

TOWN OF COEYMANS PLANNING BOARD MEETING

August 5, 2019

Attendees

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

Members Absent:

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. Nolan at 7:00 p.m. There was a quorum.

Approval of Minutes

Mr. McGure made motion to approve the minutes of the June 3, 2019 meeting; seconded by Mrs. Kunz; all in favor. It was also noted that there had been an error in the May 6, 2019 minutes wherein Mr. Nick Laraway had been misidentified; that error has been corrected and the corrected minutes have been posted on the Town's website.

Report of the Building Inspector

Mr. Cashin stated that tonight's agenda consists of application for minor subdivision for Grogan and a presentation by NYSERDA regarding solar law.

Mrs. Kunz spoke about recognizing the two empty seats the Planning Board - Mr. Quinto who recently passed away and Mr. Foronda who has resigned. It will be difficult to fill these two seats; they will be missed and remembered. Planning Board members will take care of some type of recognition (plaques) for their service on the Planning Board

Subdivision

**Kevin and Patricia Grogan 19-001 SD:** An application for a minor subdivision on property owned by them located at 134 Cedar Grove Road, Selkirk NY 12158, Tax Map #131-3-14.1. The 55 acre parcel is to be subdivided into two lots: Lot #1 to be 47 plus or minus acres and Lot #2 to be 8 plus or minus acres.

Mr. and Mrs. Grogan were present and were being represented by Mr. George McHugh. A copy of the tax map was provided to the Planning Board. Discussion was held and included:

- Mr. Charles Hite will have the subdivision map prepared for the September meeting.
- Applicants want to sell 8 acres to Mr. Rarick (adjoining property owner) which he will add to his parcel; there are no plans for any building.
- Application has to be sent to the Albany County Planning Board.
- Meets minimum lot size
- Site visit will have to be done
- Ag District worksheet needs to be completed.
- Applicant stated there is an existing deed from 1940 and asked why a subdivision and a survey are needed. Reasons for requiring a subdivision and survey were discussed in detail including: there could be an issue with the title, different deeds with different descriptions; there could be liens/mortgages on the property; new owner needs be sure that no one else has a claim on that property; County Clerk will not record the deed without the survey.
- Applicant will go ahead with application today and, in the meantime, if something else comes up they will figure it out.

The application has preliminary approval; everything looks fine; SEQRA forms have been completed; maps will be provided for the September meeting.

### Miscellaneous

Mr. Mulvaney from NYSERDA did a presentation. The purpose is to reach out to all towns across the state to make them aware of resources and best practices. He provided copies of NY Solar Guidebook for Local Government. He reiterated that this is not a mandate – it's a best practices document and a model law that Town's can customize. NYSERDA provides free assistance in the process.

Appointment of a Vice Chair: Mr. McGuire made motion to nominate Mr. Nolan as the Vice Chair for the Planning Board; he accepted the nomination; motion seconded by Mr. Collins; motion was passed. The Town Board will appoint a Chairman and replacement members.

Liotta Special Use Permit Update: Nothing has been done on the property except for the driveway and cleanup. Mr. Cashin will contact Mr. Liotta; a certified letter could be sent.

### Adjournment

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