TOWN OF COEYMANS PLANNING/ZONING BOARD MEETING

September 28, 2022

Attendees

Members Present: Mr. Nolan, Mr. Collins, Mr. Pietropaoli, Mr. teRiele, Ms. Stanton, Mr. Boomer

Members Absent: Mr. Gonzalez, Ms. Grogan

Also Present: Mr. Brick, 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; two board members absent. Mr. Nolan led the Pledge of Allegiance. Reading of public notices was waived. Tonight’s agenda does not include public hearings. There had been technical problems with submission of notices to the newspaper for public hearings to be held tonight (Catalfamo and McCarthy). Mr. Boomer made motion to reschedule public hearings on October 11, 2022 for James Catalfamo area variance and Lorri McCarthy subdivision; seconded by Mr. Collins; all in favor.

Approval of Minutes

Mr. Collins made motion to approve the minutes of September 12, 2022; seconded by Mr. Pietropaoli; all in favor.

Report of the Building Inspector - None

Subdivision

**Ann Marie Vadney (22-009SD)**: An application for a two lot subdivision on property owned by her located at 1627 US Route 9W, Tax Map #144.-1-48.1, a total of 24.73 acres to be divided into two lots. Lot #1 to be 22.65 plus or minus acres and Lot #2 to be 2.08 plus or minus acres.

Ann Marie Vadney and Joe Vadney were present. Map was reviewed and discussion was held.

Applicant wants to subdivide the property and sell a piece and maintain the back garage. There is no enough road frontage to access the garage; need an area variance to access back lot of the garage – have 51.36 foot road frontage, need area variance for 49 more feet. Public hearings are mandatory for area variances. Area variance needs to be done before the subdivision.

Motion was made by Mr. Boomer to schedule public hearing for October 26, 2022 for the area variance; seconded by Mr. Collins; all in favor.

Site Plan Review

**Marebo LLC (22-002SPR):** An application for a site plan review located on the property owned by Flach Properties, LLC. Property is located at US Route 9W, Tax Map #156.-2-1.3 and 156.2-1.6.

Mr. Nolan recused himself from this portion of the meeting; Mr. Collins chaired this agenda item.

Attorney James Warren and Engineer William Smart were present.

The Planning/Zoning Board had requested that MJ Engineering review the site plan. The review had been completed and written comments dated September 21, 2022 were provided. Liz Cadwell from MJ Engineering reviewed the comments with the Planning/Zoning Board, which included:

SEQR: Applicant needs to provide Part 1 of Short Environmental Assessment Form for review.

Zoning/Site Plan Review: Observations and/or potential deficiencies were identified, including:

* Entrance sign: need to show the dimension to the center of the highway from the sign as well as show the same location for the sign on all plan sheets. Electrical work related to the sign must be shown.
* Grading and construction limits shall be on the site plan to confirm extent of the project disturbance. If more than one acre a SWPPP will be required.
* Need to indicate the limits of the adjacent wetlands.
* Need to include all property lines on the parcel and include adjacent owner information
* Applicant needs to provide further information for on-site and adjacent utilities.
* Total area shown on site plan does not match the survey; only includes two of the four parcels
* Considering these are two separate parcels, a variance for the side yard must be completed. Setbacks might need additional variances.
* Locations for bollards need to be on site plan
* Notes-Details sheet must indicate that the contractor shall verify underground utilities
* Silt fencing must be added parallel to the contour along lowest grade of the site.
* Limits of disturbance (including sign, landscaping and grading) shall be added to the E&SC Plan
* Provide a stabilized construction entrance detail and correctly depict entrance on the E&SC Plan.
* Drawing of sign location does not match the site plan

Stormwater: Applicant shall provide a SWPPP if the area of disturbance is more than more acre.

The Planning/Zoning Board is the lead agency under SEQRA.

Mr. Smart has no formal response yet; there are some points he needs to make to MJ Engineering. He thinks they can work through the problems. He will work with MJ to address the issues.

Mr. Brick commented that the application is not complete enough to move forward. He will research the setbacks. Mr. Brick stated there are some issues pertaining to the application that he would like to talk to the board about after the meeting is adjourned.

Mr. Boomer made motion to adjourn the site plan review to the next Planning/Zoning Board meeting scheduled for October 11, 2022; seconded by Mr. Pietropaoli; all in favor.

Mr. Warren stated that he wrote a letter to Mr. Brick regarding Chairman Robert Nolan. He stated that conflict of interest has not been resolved, stated that Mr. Nolan is continuing to participate/trying to influence the Board and can’t participate in person and that he should resign.

Adjournment

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