

TOWN OF COEYMANS PLANNING/ZONING BOARD MEETING
July 26, 2023

Attendees

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

Members Absent: Mr. teRiele

Also Present: Mr. Keniry, 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; one board member absent. Mr. Nolan led the Pledge of Allegiance. Mr. Nolan announced that effective August 1, 2023 Planning/Zoning Board Meetings will be broadcast on Mid-Hudson Cablevision Channel 903.

Approval of Minutes

Mr. Pietropaoli made motion to approve the meeting minutes of June 28, 2023; seconded by Mr. Nolan; all in favor – Mr. Collins and Ms. Grogan abstained.

Mr. Collins made motion to approve the July 10, 2023 meeting minutes; seconded by Ms. Grogan; all in favor – Mr. Nolan and Mr. Boomer abstained.

Public Hearing:

Finke Enterprises LLC (23-001 SPR): An application for a Site Plan Review on the property owned by Finke Enterprises, LLC. Property is located at 1597 US Route 9W, Tax Map #144.-1-5.21

Mr. Nolan read the notice for the public hearing.

Mr. Boomer made motion to open the public hearing; seconded by Mr. Pietropaoli; all in favor.

Mr. John Finke, Mr. Don Fianco and Mr. Chris Boyeau were present. Mr. Boyeau provided a brief presentation, which included:

They are proposing the first phase of a master plan development which would show a 20,000 sq. ft. building proposed on a 17 acre parcel in a zoned planned commercial district where it is allowed. They complied with all the zoning criteria. The use is compatible with the other uses

that Mr. Finke has in the area. There will be a buffer with the neighbor. They will generate 200 gallons per day of water usage. Access will be from Miller Road and also thru the already established heavy equipment drive.

Mr. Nolan stated that on February 13, 2023 Planning/Zoning Board was declared lead agency, Type 1 action. On April 26, 2023 the 239 was returned from Albany County Planning Board and is in the file. The biggest question the Planning/Zoning Board had was what will the building actually be used for.

Mr. Boyeau read the section of Town Law that states what the C-1P District allows for, which includes professional and industrial office spaces. They will have an industrial office ancillary and complimentary to the current facility: office space, large open work spaces, storage or wholesaling.

They will be using existing on site well; they are not going to fire sprinkle; for S-2 low hazard storage, sprinkled system will not be required; there will be combustible and non-combustible items, but will mostly be non combustible; can be stored on wooden pallets; accessing it from the present site and Miller Road.

Comment from the public:

The only one member of the public spoke: Bob Brown whose house is at 268 Miller Road. There is lots of noise; He feels the project is devaluating his house – how does he deal with a big company; his property is located in a horseshoe; not fair to him; devaluating his property; water – will it affect his well; what will be stored in the building; is it combustible; concerned about lighting; brush line – there is five feet of brush.

Mr. Finke stated that he would be happy to meet with Mr. Brown in detail after tonight's meeting.

Site Plan/SEQRA: Mr. Keniry had a very brief conversation with Jenny Lippmann who could not be here tonight. She asked that the applicant provide a clear written description of what the use is as it relates to the improvement and to provide a layout with respect to the use. At the last meeting there was some discussion regarding SEQRA. Our effort is to try to get to a point where the Board can finally make a SEQRA determination; if she can review it she would be in a position at the next meeting to provide some draft findings re SEQRA.

Mr. Keniry's recommendation is to leave the public hearing open and adjourn to the next meeting with the understanding that the applicant will make the submission; Ms. Lippmann would review the information. Hopefully Board will get to decision making at the next meeting.

Mr. Boyeau feels like they are starting over but he'd be happy to provide the information. They did provide a description of their uses. Mr. Brick had stated that when a code is silent on use, you go to the definitions in the code (code is silent), the applicant is to provide the definition that they determine and the Town typically accepts that definition

Nolan asked Mr. Keniry how many meeting before they can wrap this up; they have gotten to the point to making a SEQRA determination at the next meeting..

Planning/Zoning Board members had a few questions about multi-tenant building, combustibles, easing the burden on Mr. Brown, secondary road/cul-de-sac.

Mr. Collins made the motion to keep the public hearing open until August 14, 2023; seconded by Ms. Stanton; all in favor.

Area Variance and Subdivision

Tompkins Road Properties, LLC (23-003 ZAV): An application for a 20.13 foot road frontage area variance on the property owned by Tompkins Road Properties, LLC. Property located on Tompkins Road, Tax Map #166.-2-32.1; and

Thompkins Road Properties, LLC (23-002 SD): An application for a three lot subdivision on the property owned by Tompkins Road Properties, LLC. Property is located on Tompkins Road, Tax Map #166.-2-32.l.

Applicant (Mike Stanton) was present. Discussion was held, including:

Mr. Nolan made motion to declare the Planning/Zoning Board lead agency; seconded by Mr. Collins; all in favor.

The 239 has not come back yet from Albany County Planning Board; should be here for August 23rd meeting.

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

Mr. Keniry read the Short Environmental Assessment Impact Statement questions to which all responses were no or small impacts.

Mr. Boomer made motion for a negative declaration for the unlisted action seconded by Ms. Stanton; all in favor.

Ms. Stanton made motion to schedule public hearing on August 14, 2023 for the subdivision and area variance; seconded by Mr. Cinque; all in favor.

Adjournment

Motion was made by Ms. Grogan to adjourn the meeting; seconded by Mr. Collins all in favor.