

# DRAFT

**TOWN BOARD  
OF THE  
TOWN OF COEYMANS**

**June 8, 2023**

**Town Board Meeting 6:00 p.m.**

***(PLEASE SILENCE CELL PHONES WHILE MEETING IS IN PROGRESS)***

- 1. Call to Order – Pledge of Allegiance**
- 2. Blessing**
- 3. Members Present and Overview of Agenda Topics**
- 4. Public Announcements**
  - 4.1. Evening on the Green- June 8 @ Coeymans Landing 6-8 pm
  - 4.2. Feliciano Body Work Car Show- July 8<sup>th</sup> @ Special Olympics NY Headquarters 11-3 pm
- 5. Approval of Minutes**
  - 5.1. May 25, 2023 Public Hearing- Dog Control Law
  - 5.2. May 25, 2023 Public Hearing- Lot Line Adjustments and Mergers
  - 5.3. May 25, 2023 Town Board Meeting
- 6. New Business**
- 7. Old Business**
  - 7.1. 350<sup>th</sup> Celebration
- 8. Resolutions**
  - 8.1. Reappoint Police Detective
  - 8.2. Adopt Proposed Local Law No. 5 - Dog Control Law
  - 8.3. Adopt Proposed Local Law No.6 - Lot Line Adjustments and Mergers
- 9. Upcoming Meetings**
  - 9.1. June 12, 2023 PB/ZBA Meeting @ 7:00 pm
  - 9.2. June 22, 2023 Town Board Meeting @ 6:00 pm
  - 9.3. June 22, 2023 Public Hearings @ 6:00 pm
  - 9.4. June 28, 2023 PB/ZBA Meeting @ 7:00 pm
- 10. Public Comment**
- 11. Adjourn**

\*Agenda subject to change\*

**DRAFT**

At a Meeting of the Town Board of the Town of Coeymans, at Town Hall, 18 Russell Avenue, Ravena, New York, on June 8, 2023 there were:

	<i>Present</i>	<i>Absent</i>	<i>Aye</i>	<i>Nay</i>	<i>Abstain</i>
George D. McHugh	<input type="checkbox"/>				
Brandon L. LeFevre	<input type="checkbox"/>				
Linda S. Bruno	<input type="checkbox"/>				
Marisa J. Tutay	<input type="checkbox"/>				
Stephen J. Schmitt	<input type="checkbox"/>				
<i>Total</i>					

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

**WHEREAS**, the Town of Coeymans Police Department received a notice of resignation from part-time Detective Roger Loran effective May 19<sup>th</sup>, 2023.

**WHEREAS**, Detective Loran has fulfilled the requirement for separation of service necessary to continue in the Police and Fire retirement system.

**WHEREAS**, Detective Loran is now able to return to his previous position and is reinstated to his previous position as Part Time Detective for the Town of Coeymans Police Department.

**NOW, THEREFORE, BE IT RESOLVED**, that the Town Board of the Town of Coeymans does hereby reappoint Roger Loran to his previous position as Part Time police officer.

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

**DRAFT**

At a Meeting of the Town Board of the Town of Coeymans, at Town Hall, 18 Russell Avenue, Ravena, New York, on June 6, 2022 there were:

	<i>Present</i>	<i>Absent</i>	<i>Aye</i>	<i>Nay</i>	<i>Abstain</i>
George D. McHugh	<input type="checkbox"/>				
Brandon L. LeFevre	<input type="checkbox"/>				
Linda S. Bruno	<input type="checkbox"/>				
Marisa J. Tutay	<input type="checkbox"/>				
Steven Schmitt	<input type="checkbox"/>				

*Total*

**Resolution Adopting Local Law Amending  
Town Code Chapter 60 - Dog Control**

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

**WHEREAS** the Town Board of the Town of Coeymans has introduced a proposed Local Law to amend Sections 60-1; 60-2; and 60-3 of Chapter 60 of the Town Code, entitled “Dog Control”; and

**WHEREAS** the Town Board duly noticed and held a public hearing on the proposed local law on \_\_\_\_\_, 2023; and

**WHEREAS**, the enactment of this local law is a Type II action pursuant to the New York State Environmental Quality Review Act, 6, N.Y.C.R.R. 617.5 as it involves agency administration, management and legislative decision making that does not affect the environment or commit the Town to a future decision on a project, and therefore is exempt from environmental review; and

**NOW THEREFORE BE IT RESOLVED**, that the Town Board of the Town of Coeymans does hereby enact the proposed Local Law attached hereto and made a part hereof which shall be numbered Local Law No. 6 of the year 2023.

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

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LOCAL LAW NO. \_\_\_ OF 2023

I. Sections 60-1; 60-2; and 60-3 of Chapter 60 of the Town Code, entitled "Dog Control" is hereby amended and restated to read as follows:

**§ 60-1 Findings; Purpose.**

**A.**

The Town of Coeymans, Albany County, New York, finds that the running at large and other uncontrolled behavior of dogs has caused physical harm to persons, damage to property and created nuisances within the town.

**B.**

The purpose of this article is to protect the health, safety and well-being of persons and property by imposing restrictions and regulations upon the keeping or running at large of dogs and the seizure thereof within the Town of Coeymans

**§ 60-2 Prohibited Acts.**

It shall be unlawful for any owner of or any person harboring any dog in the Town of Coeymans as described in § **60-1** above to permit or allow such dog to:

**A.**

Run at large unless said dog is restrained by a leash or unless accompanied by its owner or a responsible person able to control the animal.

**B.**

Engage in habitual loud howling or barking or to conduct itself in such manner so as to habitually annoy any person other than the owner or person harboring such dog.

