

TOWN OF COEYMANS PLANNING BOARD MEETING

May 1, 2017

Attendees

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

Members Absent:

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; full board present.

Approval of Minutes

Mr. Quinto made motion to approve the minutes of April 3, 2017, with corrections on Page 1 and 2 (NYCERDA); seconded by Mr. McGuire; all in favor.

Report of the Building Inspector

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. Discussion was held and included:

- Site review was held on April 15, 2017. Findings: Property aside from area around the house is hilly and wooded; there is a dirt road running throughout Lot #1; property contains four stall horse barn, small shed and corral at the south side adjacent to Route 143; north end contains 97'x34' wood frame barn and a circular paddock; no issues.
- Maps were presented to the board for review.

Mr. Foronda made motion to move subdivision to public hearing on June 5, 2017; seconded by Mr. Collins; all in favor.

## Site Plan Review

**Crown Point LTD/Keystone Novelties Distributors LLC (17-001 SPR):** An application for a Site Plan Review on property owned by Crown Point LTD at 2369 US 9W, Ravena NY 12143, Tax Map # 168.5-1-14.12. Keystone Novelties Distributors LLC, 201 Seymour Street, Lancaster PA 17603 has the owner's consent and is seeking site plan approval to set up a 20'x40' tent for their "Fourth of July Tent Sale" between the dates of June 23 and July 5.

Mr. Ed McMann was present from Keystone. Discussion was held and included:

- Fire Marshall inspects everything after the tent is set up.
- Keystone will only be selling ground fireworks, no projectiles
- Fire extinguishers and sand buckets will be available
- Needs an operating permit from the Building Department
- Have to stay out of the right-of-way
- Hours of operation: 9:00 a.m. to 9:00 p.m. except from July 3 and 4 when they will be open until 10:00 p.m.
- Need to be 18 years old to purchase fireworks
- Inventory will be stored in metal storage unit at night; will only be out on display during hours of operation
- Parking will be marked off; exit will be on Mountain Road extension not from site directly onto Route 9W
- Will need a 239
- Building Department will notify Fire Company

Mr. Quinto made motion to schedule public hearing on June 5, 2017; seconded by Mr. Nolan; all in favor. Site review was scheduled for May 2, 2017 at 10:00 a.m.

## Discussion

CAC/Updates: Planning Board members were requested to complete a questionnaire and return to CAC before CAC's next meeting. Responses can be e-mailed to Mr. McGuire. Mr. McGuire reported that the CAC hopes to have most of the mapping completed by the fall. Mr. McGuire stated that the ultimate goal of the NRI is for the Planning Board to use it as a point of reference/informational.

## Adjourn

Mr. Ross made motion to adjourn; seconded by Mr. Collins; all in favor.