

TOWN OF COEYMANS PLANNING BOARD WORKSHOP

April 15, 2019

Attendees

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

Members Absent:

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

Public Present: See attached list

Mr. Quinto opened the workshop explaining the purpose of tonight's meeting: try to explain and illustrate how a full environmental assessment form is completed. He will explain each part as they go along. They will not participate with anyone in the audience. In the opinion of our Town Attorney, workshop questions are above and beyond what we have to do to continue with these particular projects.

Keystone Novelties:

The Planning Board discussed waiving the site plan review for Keystone Novelties Distributors for a temporary tent for the retail of NYS legal sparkler products located at 2369 US 9W, Ravena NY, Tax Map #16.5-1-14.12. For the last two years Keystone has previously applied for site plan review, and those applications had been approved. If the board waives the review this year, next year Keystone will have to go through the usual process. Mr. Quinto made motion to waive the site plan review for Keystone; seconded by Mr. Collins; all in favor.

Full Environmental Assessment Forms - Carver's Realty (restaurant) and W.M. Biers Inc.

Mr. Quinto read the instructions re completing the forms, Part 1 (applicant completes) and Part 2 (Planning Board completes)

Carver Realty: Both parts were reviewed line by line. Any changes to Part 1 were made directly on the form and will be initialed by applicant. Changes were: Under Project Operations D.2.c - Will the proposed action obtain water from an existing water supply the answer was changed to Yes; D.2.n Lighting: no change only clarification that outdoor lighting will be down lighting;

Natural Resources On or Near the Project Site - E.2.q Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing was changed to Yes (fishing).

Part 2: Some changes were made to this form: 3d – change to No/small impact; 9A – change to yes; 15 – change to yes.

Part 3 is the next step for the Planning Board to complete. They have been designated as the lead agency. Mr. Quinto stated that a lot of effort and work goes into a Type I project; it's not easy and simple, it requires major time and major decision-making.

Mr. Biscone inquired if the Planning Board would like to be provided with information tonight on the view shed and the board asked him to do so. Mr. Ingalls (engineer) is in attendance tonight and also in attendance representing Carver are Anthony Cardona, Jr. and Nick Laraway. Mr. Ingalls explained that nothing has been modified on the site plan; updated plan had been provided to the Planning Board. Mr. Biscone provided information regarding the view shed and referred to the renderings of the building which were provided to the Planning Board; measured the existing building which is 23'3" high; the new building to the apex of the trusses is 22 feet high – had elevated the new building 4 foot higher for flooding concerns which makes the total 26 feet which is 2 feet higher than the existing building. Mr. Quinto commented that the Planning Board had received the rendering but none of them knew exactly what they were or who they were from. Mr. Biscone explained who sent them and apologized for the confusion.

Planning Board members commented: Mrs. Kunz recalled when trees were planted in the Coeymans Landing Park, she was pursued by people who complained by commenting "why the gazebo was placed in the middle of the view, it spoils the view, it's poor planning, trees spoil the view." It seems that the Planning Board is in a damned if you do/damned if don't situation. Everyone has to give and everyone needs to get along. Mr. Quinto stated that it is important to realize what the Planning Board goes through. If an applicant has met all the criteria, and if DEC is involved and they approve, and if the Zoning Board is involved and they approve, then the Planning Board cannot refuse anyone. Planning Board is not anti-business – they only refused one new business in the past; they can't be arbitrary.

W.M. Biers: Both parts were reviewed line by line. Changes were made directly on the form and will be initialed by the applicant. Changes were: D Project Details, D.g Does the proposed action included new non-residential construction – change to Yes; g.i Total number of structures – 4; E.3 Designated Public Resources On or Near Project site – E.3h: Is the projected site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource – change to Yes; D.e.i – period of construction changed to 36-60 months.

Part 2: Changes were: 1 Impact on Land, i.e Proposed action may involve construction that continues for more than one year - changed to yes; 1.b. The proposed action may involve construction on slopes of 15% or greater - change to No.

Plan for area along Route 144: there will be an 8 feet high berm with evergreens; there will be a very good line of sight.

Discussion was held on whether to hold public hearing on May 6 or wait until June. Motion made by Mr. Foronda to hold public hearing on May 6 pending DEC comments; seconded by Mr. Collins; all in favor.

Mr. McGuire will send request to DEC tomorrow for their comments.

A member of the audience handed Mr. Quinto a copy of petition signed by 75 people requesting a positive declaration/full environmental impact study for the Coeymans project which Mr. Quinto put into the record.

Mr. Quinto made commented that several of the Planning Board members have been approached through e-mail and phone calls re Gianni's project. One of the e-mails that he received stated that the Planning Board should consider having a full environmental assessment form done - which was just done at this meeting. He also mentioned that there have been personal attacks on a few board members and he was very upset by it. The Planning Board is there to do a job and is doing that job to the best of their ability, and they also try to do a good job of involving applicants, private citizens in the process. A few members of the audience then voiced objections/concerns.

Motion to adjourn was made by Mr. Collins; seconded by Mr. Foronda; all in favor.