

TOWN OF COEYMANS PLANNING BOARD MEETING

December 3, 2018

Attendees

Members Present: Mr. Quinto, Mr. Foronda, Mrs. Kunz, Mr. Nolan, Mr. Collins, Mr. McGuire, 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. McGuire made motion to approve the minutes of November 5, 2018; seconded by Mr. Collins; all in favor.

Report of the Building Inspector

Mr. Cashin reported that tonight's agenda included: Site Plan review for Lumens Holding/Joyce Maxstadt, site plan review for Carver Realty and Special Use Permit for Liotta. Mr. Cashin was not sure about Carver Realty attending and Mr. Liotta was not ready to proceed.

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. Cashin reported that the Lumens area variance was referred to the Zoning Board of Appeals and they scheduled a public hearing on December 26, 2018.

Mr. Chris Knox, Mr. Dave Burn, and Mr. Peter McAuliffe reviewed with the Board their plan for the property which they had presented at last month's Planning Board Meeting. Discussion was held, which included:

- Joyce Maxstadt (landowner) was present.
- The panels will cover nine acres of the 20 acre property; the nine acres have not been marked out yet. They are working with a surveyor who is doing a boundary survey.
- Won't be seen from the road; there is an existing tree line to the east
- There is a gas line right of way on the property
- There will be a 25 year lease, then either enter new lease term or decommission (restore property to previous condition). The panels would be recycled.
- Mr. McGuire submitted the application to DEC for comments; he will notify applicants when he receives comments.

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

Applicant was not present.

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. Mr. Cashin stated that he had taken a photo of the property; process of removing tires and debris has begun. Mr. Quinto stated DEC will be the lead agency and that DEC has been informed of the concerns of the neighbors; a DEC officer was going to be assigned to the property.

The SUP will be removed from the agenda until Mr. Liotta contacts Mr. Cashin to be put back on the agenda.

Miscellaneous

Mr. McGuire sent an e-mail to Planning Board members regarding information on model solar energy laws; would like to craft something that is Town of Coeymans specific and give a recommendation to the Town Board. He will re-send the information for members to review and set up a workshop to discuss.

Mr. Cashin mentioned that the tires are being cleaned up on the Rodney Kryskowski property.

Adjournment

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