

TOWN OF COEYMANS PLANNING BOARD MEETING

February 4, 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.

Approval of Minutes

Mr. Nolan made motion to approve the minutes of January 7, 2019; seconded by Mrs. Kunz; all in favor.

Report of the Building Inspector

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

Subdivision

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 present. Map was presented to Planning Board for review. Discussion was held and included:

- Lots 1 and 2 have wells and septic
- Lot sizes are good

- Houses will be built on Lot 1 and 2
- No plans for Lot 3 at this time.
- Names to be added to the map/deed.
- Site review was scheduled for February 5, 2019 at 11:00 a.m.

Mr. Foronda made motion to accept this as a minor subdivision; seconded by Mr. McGuire; all in favor.

Motion made by Mr. Foronda to schedule public hearing for March 4, 2019; seconded by Mrs. Kunz; 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.

Applicants were not present. All information is not available; subdivision moved to next month's agenda.

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:

- They are working with the surveyor and the Albany County Water Board
- Have been in contact with ACWB to determine if there are any easements on file – there are none. They have had good discussions with ACWB and are waiting for more feedback from ACWB's legal department.
- Existing driveway will be used to access the site.
- Mr. McGuire reported on the status of DEC jurisdictional review: no additional permits and requirements.
- Need final copy of decommissioning plan

Mr. Nolan made motion to schedule public hearing on March 4, 2019, contingent on the following conditions/requirements being met: approval from Albany County Water Board for easement to cross over the water board's line; completion of decommissioning plan; completion of survey; seconded by Mr. Collins; all in favor.

Site review has been scheduled for February 5, 2019, at 12:00 noon.

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

Zoning Board of Appeals scheduled public hearings for February 27, 2019.

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.

Applicant was not present/no new information.

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.

Applicant was not present/no new information.

Miscellaneous

Bank Stabilization Project for Coeymans Creek: Rocks and stones cannot be used - tree trunk roots will be used instead. DEC has issued the permit for the project.

Mr. Quinto read a letter which was sent to Mr. William Biers from DEC dated January 25, 2019 re Beneficial Use Determination (BUD) Petition fill material for grade adjustment. DEC denied the petition.

Planning Board has been appointed lead agency under SEQRA re the new proposed Yanni's restaurant. Mr. McGuire sent letter/info to the Planning Board members on January 14, 2019.

Adjournment

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