

TOWN OF COEYMANS PLANNING BOARD MEETING

September 4, 2018

Attendees

Members Present: Mr. Foronda, Mr. Ross, Mrs. Kunz, Mr. Nolan

Members Absent: Mr. Collins, Mr. McGuire

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; two board members were absent.

Approval of Minutes

Mr. Nolan made motion to approve the minutes of August 6, 2018; seconded by Mrs. Coons; all in favor.

Report of the Building Inspector

Mr. Cashin reported that tonight's agenda includes a public hearing for Biers and discussion of a special use permit for Liotta.

Pledge of Allegiance

Mr. Tryon inquired if the Pledge of Allegiance was done at the Planning Board meetings. The Board responded that it wasn't but they would be happy to do so; Pledge was done.

Public Hearing

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, Mr. Dave Ingalls from Ingalls & Associates, and Mr. Sweeney (Mr. Biers' attorney) were present. Mr. Ingalls gave presentation of what is planned for the property. Discussion was held and included:

- Area off disturbance is the northerly 40 acres of the 70 plus or minus acres
- 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
- Special Use Permit had been granted by the Zoning Board in May 2016.
- Planning Board held a workshop with the applicant on August 30, 2018 to discuss the application for a special use permit. That discussion had included: Albany County Planning Board recommendations to be followed; SEQR be declared a Type 1, changing set back from Coeymans Creek to 50 feet, SWPPP, truck traffic.
- Set back from Coeymans Creek will be 100 feet
- There will be no disturbance to the Creek.
- NYS Thruway is not involved
- Both long and short SEQR forms have been prepared
- Discussion was held regarding why Mr. Biers had to come before the board again in 2018 when the SUP was approved in 2006. Changes/modifications were made: changing from two tiers to one tier – grade is being altered; wanted to do things professionally and appropriately.

Mr. George McHugh and Mr. Tyron (members of the audience) spoke in favor of the special use permit.

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

Mr. Foronda made motion to approve the new Special Use Permit; seconded by Mr. Quinto; all in favor. Mr. Biers will receive a copy of the SUP approval.

Special Use Permit 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 and Mr. Ingalls were present. Mr. Liotta is purchasing the property and explained what he would like to do with the property. Map was presented for review. Discussion included:

- Mr. Liotta explained that before he went into contract to purchase the property he contacted Mr. Cashin about any issues with the property.
- Mr. Liotta wants to secure the site, laydown some aggregate on the dirt road, and clean up the site.
- Future plans would be to store sand, stone, soil on the site; would not be processing anything at the site. Special Use Permit and site plan approval will be required.
- The Planning Board did a site review a few years ago for a solar company who wanted to purchase the property for a solar farm.
- There will be buffers, berm and tree line
- It would be a 9:00 to 5:00 operation
- Mr. Liotta owns Liotta Brothers Recycling on Long Island
- Mr. Liotta has been in contact with his neighbor, Bob LaCoska, who was present and contributed to discussion.

Adjournment

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