

TOWN OF COEYMANS PLANNING/ZONING BOARD MEETING
June 24, 2020

Attendees

Members Present: Mr. Schmitt, Ms. Hopkins, Mr. Collins, Mr. Harris, Mr. Nolan,
Ms. Kunz, Ms. Tutay

Members Absent: Mr. Gonzalez

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

Public Present:

Call to Order/Pledge of Allegiance

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.

Approval of Minutes

Mr. Schmitt made motion to approve the minutes of June 8, 2020; seconded by Ms. Kunz; all in favor.

Report of the Building Inspector – None

New Business

Woodridge USA Properties, LLC: Sketch Plan for a subdivision on property owned by them and located at 1737 River Road, Tax Map #144-2-17. Presented by Murray Kaplan.

A subdivision had occurred in 2007: a sliver of land was subdivided from adjacent parcel. Owner wants to sell the property but cannot get a clean title to the property and would like to subdivide the sliver of land.

Mr. Kaplan distributed information to the Board (copy of Tax Map, enlargement of part of the survey map, and full survey map). Mr. Kaplan explained that owner has a person who wants to purchase the lot. Robert MacDonald owned lot #2; he is deceased and his heirs are not around. Client has tried to locate the family. The Board, Mr. Brick and Mr. Kaplan discussed various possible solutions/options.

Site Plan Review

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

Summit Ridge submitted their check into escrow. Engineering firm will start to take a look at it; they will be ready for the July 13 Planning/Zoning Board Meeting.

Zata Palange 20-003 SD: An application for a minor subdivision on property owned by her located on 508 Biers Road, Coeymans, NY, Tax Map #131-3-5.2. The 154.20 acre parcel is to be subdivided into three lots: Lot #1 is to be 7.6 plus or minus acres; Lot #2 is to be 11.6 plus or minus acres; and Lot #3 is to be 135 plus or minus acres.

Applicant was not present; Mr. Cashin has her consent to represent her. Discussion was held and included: Lot #1 to be bounded by the road; all property lines meet setbacks; maps were done by Mr. Hite; needs to be sent to the Albany County Planning Board; will need public hearing.

Mr. Schmitt made motion to approve the three lot subdivision as a minor subdivision and schedule public hearing for July 22, 2020; seconded by Mr. Collins; all in favor.

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 not present. Discussion was held and included:

- Under Site Plan statute, the Board has 62 days to make a decision.
- Albany County Planning Board disapproved the application.
- Town Board is in the midst of amending Town Code that deals with solid waste. Mr. Biers is waiting until the Town Board acts/goes through the process with Town Code. Mr. McHugh stated that amendments to existing Local Law Chapter 138 and Chapter 165 will be presented on July 9 and public hearing will be held on July 23.

Mr. Cashin will provide ACPB with the information that was missing from the submission and will reach out to Mr. Biers. Ingalls Engineering Firm is aware; suggest that they appear at the ACPB meeting.

The Planning/Zoning Board decision will be left open.

Miscellaneous

Mrs. Kunz inquired about 40 Westerlo Street re changing from two to four family. Mr. Cashin stated that he left a letter for owner and owner responded that he will leave it as a two family.

Adjournment

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