

**TOWN OF STUYVESANT  
TOWN BOARD MEETING  
October 12, 2023**

The Town Board of the Town of Stuyvesant held their monthly meeting on Thursday, October 12, 2023. In attendance were Supervisor Ron Knott; Councilmembers Kelley Williams, Tom Burrall, Brian Chittenden and David Quinn; Town Clerk Melissa Naegeli; Highway Superintendent Joe Scrum; and Attorney-for-the-Town Tal Rappleyea.

Supervisor Knott called the meeting to order at 7:00pm and opened the meeting with the Pledge of Allegiance to the Flag.

A motion to accept the minutes of the previous meeting was made by David Quinn. The motion was seconded by Brian Chittenden and was approved by unanimous vote.

A motion to pay the vouchers as submitted was made by Tom Burrall. The motion was seconded by Kelley Williams and was approved by unanimous vote.

***Correspondence***

Received a cost estimate for NYMIR Insurance, it's up about 8%. Supervisor Knott reported that he had signed the renewal agreement.

***Old Business***

*Bicentennial Event:* Supervisor Knott reported that the fireworks were a great success. He thanked the committee, the fire companies, and the highway department staff for their work.

*Trash Day* – Supervisor Knott reported that this year was a little slower but there was a good amount of people before it started raining. Joe Scrum reported we used 3 ½ dumpsters. There were 40 televisions and 78 tires collected.

*Town Hal HVAC Project* – Supervisor Knott reported that the heat pumps were being installed and should be completed in the next week.

## ***Special Guest***

Supervisor Knott introduced Jim Werkowski to make a presentation on the proposed “Stuyvesant Landing Historic District”. Mr. Werkowski explained the District would be comprised of Riverview Street, Clow Lane, some of Church St., some of Rectory Lane, and some of Route 9J.

He explained that process that they had undertaken and that a submission had been made to State Historic Preservation Office (SHPO). Their proposal was approved by SHPO and they were told they were eligible for consideration. A proposed area map was provided to the Town Board.

Mr. Werkowski reported that the group had thought they could complete the official application with volunteers but that they are usually completed by Architectural Historians or another type of specialist. He said the group had 3 considerations when preparing to come to the Town with this request:

- Pride in their old homes and a record of the homes remaining in the National Register;
- Any public funds spent in that District must have an approval from SHPO; and
- There are potential tax money programs available for home owners to make renovations to their homes.

The group does not want additional restrictions in zoning to be placed on the homes in this District.

While researching the specialists who complete the applications for SHPO, they realized that there could considerable fees for the service. The group is asking the Town Board for support of the establishment of the Stuyvesant Landing Historic District as well as funding to have someone complete the application process. There was also a request to establish a subcommittee, under Town Historian, made up of the volunteers who have been working on the project:

Maria Ausherman  
Paul Genega  
Lee Jamison  
Kim Kezia-Mendez  
Sandra Koponen  
Sandra LoPresto  
Steven Taylor  
Jim Werkowski

Mr. Werkowski further reported that they had found an Architecture Historian, Wally Wheeler, who would be willing to take on the job.

Supervisor Knott explained that there may be an additional step when going through a Planning or Zoning Board process that requires a SEQRA Review. He also said he would like to bring Wally Wheeler on and have him write a grant. Supervisor Knott explained that he had included a line in the budget for this expenditure, if the Board approves the request.

Supervisor Knott said all of the parcel owners in the affected area will have to be contacted and invited to an informational meeting outlining the process. Sandra LoPresto said everyone affected has been informed, as the Committee had contacted everyone to sign petition previously.

Sandra Koponen said volunteers will work on getting information on the original owners of the properties. Cathy Knott suggested they can do a lot of the work online and save the oldest records for having to go to the Clerk's Office in person.

Supervisor Knott said he thought the process of reviewing the Comprehensive Plan and this project will complement each other.

A motion to appoint the group presented as a sub-committee for the Stuyvesant Landing Historic District was made by David Quinn. The motion was seconded by Brian Chittenden and was approved by unanimous vote.

## **Reports**

*Town Clerk/Tax Collector:* Reports on file.

Melissa Naegeli reported that there were 35 vendors at the Bicentennial Event in September.

*Recreation Committee:* Kelley Williams reported that everything is quiet now.

*Environmental Management Council:* No report

*Dog Control Officer:* Maggie Banker reported there was no activity in the last month.

*Kinderhook Memorial Library:* Kathryn Schneider reminded everyone that the Library Resolution requesting additional funding will be on the ballot in November and asked everyone to consider the request.

