

TOWN OF COEYMANS PLANNING BOARD MEETING

August 6, 2018

Attendees

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

Members Absent: Mr. Quinto

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; at start of meeting two board members were absent, one arrived after start of the meeting,

Approval of Minutes

Mrs. Kunz made motion to approve the minutes of July 2, 2018; seconded by Mr. McGuire; all in favor.

Report of the Building Inspector

Mr. Cashin reported that tonight's agenda includes two public hearings (Palange and Proper subdivisions) and two special use permits (Biers and Liotta).

Subdivision

John J. and Zata Bryl Palage (18-003 SD): An application for a three lot subdivision on property owned by John J. and Zata Bryl Palage located at 508 Biers Road, Coeymans Hollow NY 12046, a total of 156.82 plus or minus acres are to be divided into three lots. Lot #1 is to be 1.89 plus or minus acres; Lot #2 is to be 1 plus or minus acre conveyed to Mark Hunter, Tax Map #131.-3-6; Lot #3 the remaining lands to be 153.93 plus or minus acres.

Mrs. Palange was present. Mr. Hite was also present. Map was reviewed and discussion was held, including:

- The subdivision would resolve the issue with the blurred property lines - property line is on the wrong side of the building.
- Lot is undersized

- The Zoning Board approved the area variance on July 25, 2018.
- Mr. Hite will provide deed description for the file.
- Lot numbers match; map looks good

The 239 was received from the Albany County Planning Board. Their recommendation: modify local approval to include: Notification of the application should be sent to the Town of New Scotland, including all required notices pursuant to GML Section 239-nn. It also included an Advisory: Any future plans for new access from Cedar Grove Road (CR 301) will require review and permits by Albany County Department of Public Works for design of highway access. Mr. Cashin indicated that notification had been sent.

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

Mr. Nolan made motion to approve the three lot subdivision; seconded by Mrs. Kunz; all in favor.

Dylan Proper 18-004 SD: An application for a two lot minor subdivision on property owned by him located on Pine Ridge Road, Coeymans Hollow NY 12046. A total of 146.60 plus or minus acres are to be divided into two lots. Lot #1 is to be 3.6 plus or minus acres and will be merged with Tax Map #141-2-14.2 (property of Dylan Proper), the remaining lands to be 143.00 plus or minus acres.

Mr. Charles Hite, Surveyor, was present representing the applicant. Map was presented to the Planning Board for their review and discussion was held including:

- Revisions were made to the map: bolded the vicinity sketch; arrow was moved; name of road shown as Jacob Lane. Mr. Hite will print new maps.
- Site review was done: there were no issues; very heavily wooded
- 239 was received from Albany County Planning Board. Their recommendation: defer to local consideration – proposed action will have no significant countywide or intermunicipal impact.

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

Mr. Nolan made motion to approve the two lot minor subdivision; seconded by Mrs. Kunz; all in favor.

Special Use Permit

W.M. Biers Inc. 18-001 SUP: An application for a Special Use Permit for property owned by William Biers located on River Road, Town of Coeymans, Tax Map #156-4-8.2. Project involves the placement of recycled concrete aggregate (RCA) material for the purpose of flattening

existing slopes to allow for material processing and laydown area. Total exterior pad/laydown area 23 plus or minus acres and limited to the northern half of the existing 70.10 plus or minus acres.

Mr. Biers and Mr. Dave Ingalls from Ingalls & Associates were present and provided a presentation of what is planned for the property. Discussion was held and included:

- Area involved is the northerly 40 acres of the 70 plus or minus acres
- Property abuts LaFarge on the north
- Entrance to the port is across the street
- Acquisition of 24 acres from Mr. Trickey in 2006 has been merged into this piece. Mr. Cashin and Mr. Biers will check files for the 2006 application.
- Applicant wants a level profile, graveled area; front elevation of property is higher than the back; the RCA material which will be used as fill is a gravel-like product
- Applicant has submitted full storm water plan/erosion control
- Plans include an earthen berm eight feet high with eight foot pine trees
- 25 acres of disturbance on the northerly side
- Site includes open meadow which is mowed
- There are no wetlands in this northerly portion
- There is a 100 foot set back from the creek
- 239 will be needed
- Notice of Intent to be filed prior to construction

Mr. Nolan made motion to accept the special use permit application and to schedule a public hearing for September 4, 2018 ; seconded by Mr. Collins; all in favor.

Discussion

Victor Liotta of Oceanside, New York: A request to discuss an application for a Special Use Permit on 1616 River Road, Selkirk NY, Tax Map#145-1-5.1 to store trucks, building products, stone, soil and sand. The property at this time is owned by Judy L. Spadaro, 11 Evans Lane, Schroon Lake NY 12870.

Mr. Liotta was present. He is interested in purchasing the property and explained what he would like to do with the property. He has been meeting with various agencies to obtain background information before he proceeds with purchasing process . Discussion included:

- Zoning is R-1, without water and sewer; RA SUP allows storage of sand and gravel
- There are no improvements on the property
- Road frontage is 100 feet

- Distance from Route 144 to the rear of the property is 1700 feet
- There is a dirt road on the property
- There will be buffers
- It would be a 9:00 to 5:00 operation
- Mr. Liotta owns Liotta Brothers Recycling on Long Island
- A formal presentation would be needed

Miscellaneous

Ms. Barbara Heinzen was present and stated that an application has been submitted to the Army Corps of Engineers to extend the life of the temporary docks at the Carver site. Before it is approved she would like a comprehensive neutral environmental review and requested the Planning Board to propose it. Mr. McHugh was in the audience and stated that there is a meeting/presentation scheduled this Thursday at 2:00 p.m. He could also give the Planning Board a presentation. Discussion will be held at the next Planning Board meeting.

Adjournment

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