TOWN OF COEYMANS MEETING MINUTES
July 9, 2026 6:00PM

A Town Board Meeting was held Thursday, July 9, 2026 at 6:00p.m. at 18 Russell Avenue, Ravena N.Y.

PRESENT: Stephen Donnelly, Supervisor
Michael J. Stott, Deputy Supervisor
Stephen J. Schmitt, Council Member
Patricia Grogan, Council Member

ALSO PRESENT: Candace McHugh, Town Clerk
Richard C. Reilly. Town Attorney
Michael Ravalli, Jr., Town Attorney

Supervisor Donnelly opened the meeting and led the audience in the Pledge of Allegiance. He asked that the record reflect all board members were present.

Announcements

- 250th Celebration will be held Friday - Sunday July 10-12, 2026
- Albany County DPW Detour for Route 111 beginning 7/13- 11/23

Approval of Minutes: The following minutes were approved:

-Town Board Meeting 6/11/26
-Town Board Meeting 6/25/26

Council member Donnelly made a motion to accept the minutes for June 11th & 25th, 2026 Town Board Meeting and Council member Stott seconded the motion.
APPROVED – VOTE – AYES 4 – NAYS 0 – ABSENT 0 – ABSTAIN - SO MOVED

Old Business:

-Coeymans Industrial Park/ Albany County IDA Public Hearing Update: A link has been provided to watch the public hearing on the Supervisors page. Supervisor Donnelly stated he has received several emails regarding the potential PILOT. Most were asking for everyone to pay their fair share and don't think there should be special privileges. He stated there have never been special privileges coming out of his office and there never will be. Supervisor Donnelly said he would be updating the town from his office as information comes in. Council member Grogan clarified the IDA has nothing to do with the building of the structure which was previously approved by the town. She also stated the town did receive an email about the hearing which the town could have requested to be postponed. Supervisor Donnelly described his last interaction with Mr. O'Connor as confrontational and felt he would most likely have said no to that request. Council member Stott felt the Albany County IDA could have asked about the date

before scheduling since it was a busy night for the community. Council member Schmitt stated the public hearing was held open to allow for additional comment.

Zoning Code Amendments/ Comprehensive Review Discussion: Supervisor Donnelly reached out to Laberge about a rezoning plan. He is reviewing a draft which had previously been made by Laberge for the Town of Coeymans which was not adopted. The Supervisor was told it wouldn't be too heavy of a lift since much of the work has been done by Laberge. Council member Schmitt feels an RFP should be written in the meantime. Mr. Reilly feels there was an extensive overhaul done in 2006/07. Council member Schmitt asked if the Supervisor would be drafting an RFP. He stated his office could draft something for council to review. Supervisor Donnelly said he could do that before the next meeting.

Truck traffic/Limekill/Mountain Road Ext. Road Study discussion: Supervisor Donnelly stated he hand delivered a letter to Amrize and he has not received a response. Mr. Reilly is working on something to circulate to the board. Council member Schmitt asked if the Supervisor had reached out to the mayor. The Supervisor had not and Mr. Schmitt suggested seeing if the mayor has a way to reach the plant manager.

Ravena Rescue Squad Ambulance District: Council member Schmitt does not have an update at this time. He has not received the requested documents at this time. Council member Grogan asked if Mr. Schmitt had reached out to another ambulance provider about contract pricing. He had not at this point. Council member Schmitt stated he is hesitant because he wants to give the rescue squad the full opportunity to be our provider. He stated he would reach out before the next meeting.

Wastewater Treatment plant "phase 2" WIIA Application: The deadline was moved up making the process too tight to manage so the town will not be applying for a WIIA grant for phase 2 of the sewer project this year. An application was resubmitted for phase 1 of the sewer project in this years WIIA cycle.

Letter from Highway Superintendent: George LaMountain asked for the liaison position for the Highway Superintendent to be eliminated since he is an elected official. Council member Schmitt read the letter allowed and stated he is not in favor of eliminating the liaison. Mr. Schmitt would prefer to know if he himself is the reason and if that is the case the position should be given to a different board member. Council member Stott is in favor as well of keeping the liaison. Supervisor Donnelly asked if liaisons were necessary in which council stated it was not. NYAOT does recommend using liaisons. Council member Grogan asked if the board had received last months report for Mr. LaMountain. No one had stated they received one. Council member Grogan suggested the current liaison (Schmitt) should discuss this with him. Council member Schmitt will follow up with Mr. LaMountain.

Council member Grogan visited the wastewater treatment plant and Keith gave her a tour. She found it very informative and thanked Keith for providing the tour.

Council Member Grogan spoke with the Supervisor about the need for a flag at town Hall. She stated the board needs to locate an installer. Council member Grogan asked why the company she and Council member Stott sent to the Supervisors' Secretary was not considered. Supervisor Donnelly has been speaking to Highway Superintendent LaMountain about installing the flag pole. Council member Grogan expressed her concern on what type of flag pole we had ordered.

