

TOWN OF COEYMANS PLANNING BOARD MEETING

March 4, 2019

Attendees

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

Members Absent:

Also Present: Mr. DeBacco, 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 February 4, 2019; seconded by Mrs. Kunz; all in favor.

Report of the Building Inspector

Mr. Cashin was absent; Mr. DeBacco was present; had nothing additional to report.

Public Hearing

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. Mr. Quinto made motion to open the public hearing; seconded by Mr. Collins; all in favor. Discussion was held and included:

- Site review was done on February 5, 2019
- 239 was received from Albany County Planning Board. Their recommendation: Defer to local consideration
- Lots are adequate size and road frontage

- Names of property owners across the street were added to the map

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

Motion made by Mr. McGuire to approve the subdivision; seconded by Mr. Foronda; all in favor.

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. McGuire made motion to open the public hearing; seconded by Mr. Collins; all in favor.

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

- Decommissioning plan has been finalized.
- The Albany County Water Board is willing to grant them an easement (don't have it to present at tonight's meeting). Building permit could be issues contingent upon receipt of the document.
- Applicants provided a quick recap of the project.
- Survey map was completed
- Community solar – will be working with a company to sign up residential customers
- Applicants gave a quick recap on the project.

Mr. Collins made motion to close the public hearing; seconded by Mr. McGuire; all in favor.

Mr. Quinto read the recommendation of the Albany County Planning Board into the record (had been included in the Planning Board Meeting minutes of January 7, 2019).

Mr. Nolan made motion to approve the site plan with the condition that building permits would not be processed/issued until a copy of the easement to cross over the water board's line has been received; seconded by Mr. Collins; all in favor.

Subdivision

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. Map was presented for review by the Planning Board and discussion was held. A 239 will be needed.

Mr. Foronda made motion to accept the minor subdivision application; seconded by Mr. Nolan; all in favor. Public hearing was scheduled for April 1, 2019. Site review was scheduled for March 5, 2019 at 10:00 a.m.

Site Plan Review

Keystone Novelties Distributors LLC/Crown Point II Ltd. 19-001SPR: An application for a Site Plan Review for a temporary 20'x40' tent for the retail of NYS legal sparkler products from 6/25/19 through 7/5/19, located at 2369 US 9W, Ravena NY, Tax Map #168.5-1-14.12

Applicant was not present.

Special Use Permit - Continued

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 an update on progress he is making on the site. Discussion was held and included:

- He is not ready to apply for a Special Use Permit
- Applicant has been advised by DEC to clean up the property. In order to do that he needs a road to access all of the property.
- He provided copies to the Planning Board of: plan showing roadway and berm; DEC SPDES permit; products being used for roadway
- How much fill will be needed : 5000 cubic yards – stone blend; testing of material to be used is required
- Doesn't need Planning Board approval to put in a road
- There is no preliminary site plan
- Special Use Permit requirements were discussed, including Town Code Section 165-9 Standards for Special Use Permit

Adjournment

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