**C.**

Cause damage or destruction to property, or commit a nuisance by defecating or urinating upon the premises of a person other than the owner or person harboring such a dog.

**D.**

Chase or otherwise harass any person in such a manner as reasonably to cause intimidation or to put such person in reasonable apprehension of bodily harm or injury.

**E.**

Habitually chase or bark at motor vehicles, motorcycles or bicycles.

**DRAFT**

**§ 60-3 Dogs in heat.**

It shall be unlawful for a person harboring a female dog in said Town of Coeymans as described in § 60-1 above to permit such dog to run at large when in heat, and such dog shall be confined to the premises of such person during such period.

[All remaining Sections of Chapter 60 shall remain in full force and effect].

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At a Meeting of the Town Board of the Town of Coeymans, at Town Hall, 18 Russell Avenue, Ravena, New York, on June 6, 2022 there were:

	<i>Present</i>	<i>Absent</i>	<i>Aye</i>	<i>Nay</i>	<i>Abstain</i>
George D. McHugh	<input type="checkbox"/>				
Brandon L. LeFevre	<input type="checkbox"/>				
Linda S. Bruno	<input type="checkbox"/>				
Marisa J. Tutay	<input type="checkbox"/>				
Steven Schmitt	<input type="checkbox"/>				

*Total*

**Resolution Adopting Local Law on Lot Line Adjustments and Lot Mergers**

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

**WHEREAS** the Town Board of the Town of Coeymans has introduced a proposed Local Law entitled “Lot Line Adjustments and Lot Mergers Law of the Town of Coeymans”; and

**WHEREAS** the Town Board duly noticed and held a public hearing on the proposed local law on \_\_\_\_\_, 2023; and

**WHEREAS**, the enactment of this local law is a Type II action pursuant to the New York State Environmental Quality Review Act, 6, N.Y.C.R.R. 617.5 as it involves agency administration, management and legislative decision making that does not affect the environment or commit the Town to a future decision on a project, and therefore is exempt from environmental review; and

**NOW THEREFORE BE IT RESOLVED**, that the Town Board of the Town of Coeymans does hereby enact the proposed Local Law attached hereto and made a part hereof which shall be numbered Local Law No. 7 of the year 2023.

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

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## Proposed CHAPTER 144

### Lot Lines Adjustments and Lot Mergers

#### 144-1. Title

Short title. This article shall be known as the “Lot Line Adjustments and Lot Mergers Law of the Town of Coeymans.”

#### 144-2. Purpose.

- A. The purpose of this local law is to establish a new chapter in the Town of Coeymans Code, such that lot line adjustments and lot mergers are considered separately from site plan review and the subdivision of land.
- B. Where this article conflicts or is inconsistent with Chapter 145 of the Town of Coeymans Code (Subdivision of Land), this article shall supersede said regulations.

#### 144-3. Definitions.

As used in this article, the following terms shall have the meaning indicated:

LOT LINE ADJUSTMENT – The process whereby land taken from one parcel is added to an adjoining parcel to adjust the property boundary lines merely for purposes of increasing the size of the lot to without creating a new lot. If a new lot would be created by the proposed lot line adjustment, then the applicant must submit a full minor or major subdivision application, as the case may be.

LOT MERGER – The process whereby two or more parcels of land are merged to create a single parcel of land.

#### 144-4. Title Matters.

The Town of Coeymans is not liable for any title matters that may arise due to the approval of lot line adjustments or lot mergers, where the parcels are subject to prior record liens or restrictions (i.e., deeds of trust, mortgages, money judgments, etc.).

#### 144-5. Application and procedure.

All applications for lot line adjustments and mergers shall be made to the Town Planning Board/Zoning Board of Appeals and include the following:

- A. All applicable filing fees and escrow fees for professional review of the application.

# DRAFT

- B. A map or survey showing the parcels of land to be adjusted or merged, together with all existing and proposed boundaries lines, buildings and features.
- C. All existing and proposed deeds for the affected parcels.
- D. Any other information as may be requested by the Planning Board/Zoning Board of Appeals.

#### **144-6. Review and approval.**

- A. A public hearing shall not be mandatory, however the Planning Board/Zoning Board of Appeals may, in its discretion, require a public hearing on the application.
- B. Upon approving a lot line adjustment or lot merger, the Planning Board/Zoning Board of Appeals shall mark the survey map “accepted for filing by the Town of Coeymans Planning Board/Zoning Board of Appeals,” and it shall be properly signed and dated by the duly designated officer of the Planning Board/Zoning Board of Appeals.
- C. In the event the approved survey map and the applicable deeds are not filed in the office of the Albany County Clerk within thirty (30) days of the date upon which they are approved, the lot line adjustment or lot merger shall become null and void as though it had never been approved. The thirty-day time period, however, may be extended upon request of the applicant or adjoining landowner and upon approval of the Planning Board/Zoning Board of Appeals.
- D. Unless a variance is granted, a lot line adjustment or lot merger shall not be approved where such conveyance would cause a parcel to fail to meet any applicable zoning or land use laws or regulations of the Town, including minimum lot size or setbacks.
- E. The decision of the Planning Board/Zoning Board of Appeals shall be rendered in writing within sixty-two (62) days of the date that the application is deemed complete by the Planning Board/Zoning Board of Appeals and any required public hearing is completed.
- F. The Planning Board/Zoning Board of Appeals shall deny any application that violates existing Town of Coeymans local law or regulation or is inconsistent with the stated purpose of such law or regulation.

#### **144-7. Filing fees.**

Filing fees for lot line adjustment or lot merger applications may be established or amended by resolution of the Town Board.