Environmental Quality Review Act (SEQRA) and by resolution dated May 26, 2022 declared itself to act as lead agency in a coordinated review of the action and directed that copies of the Part 1 EAF be sent to all interested and involving agencies, including the Village of Ravena planning and zoning boards of appeal; and

 **WHEREAS,** by resolution dated May 26, 2022 the Town Board directed that a public hearing be scheduled to review and determine whether and to what extent Village of Ravena zoning laws apply to the proposed action, and that notice thereof be published and further sent to the Village of Ravena planning and zoning boards; and

**WHEREAS,** the Town Board has held a public hearing on June 23, 2022 that was then continued on July 14, 2022, at which information regarding the Project was presented and members of the public were provided an opportunity to comment; and

 **WHEREAS,** on July 14, 2022, the Town Board adopted a Negative Declaration for the Project pursuant to the State Environmental Quality Review Act, determining that the Project does not have the potential to have significant adverse environmental impacts and that a Draft Environmental Impact Statement will not be prepared; and

 **WHEREAS,** the Town Board has undertaken a review of the Project in order to determine whether and to what extent the Village of Ravena Zoning Law applies to the proposed project, taking into account the nine factors set forth in *Matter of County of Monroe v. City of Rochester*, and hereby make the following findings and determination:

 **NOW THEREFORE BE IT RESOLVED,** that the Town Board makes the following findings of fact and determination in the matter:

FINDINGS OF FACT

1. The nature and scope of the instrumentality seeking immunity.

The Town is a general-purpose governmental entity and a political subdivision of the State of New York.

1. The encroaching government’s legislative grant of authority.

 Pursuant to New York State Town Law § 64, the Town is a general purpose governmental entity with the authority to manage municipal property and finances and to carry out projects for the benefit of the Town. The Town is authorized under Town Law § 220 to alter, remodel, demolish or remove a town hall or any necessary building for town purposes.

1. The kind of function or land use involved.

The project consists of construction of a new Town Hall on the existing Town Hall site, to be approximately two stories and 12,000 square feet, and expected to include the demolition of the existing Town Hall and the construction of a parking lot in its place.

1. The effect local land use regulation would have upon the enterprise concerned.

The Town Hall site is located in the Municipal zoning district of the Village on Russell Avenue. The project to construct a new Town Hall on the existing Town Hall site is a permitted use under the Village of Ravena Zoning Ordinance. Should the Town Board find that the Project is not immune from review under the Village’s zoning law, the Zoning Board of Appeals/Planning Board would have to grant site plan approvals and potentially variances and/or waivers. Such procedures could at a minimum result in additional costs and time delays.

1. Alternative locations for the facility in less restrictive zoning areas.

The Town does not own any other property within the Town or Village that is suitable for the proposed project. No area of the Town has less restrictive zoning regulations for this type of use. The proposed location was chosen based on the existing location of the Town Hall.

1. The impact upon legitimate local interests.

The Town requires adequate public facilities that meet the needs of current and future Town residents. The continued use of the existing Town Hall location will allow the Town to continue to operate the Town Supervisor’s Office, Town Clerk’s Office, Town Assessor, Town Building Department, Town Police Department and Town Justice Court under one roof with improved facilities that will benefit both Town and Village residents having business before the Town.

Immunity from local land use regulations would allow the Project to go forward, which would allow for the provision of safe and adequate space for administrative staff serving residents of the Town and for the public accessing those services.

The Town Board has held a public hearing at which the public was afforded an opportunity to comment on the proposed renovation plan. Pursuant to the State Environmental Quality Review Act (“SEQRA”), the Town Board has reviewed an Environmental Assessment Form regarding Project, a copy of which is on file with the Town Clerk. Upon reviewing all relevant information, as well as the factors listed in SEQRA’s implementing regulations, the Town Board determined that the Project will not have significant adverse environmental impacts.