She also discussed the grant received from Albany County for the kayak kiosk in the amount of $15,000. The grant does have a deadline which is coming up on August 31, 2026. She gave some suggestions on other potential providers of the structure. She asked for a copy of the grant so she may review it. Mrs. Grogan also asked for a copy of the email the Supervisor received from the county regarding the grant.

Resolutions

Resolution # 097 Solar Decommissioning Agreement - TABLED

	Present	*Absent*	*Aye*	*Nay*	*Abstain*
~~Stephen Donnelly~~	☐	☐	☐	☐	☐
~~Michael J. Stott~~	☐	☐	☐	☐	☐
~~Stephen J. Schmitt~~	☐	☐	☐	☐	☐
~~Patricia Grogan~~	☐	☐	☐	☐	☐
	☐	☐	☐	☐	☐
Total					

TABLED

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

WHEREAS, the Town of Coeymans Planning Board / Zoning Board of Appeals approved a Special Use Permit on December 8, 2025 for a solar energy facility located at 1304-1322 NY-143, Coeymans Hollow, New York 12046; and

WHEREAS, as a condition of the Special Use Permit, the Town of Coeymans (the "Town"), Coeymans PV, LLC (the "Solar Energy Company") and Joyce Maxstadt (the "Landowner") are required to enter into a certain Decommissioning Agreement (the "Agreement"), whereby the Solar Energy Company agrees to deliver to the Town certain financial security to ensure the effective decommissioning of the solar equipment upon a Decommissioning Trigger (as defined in the Agreement).

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Coeymans does hereby authorize Supervisor Stephen Donnelly to sign the Decommissioning Agreement upon final approval by Counsel, as requested by the Planning Board / Zoning Board of Appeals, and to take such other and further action with respect to the Decommissioning Agreement as may be necessary.

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

Discussion: Supervisor Donnelly stated an email was sent by the PBZBA attorney modifying the language. It was confirmed the language was as intended and the agreement acceptable to sign. Council member Schmitt asked for clarification on "schedule A" versus "exhibit A". Mr. Reilly stated they are one in the same.

Resolution #098 Ravena Rescue Squad Contract Addendum

	Present	*Absent*	*Aye*	*Nay*	*Abstain*
Stephen Donnelly	☒	☐	☒	☐	☐
Michael J. Stott	☒	☐	☒	☐	☐
Stephen J. Schmitt	☒	☐	☒	☐	☐
Patricia Grogan	☒	☐	☒	☐	☐
	☐	☐	☐	☐	☐
Total	4		4		

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

WHEREAS, the Town of Coeymans (the "Town") is permitted by virtue of Section 122-B of the General Municipal Law of the State of New York to provide emergency ambulance services for the purpose of treating and transporting sick and injured persons found within its boundaries to an acute care hospital; and

WHEREAS, the Town previously entered into an agreement (the "Agreement") with the Ravena Rescue Squad to provide such ambulance service to the Town pursuant to the said provision of law; and

WHEREAS, the said Agreement, by its terms, expired on December 31, 2025; and has been extended through September 30, 2026, to allow for sufficient time for the Town to negotiate a successor agreement with the Ravena Rescue Squad; and

WHEREAS, the Town Board also budgeted a $10,000.00 increase to the amount to be paid to the Ravena Rescue Squad for Budget Year 2026, bringing the total amount to be paid to the Ravena Rescue Squad under Budget Line (A)4540.4, to $150,000.00 annually; and is desirous

of confirming that such increased amount should be paid to the Ravena Rescue Squad, subject to the remaining terms of the Agreement, as extended.

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Coeymans does hereby ratify and authorize that the increased annual fee of $150,000.00 be and is payable to the Ravena Rescue Squad, effective January 1, 2026.

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

Resolution # 099 Approve Laberge Addendum - NOT PASSED

	Present	*Absent*	*Aye*	*Nay*	*Abstain*
Stephen Donnelly	☒	☐	☒	☐	☐
Michael J. Stott	☒	☐	☒	☐	☐
Stephen J. Schmitt	☒	☐	☐	☒	☐
Patricia Grogan	☒	☐	☐	☒	☐
	☐	☐	☐	☐	☐
Total	4		2	2	

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

WHEREAS, the Town has previously retained Laberge Engineering and Consulting Group, Ltd. ("Laberge") to provide professional engineering, planning, grant development and community development assistance services to the Town; and

WHEREAS, the Town has received a proposal dated June 18, 2026, from Laberge (the "Addenda") to provide general professional consulting services to the Town; and

WHEREAS, Laberge proposes to bill by its normal hourly rates for Addendum No. 2026069-00, up to the amount of Twenty-Four Thousand and No/100 dollars ($24,000.00), for professional services not covered by existing project specific contracts.

