

TOWN OF COEYMANS PLANNING/ZONING BOARD MEETING

May 11, 2020

Attendees

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

Members Absent: Ms. Kunz

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

Public Present:

Call to Order/Pledge of Allegiance

Due to the COVID-19 pandemic this meeting was a virtual meeting. Meeting was called to order by Mr. Schmitt at 7:00 p.m. There was a quorum – one board member absent. Mr. Schmitt led the Pledge of Allegiance. Reading of the public notices was waived.

Approval of Minutes

Mr. Schmitt made motion to approve the minutes of April 22, 2020; seconded by Mr. Collins; all in favor.

Report of the Building Inspector – None

Public Hearing

**Leslie & Jacqueline Morse 20-002 SD:** An application for a minor subdivision on property owned by them located on Tompkins and Starr Road, Ravena, Tax Map #155.-1-25.1. The 96.80 acre parcel is to be subdivided into two lots. Lot #1 to be 2.00 plus or minus acres; remaining lands to be 94.80 plus or minus acres.

Mr. Schmitt made motion to open the public hearing; seconded by Mr. Harris; all in favor. Applicant was not present. Maps have been received. No one from the public called in with any comments or issues. Mr. Schmitt made motion to close the public hearing with the understanding that if anyone calls in before the Board makes their decision, the Board will factor in public comments at that time; seconded by Mr. Collins; all in favor.

The Board addressed other items on the agenda and then returned to the Morse application.

The short environmental assessment form had been completed by the applicant. Mr. Schmitt read the each of that form's questions and answers. Mr. Schmitt asked if Board members had any questions/comments/concerns pertaining to the short form; all replied they had none.

Mr. Schmitt made motion to declare this an unlisted action with no adverse environmental impact; seconded by Mr. Nolan; all in favor.

The 239 had been sent to the Albany County Planning Board. Their recommendation was to modify local approval to include: Highway work permit from the Albany County Department of Public Works for any driveway construction, drainage and public utility connection within the county right of way. The notification also included an advisory: It is unclear if there is new access to the county road being proposed. The Town should make sure the property owner and any future purchasers know that a highway work permit from the Albany County DPW for driveway construction, drainage and public utility connections within the county right of way is required and that review from Albany County Health Department is needed for any new well and septic construction.

Mr. Schmitt made motion to approve the application for a minor subdivision with the condition that there will be a highway work permit from Albany County DPW for any driveway construction, drainage and public utility connection within the County right of way; seconded by Mr. Nolan; all in favor. The ACPB recommendation is to be printed on the map.

#### Site Plan Review

**William Biers 20-001 SPR:** An application for a site plan review on property owned by him located at River Road, Coeymans, NY, Tax Map #156-4-8.2. Leveling land and filling in slopes on the property as well as proposed additional warehouses.

Mr. Biers was present and Mr. Peter Yetto (Ingalls and Associates engineer) was present remotely. Mr. Biers explained what he is proposing for the property: future storage buildings, maintenance/office building, 15,000 square foot transfer station for C&D material. Discussion included:

- Storm water permit is in place
- All to be designed with DEC compliance
- Berms and landscaping is planned along the northern portion of the highway

- Parking to be determined based on actual use of the building
- Grade will be pushed out to provide two tiers
- Property is not in the flood plain for any of this development
- Applicant wants to build office and shop/warehouse first along with the transfer station
- Applicant will not be moving his current operation at the Port of Albany to this site; wants a place in the Town for residents to dispose of C&D material
- Utilities: Water and sewer will be brought up to the site along the highway. Applicant talked to Central Hudson about moving utility poles. Utilities need to be included on the map. Engineer will revise map/plans and will send to Mr. Cashin as soon as possible.
- Previously approved Special Use Permit goes with the land.
- Will not be using RCA as fill
- Transfer station/prohibition of importation/impact on C&D use: need to be prepared to address the issue at public hearing. Mr. Brick will look into Town of Coeymans Law re solid waste/C&D
- All Planning Board members agreed to go ahead with the public hearing
- 239 to be sent to Albany County Planning Board
- Public hearing was scheduled for June 8, 2020

**TenEyck B. Powell III - Summit Ridge Energy 20-002 SPR:** An application for a site plan review regarding Powell Solar located at 87 Bronk Road, Selkirk, Tax Map #156.3-1.1

Applicant was not present. The Town Board enacted a solar moratorium which applicant and Summit are aware of. Discussion was held and included: A waiver was provided to the applicant to continue their efforts for independent review. Transaction had been completed; waiting for Mr. Powell to deposit the funds.

There is not much more the Planning/Zoning Board can do at this time. Summit will provide Mr. Cashin with additional information. The application will be placed on the agenda for the next meeting.

**Keystone Novelties LLC:** Request to waive the site plan review for a temporary tent for the sale of fireworks located at 2369 US 9W owned by Crown Point LTD, Inc.

Applicant was not present. Discussion was held and included: Keystone has been setting up a tent for a number of years. There have been no issues in the past. Tent is set up for a two week period. Building Department does inspection prior to them opening and gives them an Operating Permit. Board members had no issues.

Mr. Schmitt made motion to approve waiver of site plan review to sell fireworks from June 24 to July 5, 2020; seconded by Mr. Nolan; all in favor.

### 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; purchaser of Lot A (Mitchell Joyce) was also present. An updated map has been provided – independent driveways were included on the map. No issues were identified by Board members.

The 239 has been sent to Albany County Planning Board. The Public hearing was scheduled for June 8, 2020.

### Miscellaneous

**Discussion re Albany County Planning Board:** Mr. Schmitt read the ACPB's recommendation (disapproved) dated April 30, 2020 for the CRC site plan and also read letter ACPB sent to him dated April 30, 2020 and discussion was held regarding both. Mr. Schmitt asked each Planning/Zoning Board member if they would have changed their vote if the ACPB's recommendation had been received before they voted. All replied no (alternate member Ms. Tutay had not voted at the prior meeting).

**Discussion re NYS Department of Environmental Conservation:** Mr. Schmitt read letter he had received from Christopher Hogan, Chief of DEC's Energy Project Management Bureau regarding Lead Agency Memorandum of Understanding between the Town of Coeymans Planning/Zoning Board and NYSDEC for proposed P&M Offshore Wind Infrastructure (POW) project at the Port of Coeymans. DEC would like to be lead agency with the TOC Planning/Zoning Board consent. DEC and our Planning/Zoning Board will work cooperatively. Planning/Zoning Board will be very involved. No Planning/Zoning Board members had any objection to Mr. Schmitt signing the MOU.

## Adjournment

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