

TOWN OF COEYMANS PLANNING BOARD MEETING

June 5, 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. Quinto at 7:00 p.m. There was a quorum; full board present.

Approval of Minutes

Mr. Nolan made motion to approve the minutes of May 1, 2017; seconded by Mr. McGuire; all in favor.

Report of the Building Inspector

Mr. Cashin reported that tonight's agenda consists of two Public Hearings – Stanton Legacy Farms and Crown Point Ltd./Keystone Novelties. Mr. Cashin mentioned that the Town has received notification that the Coeymans Hamlet is being considered for inclusion on the Historic Register.

Public Hearing

**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. McGuire made motion to open the public hearing; seconded by Mr. Nolan, all in favor.

Mr. Mark Stanton was present. Discussion was held and included:

- The 239 has been received from Albany County Planning Board. Their recommendation: defer to local consideration; no advisory.
- There is road frontage; no side lot issues; lot size is adequate; remaining lot is more than adequate.
- Stanton Farms will construct an access road through the woods to access fields; will be at least 20 feet wide.

Mr. Foronda made motion to close the public hearing; seconded by Mr. Collins; all in favor.

Mr. Foronda made motion to approve the subdivision; seconded by Mr. Quinto; all in favor.

**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. Foronda made motion to open the public hearing; seconded by Mr. Quinto; all in favor.

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

- Site review was done on May 2, 2017; no issues; there is enough room for a tent.
- Access in will be from Route 9W
- Tent will be located next to the concrete blocks
- Mr. Burns, Village of Ravena Building Inspector was present, representing the Village Board and Fire Department. He voiced concerns and asked questions about types of fireworks to be sold.
- Only ground fireworks will be sold – no projectiles. Only those fireworks legal in NYS will be sold. Sparklers are made out of "safety" wood. Can go on-line at Keystone.com to see their products.
- There will be no product demonstrations.
- Buyers will need to show ID at the registers – need to be over 18 years of age to purchase.
- 239 was received from Albany County Planning Board. Their recommendation was: defer to local consideration; no advisory.

Mr. Foronda made motion to close the public hearing; seconded by Mr. McGuire; all in favor.

Mr. Quinto made motion accept the site plan; seconded by Mr. Foronda; all in favor.

#### Discussion

Mr. Burns initiated a discussion with the Planning Board regarding industrial zone and site plan review, LaFarge in particular. Mr. Burns also updated the Planning Board on what the Village of Ravenna is planning to do to make Main Street safer: parking on Main Street will be eliminated – they are constructing two parking lots.

Mr. Quinto read the letter received from Michael Lynch of Historic Preservation regarding the Coeymans Landing Historical District nomination . Comments need to be submitted to Mr. Lynch by June 14, 2017.

#### Adjournment

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