TOWN OF COEYMANS PLANNING/ZONING BOARD MEETING

January 9, 2023

Attendees

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

Members Absent:

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; full board members. Mr. Nolan led the Pledge of Allegiance. Reading of public notices was waived.

Approval of Minutes

Mr. Pietropaoli made motion to approve the minutes of December 28, 2022; seconded by Mr. Boomer; all in favor.

Report of the Building Inspector – None

Site Plan Review

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

Appeal was withdrawn and the site plan application is proceeding. Mr. Nolan and Mr. Collins were recused; Ms. Grogan chaired this portion of the meeting. The applicant’s engineer and MJ Engineering were present.

Mr. Bill Smart (engineer for the project) explained that plans were resubmitted to the Town. MJ Engineering had some additional comments which were included in their letter dated January 2, 2023. Mr. Smart provided updates to those comments, which included:

State Environmental Quality Review: Unlisted action; no DEC permit for propane storage; stormwater – limit of disturbance will exceed one acre - .04 acres based on considerations today; will reduce amount of storage area; top soil and seeded area - .2 has to be added to disturbance area. SEQRA form – they will modify the form.

Zoning – Non conforming conditions: If there is an issue, they have no problem moving the tank.

Site Plan Review: #7 Property lines and owners no problem. #8 was addressed. #9 overhead electrical line and pole – it is not a three phase service, will bring in a new service from Rte. 9W, don’t know which pole. #10 lighting will be minimal and will be motion activated; will light up the tank and pole barn; they will show the lighting on the new plan. #11 bollards - in conjunction with pole barn: will be shown on the site plan.

Other discussion included:

Entrance on 101 – nothing dramatic was changed.

Large blocks will be placed around the tank to protect it from vehicles accidentally backing into it.

How is the site closed: it is completely fenced and locked. Electrical access will also be padlocked; no one can access it.

Site Plan approval from the Village for the sign: Mr. Burns, Village of Ravena Building Inspector, was present and indicated that the Town Planning/Zoning Board is handling all of the site plan review and will be responsible for the sign and fencing located in the Village. Applicant may need area variance for height of the fence. The Town has no fence permit.

Tanks are within 15 feet of the side yard setback. Parcels are on the same deed – do they constitute separate parcels. Property is divided because of the Village boundary line. It is only two because part is within the village and part is within the town. Set backs should be from the property line. Tanks are not permanent. Past practices used property lines.

Site plan review: May need to do a Special Use Permit. Town Board review for that is through local law to provide truck terminal and fuel storage facility and in what districts. This project would quality as a fuel storage facility and not a truck terminal, which requires a SUP is needed for site plan approval.

Both Site plan review and Special Use permit require a public hearing. Discussion was held regarding various meeting dates and timing for all that is needed to be done before public hearings can be scheduled. Town Board member Stephen Schmitt was present and he believes the Town Board will be acting on the local law that will add the two new definitions (trucking terminal and fuel storage facility) and in what districts a fuel storage facility may be allowed. The Planning/Zoning Board can schedule public hearings after the Town Board takes action.

Mr. Boomer made motion for the Planning/Zoning Board to be lead agency under SEQRA; seconded by Ms. Stanton; all in favor.

Mr. Boomer made motion to declare this an unlisted action under SEQRA; seconded by Mr. teRiele; all in favor.

Adjournment

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