*Climate Smart Task Force:* Kathryn Schneider reported:

- 2 programs are coming up in October:
  - Saturday, 10/14 at 2:00 – Presentation on Heat Pumps;
  - Sunday, 10/22 at 2:00 – Movie Event, co-sponsored by Garden Club
- Hannah Shephard has been working on collecting energy usage data for the last few years to complete the benchmarking process.
- A proposed Resolution has been provided to the Town Board “Establishing Energy Benchmarking Requirements for Certain Municipal Buildings”. This resolution is a requirement of the Climate Smart Task Force process.

**TOWN OF STUYVESANT  
RESOLUTION ESTABLISHING ENERGY BENCHMARKING REQUIREMENTS FOR  
CERTAIN MUNICIPAL BUILDINGS  
OCTOBER 12, 2023**

***WHEREAS,** buildings are the single largest user of energy in the State of New York. The poorest performing buildings typically use several times the energy of the highest performing buildings—for the exact same building use; and*

***WHEREAS,** collecting, reporting, and sharing building energy data on a regular basis allows municipal officials and the public to understand the energy performance of municipal buildings relative to similar buildings nationwide, and equipped with this information the Town of Stuyvesant is able to make smarter, more cost-effective operational and capital investment decisions, reward efficiency, and drive widespread, continuous improvement; and*

***WHEREAS,** the Town of Stuyvesant Town Board desires to use Building Energy Benchmarking - a process of measuring a building’s energy use, tracking that use over time, and comparing performance to similar buildings - to promote the public health, safety, and welfare by making available good, actionable information on municipal building energy use to help identify opportunities to cut costs and reduce pollution in the Town of Stuyvesant]; and*

***WHEREAS,** the Town of Stuyvesant Town Board desires to establish procedure or guideline for Town staff to conduct such Building Energy Benchmarking; and*

***NOW THEREFORE, IT IS HEREBY RESOLVED AND DETERMINED,** that the following specific policies and procedures are hereby adopted;*

## **BUILDING ENERGY BENCHMARKING POLICY/PROCEDURES**

### **§1. DEFINITIONS**

(A) *“Benchmarking Information” shall mean information generated by Portfolio Manager, as herein defined including descriptive information about the physical building and its operational characteristics.*

(B) *“Building Energy Benchmarking” shall mean the process of measuring a building’s Energy use, tracking that use over time, and comparing performance to similar buildings.*

(C) *“Commissioner” shall mean the head of the Department.*

(4) *“Covered Municipal Building” shall mean a building or facility that is owned or occupied by the Town that is 1,000 square feet or larger in size.*

(5) *“Department” shall mean the Climate Smart Community Task Force*

(6) *“Energy” shall mean electricity, natural gas, steam, hot or chilled water, fuel oil, or other product for use in a building, or renewable on-site electricity generation, for purposes of providing heating, cooling, lighting, water heating, or for powering or fueling other end-uses in the building and related facilities, as reflected in Utility bills or other documentation of actual Energy use.*

(7) *“Energy Performance Score” shall mean the numeric rating generated by Portfolio Manager that compares the Energy usage of the building to that of similar buildings.*

(8) *“Energy Use Intensity (EUI)” shall mean the kBtus (1,000 British Thermal Units) used per square foot of gross floor area.*

(9) *“Gross Floor Area” shall mean the total number of enclosed square feet measured between the exterior surfaces of the fixed walls within any structure used or intended for supporting or sheltering any use or occupancy.*

(11) *“Portfolio Manager” shall mean ENERGY STAR Portfolio Manager, the internet-based tool developed and maintained by the United States Environmental Protection Agency to track and assess the relative Energy performance of buildings nationwide, or successor.*

(12) *“Utility” shall mean an entity that distributes and sells Energy to Covered Municipal Buildings.*

(13) *“Weather Normalized Site EUI” shall mean the amount of Energy that would have been used by a property under 30-year average temperatures, accounting for the difference between average temperatures and yearly fluctuations.*

### **§2. APPLICABILITY**

(1) *This policy is applicable to all Covered Municipal Buildings as defined in Section 2 of this policy.*

(2) *The Commissioner may exempt a particular Covered Municipal Building from the benchmarking requirement if the Commissioner determines that it has characteristics that make benchmarking impractical.*

**§3. BENCHMARKING REQUIRED FOR COVERED MUNICIPAL BUILDINGS**

(1) No later than May 1 every year thereafter, the Commissioner or his or her designee from the Department shall enter into Portfolio Manager the total Energy consumed by each Covered Municipal Building, along with all other descriptive information required by Portfolio Manager for the previous calendar year.

