

TOWN OF COEYMANS PLANNING/ZONING BOARD MEETING
February 24, 2021

Attendees

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

Members Absent:

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

Public Present:

Call to Order/Pledge of Allegiance

Meeting was called to order at 7:00 p.m. There was a quorum – full board present. Mr. Schmitt led the Pledge of Allegiance. Mr. Schmitt read the public notices.

Approval of Minutes

Mr. Schmitt made motion to approve the minutes of February 8, 2021; seconded by Mr. Nolan; all in favor.

Report of the Building Inspector

Mr. Cashin explained that the RMN Properties area variance is for side lot and lot size also landscape percentage in the parking area.

Public Hearings

RMN Properties, LLC 20-010 SD: An application for a minor subdivision on property owned by RMN Properties on 2483 US 9W, Ravena NY, Tax Map #168.13-2-21. The .80 acre parcel is to be subdivided into two lots. The subdivision will reduce the parcel by a .22 acre lot which will be merged with Tax Map #168.13-2-20 (RMN owned, 2477 US 9W) making that parcel .84 plus or minus acres.

RMN Properties, LLC 20-001 ZV: An application for an area variance on property owned by RMN Properties LLC at 2483 US 9W, Ravena NY Tax Map #168.13-2-21. The area variance is for a side setback which will then allow the parcel to be subdivided into a conforming lot.

RMN Properties, LLC 20-004 SPR: An application for a site plan review for construction of an office/retail space building. The property is owned by RMN Properties LLC and located at 2477 US 9W, Ravena NY Tax Map #168.13-2-20.

Mr. Schmitt re-opened the public hearings for RMN Properties. Mr. Nolan was recused since he is the applicant.

Mr. Biscone was present provided the board with updates, which included:

- Mr. Biscone has reviewed the final version of the subdivision with Mr. Hite.
- There is adequate road frontage.
- Variance: 15 feet off the side line.
- Parking: there will be three upper spaces and 36 other spaces.
- Driveway is being enlarged with easement for egress and ingress.
- Site is zoned C-1P; retail space requires a Special Use Permit
- Water/sewer lines were relocated and there will be an easement for maintenance and repair of the lines.
- Fence will be relocated within Lot 2.
- Letter was sent to Mr. Cashin dated February 12 which addressed all other concerns from MJ Engineering's letter dated February 8. Mr. Cashin indicated he was satisfied with the response.
- Sign location will remain the same; sign application will be sent to Mr. Cashin.

Mr. Luigi Palleschi of ABD Engineers presented updates, which included:

- Location of trees was changed to the back of the property (on the hill)
- Added some additional drainage along the back and side of the building.
- South entrance is a full entrance; north entrance is full in and a right out. DOT accepted the layout.
- Dumpster will be located at the south entrance and will be enclosed; exterior (stone veneer) will match the building.
- Retaining walls will be concrete and faced with stone matching the building.
- Lighting: parking lot lights at the entrances; some sconces on the building; down-lighting ("dark sky" lighting)
- Utilities: will re-use current water and sewer laterals.
- Stormwater: everything drains to Route 9W; DOT has an existing catch basin on Route 9W; proposing underground infiltrators with overflow going into the DOT drainage system.

MJ Engineering sent Mr. Cashin letter dated February 24, 2021; they provided no further comments at this time.

Mr. Biscone stated that MJ Engineers have commented that the applicant shall provide written documentation from the water and sewer purveyors indicating willingness to provide water. He explained that the site is in the Ravenna water district which extends down to the New Baltimore cemetery; no one beyond the Rte. 9W strip gets water and sewer from the Village of Ravenna. He also mentioned that the lot is 37% vegetated already.

Architect Mike Roth stated that the retaining wall is a foundation wall of the building. There will be some under-drains and foundation drains redirecting all the water around both sides and there will be drainable soil and gravel underneath the building.

Mr. Gonzalez made motion to close the public hearings; seconded by Ms. Tutay; all in favor.

SEQRA (for entire project): Ms. Tutay made motion for negative declaration (unlisted action); seconded by Ms. Hopkins; all in favor.

Area Variances: Mr. Brick explained that the three variances have to be handled first: rear yard, deficient lot size and reduction of landscaping percentage. Mr. Brick asked the board questions relating to the variance: benefits to the applicant-can they be achieved by any other means – no; are the variances substantial – no; is there any adverse environmental impact or detriment to character of the community – no; was hardship self-created – yes.

Mr. Schmitt read Albany County Planning Board's recommendations and advisory – all have been resolved.

Mr. Gonzalez made motion to approve the area variances; seconded by Mr. Harris; all in favor.

Special Use Permit: It is required for retail use. Mr. Brick reviewed the standards the code requires board to consider: location and size; nature and intensity of the operation involved; size of the site; location of the site with respect to existing streets giving access to it; whether or not it is in harmony with the orderly development of the zoning district; the location, nature, height of building, and fencing will not discourage the appropriate development and use of adjacent land and buildings or impair the value thereof.

Ms. Tutay made motion to approve the special use permit; seconded by Mr. Schmitt; all in favor.

