

TOWN OF COEYMANS PLANNING/ZONING BOARD MEETING  
October 5, 2020

Attendees

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

Members Absent: Mr. Collins

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 – one board member absent. Mr. Schmitt led the Pledge of Allegiance. Mr. Schmitt read public notices into the record.

Approval of Minutes

Mr. Schmitt made motion to approve the minutes of September 23, 2020 with one correction – Mr. Brick was absent; seconded by Mr. Nolan; all in favor.

Report of the Building Inspector

Public Hearings

Mr. Schmitt opened the three public hearings.

**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 was present; Mr. Wayne Sipperly was also present via telephone. Updated map has been received.

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

Mr. Schmitt made motion to adjourn this public hearing and reconvene on October 28 to give Albany County Planning Board time for review at their meeting; seconded by Mr. Gonzalez; 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.

Mr. Schmitt made motion to adjourn the public hearing and reconvene on October 28 to give Albany County Planning Board time for review at their meeting; 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. Schmitt made motion to adjourn the public hearing and reconvene on October 28 to give ACPB time for review at their meeting; seconded by Ms. Tutay; all in favor.

#### 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: Jenny Lippman and Jared Fagan (MJ Engineering); Chris Otness (Summit Ridge); and Will Fisher (Fisher and Associates) via telephone.

Ms. Lippman reviewed with the Board the letter she sent to Mr. Cashin dated October 1, 2000, which contained MJ Engineering comments related to documents received from the applicant regarding State Environmental Quality Review, Solar Energy Law, Site Plan Review, and Stormwater. Discussion was held and various questions were asked. Mr. Otness will submit Summit Energy's written response to MJ Engineering tomorrow.

Discussion was held regarding when public hearing should be held. Board would like to have feedback from all parties before scheduling a public hearing. The site plan review application will be put on the agenda for the next Planning/Zoning Board meeting to be held on October 28, 2020.

### Miscellaneous/Updates

Mr. Cashin has not heard anything new re Mr. Canning.

Mr. Nolan mentioned that there is a storage container on Mr. Liotta's property. Mr. Cashin will make a note to follow-up.

Mr. Cashin reminded Board members about training scheduled for this Wednesday at 6:00 p.m.

### Adjournment

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