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Coeymans does hereby authorize Supervisor Stephen Donnelly to sign the Addenda provided by Laberge, to allow Laberge to perform general professional consulting services not covered by existing project specific contracts, up to the amount of $24,000.00.

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

Discussion: Supervisor Donnelly explained this covers general service questions that are not project specific. He explained it as a type of retainer. Council member Grogan questioned the date which was explained as the date the general contract began. The Supervisor believes this is just for substantial questions that need research done. Council member Schmitt asked where this money is coming from since it was not budgeted for. Council member Grogan asked why the cost of questions don't come out of specific department budgets. It was explained as just a mechanism to bill the town. Council member Grogan asked the Supervisor how much of the allotted $50,000 in the engineer line has been spent. He asked if she would reach out on her own as the business manager is on vacation. It was explained the Deputy Clerk can most likely access that information.

Public Comment:

Barbara Tanner asked what the hourly charge was for the engineers. The Supervisor explained it varies based on who you are talking to.

Barbara Heinzen spoke of an article 78 lawsuit she was involved in with community members regarding zoning in the industrial park area. The courts agreed with the community. Additional lawsuits were filed and it was led to a Stipulation of Settlement which Mrs. Heinzen supplied to the town board members.

Motion to Adjourn was made by Council member Donnelly and Seconded by Council member Stott- APPROVED – VOTE – AYES 4 – NAYS 0 – ABSENT 0 – SO MOVED 7:34pm.

Respectfully Submitted,

Candace McHugh, Town Clerk

TOWN OF COEYMANS, NEW YORK
ESTABLISHED 1673

STATE OF NEW YORK
SUPREME COURT COUNTY OF ALBANY

In the Matter of an Application of HUDSON RIVER SLOOP CLEARWATER, INC., NORTH RIVER FRIENDS OF CLEARWATER, COEYMANS HERITAGE SOCIETY, INC., PAUL LAWLER, SYLVIA LAWLER, BARBARA HEINZEN, ELYSE KUNZ and RICHARD TOUCHETTE,

Petitioners/Plaintiffs,

For a Judgment Pursuant to CPLR Article 78 and A Declaratory Judgment

Index No.: 4568-14
RJI No.: 01-14-114869

- against -

Hon. Roger B. McDonough

THE TOWN BOARD OF THE TOWN OF COEYMANS, COEYMANS RECYCLING CENTER, LLC, CENTRAL HUDSON GAS & ELECTRIC CORPORATION, SELKIRK REALTY CORP., TCI REALTY OF NY, LLC, WILLIAM BIERS, STEVEN GIAMUNDO, RICHARD TRACEY, DONALD P. TRICKEY and DONALD R. TRICKEY,

Respondents/Defendants.

STIPULATION OF SETTLEMENT

RECITALS

1. On or about May 12, 2014, Respondent/Defendant The Town Board of the Town of Coeymans (the "Town") enacted Local Law #4 of the Laws of the Year 2014 ("Local Law #4) which, among other things, changed the zoning classification of nine parcels of property located in the Town enumerated therein.

2. Respondents/Defendants Coeymans Recycling Center, LLC ("CRC"), Central Hudson Gas & Electric Corporation, Selkirk Realty Corp., TCI Realty of NY, LLC, William Biers, Steven Giamundo, Richard Tracy, Donald P. Trickey, and Donald R. Trickey own or have an interest in one or more of the parcels of property that are the subject of Local Law #4.

3. On or about September 5, 2014, Petitioners/Plaintiffs commenced this proceeding/action seeking to, among other things, annul Local Law #4.

4. On or about May 4, 2017, this proceeding/action was discontinued with respect to Respondents/Defendants Central Hudson Gas & Electric Corporation, Selkirk Realty Corp., William Biers, Steven Giamundo, and Richard Tracy, and said parties are no longer parties to this action/proceeding.

5. The remaining parties desire to resolve the issues in this action/proceeding.

IT IS HEREBY AGREED as follows:

1. The parties agree to the truth and accuracy of the above recitals.

2. The parties agree to stipulate to discontinue the instant action/proceeding.

3. CRC agrees to relocate the metal recycling entity known as Baroni Recycling North, Inc., currently located along the industrial road west of Route 144, to a new location farther away from the Coeymans Creek.

4. CRC will, at its expense, extend the sewer main from the Industrial Park Bridge to the east side of State Route 144 and install a manhole to allow for sewer laterals located north of the Coeymans Creek Bridge to be routed into the Town's sewer system.

5. CRC will continue its efforts to purchase properties within the Hamlet of Coeymans and renovate them, similar to what CRC has already accomplished with respect to the former Adamo Tavern and the 84 and 86 Main Street, 13 Church Street, and 2 Fifth Street properties, subject to the needs of CRC and in the sole discretion of CRC.

