

TOWN OF COEYMANS PLANNING BOARD MEETING

November 5, 2018

Attendees

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

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. Quinto at 7:00 p.m. There was a quorum; one board member was absent.

Approval of Minutes

Mr. Nolan made motion to approve the minutes of October 3, 2018 with a correction to first paragraph in Approval of Minutes section (Biers should be Liotta) and correction to Members Present (Mr. Ross was not present); seconded by Mrs. Kunz; all in favor.

Report of the Building Inspector

Mr. Cashin reported that there are three items on tonight's agenda: Site Plan review for Lumens Holding/Joyce Maxstadt, Site Plan review for Carver Realty, and Special Use Permit for Liotta.

Site Plan Review

Lumens Holding 3 LLC/Joyce Maxstadt (18-002 SPR): An application for a Site Plan Review on a solar garden located at 1304-1322 SR 143, Coeymans Hollow NY, Tax Map 166-2-3-11

Mr. Knox, Mr. Burn, and Mr. MacCloff presented the board with their plan for the property. Discussion was held, which included:

- Joyce Maxstadt is the landowner
- Property is located just northwest of the Coeymans Hollow Fire Station
- Property is approximately 20 acres; majority is open farmland; residence and structures are at the front of the property; property slopes up toward the back.

- Won't be seen from the road; there is an existing tree line to the east
- Estimated that solar garden occupy approximately nine acres of the site
- Will produce two megawatts; 300 watts per panel; 7706 total number of panels; racking structure
- Lifespan of panels is 25 years, inverters 15 years
- Area will be fenced
- There will be a 25 year lease, then either enter new lease term or decommission (restore property to previous condition)
- Taxes – Town will ask them to go into a pilot
- Official survey will be done
- Needs to go before the Zoning Board for an area variance; they can do an interpretation of Mr. Cashin's decision as the Zoning Officer.
- Will require 239 review
- Send packet to DEC for their input

Mr. McGuire made motion to accept the application; seconded by Mr. Quinto; all in favor.

Mr. McGuire made motion to declare unlisted item under SEQRA; seconded by Mr. Quinto; all in favor

Motion made by Mr. McGuire to send to the ZBA for a use and area variance, send a positive referral to ZBA, and send application packet to DEC for their input; seconded by Mr. Quinto; all in favor.

Mr. McGuire will keep applicants up-to-date. Mr. Knox is the primary contact.

Carver Realty LLC (18-002 SPR): An application for a Site Plan Review on a new commercial building for a proposed restaurant located at 16-20 Marine Drive, Coeymans NY, Tax Map #168.8-1-23

Mr. George McHugh was present representing Carver Realty and Mr. Michael Biscone was present representing Yanni's Too, the present tenant. Mr. McHugh and Mr. Biscone provided an overview and background to the Planning Board. Also provided the Board with a sketch plan. Review and discussion included:

- This is a six acre parcel which includes current building and concrete patio; parcel was purchased by Carver in Spring of 2018
- They are proposing to build a new building (90x120) to the south of existing Yanni's
- Driveway will be off Dock Street; two way entrance, two lanes
- 75 paved parking spaces

- Existing building will be re-purposed
- New building will be a one story steel building, open year round
- Mr. Yanni is getting the architect plan; it will be available for the next meeting
- No expansion of docking for boats
- Current restaurant will remain open during construction of new building
- A 30 foot patio/three season room will be located at the north end of the building
- Will be a Type 1 action under SEQRA
- Will need a run-off plan
- It's in a flood zone; will be a raised building to avoid flooding
- Building to be built by the end of Summer 2019
- Mr. McHugh will update the Planning Board at the next meeting.

Special Use Permit

Victor Liotta of Oceanside, NY (18-002 SUP): 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.

Mr. Liotta was not present. Property is now owned by corporation in which Mr. Liotta is the principal. Mr. Liotta has not yet submitted a completed application.

Mr. LaCosta (Liotta's neighbor) was present and stated that work is being done by Mr. Liotta to clean up the property and a gate has been installed.

Planning Board has had a lot of contact with DEC. The property is in a coastal zone and an archeological zone. Before the Planning Board can issue a special use permit Mr. Liotta has to satisfy DEC and review his plans with DEC.

Mr. Donald Daoust, whose son owns property on Ruby Lane, has concern about possible increase in truck traffic.

Adjournment

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