1. Alternative methods of providing the proposed improvement.

The current Town Hall is wholly inadequate to serve the current and future needs of the Town, due in part to the age and condition of the building, inadequate space for all of the Town’s offices, and office locations in the basement and other areas which are not accessible. The proposed new building would have a greater amount of usable space better designed to serve the needs of the Town including the Supervisor, Clerk, Assessor, Building Department, Police and Justice Court offices.

1. The extent of the public interest to be served by the improvements.

The provision of an adequate Town Hall facility accessible to the public and staff is of great importance to the Town and its residents. By undertaking the Project, the Town will enable the efficient operation of Town administration.

1. Intergovernmental participation in the project development process and an opportunity to be heard.

The Town’s plan for renovation of its Town Hall has been the subject of numerous Town Board meetings and a public hearing that was held on June 23, 2022 and then left open and continued on July 13, 2022. The Town provided a copy of the SEQRA EAF, site plans and solicited comments on the project from the Village Zoning Board of Appeals/Planning Board. The Town received comments from the Village which were addressed at the June 23, 2022 and July 14, 2022 public hearings. The Town will continue to provide the Village with an opportunity to review and comment on any future site plans or design documents. Any input gathered from the Village will continue to be duly considered in determining how the Project will be designed and implemented based on a review of these considerations by the Town.

DETERMINATION

 BE IT FURTHER RESOLVED, that, based on the foregoing, the Town Board of the Town of Coeymans hereby determines that the Project shall be immune from the application of the Village of Ravena’s Zoning Ordinance.

EXTRACT OF MINUTES

A regular meeting of the Town Board of the Town of Coeymans, Albany County, New York was convened in public session at the Town Hall, 18 Russell Ave, Ravena, New York on July 14, 2022 at 6:00 p.m., local time.

The meeting was called to order by Supervisor George D. McHugh, and, upon roll being called, the following members were:

PRESENT:

George D. McHugh Supervisor

Stephen J. Schmitt Councilmember

Linda S. Bruno Councilmember

Marisa J. Tutay Councilmember

Brandon L. LeFevre Councilmember

ABSENT:

The following persons were ALSO PRESENT:

The following resolution was offered by \_\_\_\_\_\_\_McHugh\_\_\_\_\_\_\_, seconded by \_\_\_Bruno\_\_\_\_\_\_, to wit;

**RESOLUTION NO. 132**

**DATED JULY 14, 2022**

**RESOLUTION, FINDINGS AND DETERMINATION ON APPLICATION OF VILLAGE ZONING LAWS TO NEW TOWN HALL PROJECT**

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

George D. McHugh VOTING \_x\_

Stephen J. Schmitt VOTING \_x\_

Linda S. Bruno VOTING \_x\_

Marisa J. Tutay VOTING \_x\_

Brandon L. LeFevre VOTING \_x\_

The foregoing resolution was thereupon declared duly adopted.

Seconded by Council member Bruno, offered for discussion and duly put to a vote, the results of which appear above.

**Resolution # 133-22 Authorize Pre-payment of Riverfest Expenditures**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
|  | *Present* | *Absent* | *Aye* | *Nay* | *Abstain* |
| George D. McHugh |[x] [ ] [x] [ ] [ ]
| Brandon L. LeFevre |[x] [ ] [x] [ ] [ ]
| Linda S. Bruno |[x] [ ] [x] [ ] [ ]
| Marisa J. Tutay |[x] [ ] [x] [ ] [ ]
| Stephen J. Schmitt |[x] [ ] [x] [ ] [ ]
| *Total* | 5 |  | 5 |  |  |

I, Council member Bruno offer the following resolution and move its adoption:

**WHEREAS,** the Town of Coeymans Riverfest 2022 has demonstrated a need to access Riverfest Funds for deposits on 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 pre-payment of Riverfest 2022 expenditures.

Seconded by Council member Schmitt, offered for discussion and duly put to a vote, the results of which appear above.