6. A copy of the traffic study prepared by Ingalls & Associates for CRC dated February 28, 2014, concerning the Coeymans Industrial Park shall be provided to the parties.

7. The Town will take reasonable and appropriate action within the limits of its authority and in accordance with applicable law, and consistent with the Town's Comprehensive Plan, to create a 100-foot natural vegetative protective buffer on each side of the Coeymans/Onesquethaw Creeks in all areas rezoned from agricultural/ residential to industrial on the west side of NYS Rt. 144.

8. The Town will undertake further initiatives within the limits of its authority and in accordance with applicable law, and consistent with the Town's Comprehensive Plan, to extend this 100 foot buffer to other lands currently zoned industrial along Coeymans/Onesquethaw Creeks.

9. The Town will take reasonable and appropriate action within the limits of its authority and in accordance with applicable law, and consistent with the Town's Comprehensive Plan, to establish a natural vegetative visual buffer of 100 feet on other lands zoned industrial along Rt. 144 extending from the Hamlet to and including lands currently owned by Holcim/Lafarge.

10. The Town will take reasonable and appropriate action within the limits of its authority and in accordance with applicable law, and consistent with the Town's Comprehensive Plan, to develop a trail corridor(s) linking lands owned by the City of Albany along Coeymans Creek with the public park lands along the Hudson River currently maintained by the Town.

11. The Town will take reasonable and appropriate action within the limits of its authority and in accordance with applicable law, and consistent with the Town's Comprehensive Plan, to adopt legislation requiring that all development of lands in the Town that are zoned industrial be subject to full site plan review which will include appropriate environmental assessment (including the impact on soil, water and air resources, and traffic) and an assessment of long-range plans for industrial development within lands in the Town which are zoned industrial.

12. The Town will take reasonable and appropriate action within the limits of its authority and in accordance with applicable law, and consistent with the Town's Comprehensive Plan, to adopt a planned unit development local law that requires every commercial and industrial owner and/or developer to produce a plan for the whole parcel.

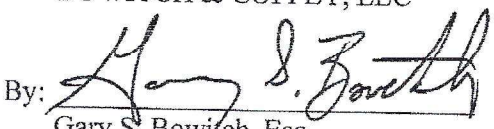
13. The parties hereto hereby agree that by entering into this Stipulated Settlement the parties do not waive nor shall they be deemed to have waived any rights to disagree, oppose or bring any legal challenge with respect to the efforts by any party in implementing the terms of this Stipulated Settlement, nor shall entering into this Stipulated Settlement be deemed as evidence of support or agreement with the provisions of paragraphs 1-12 by any party.

14. The signatories hereto have the authority to sign this Stipulated Settlement.

15. This Stipulated Settlement may be executed in counterparts, each of which shall be deemed an original, and all of which shall constitute one and the same instrument.

Dated: December 19, 2017

BOWITCH & COFFEY, LLC

By: 

Gary S. Bowitch, Esq.
Attorneys for Petitioners/Plaintiffs
17 Elk Street
Albany, New York 12207-1014

Dated: December ___, 2017

The Town of Coeymans

By: _____
Philip Crandall, Supervisor

Dated: December ___, 2017

DONALD ZEE, P.C.

By: _____
Andrew Brick, Esq.
Attorneys for Respondent/Defendant
Coeymans Recycling Center, LLC
1 Winners Circle, Suite 140
Albany, New York 12205

Dated: December 8, 2017

WILLIAM J. BETTER, P.C.

By: _____
~~N. Daniel Reeder, Esq.~~ William J Better Esq
Attorneys for Respondent/Defendant
TCI Realty of NY, LLC
1 Albany Avenue
Kinderhook, New York 12106

Dated: December ___, 2017

CUTLER, TRAINOR AND CUTLER

By: _____
James P. Trainor, Esq.
Attorneys for Respondent/Defendant
Donald R. Trickey
Two Hemphill Place, Suite 153
Malta, New York 12020

Dated: December ___, 2017

The Town of Coeymans

By: _____
Philip Crandall, Supervisor

Dated: December ___, 2017

DONALD ZEE, P.C.

By: _____
Andrew Brick, Esq.
Attorneys for Respondent/Defendant
Coeymans Recycling Center, LLC
1 Winners Circle, Suite 140
Albany, New York 12205

Dated: December ___, 2017

WILLIAM J. BETTER, P.C.

By: _____
N. Daniel Reeder, Esq.
Attorneys for Respondent/Defendant
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1 Albany Avenue
Kinderhook, New York 12106

Dated: December 7, 2017

CUTLER, TRAINOR AND CUTLER *LLP*

By: James P. Trainor
James P. Trainor, Esq.
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Malta, New York 12020