

TOWN OF COEYMANS PLANNING BOARD MEETING

April 1, 2019

Attendees

Members Present: Mr. Quinto, Mr. Foronda, Mr. Nolan, Mr. Collins, Mr. McGuire

Members Absent: Mrs. Kunz, Mr. Ross

Also Present: Mr. Cashin, Building Inspector; Ms. Ziegler, Recording Secretary; Mr Pastore, ZBA Attorney

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; two board members present.

Approval of Minutes

Mr. Nolan made motion to approve the minutes of March 4, 2019; seconded by Mr. McGuire; all in favor.

Report of the Building Inspector

Mr. Cashin reported that tonight's agenda includes: public hearing for Palmer Heart & Soul Properties, site plan review for Carver Realty, and site plan review for Biers. Site plan review for Keystone and Adiroppula and special use permit for Liotta were removed from tonight's agenda (applicants will not be present).

Public Hearing

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

Discussion was held and included:

- The 239 was returned from the Albany County Planning Board. Their recommendation: defer to local consideration.
- Site review was done on March 5, 2019 – there were no issues
- Applicant provided required number of copies of the map. There is adequate road frontage, set backs and acreage.

Mr. McGuire made motion for negative declaration under SEQRA; seconded by Mr. Quinto; all in favor.

Mr. McGuire made motion to grant the area variance; seconded by Mr. Nolan; all in favor.

Site Plan Review

Carver Realty LLC 18-003 SPR: An application for a Site Plan Review on a new commercial building for a proposed restaurant located at 16-20 Marina Drive, Coeymans NY 12045, Tax Map #168.8-1-23

Mr. Biscone, Mr. McHugh, and Mr. Ingalls were present. Discussion was held and included:

- The site plan has been revised
- At their meeting on February 27, 2019, the Zoning Board of Appeals approved the area variance for parking and the area variance for flood damage prevention.
- Final building plans are being formalized for Planning Board review.
- No additional boat moorings are being planned
- The area around the building and sidewalk will be the only paved surfaces
- There will be four handicapped parking spaces
- Exterior lighting: down-shield lights will be used
- Checklist items were sent to Planning Board members
- Current restaurant will be kept open until new building is built
- There will be distance between the old and new buildings for emergency vehicles
- New building will be four feet higher than current building.
- There will be a decorated façade.
- Mr. McGuire inquired about possibility of installing a flat roof rather than a peaked roof to address concerns about obscuring the river view.
- Some utilities will be on the roof instead of the side of the building
- SEQRA form – applicant will update the long form. Mr. McGuire will contact Mr. McHugh directly.

Mr. Quinto read letter dated 2/13/19 that he received from Mr. John Bonafide of the NYS Parks, Recreation and Historic Preservation in response to request for comments as part of the SEQRA process. They had no objection to the Planning Board assuming lead agency status.

Mr. Quinto also read letter dated 1/22/19 which he received from Patricia Pinder from NYS Department of Environmental Conservation re Lead Agency Response and jurisdictional review.

A Planning Board workshop to review the plans for the building was scheduled for April 15, 2019 at 6:00.

Mr. Qunto made motion to schedule public hearing for May 6, 2019; seconded by Mr. Nolan; all in favor.

W.M. Biers Inc. 19-003 SPR: An application for a site plan review requesting an amendment to the 2018 site plan approval – for additional warehouses and decrease in fill located at 2019 River Road. Tax Map #156-4-8.2

Mr. Biers and Mr. Ingalls were present. Discussion was held and included:

- Reduction in the original 40 acres of disturbance: reduced to 35 acres
- Reduction in the amount of fill required for the site
- Will be maintaining existing storm water pond
- Elevation change
- Eleven foot dropdown between two pads
- There will be a 100 foot setback from the creek

Site plan review will be discussed at the Planning Board workshop scheduled for April 15, 2019 at 6:00 p.m.

Miscellaneous

The Planning Board members had discussion with Mr. Pastore concerning the Liotta ongoing special use permit; he has not submitted a complete application. Letter should be sent to Mr. Liotta from the Planning Board Chair giving him 30 days to respond and if no reply, withdraw the application.

Adjournment

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