**Resolution # 134-22 Approve Water District Expansion**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
|  | *Present* | *Absent* | *Aye* | *Nay* | *Abstain* |
| George D. McHugh |[x] [ ] [x] [ ] [ ]
| Brandon L. LeFevre |[x] [ ] [x] [ ] [ ]
| Linda S. Bruno |[x] [ ] [x] [ ] [ ]
| Marisa J. Tutay |[x] [ ] [x] [ ] [ ]
| Stephen J. Schmitt |[x] [ ] [x] [ ] [ ]
| *Total* | 5 |  | 5 |  |  |

I, Council member Schmitt offer the following resolution and move its adoption:

**FINAL ORDER APPROVING EXTENSION AND IMPROVEMENTS OF TOWN OF COEYMANS WATER DISTRICT – WATER DISTRICT EXTENSION NO. 2**

**WHEREAS,** pursuant to Article 12-A of the Town Law, the Town Board of the Town of Coeymans has proposed improvements to the Coeymans Water District (“TWD”) Coeymans Water District Extension No. 2 (“TWDE2”), the purpose which is to extend public water to serve industrial users on the eastern side of the Town, located along the Hudson River and north of the existing TWD as more particularly described in the TWDE2 Map, Plan and Report dated April 2022 prepared by the Town’s engineers Barton & Loguidice, D.P.C. and on file with the Town Clerk’s Office; and

**WHEREAS,** by resolution dated April 14, 2022, the Town Board determined pursuant to the New York State Environmental Quality Review Act, 6 NYCRR Part 617 (“SEQRA”) that the proposed action will not result in any significant adverse environmental impacts; and

**WHEREAS,** on June 23, 2022 an order was adopted by the Town Board reciting the filing of the map, improvements proposed, the estimated expense thereof, the proposed method of financing, the fact that the Map, Plan and Report are on file in the Town Clerk’s Office for public inspection, and all other matters required by law to be stated; and

**WHEREAS,** the order set July 14, 2022 at 6:00 p.m. at the Coeymans Town Hall, 18 Russell Drive, Ravena, NY as the date, time and place of the public meeting to consider the Map, Plan and Report, and to hear all persons interested in the subject thereof, and to take such action as required and authorized by law; and

**WHEREAS,** said order was published and posted as required by law and a hearing on the matter was duly held by the Town Board on July 14, 2022 at the aforementioned time and place at which all interested persons were heard; and

**WHEREAS,** the Town Board has reviewed the proposed improvements to the Coeymans Water District (“TWD”) Coeymans Water District Extension No. 2 (“TWDE2”) as set forth in the Map, Plan and Report, has considered the input from the public, and has consulted with the Town’s officials, engineers and planners;

**NOW THEREFORE, IT IS RESOLVED, DETERMINED AND ORDERED:**

(a) That notice of hearing was published and posted as required by law, and it is otherwise sufficient;

(b) That all property and property owners within the proposed Coeymans Water District Extension No. 2 (“TWDE2”) are benefited thereby;

(c) That all the property and property owners benefited are included within the limits of the proposed water district extension;

(d) That it is in the public interest to establish the water district extension; and

(e) The proposed costs and financing for the capital improvements as set forth in the Map, Plan and Report referred to herein, be and hereby are approved.

**RESOLVED, DETERMINED AND ORDERED,** that the establishment of the Coeymans Water District Extension No. 2, as set forth in the Map, Plan and Report, be approved and that the requested improvements be constructed provided that the required funds for same are made available or provided for, and such district extension shall be known and designated as the Coeymans Water District Extension No. 2 in the Town of Coeymans, and shall be bounded and described as set forth on Schedule “A” attached hereto and made a part hereof; and it is further

**RESOLVED, DETERMINED AND ORDERED,** that the Town Clerk of the Town of Coeymans shall, within ten (10) days after the adoption of this Resolution, file a certified copy thereof, in the Albany County Clerk’s office and in the office of the New York State Department of Audit and Control, at Albany, New York.

This resolution shall be subject to a permissive referendum in the manner provided in Article 7 and 12-A of the New York State Town Law.

Seconded by Council member Tutay, offered for discussion and duly put to a vote, the results of which appear above.

