TOWN OF COEYMANS PLANNING/ZONING BOARD MEETING

January 26, 2022

Attendees

Members Present: Mr. Schmitt, Mr. Collins, Mr. Pietropaoli, Mr. Boomer, Mr. Nolan, Mr. Gonzalez, Mr. teRiele, Ms. Grogan

Members Absent:

Also Present: Mr. Chmielewski, 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. Brick was present remotely. Mr. Schmitt led the Pledge of Allegiance. Mr. Schmitt read the public notice for the O’Brien public hearing and provided the phone number for the public to call in for the public hearing.

Approval of Minutes

Mr. Pietropaoli made motion to approve the minutes of January 10, 2022; seconded by Mr. Collins; all in favor.

Report of the Building Inspector

Mr. Chmielewski reported that he had contacted the Lanes (area variance application) and advised them that they would need to have a survey completed; he has not heard back from them.

Public Hearing

**Michael and Sherry O’Brien – 22-001 SD**: An application for a two lot subdivision on property owned by Michael and Sherry O’Brien located at 17 Ringwald Road, Alcove, Tax Map #178.1-11.11. 9.33 acres to be divided into two lots: Lot #1 to be 3.09 plus or minus acres and Lot #2 to be 6.24 plus or minus acres.

Mr. Schmitt opened the public hearing. Mr. O’Brien was present. Discussion was held and included:

* This is a straightforward subdivision. Lot #2 is the result of a previous subdivision approved in 2021 for which there were no problems/issues.
* Application sent to Albany County Planning Board for their review.
* Short form Environmental Assessment has been completed.
* Five maps and one mylar will be needed. Mr. O’Brien will contact Mr. Hite.
* Subdivision will be placed on agenda for Planning/Zoning Board meeting scheduled for February 23, 2022

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

New Business

**Civill Senior Housing:** An e-mail had been received from Duncan Barrett stating that they are planning a significant investment in the Senior Housing Building to include roof replacement, and window replacement in the original 1873 building, as well as some heating system upgrades and other interior repairs. In addition, they are considering installing a small PV solar array on the area that was the tennis court. The Civill Senior Housing is located at 8 Civill Avenue, Coeymans, Tax Map #168.11-6-2. They are requesting that the Planning/Zoning Board be the lead agency in the Environmental Review Process.

Discussion was held and included:

* NYS Homes and Community Renewal would want to be an involved agency but not lead agency.
* SEQRA review: long form would be needed.
* PV Solar array to be located on the old tennis court would require site plan review.
* If Civill Senior Housing needs site plan review, it would be appropriate for the Planning/Zoning Board to be lead agency. We don’t have an application for that. If the P/Z board decides to take on the lead agency role, Building Inspector would need an application and applicant would need to come before the Board.

Mr. Chmielewski will contact Mr. Duncan for clarification on what he is planning to do and invite him to come to the next Board meeting.

Miscellaneous

Mr. Schmitt received a call from Mr. DeBacco re Tripp Powell inquiring where the Town is with regard to the moratorium. Discussion was held and included: the moratorium has been lifted; comprehensive plan has been updated and adopted by the Town Board. Mr. Powell can come back before the board. Mr. Chmielewski will discuss this with Mr. DeBacco and ask Mr. Powell to come back before the board.

Mr. Schmitt received an e-mail from Karen Gudis from DEC re P&M offshore wind infrastructure project. DEC had reached out to the Planining/Zoning Board with a draft and had asked for questions and comments, which were provided. Notice of Acceptance was read into the record by Mr. Schmitt; written comments will be accepted through February 28, 2022; draft is available on-line and at the High School library. The project is located at 2170 River Road.

Comprehensive Plan/Moratorium: The Building department received an e-mail from Jen Benson of Riverkeeper asking where in the process were Coeymans’ new zoning maps. The contact would be Jaclyn Hakes of MJ Engineering and Land Surveying.

Adjournment

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