

TOWN OF COEYMANS PLANNING BOARD MEETING

April 3, 2017

Attendees

Members Present: Mr. Quinto, Mr. Collins, Mrs. Kunz, Mr. Foronda, Mr. McGuire, Mr. Nolan

Members Absent: Mr. Ross

Also Present: Mr. Cashin, Building Inspector; Ms. Ziegler, Recording Secretary

Public Present: See attached list

Call to Order

Meeting was called to order by Mr. Foronda at 7:00 p.m. There was a quorum; one member absent.

Approval of Minutes

Mrs. Kunz made motion to approve the minutes of March 6, 2017; seconded by Mr. Collins; all in favor.

Report of the Building Inspector

Mr. Cashin reported that the Town has a unified solar permit prepared by NYCERTA which standardizes ground and roof mounted solar. Town can apply for funds (\$2500) through NYCERTA for adopting the permit. Permit fees need to be tweaked.

Subdivision

Stanton Legacy Farms (17-001 SD): An application for a minor two lot subdivision on property owned by Stanton Farms located at 1406 SR 143, Coeymans hollow NY 12046, Tax Map #166-1-23. The total acreage to be subdivided is 97 acres; Lot #1 to equal 5 plus or minus acres which includes the 2615 square foot single family structure; Lot #2 to equal the remaining lands of 92 plus or minus acres. (Requested copy of deed – recent sale from Paul Simeone.)

Mr. Mark Stanton was present. Map was presented to the Planning Board for their review. Discussion was held and included:

- Property was recently purchased – deed has been recorded
- There is 400 foot of frontage
- Is within 500 feet of an Ag District – need an Ag Data Statement
- Need a 239 because it's on a State highway
- It is currently being surveyed by Mr. Hite; hold off on the site review until survey is completed

- Mr. Stanton explained that they would be using the tillable acres for crops; has no use for the house and horse barns which is why he wants to subdivide the property; wants to put in an access road off Stanton Road.
- Contact will be made to Mr. Hite to find out when the area is pinned; then the site review can be done.

Mr. Nolan made motion to accept this as a minor subdivision; seconded by Mrs. Kunz; all in favor.

Discussion

Discussion was held concerning need for a solar law; will be brought before the Board to do a site plan review.

The NYCERTA unified solar permit is available on the NYCERTA website.

Mrs. Kunz has a drawing of the Coeymans Castle. Its foundation is still on the site which is currently a five apartment building with a full length porch.

Albany County Land Bank has a listing of vacant properties.

Mr. McGuire provided an update on the CAC Natural Resource Inventory: CAC made application for an intern to assist in developing the NRI. CAC will hold a community meeting in May.

Mrs. Kunz made motion to adjourn; seconded by Mr. McGuire; all in favor.