**Resolution # 135-22 Approve Sewer District Expansion**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
|  | *Present* | *Absent* | *Aye* | *Nay* | *Abstain* |
| George D. McHugh |[x] [ ] [x] [ ] [ ]
| Brandon L. LeFevre |[x] [ ] [x] [ ] [ ]
| Linda S. Bruno |[x] [ ] [x] [ ] [ ]
| Marisa J. Tutay |[x] [ ] [x] [ ] [ ]
| Stephen J. Schmitt |[x] [ ] [x] [ ] [ ]
| *Total* | 5 |  | 5 |  |  |

I, Council member Tutay offer the following resolution and move its adoption:

**FINAL ORDER APPROVING EXTENSION AND IMPROVEMENTS OF TOWN OF COEYMANS SEWER DISTRICT – SEWER DISTRICT EXTENSION NO. 1**

**WHEREAS,** pursuant to Article 12-A of the Town Law, the Town Board of the Town of Coeymans has proposed improvements to the Coeymans Sewer District (“CSD”) Coeymans Sewer District Extension No. 1 (“CSDE1”), the purpose which is to extend public sewers to serve industrial users on the eastern side of the Town, located along the Hudson River and north of the existing CSD as more particularly described in the CSDE1 Map, Plan and Report dated April 2022 prepared by the Town’s engineers Barton & Loguidice, D.P.C. and on file with the Town Clerk’s Office; and

**WHEREAS,** by resolution dated April 14, 2022, the Town Board determined pursuant to the New York State Environmental Quality Review Act, 6 NYCRR Part 617 (“SEQRA”) that the proposed action will not result in any significant adverse environmental impacts; and

**WHEREAS,** on June 23, 2022 an order was adopted by the Town Board reciting the filing of the map, improvements proposed, the estimated expense thereof, the proposed method of financing, the fact that the Map, Plan and Report are on file in the Town Clerk’s Office for public inspection, and all other matters required by law to be stated; and

**WHEREAS,** the order set July 14, 2022 at 6:00 p.m. at the Coeymans Town Hall, 18 Russell Ave, Ravena, NY as the date, time and place of the public meeting to consider the Map, Plan and Report, and to hear all persons interested in the subject thereof, and to take such action as required and authorized by law; and

**WHEREAS,** said order was published and posted as required by law and a hearing on the matter was duly held by the Town Board on July 14, 2022 at the aforementioned time and place at which all interested persons were heard; and

**WHEREAS,** the Town Board has reviewed the proposed improvements to the Coeymans Sewer District (“CSD”) Coeymans Sewer District Extension No. 1 (“CSDE1”) as set forth in the Map, Plan and Report, has considered the input from the public, and has consulted with the Town’s officials, engineers and planners;

**NOW THEREFORE, IT IS RESOLVED, DETERMINED AND ORDERED:**

(a) That notice of hearing was published and posted as required by law, and it is otherwise sufficient;

(b) That all property and property owners within the proposed Coeymans Sewer District Extension No. 1 (“CSDE1”) are benefited thereby;

(c) That all the property and property owners benefited are included within the limits of the proposed sewer district extension;

(d) That it is in the public interest to establish the sewer district extension; and

(e) The proposed costs and financing for the capital improvements as set forth in the Map, Plan and Report referred to herein, be and hereby are approved.

**RESOLVED, DETERMINED AND ORDERED,** that the establishment of the Coeymans Sewer District Extension No. 1, as set forth in the Map, Plan and Report, be approved and that the requested improvements be constructed provided that the required funds for same are made available or provided for, and such district extension shall be known and designated as the Coeymans Sewer District Extension No. 1 in the Town of Coeymans, and shall be bounded and described as set forth on Schedule “A” attached hereto and made a part hereof; and it is further

**RESOLVED, DETERMINED AND ORDERED,** that the Town Clerk of the Town of Coeymans shall, within ten (10) days after the adoption of this Resolution, file a certified copy thereof, in the Albany County Clerk’s office and in the office of the New York State Department of Audit and Control, at Albany, New York.

