

TOWN OF COEYMANS PLANNING/ZONING BOARD MEETING
October 28, 2020

Attendees

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

Members Absent:

Also Present: Mr. Brick, Mr. Cashin, 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 – full board absent. Mr. Schmitt led the Pledge of Allegiance.

Approval of Minutes

Mr. Schmitt made motion to approve the minutes of October 5, 2020; seconded by Mr. Nolan; all in favor.

Report of the Building Inspector

Mr. Cashin reported that we received a clean asbestos report for the Rodney Krzykowski property.

Public Hearings

Mr. Schmitt opened the three public hearings and read the public notices for them into the record.

Joyce Behuniak 20-008SD: An application for a minor subdivision on property owned by her located at 102 Krueger Road, Selkirk, NY, Tax Map #143.-2-3. The 38.70 acre parcel is to be subdivided into two lots: Lot #1 is to be 5.29 plus or minus acres and Lot #2 is to be 33.41 plus or minus acres.

Applicant and Mr. Sipperly were present. Discussion was held. Notification was received from Albany County Planning Board. Their recommendation was modify local approval to include notification of the application should be sent to Town of Bethlehem. Mr. Cashin confirmed that notification had been sent to the Bethlehem Town Clerk on October 21, 2020.

Mr. Schmitt made motion to declare this an unlisted action and a negative declaration pursuant to SEQRA; seconded by Ms. Kunz; all in favor.

Mr. Collins made motion to close the public hearing; seconded by Mr. Gonzalez; all in favor.

Mr. Schmitt made motion to approve the minor subdivision; seconded by Mr. Collins; all in favor.

Marc Tryon 20-005 SD: An application for a minor subdivision on property owned by him located on 779 Blodgett Road, Ravena NY, Tax Map #142.-1-24.1. The 149.80 parcel is to be subdivided into two lots: Lot #1 is to be 2.51 plus or minus acres and Lot #2 is to be 147.29 plus or minus acres.

Albany County Planning Board recommendation has been received. Their recommendation was to defer to local consideration; there is no significant county-wide or inter-municipal impact. Mr. Gonzalez abstained voting on any motions for this application.

Mr. Harris made motion to declare this an unlisted action and a negative declaration; seconded by Ms. Hopkins; all in favor.

Mr. Schmitt made motion to close the public hearing; seconded by Mr. Nolan; all in favor.

Ms. Hopkins made motion to approve the minor subdivision; seconded by Ms. Kunz; all in favor.

Woodridge USA Properties LLC 20-001 ZAV: An application for an Area Variance on property owned by them located on 1737 River Road, Coeymans NY. Tax Map #144.-2-17. Seeking variance for minimum square footage and width of two parcels they wish to subdivide. AND

Woodridge USA Properties LLC 20-007 SD: An application for a minor subdivision on property owned by them located on 1737 River Road, Coeymans NY, Tax Map #144.-2-17. The 1.37 acre parcel is to be subdivided into two lots: Lot #1 is to be .03 plus or minus acres and Lot #2 is to be .34 plus or minus acres.

Mr. Nolan made motion to close the public hearing; seconded by Mr. Schmitt; all in favor.

Mr. Kaplan was present representing the applicants.

Albany County Planning Board's recommendation was received covering both applications; recommendation was to defer to local consideration – no significant county-wide or inter-municipal impact.

Mr. Nolan made motion to declare both applications as unlisted actions and negative declarations; seconded by Mr. Collins; all in favor.

Mr. Nolan made motion to approve the minor subdivision; seconded by Mr. Collins; all in favor.

Mr. Nolan made motion to approve the area variance with the condition and stipulation that it is not a buildable lot and is a substandard lot; the subdivision map should reference that fact. This is a very unique situation and the only way to handle this is to do the subdivision and area variance - area variance had to be approved for the subdivision to happen; seconded by Mr. Collins; all in favor.

Mr. Kaplan will contact Mr. Hite tomorrow about adding the stipulation to the map and then get the maps to Mr. Cashin for the Board to sign. Mr. Cashin said he would also contact Mr. Hite.

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 NY, Tax Map #156.-3-1.1

Present: Jared Fagan (MJ Engineering); Chris Otness (Summit Ridge); and Will Fisher and Lisa Oliver from Fisher and Associates via telephone.

Mr. Fagan reviewed with the Board the letter MJ Engineering sent to Mr. Cashin dated October 28, 2000 and Mr. Otness provided additional updates. Items discussed/reviewed and updated included:

Eck House eligibility for listing in the State and National Register of Historic Places: SHPO requested a visual impact study be done to indicate that Solar Array 3 will be visible from Eck House. Slotted fencing has been proposed. Fencing will have green privacy slats; array is slightly above the fence; eight foot trees will go along the buffer.

NYS Thruway Authority requested a Glare Study be provided for their review. Applicant indicated that the study has been submitted and no feedback has been received back from the Thruway Authority. Mr. Otness will send visuals to Mr. Cashin.

DEC: Davis Habitat is located one third mile away from the project site. Applicant to provide written documentation from DEC with regard to biological resources and indicate if other permits will be required.

Archeological sensitive area: Staff have been onsite for two weeks; they found a small buried structure. Summit could build along it – loss of 1% of the array. Survey will be submitted to SHPO.

Emergency Vehicle Access: Mr. Schmitt will contact Coeymans Fire Chief Deyo to ask him to review the plans and attend Planning/Zoning Board Meeting before Public Hearing is held.

Public hearing will be held on November 24, 2020.

Miscellaneous

Planning/Zoning Board members are to attend a meeting on November 4, 2020 re the Comprehensive Plan.

Adjournment

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