**A Town Board Meeting was held Thursday May 12, 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

Supervisor McHugh called the meeting to order and led the audience in the Pledge. Albany County legislator Zach Collins led the audience in prayer. The Supervisor asked to let the record reflect that all Council members were present.

**Announcements:**

-The RCS 2022-2023 Budget vote will be on Tuesday May 17, 2022, from 7am-9pm at the RCS high school main gym. A copy of the proposed budget can be found on the school’s website: [www.rcscsd.org](http://www.rcscsd.org)

-RCS Alumni Meghan Houk will be hosting a Softball and Baseball camp for mental health awareness for ages 6-17.

**When:** June 11, 2022 from 9am-2pm, Check in at 8:30am

**Where:** Pieter B. Coeymans Elementary

**Cost:** any donation amount, all proceeds go to The Hidden Opponent

If you are interested in signing your child up or looking for more information, please contact Meghan at [meghanhouk@gmail.com](mailto:meghanhouk@gmail.com) or you can visit the RCS Sports Association Facebook page.

-We Love RCS & RCS Friends of the Arts will be holding a Music & Street Art Festival on May 14th from 11am to 4pm on Main Street Ravena. Please contact [weloveartcsfestival@gmail.com](mailto:weloveartcsfestival@gmail.com) for more information.

-Town of Coeymans will host their Annual Recycle Day on Saturday May 14, 2022 8:00a.m. to 4:00p.m. Information can be found on the Town of Coeymans Website for locations and acceptable items.

Supervisor McHugh presented Thiele Carting, Collins & Sons, WM Biers with awards of recognition for their services during Recycle day. These companies have helped us collect an average 100, 00 lbs of recycled materials each year.

**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:

April 28, 2022 - Town Board Meeting

**Old Business**

Open Development- Fagan/DiPerro: James Peluso recapped the proposal made by the Property owner. The applicant is requesting the title of Open Development so they may build a private road since they don’t meet the road frontage requirements for a Town road otherwise. The applicant has proposed a private road maintenance agreement. Council member Tutay asked for clarification as to what happens if a property owner doesn’t hold up their end, does the Town take action? Mr. Peluso stated the Town wouldn’t have enforcement ability. Supervisor McHugh stated he has never seen a private road not become an issue. Council member Schmitt agreed that issues will arise. Council member Tutay stated her concern was that people will call the Town if it isn’t upheld and ask why we approved this in the first place. James Peluso read from the PB/ZBA minutes stating “a motion was made by Mr. Nolan to refer the Open Development back to the Town Board with our recommendation that we have no objections with the condition that the engineer’s report is reviewed by the fire department and they have no objections, seconded by Ms. Stanton”. Supervisor McHugh stated that isn’t necessarily a recommendation for approval just a statement of no objections. James Peluso said the only way the property owner can make this a private road is if the Town Board permits it by declaring it an Open Development area (Town Law Section 280-A). Peluso said this is not a variance issue it is a matter of state law. Council member McHugh asked if anyone wanted to make a motion to declare it an Open Development. No one on the board is comfortable declaring that at this time, further research and discussion with the attorney is needed. LeFevre asked to clarify if the property could or could not be subdivided at this point, which it cannot. Supervisor McHugh believes setting up a private road most likely will not create an issue for this Board but will for future Town Boards.

Joralemon Park Playground- Installation has begun and should be finished by weeks end.

Water Infrastructure Planning Grant-Supervisor McHugh met with engineers and the Sewer Department to begin the process. The sewer lines in the Hamlet will be televised by Arold Construction. After the televising, further engineering can be done to create the nucleus of a future grant.

**New Business:**

Vacant Abandoned Properties- RPTL 1111-A: Step one is to resolve to accept RPTL 1111-A which will be done tonight. Mayor Misuraca is working on a similar acceptance with the Village Attorneys. The building department will be integral in this process as will be the assessor. The only other community currently participating in this is the City of Albany. Council member Schmitt thanked Peluso and Supervisor McHugh for spearheading this and extending the information to the Village. Supervisor McHugh hopes the Village will jump on this and we can accomplish it as a community.

**Resolutions**

**Resolution # 106-22 Authorize Budget Amendment**

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

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

**WHEREAS,** the Coeymans Town Court was awarded a grant in the amount of $19,920.15 from the Justice Court Assistance Program and

**WHEREAS,** Resolution #158-21, was passed at a regular Town Board meeting on September 9, 2021 authorizing the Court to apply for the Grant and

**WHEREAS,** the Chief Fiscal Officer has determined that in order to maintain proper accounting of the Grant money the following amendments must be made in the 2022 Budget

**NOW, THEREFORE, BE IT RESOLVED**, that the Town Board of the Town of Coeymans does hereby authorize Supervisor George D. McHugh to make the following amendments to the 2022 Budget:

**GENERAL FUND (A)  
INCREASE APPROPRIATIONS**(A)1110.2 Equipment $12,601.15  
(A)1110.4 Contractual $ 7,319.00

**INCREASE REVENUE (A)**(A)3021 State Court Facilities $19,920.15

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

Discussion: Supervisor McHugh wanted to recognize our court clerks Tammy Eissing and Heather Collins for writing and pursuing this grant.