This resolution shall be subject to a permissive referendum in the manner provided in Article 7 and 12-A of the New York State Town Law.

Seconded by Council member LeFevre, offered for discussion and duly put to a vote, the results of which appear above.

**Resolution# 136-22 Establish Mileage Rate Increase**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
|  | *Present* | *Absent* | *Aye* | *Nay* | *Abstain* |
| George D. McHugh |[x] [ ] [x] [ ] [ ]
| Brandon L. LeFevre |[x] [ ] [x] [ ] [ ]
| Linda S. Bruno |[x] [ ] [x] [ ] [ ]
| Marisa J. Tutay |[x] [ ] [x] [ ] [ ]
| Stephen J. Schmitt |[x] [ ] [x] [ ] [ ]
| *Total* | 5 |  | 5 |  |  |

I, Council member LeFevre offer the following resolution and move its adoption:

**WHEREAS,** the Town Board of the Town of Coeymans adopted resolution 012-22 establishing the Mileage Rate to be 58.5 cents per mile for the authorized use of personal vehicles by Town employees.

**BE IT RESOLVED,** that the standard mileage rate has increased effective July 1, 2022, to 62.5 cents per mile.

Seconded by Council member McHugh, offered for discussion and duly put to a vote, the results of which appear above.

Discussion: Supervisor McHugh explained before continuing with the Resolution 137-22 that while we only anticipate the project to be no more than 6million dollars the Bond council advised to make the resolution for 7 million to give us a buffer. The same reason stands for the 4 million borrowing and we only expect to borrow 3 million dollars. Supervisor McHugh stated he does not anticipate taxes going up a single cent due to this project. The Town takes in more than enough to cover the payment of this bond. Council member Tutay asked if the amount in the bond effects our borrowing because it is higher. Supervisor McHugh explained it would not, this is just to get us started and we will have more specific borrowing resolutions are we continue with the process.

**Resolution# 137-22 Authorize Town Hall Construction Project Bond**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
|  | *Present* | *Absent* | *Aye* | *Nay* | *Abstain* |
| George D. McHugh |[x] [ ] [x] [ ] [ ]
| Brandon L. LeFevre |[x] [ ] [x] [ ] [ ]
| Linda S. Bruno |[x] [ ] [x] [ ] [ ]
| Marisa J. Tutay |[x] [ ] [x] [ ] [ ]
| Stephen J. Schmitt |[x] [ ] [x] [ ] [ ]
| *Total* | 5 |  | 5 |  |  |

I, Council member McHugh offer the following resolution and move its adoption:

EXTRACT OF MINUTES

A regular meeting of the Town Board of the Town of Coeymans, Albany County, New York was convened in public session at the Town Hall, 18 Russell Ave, Ravena, New York on July 14, 2022, at 6:00pm, local time.

The meeting was called to order by Supervisor George D. McHugh, and, upon roll being called, the following members were:

PRESENT:

George D. McHugh Supervisor

Stephen J. Schmitt Councilmember

Linda S. Bruno Councilmember

Marisa J. Tutay Councilmember

Brandon L. LeFevre Councilmember

ABSENT:

The following were ALSO PRESENT:

The following resolution was offered by \_\_\_\_McHugh\_\_\_\_, seconded by \_Bruno\_\_\_\_, to wit;

BOND RESOLUTION DATED JULY 14, 2022

A RESOLUTION AUTHORIZING THE CONSTRUCTION OF A NEW TOWN HALL AT 18 RUSSELL AVE, RAVENA, NEW YORK, INCLUDING THE DEMOLITION OF THE EXISTING TOWN HALL, AT AN AGGREGATE ESTIMATED MAXIMUM PROJECT COST OF 7,000,000, THE ISSUANCE OF SERIAL BONDS OF THE TOWN OF COEYMANS, ALBANY COUNTY, NEW YORK IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED $4,000,000 PURSUANT TO THE LOCAL FINANCE LAW TO FINANCE A PORTION OF THE COST THEREOF, PROVIDING THAT THIS RESOLUTION SHALL BE SUBJECT TO PERMISSIVE REFERENDUM AND DELEGATING CERTAIN POWERS IN CONNECTION THEREWITH TO THE TOWN SUPERVISOR