(2) For new Covered Municipal Buildings that have not accumulated 12 months of Energy use data by the first applicable date following occupancy for inputting Energy use into Portfolio Manager, the Commissioner or his or her designee from the Department shall begin inputting data in the following year.

**§4. DISCLOSURE AND PUBLICATION OF BENCHMARKING INFORMATION**

(1) The Department shall make available to the public on the internet Benchmarking Information for the previous calendar year:

(a) no later than December 1, 2023 and by September 1 of each year thereafter for Covered Municipal Buildings; and

(2) The Department shall make available to the public on the internet and update at least annually, the following Benchmarking Information:

(a) Summary statistics on Energy consumption for Covered Municipal Buildings derived from aggregation of Benchmarking Information; and

(b) For each Covered Municipal Building individually:

(i) The status of compliance with the requirements of this Policy; and

(ii) The building address, primary use type, and gross floor area; and

(iii) Annual summary statistics, including site EUI, Weather Normalized Source EUI, annual GHG emissions, and an Energy Performance Score where available; and

(iv) A comparison of the annual summary statistics (as required by Section 5(2)(b)(iii) of this Policy) across calendar years for all years since annual reporting under this Policy has been required for said building.

**§5. MAINTENANCE OF RECORDS**

The Department shall maintain records as necessary for carrying out the purposes of this Policy, including but not limited to Energy bills and other documents received from tenants and/or Utilities. Such records shall be preserved by the Department for a period of three (3) years.

**§6. ENFORCEMENT AND ADMINISTRATION**

(1) The Commissioner or his or her designee from the Department shall be the Chief Enforcement Officer of this Policy.

(2) The Chief Enforcement Officer of this Policy may suggest regulations to the town board necessary for the administration of the requirements of this Policy.

(3) Within thirty days after each anniversary date of the effective date of this Policy, the Chief Enforcement Officer shall submit a report to the Town Board including but not limited to summary statistics on Energy consumption for Covered Municipal Buildings derived from aggregation of Benchmarking Information, a list of all Covered Municipal Buildings identifying each Covered Municipal Building that the Commissioner determined to be exempt from the benchmarking requirement and the reason for the exemption, and the status of compliance with the requirements of this Policy.

**§7. EFFECTIVE DATE**

This policy shall be effective immediately upon passage.

**§8. SEVERABILITY**

*The invalidity or unenforceability of any section, subsection, paragraph, sentence, clause, provision, or phrase of the aforementioned sections, as declared by the valid judgment of any court of competent jurisdiction to be unconstitutional, shall not affect the validity or enforceability of any other section, subsection, paragraph, sentence, clause, provision, or phrase, which shall remain in full force and effect.*

*A motion was made Tom Burrall to adopt the above resolution. The motion was seconded by Brian Chittenden and a roll call vote was taken by Town Clerk Melissa Naegeli:*

<u>Town Board Member</u>	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>
Ron Knott	X		
Tom Burrall	X		
Brian Chittenden	X		
David Quinn	X		
Kelley Williams	X		

*This resolution was adopted by unanimous vote.*

*This resolution is hereby certified by Town Clerk Melissa A. Naegeli, RMC on this 12<sup>th</sup> day of October, 2023.*

*Highway Department:* Highway Superintendent Joe Scrum reported:

- Trash Day was held;
- They had a culvert repair;
- They were mowing at Hummel Park but the mower is now broken, when it's repaired they will complete mowing the perimeter;
- They are getting equipment ready for Winter; and
- They are back to 5 days/week.

*Assessor's Office:* Cathy Knott reported that its been quiet. She reported that exemption renewals will be mailed out in November and reminded everyone that the State deadline is March 1<sup>st</sup>.

*Planning Board/Zoning Board of Appeals –* Tal Rappleyea reported that the Board continues to review the Rudolph Family Farm proposed project on Sharptown Road. There was no Zoning Board meeting.

*Historian:* Juanita Knott discussed resources available for researching the deeds for the proposed Stuyvesant Landing Historic District.

*Cemetery:* David Quinn reported that the Highway Department had been doing a good job keeping the grounds neat.

*Building Department:* Report is on file.

*Railroad Station Restoration Committee:* Lee Jamison reported that there would be a meeting on Saturday, Oct. 14<sup>th</sup>. There are no upcoming events and the Committee will be discussing and prioritizing projects.

### **County Government**

*Broadband:* Supervisor Knott reported that he and Kinderhook Supervisor Tim Ooms had met with Archdot Fiber, the company that took over GTel, a new broadband provider who wants to come into our area. They asked for a letter of support so they can go get funding. Supervisor Knott said he will tweak the letter a bit so it doesn't say they will be the only company.