Subdivision: Mr. Harris made motion to approve the minor subdivision; seconded by Mr. Gonzalez; all in favor.

Site Plan: Mr. Brick explained that the Board can make motion to approve the site plan as presented by the applicants and can make conditions, such as: obtaining any necessary approvals from DOT; compliance with MJ Engineering's letter; applicant filing the easements that are necessary: utility easement on south side; ingress/egress to the driveway to the

residential that would be given to benefit the commercial (which Mr. Biscone stated will be done via separate deeds – that will satisfy the condition).

Mr. Gonzalez made motion to approve the site plan with the conditions that were presented; seconded by Ms. Tutay; all in favor.

Interpretation of Zoning Ordinance for Ten Eyck Powell III 20-001 Inter: Will remain on the agenda.

Subdivision: Coeymans Recycling Center 21-002SD: An application for a minor subdivision on property owned by them located at 50/194 Coeymans Industrial Park Lane, Coeymans, NY, Tax Map #156.4-6.11. The 88.15 acre parcel is to be subdivided into three lots: Lot #1 is to be 8.40 plus or minus acres and Lot #2 to be 32 plus or minus acres and remaining lands being 47.75 plus or minus acres.

Mr. Nick Laraway was present representing the applicant. Map was reviewed and discussion was held and included:

Industrial Park Lane is a private road. Mr. Brick explained that because it is a private road it triggers some other requirements under State law. State Town Law 280A doesn't allow Mr. Cashin as Building Inspector to issue a building permit for a lot that doesn't have frontage on a public street that allows for emergency access. We cannot count the Thruway as public frontage because it doesn't allow for emergency access. Mr. Brick further stated there is a mechanism in State Law where the Town Board can approve an open development area and then within that area they can authorize Mr. Cashin to issue building permits for properties that only have access by easement. The key is confirmation that it is still accessible by emergency vehicles. To allow for this subdivision, the Town Board would need to approve an open development area and confirm that emergency vehicles can access the new lots utilizing Industrial Park Lane. Mr. Brick had a brief conversation with Supervisor McHugh today and will follow-up with him tomorrow. It is Mr. Brick's understanding that he is going to do a resolution for a public hearing on the proposition for open development area at the next or subsequent Town Board meeting. One of the requirements of that section of the law is that when the Town Board is going to consider it, they bounce it back to the Planning/Zoning Board for their recommendation.

For the record: Mr. Brick stated that his firm used to represent CRC – they are no longer and are not involved with CRC.

Mr. Nolan made motion to declare this a minor three lot subdivision and schedule a public hearing for March 24, 2021; seconded by Mr. Collins; all in favor.

Ms. Tutay made motion to declare the Planning/Zoning Board as lead agency; seconded by Mr. Harris; all in favor.

Site Plan Review: Coeymans Recycling Center Inc. 21-001SPR: An application for a site plan review regarding the proposed office building at 50/194 Industrial Park Lane, Coeymans, Tax Map #156.4-6.11

Mr. Laraway was present. Discussion was held and included:

- Possibility of waiver was discussed. Waiver will not be given.
- Mr. Laraway explained that applicant wanted to go before the Board as quickly as possible to make sure this was agreeable before they went into full design.
- The building will be new headquarters consolidating staff from other locations; will be three floors, each floor will be 14,000 square feet.
- Mr. Cashin stated that two more handicapped parking spaces will be needed.
- MJ Engineering will not be needed.

Mr. Schmitt made motion to declare application as complete and schedule public hearing for March 24, 2021; seconded by Mr. Gonzalez; all in favor.

Subdivision

Coeymans Recycling Center LLC 21-001 SD: An application for a minor subdivision on property owned by them at 3 Stone House Hill Road, Coeymans, NY, Tax Map #168.-2-6. The 2.71 acre parcel is to be subdivided into two lots: Lot #1 is to be 1.63 plus or minus acres and Lot #2 to be 1.08 plus or minus acres

Mr. Laraway was present. Discussion was held and included: This is a landlocked parcel; is really a lot line adjustment on .21 acres; house will be demolished.

Mr. Schmitt made motion to declare Planning/Zoning Board lead agency; seconded by Mr. Nolan; all in favor.

Mr. Schmitt made motion to accept the minor subdivision and schedule public hearing for March 24, 2021; seconded by Mr. Nolan; all in favor.

Site Plan Review

Albany County Water Department 21-002SPR: An application for a site plan review regarding the proposed office building at 156 CR 111, Alcove, Tax Map #153.-3-1.1

Neil Conner and Amy Walsh presented the project to the Board. Discussion included:

- The building will be 1700 square feet, one story, 15 feet high and will be prefab or modular.
- Will have to go out to bid in May or June; construction to start in September or October.

- They are the lead agency.
- Water Board owns the property.
- There are some wetlands on the property but they will not be disturbed.
- Under one acre of disturbance.
- 239 will have to be sent to Albany County Planning Board.

Mr. Schmitt made motion to deem application as complete and schedule public hearing for March 24, 2021; seconded by Mr. Harris.

Adjournment

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