

TOWN OF COEYMANS PLANNING BOARD MEETING

January 7, 2019

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.

Organizational Meeting

A Co-Chairman of the Planning Board has to be appointed for 2019. Mr. Quinto nominated Mr. Foronda; he accepted the nomination. Mr. Quinto made motion to appoint Mr. Foronda as Co-Chairman; seconded by Mrs. Kunz; all in favor.

Approval of Minutes

Mr. McGuire made motion to approve the minutes of December 3, 2018; seconded by Mr. Collins; all in favor.

Report of the Building Inspector

Mr. Cashin reported that tonight's agenda includes: three lot subdivision for Montaneli; two lot subdivision for Palmer; site plan review for Lumens Holding/Joyce Maxstadt, site plan review for Carver Realty; site plan review for Powell; and Special Use Permit for Liotta.

Subdivisions

Deborah Montaneli, 18-005 SD: An application for a minor subdivision located at 30 Payne Road, Ravena NY 12143, Tax Map #155.-1-5.4. This subdivision is creating three lots. Lot #1 is 6.50 plus or minus acres, Lot #2 is 3.70 plus or minus acres and Lot #3 is 4.51 plus or minus acres.

Applicant was not present. Mr. Foronda made motion to table this subdivision; seconded by Mr. McGuire; all in favor.

Palmer Heart & Soul Properties LLC/Kathleen Palmer, 18-006 SD: An application for a minor subdivision located at 505/511 CR 111, Hannacroix, NY, Tax Map #177-1-24. This subdivision is creating two lots: Lot #1 is 2.00 plus or minus acres and Lot #2 is 4.00 plus or minus acres.

Mr. and Mrs. Palmer were present. An AG statement was done and a map is attached to it. Two lots are being created. Discussion was held and included:

- The applicants recently purchased the property; they do not reside on the property.
- There is a trailer on one of the lots; want to sell that lot
- A garage is 38 feet from the trailer.
- The house is 80 feet from the garage
- 39 foot side lot setback
- Each lot has a separate well and septic
- Mr. Hite will be doing the survey
- A 239 will be needed; property is within 50 feet of AG District
- Map will be needed before public hearing can be scheduled.

Mr. Foronda made motion to accept the application as presented; seconded by Mr. Collins; all in favor.

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. Chris Knox, Mr. Dave Burn, and Mr. Peter McAuliffe were present and provided an update/progress report to the Planning Board. Discussion was held, which included:

- They are waiting for the survey to be finalized, which should happen this week
- They have a decommissioning plan
- SEQRA long form needed additional information
- Fire company access: members of the Coeymans Hollow Fire Company attended the December 26, 2018 Zoning Board Meeting.
- The Zoning Board approved the area variance for lot coverage.
- Albany County Planning Board recommendation was received. Their recommendation was to modify local approval to include: Review by NYS DOT for design of highway access and drainage; notification should be sent to Albany County Water Board; applicant should provide Town with easement information; review by NYSDEC Division

of Environmental Permits to determine if permits are required; decommissioning plan should be part of approval; town should consider additional landscaping to include a buffer; consult with local fire department; applicant is encouraged to incorporate erosion and sediment control.

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

Michael Biscone, George McHugh, and Charles Hite were present. Map was distributed to Planning Board members for their review/discussion. Discussion included:

- Sprinklers will be installed in the new building
- Paved area will only be around the restaurant
- The promenade will remain
- There will be a covered deck with outdoor umbrellas
- Existing buildings will remain; there are no finalized plans for them
- Half of the front of new building will be covered in stone
- Building will be stick built with metal frame, metal roof
- New building will be elevated
- Planning Board will send application to DEC for a jurisdictional review.
- Applicants will request a variance from the Zoning Board for the number of parking spaces and also a variance to Flood Plain Development Law.
- A 239 review will be needed

Mr. Nolan made motion to accept the application; seconded by Mr. Foronda; all in favor. The variances will have to be done before a public hearing can be held.

Ten Eyck B. Powell III, 18-004 SPR: An application for a site plan review on a solar farm located at 87 Bronk Road, Coeymans, NY, Tax Map #156.-3-1.1.

Mr. Powell was present. He explained that he is looking for guidance/information from the Planning Board. The property is about 50 acres and solar farm would take up about half. No variance would be needed. It would need a full site plan review.

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 present. He provided the Board with a progress report which included: he is in the clean-up process; cleaning up five trailers which were demolished there; he is waiting for approval for material he is going to use; he applied for storm-water prevention plan. He will notify Mr. Cashin when he receives approvals.

Miscellaneous

The Planning Board scheduled a solar law workshop on January 22, 2019 at 6:00 p.m.

Adjournment

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