

TOWN OF COEYMANS PLANNING/ZONING BOARD MEETING

March 9, 2020

Attendees

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

Members Absent: Mr. Harris

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

Public Present: See attached list

Call to Order/Pledge of Allegiance

Meeting was called to order by Mr. Schmitt at 7:00 p.m. There was a quorum; one member absent. Mr. Schmitt waived reading of the public notices.

Approval of Minutes

Mr. Schmitt made motion to approve the minutes of February 26, 2020; seconded by Mr. Nolan; all in favor.

Report of the Building Inspector – None

New Business - 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 present. She explained that she wants to sell the lots. A sketch was presented for the Board to review. Discussion was held and included: nothing is on the property, except one electric pole; zoning requires lots to be 80,000 square feet and have 100 feet road frontage; four lots makes this a major subdivision; next step is to prepare a preliminary plat – applicant will work with their surveyor and John Cashin to develop preliminary plat that meets

preliminary requirements; plat should show where building, septic and well would be located on each lot; driveways: Albany County not sure about driveway being located on a curve; could have a shared driveway; needs a 239 (property is located on a County Road).

Mr. Schmitt made motion for the Planning/Zoning Board to be lead agency under SEQRA; seconded by Mr. Gonzalez; all in favor.

Mr. Schmitt made motion to classify this as a major subdivision; seconded by Mr. Nolan; all in favor.

Applicant will be put back on the agenda for the meeting on March 25, 2020 to review finalized plans and then a public hearing will be scheduled for April 13, 2020.

Public Hearing

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. Schmitt explained that there was an issue with getting the public hearing noticed in the paper; notice had been posted in various locations. The public hearing will be opened and then kept open until the next meeting. Mr. Schmitt made motion to open the public hearing; seconded by Mr. Nolan; all in favor.

Mr. Nick Laraway and Mr. Dave Ingalls were in attendance and presented an overview of the plan for the property – additional warehouse buildings within the site. Discussion was held. They want to build four new buildings: (1) former Barrones site, 160x550 for storage; (2) Giomondo parcel, 400x450 for salt storage; (3) 500x500 for salt storage; and (4) 250x400 building.

A member of the audience (Star Ross) asked about run-off from the salt; Mr. Ingalls explained that there would be none since the salt will be stored inside the buildings.

Mr. Cashin explained that there has to be 60 feet of cleared space around the buildings for fire access.

Applicant will complete the Site Plan Checklist.

Miscellaneous

Mr. Cashin informed the Board that there will be a solar farm project on the agenda for the next meeting (Tripp Powell's property). He expects that Mr. Liotta will probably be coming back on the agenda at some point.

Update on solar farm on Blodgett Hill: easement has been granted from Albany County Water Board and they will be ready to continue the project.

Adjournment

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