**Resolution # 107-22 Accept Resignation of Board of Assessment Review Member**

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

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

**WHEREAS**, a written letter of resignation was received by the Town of Coeymans on May 9, 2022 from alternate chair member to the Board of Assessment Review David F. Kunz; and

**NOW, THEREFORE, BE IT RESOLVED**, that the Town Board of the Town of Coeymans does hereby accept the resignation of alternate chair member David F. Kunz effective May 9, 2022.

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

**Resolution # 108-22 Appoint Board of Assessment Review Chair**

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

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

**BE IT RESOLVED**, that the Town Board of the Town of Coeymans does hereby appoint Neal Porlier as Chairman to the Board of Assessment Review, effective immediately.

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

**Resolution # 109-22 Authorize Supervisor to enter Arold Agreement**

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

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

**WHEREAS,** the Town of Coeymans received a Sewer Investigation construction schedule from Arold Construction Company, Inc. in furtherance of the Wastewater Infrastructure Engineering Planning Grant; and

**WHEREAS,** Arold Construction, INC. will provide a Vacuum truck and camera truck with operators to perform cleaning and CCTV inspection;

**NOW, THEREFORE, BE IT RESOLVED**, that the Town Board of the Town of Coeymans does hereby authorize George D. McHugh to execute the construction schedule agreement with Arold Construction Company, INC.

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

**Resolution # 110-22 Authorize Adoption of RPTL 1111-A**

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

**RESOLUTION AUTHORIZING THE IMPLEMENTATION OF REAL PROPERTY TAX LAW SECTION 1111-a IN THE TOWN OF COEYMANS TO PROVIDE FOR AND FACILITATE ACCELERATED TAX FORECLOSURE PROCEEDINGS INVOLVING VACANT AND ABANDONED RESIDENTIAL PROPERTIES**

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

**WHEREAS,** Section 1111-a of the Real Property Tax Law provides that, except in cities with a population of one million or more, the enforcing officer of a local municipality or his or her agent may determine that residential real property located therein may be subject to a redemption period of one year, only if the enforcing officer or his or her agents makes an affidavit to that effect and the property has been placed on a local municipal roll, or registry or list of vacant and abandoned property maintained by the taxing municipality; and

**WHEREAS,** Section 1122 of the Real Property Tax Law provides that a Tax District may have a separate roll, registry, or list for residential property identified by a local municipality pursuant to Section 1111-a of the Real Property Tax Law as being vacant and abandoned; and

**WHEREAS,** Section 1110 of the Real Property Tax Law provides that a Tax District may reduce the redemption period for residential vacant and abandoned property located within a local municipality to one year provided the property has been placed on a vacant and abandoned roll, registry, or list prior to the date on which real property taxes became delinquent in the local municipality pursuant to Section 1111-a of the Real Property Tax Law; and

**WHEREAS,** the County of Albany has authorized implementation by the Albany County Tax District of the provisions of Sections 1110(2) and 1122(2) of the Real Property Tax Law with respect to residential vacant and abandoned property located within local municipalities in the Albany County Tax District that have authorized implementation of Section 1111-a of the Real Property Tax Law; and

**WHEREAS,** the County of Albany has required that local municipalities within the Tax District which have authorized the implementation of Section 1111-a of the Real Property Tax Law therein at the time of the submission to the Albany County Tax District of said municipality’s roll of property determined by its enforcing officer to be vacant and abandoned, as a prerequisite to the acceptance of said roll by the Albany County Tax District, shall therewith include an affidavit of the enforcing officer attesting that the municipality has authorized the implementation of Section 1111-a of the Real Property Tax Law, that the roll, registry, or list submitted to the Albany County Tax District is in conformity with Section 1111-a of the Real Property Tax Law, and attesting that that the time limitation on making an application to the Supreme Count for CPLR Article 78 review pursuant to Section 1111-a(5) of the Real Property Tax Law as to the properties listed on the separate roll for properties determined by said municipality to be vacant and abandoned submitted to the Albany County Tax District has expired and that there is no such review application pending as to any of the properties listed therein; and

**NOW, THEREFORE, BE IT RESOLVED,** that the implementation of Section 1111-a of the Real Property Tax Law is hereby authorized in the Town of Coeymans;

**BE IT FURTHER RESOLVED,** that this resolution shall be effective immediately.

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

**Public Comment:**

-Joan Radley spoke in regards to the Seeds of Hope Project. May 15th will be the start of planting. Carol McDonald thanked Linda Bruno and Christina Wallace for getting the projects posted.

-Marisa Tutay announced we have determined dates for the 350th Celebration which will be June 9, 10, 11 of 2023.

-Christina DiPerro asked about the status of the Open Development. Supervisor McHugh stated the Board did not take any action tonight and it will be on the next meeting’s agenda.

**Motion to Adjourn -** On motion of Council member Bruno, seconded by Council member Schmitt, the Town Board Meeting was adjourned at 6:45p.m.

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

***Respectfully Submitted*,**

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

***Candace McHugh, Town Clerk***