BE IT RESOLVED, by the Town Board of the Town of Coeymans, Albany County, New York (the "Town") (by the favorable vote of not less than two-thirds of all of the members of the Town Board) as follows:

SECTION 1. The specific purpose (hereinafter referred to as "purpose") to be financed pursuant to this resolution is the construction of a two-story, approximately 12,000 square foot building at 18 Russell Ave in the Town of Coeymans, including the demolition of the existing Town Hall building, related site work, and original furnishings and equipment required for such purpose. The estimated maximum cost of said purpose is $7,000,000 and said amount is hereby appropriated therefor. It is hereby determined that said purpose is an object or purpose described in subdivision 11 of paragraph a of Section 11.00 of the Local Finance Law, and that the period of probable usefulness of said purpose is twenty-five years.

SECTION 2. It is hereby determined that the aforesaid purpose constitutes an unlisted action as defined under the State Environmental Quality Review Regulations, 6 NYCRR Part 617, which has been determined under SEQRA not to have a significant impact on the environment.

SECTION 3. The proposed maturity of the serial bonds authorized hereby is in excess of five years.

SECTION 4. The Town Board plans to finance a portion of the cost of said purpose by the issuance of serial bonds of the Town in an amount not to exceed $4,000,000, hereby authorized to be issued therefor pursuant to the Local Finance Law. The remaining portion of the project cost is to be paid from other available funds.

SECTION 5. Current funds are not required to be provided prior to the issuance of the bonds authorized by this resolution or any notes issued in anticipation of said bonds.

SECTION 6. The proceeds of the bonds herein authorized and any bond anticipation notes issued in anticipation of said bonds may be applied to reimburse the Town for expenditures made after the effective date of this resolution for the purpose for which said bonds are authorized. This resolution shall constitute a statement of official intent for purposes of Section 1.150-2 of the Treasury Regulations.

SECTION 7. Each of the bonds authorized by this resolution and any bond anticipation notes issued in anticipation of said bonds, shall contain the recital of validity prescribed by Section 52.00 of the Local Finance Law. The faith and credit of the Town are hereby irrevocably pledged for the payment of the principal of and interest on said bonds as the same respectively become due and payable. An annual appropriation shall be made in each year sufficient to pay the principal of and interest on said bonds becoming due and payable in such year. There shall annually be levied on all the taxable real property of the Town a tax sufficient to pay the principal of and interest on said bonds as the same become due and payable.

SECTION 8. Subject to the terms and contents of this resolution and the Local Finance Law, and pursuant to the provisions of Sections 30.00, 50.00 and 56.00 to 63.00, inclusive, of said Law, the power to authorize bond anticipation notes in anticipation of the issuance of the serial bonds authorized by this resolution and the renewals of said notes and the power to prescribe the terms, form and contents of said serial bonds and said bond anticipation notes (including without limitation the date, denominations, maturities, interest payment dates, consolidation with other issues, and redemption rights), the power to determine to issue said bonds providing for substantially level or declining debt service, and the power to sell and deliver said serial bonds (including statutory installment bonds), and any bond anticipation notes issued in anticipation of the issuance of such bonds, is hereby delegated to the Town Supervisor, the Chief Fiscal Officer of the Town. The Town Supervisor is hereby authorized to sign any serial bonds issued pursuant to this resolution and any bond anticipation notes issued in anticipation of the issuance of said serial bonds, and the Town Clerk is hereby authorized to affix the corporate seal of the Town to any of said serial bonds or any bond anticipation notes and to attest such seal.