### **New Business**

*2024 Budget* – Supervisor Knott reviewed the Tentative 2024 Budget with a visual on the large television. He explained that the Town tax shows a decrease of approximately 1%. He explained that the fire districts' have their own budget process and the library amount is determined by the voters on the ballot.

Bill Schneider commented that he had previously requested the Climate Smart Task Force be included as a line item but didn't see it on the budget. Supervisor Knott explained that he had been waiting for information from them to determine the amount. Mr. Schneider explained that it would mostly be for incidental costs that the volunteers incur. Supervisor Knott told him that members of the committee could submit for reimbursement at any time and the money is available.

The Public Hearing was scheduled for November 9, 2023 at 7:00pm. Melissa Naegeli will put the notice in the Register Star.

Supervisor Knott presented three Budget Amendments to the Board:

<b><u>Budget Amendment #2</u></b>	<b><u>Increase</u></b>	<b><u>Decrease</u></b>
<b><u>Revenue</u></b>		
A3040 ARPA		\$10,688.00
<b><u>Appropriations</u></b>		
A1620.41 IT Services	\$10,688.00	
<b><u>Total</u></b>	\$10,688.00	



The Town Board authorizes the Supervisor to amend the preceding budget amendments to the 2023 Budget. The Town Clerk took a roll call vote:

<u>Town Board Member</u>	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>
Ron Knott	X		
Tom Burrall	X		
Brian Chittenden	X		
David Quinn	X		
Kelley Williams	X		

Dated: October 12, 2023  
Certified: Melissa A. Naegeli, RMC

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**Budget Amendment #3**

	<u>Increase</u>	<u>Decrease</u>
<b><u>Revenue</u></b>		
A3040 ARPA		\$58,946.00
<b><u>Appropriations</u></b>		
A1620.2 Building	\$58,946.00	
<b><u>Total</u></b>	\$58,946.00	

The Town Board authorizes the Supervisor to amend the preceding budget amendments to the 2023 Budget. The Town Clerk took a roll call vote:

<u>Town Board Member</u>	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>
Ron Knott	X		
Tom Burrall	X		
Brian Chittenden	X		
David Quinn	X		
Kelley Williams	X		

Dated: October 12, 2023  
Certified: Melissa A. Naegeli, RMC

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**Budget Amendment #4**

	<u>Increase</u>	<u>Decrease</u>
<b><u>Revenue</u></b>		
A2655 Minor Sales		\$ 3,457.37
A1170 Franchise Fees		\$16,149.78
<b><u>Appropriations</u></b>		
A7550.4 Celebrations	\$19,607.15	
<b><u>Total</u></b>	\$19,607.15	

The Town Board authorizes the Supervisor to amend the preceding budget amendments to the 2023 Budget. The Town Clerk took a roll call vote:

<u>Town Board Member</u>	<u>Aye</u>	<u>Not Absent</u>
Ron Knott	X	
Tom Burrall	X	
Brian Chittenden	X	
David Quinn	X	
Kelley Williams	X	

Dated: October 12, 2023

Certified: Melissa A. Naegeli, RMC

### **Board Comments**

Melissa Naegeli gave a presentation on a proposed Veteran’s Memorial Park. She explained this would be in place of the flag program that had been discussed previously, due to the difficulty of placing the flags. The park would be located on the grounds of the Town Hall. It would be a brick paver patio type of park with a large stone recognizing 6 branches of the military, our Purple Heart Community Status, and POWs. Brick pavers to be engraved would be purchased by the families of the Veterans and installed in either a yearly or biannual ceremony. Melissa explained that she had spoken with Joe Scrum, Highway Superintendent, and he said the Highway Department would be able to do a lot of the labor, including the installation of the base for the stone and laying the pavers. She requested permission to reach out to State and Federal Representatives to request funding assistance.

Tom Burrall asked Town Historian Juanita Knott if there was a list of people from Stuyvesant who were Killed or Missing in Action. Mrs. Knott said she wasn’t sure if we had a complete list. He suggested a special stone listing the names of those who were KIA or MIA. Melissa said she also planned to work with the VFW and American Legion and maybe they could offer some assistance on getting that information.

A motion was made by Kelley Williams to allow Melissa Naegeli to go forward with the project and seek funding. The motion was seconded by Tom Burrall and was approved by unanimous vote.

### **Public Comments**

Cathy Knott reminded everyone the Halloween Party is October 28<sup>th</sup> from 1-3 and decorating will take place on October 29<sup>th</sup> at 1pm. She asked for volunteers to bake and bring treats, help at the party, help decorate or help clean up. She also hinted that a special guest would be at the party and people wouldn’t want to miss it.

