

## TOWN OF COEYMANS PLANNING/ZONING BOARD MEETING

February 26, 2020

### Attendees

Members Present: Mr. Schmitt, Mr. Collins, Mr. Harris, Ms. Hopkins, Mr. Gonzalez, Ms. Kunz, Mr. Nolan, Ms. Tutay (alternate)

Members Absent:

Also Present: Mr. Cashin; Mr. Brick; Ms. Ziegler

Public Present: See attached list

### Call to Order

Meeting was called to order by Mr. Schmitt at 7:00 p.m. There was a quorum; full board present, including alternate member. Mr. Schmitt thanked Mr. McHugh and the Town Board for creating the new board. Mr. Schmitt introduced Mr. Andy Brick, who is the new Planning/Zoning Board attorney. Pledge of Allegiance was recited. Reading of public notices was waived.

Appointment of Vice Chair: Mr. Schmitt made motion to appoint Mr. Nolan as Vice Chair; seconded by Ms. Hopkins; all in favor.

### Approval of Minutes

Mr. Schmitt made motion to approve the ZBA minutes of August 28, 2019; seconded by Mr. Harris. Mr. Schmitt, Mr. Harris and Ms. Hopkins voted in favor of the motion; other members abstained.

### Report of the Building Inspector – None

### New Business: Informational

**Zachary Griffin:** (Use Variance) 40 Westerlo Street, Coeymans, Tax Map #168.12.1-18 converting two family into a four family in an R2 zoning district

There was no discussion - applicant was not present.

Mr. Brick informed the Board that CRC and Mr. Biers were previously clients of his firm. He assured the board that there would be no conflict of interest even though they were former clients.

**Coeymans Recycling Center:** (Site Plan Review) Warehouse Storage Buildings, Coeymans Industrial Park, Tax Map #156-4-6.11, 156-4-5, 156-4-6.15, and 156-4-6.171

Mr. Nick Laraway and Mr. Dave Ingalls presented the plan for the property – want to add some additional buildings. Discussion was held, including:

- Size of the buildings
- They have potential tenants for some of the sites
- Two larger buildings are moving forward to building permits
- Reviewing the full site plan versus reviewing partial plan; issuing waivers. Under SEQRA it's better to do the whole rather than piecemeal
- Site is pretty much developed already

Mr. Harris made motion to schedule a public hearing for March 9, 2020; seconded by Mr. Nolan; all in favor.

Mr. Schmitt made motion to declare the Planning/Zoning Board as the lead agency under SEQRA; seconded by Ms. Kunz; all in favor.

#### Site Plan Review

**William Biers 20-001 SPR:** An application for Site Plan Review on property owned by him located on River Road, Tax Map #156-4-8.2. Applicant proposes to place fill for the purpose of flattening existing slopes to allow for material processing and laydown areas as well as constructing multiple warehouses onsite. Disturbance activities will be limited to the northern half (35 plus or minus acres) of the existing 70 plus or minus acre site. The site plan with added warehouse buildings is an amendment to a previously approved project Special Use permit on September 4, 2018.

Mr. Biers and Mr. Ingalls were present. Informational/conceptual discussion was held. The Special Use Permit which is in effect was approved on September 4, 2018 allowing fill for a processing and storage area. Applicant will finalize the plans and will come back to the Board.

### Subdivision

**Joan Mahoney 20-001 SD:** An application for a major subdivision on property owned by her located on Copeland Hill Road, Coeymans Hollow, Tax Map #130-2-20. The 93.60 acre parcel is to be subdivided into five lots: Lot A to be 2.00 plus or minus acres; Lot B to be 2.04 plus or minus acres; Lot C to be 2.45 plus or minus acres; Lot D to be 3.37 plus or minus acres. Remaining lands to be 83.74 plus or minus acres.

Applicant was not present.

### Miscellaneous

Planning/Zoning Board meetings will be held the second Monday and fourth Wednesday each month.

Mr. McHugh explained what the Town Board's intent was re merging the boards into one board and thanked the members for accepting positions on the board.

Mr. Brick will provide the required four hour annual training.

### Adjournment

Mr. Schmitt made motion to adjourn; seconded by Mr. Gonzalez; all in favor.