SECTION 9. The Town Supervisor is further authorized to take such actions and execute such documents as may be necessary to ensure the continued status of the interest on the bonds authorized by this resolution, and any notes issued in anticipation thereof, as excludable from gross income for federal income tax purposes pursuant to Section 103 of the Internal Revenue Code of 1986, as amended (the "Code") and to designate the bonds authorized by this resolution and any notes issued in anticipation thereof as "qualified tax-exempt bonds" for purposes of Section 265(b)(3)(B)(i) of the Code.

SECTION 10. Within ten days after the adoption of this resolution, the Town Clerk is hereby authorized and directed to cause to be published at least once in the in The News Herald, being a newspaper having a general circulation in the Town and hereby designated as the official newspaper of the Town, and to be posted on the sign board of the Town maintained pursuant to the Town Law, a notice which shall set forth the date of adoption of this resolution and contain an abstract thereof, concisely stating its purpose and effect and specifying that this resolution was adopted subject to a permissive referendum.

SECTION 11. This resolution shall take effect thirty days after adoption, unless there shall be filed with the Town Clerk a petition signed and acknowledged by the electors of the Town qualified to vote upon a proposition to raise and expend money, in number equal to at least five percentum of the total vote cast for governor in the Town at the last general election held for the election of State offices, protesting against this resolution and requesting that the matter be submitted to the qualified electors of the Town at a referendum in the manner provided by Article Seven of the Town Law.

SECTION 12. The validity of said serial bonds or of any bond anticipation notes issued in anticipation of the sale of said serial bonds may be contested only if:

1. Such obligations are authorized for an object or purpose for which the Town is not authorized to expend money; or
2. The provisions of law which should be complied with at the date of the publication of this resolution are not substantially complied with;

and an action, suit or proceeding contesting such validity is commenced within twenty days after the date of such publication; or

 (3) Such obligations are authorized in violation of the provisions of the Constitution of New York.

SECTION 13. Upon the effective date hereof, the Town Clerk is hereby authorized and directed to publish this resolution, or a summary thereof, together with a notice in substantially the form provided by Section 81.00 of the Local Finance Law, in The News Herald, being a newspaper having a general circulation in the Town and hereby designated as the official newspaper of the Town for such publication.

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

George D. McHugh VOTING \_x\_

Stephen J. Schmitt VOTING \_x\_

Linda S. Bruno VOTING \_x\_

Marisa J. Tutay VOTING \_x\_

Brandon L. LeFevre VOTING \_x\_

The foregoing resolution was thereupon declared duly adopted.

**Public Comment:**

Daniel Boomer from Biechman Road approached the podium to ask about the flush toilets at the parks. He didn’t see them on the blueprint. Supervisor McHugh explained the toilets are not a part of this grant and are a separate project funded with ARPA funds. The designs are currently being finished and will be presented separately. The Riverfront Project is a stormwater mitigation grant.

Kevin Fagan & Christina DiPiero of Fox Lane wanted to give the board an overview of their plans for the open development area they have presented at previous board meetings. Both have backgrounds in real estate and this would be their first venture into a residential project. Mr. Fagan gave a summary of what has been done so far and asked to address the board with questions. Supervisor McHugh stated that the board is not prepared for question on this matter since it was not on the agenda but they can try. Mr. Fagan asked if HOA’s were allowed and would the comfort level be better if it was presented as an HOA. The board did not answer. Mr. Fagan asked some questions to Council member Schmitt who also has a private road maintenance agreement. Council member Schmitt is unsure a PRA would work in any situation. Mr. Fagan asked if HOA’s were allowed, Supervisor McHugh stated that would be a conversation for the PB/ZBA. Town Attorney Peluso explained they are not expecting a decision tonight. Mr. Fagan is going to propose a five-year reserve for the maintenance agreement upon purchasing the property. Supervisor McHugh asked if a site visit would be possible. Mr. Fagan was open to a site visit.

**Motion to Adjourn -** On motion of Council member McHugh, seconded by Council member LeFevre, the Town Board Meeting was adjourned at approximately7:45p.m.

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

***Respectfully Submitted*,**

**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

***Candace McHugh, Town Clerk***