Supervisor Knott reminded everyone that Election Day is November 7<sup>th</sup> and that early voting begins on October 28<sup>th</sup> at 401 State Street or at the Martin H Glynn Building in Valatie. He suggested using the Board of Elections website to get the schedules for the buildings.

Lee Jamison asked if there was a status update on the Stuyvesant Falls Bridge. Supervisor Knott said the Engineers had begun their review but hadn't provided a timeline yet. He explained that he had asked for a plan to get the bridge up to a normal weight limit again while the work is being done on the Stockport Bridge then to find a permanent solution for the Stuyvesant Falls Bridge.

Lee Jamison also asked about a status update on the footbridge at Hummel Park. Supervisor Knott explained that we are waiting for the ground to dry up enough to get the equipment there to do the work. Joe Scrum explained they were mowing the perimeter of the park to help with that process but the mower broke down. Dave Quinn reported that all of the prep work was complete and it's just waiting for installation.

With no further questions or comments a motion to adjourn was made by Brian Chittenden. The motion was seconded by Kelley Williams and was approved by unanimous vote. The meeting adjourned at 8:29pm.

The abstract of Vouchers presented for payment at the October 12, 2023 meeting:

	<i>October 2023</i>			<b>LIGHTS</b>	
<b>CLAIM #</b>	<b>PAYEE</b>	<b>A/C#</b>	<b>GENERAL</b>	<b>LND/FALLS</b>	<b>HIGHWAY</b>
23-393	National Grid (\$1637.24)	5182.4		796.03	
				841.21	
23-394	CDPHP Universal Benefits (\$2092.11)	9060.8	697.37		1,394.74
23-395	Edmunds GovTech	1620.41	3,240.00		
23-396	Gabbit, LLC (\$978.86)	1620.41	654.93		
		5132.4	323.93		
23-397	National Grid	5132.4	238.27		
23-398	National Grid	1620.4	27.66		
23-399	National Grid	1620.4	22.70		
23-400	Robert H. Patterson, CPA	1320.4	1,450.00		
23-401	Paychex of New York, LLC	1320.4	308.80		
23-402	Marlin Lease Servicing (\$230.43)	1410.4	75.87		
		1620.41	154.56		
23-403	Quadient Leasing USA, Inc.	1620.41	203.79		
23-404	Repeat Business Systems (\$116.83)	1410.4	30.51		

		5132.4	8.00		
		1620.4	78.32		
23-405	W & B Golf Carts, Inc.	7550.4	800.00		
23-406	County Outhouse & Septic	7550.4	250.00		
23-407	Cathy Knott	7550.4	19.95		
23-408	Tal G. Rappleyea, Esq.	1420.4	1,875.00		
23-409	Mario's Home Center (\$28.57)	7110.4	13.28		
		1620.4	15.29		
23-410	Verizon Wireless	5010.4	62.67		
23-411	Tolls By Mail	5110.4			115.14
23-412	Valley Energy	5110.4			219.00
23-413	Dolan's Welding & Repair	5130.4			80.00
23-414	Mooradian Hydraulics & Equip Co Inc.	5130.4			1,387.10
23-415	Mario's Home Center	5110.4			31.99
23-416	Partners In Safety, Inc.	5110.4			104.00
	<i>10/5/2023</i>		10,550.90	1,637.24	3,331.97
23-417	SL Empire Solar I, LLC	1620.4	223.22		
23-418	Hodges T Shirts & Apparel	8160.4	235.00		
23-419	Staples, Inc. (\$110.75)	8160.4	15.20		
		1410.4	48.72		
		1620.4	46.83		
23-420	Columbia County Treasurer (Sheriff's Office)	1110.4	184.29		
23-421	Carlos Araoz	1110.4	60.00		
23-422	Tal G. Rappleyea, Esq.	1420.4	406.25		
23-423	County Waste	5132.4	220.02		
23-424	Rainbow Distributing Co., Inc.	5132.4	83.77		
23-425	Stockport Garage of Col	5110.4			131.20
23-426	Troy Kay	DA90898			321.02
23-427	CarQuest of Valatie	5130.4			164.12
23-428	Long Energy	5110.41			386.93
23-429	Kimball Midwest	5110.4			546.51
23-430	Air Gas USA, LLC	5110.4			133.00
23-431	Salem Farm Supply	5130.4			103.42
23-432	Lowe's	5110.4			510.76
	<i>12-Oct-23</i>		1,523.30	-	2,296.96
	<b><i>October Finals</i></b>		<b>12,074.20</b>	<b>1,637.24</b>	<b>5,628.93</b>