TOWN OF COEYMANS PLANNING/ZONING BOARD MEETING

September 11, 2023

Attendees

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

Members Absent: Mr. Cinque

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; alternate was absent. Mr. Nolan led the Pledge of Allegiance; a moment of silence was held 9/11/2001.

Approval of Minutes

Mr. Collins made motion to approve the minutes of August 23, 2023; seconded by Mr. Pietropaoli; all in favor with one abstaining (Ms. Grogan).

New Business – Zoning Request

**Trip Powell**: A Zoning request to rezone 364 acres of industrial land (DEC) to Community Facility and 134 acres (Trip Powell) to industrial.

Mr. Powell and Nick Laraway from Carver were present.

Mr. Laraway stated they wanted to provide an overview of what they are looking to do with certain lands owned by LaFarge/Holcim and Trip Powell as it relates to the off-shore wind blade manufacturer (a subsidy of General Electric). They had provided a general overview to the Town Board at the last Town Board meeting of all the projects they have potentially in the hopper and this is one of those projects. They wanted to go over that with the Planning/Zoning Board.

Part of the first round of requests that they are going to have is to re-zone 364 acres to the west of Route 144 and west of the Thruway to community facility; it is currently zoned I-3 Industrial and are requesting to re-zone 134 acres zoned R-1 Residential to I-3 Industrial.

Overall, they feel the project they are looking at is consistent with the Comprehensive Plan; it would reduce the overall industrial footprint in North Coeymans by approximately 230 acres. They want to run some additional details through the Planning/Zoning Board before they present it officially to the Town Board in October.

Their presentation tonight included:

* Review of vicinity Map
* Summary of number of acres: 364 acres leaving industrial to community facility; 134 acres from residential to industrial; two acres owned by Holcim; and 132 acres owned by Mr. Powell
* Potential facility: LM Wind Facililty, approximately 80 acre campus with 40 acres on Holcim property; 450,000 sq. ft. of buildings, all of those buildings are proposed on land that is already industrial; use 2 acres and 132 acres for blade storage and parking – use it as an accessory to manufacturing.

The Planning/Zoning Board will send letter to the Town Board with any comments.

Mr. Laraway stated they will put together an application and SEQRA documents.

Old Business

Subdivision

**Keith Flach (23-003 SD):** An application for a lot line adjustment of three lots on property owned by Keith Flach. Property is located at 197 Tompkins Road, Tax Map #155.-1-7.31

239 has not been received yet from Albany County Planning Board.

Site Plan Review

**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. Finke and staff member were present. Mr. Nolan stated that Finke Enterprises has a use for the building that they had proposed. They have been asked participate in a project for ShoulderMaster (attachment for a skid steer): assembly and wholesale distributor. This project is what the building they are proposing can be used for. This answers part of the confusion as to what the building is going to be used for.

Mr. Nolan read letter he received from Town Supervisor George McHugh re the Finke application currently pending. Mr. McHugh stated the Local Law #9 was never intended to interfere with any pending applications before the Planning/Zoning Board and certainly not Finke’s application. Had we known this application was pending prior to adopting Local Law #9 we would have carved out an exception so it has no effect on this application. Additionally, he has reviewed Mr. Finke’s application and will express his opinion that what Mr. Finke is proposing for the area is precisely the type of project that Coeymans needs and wants. If Mr. Nolan or Board members need any further info from him feel free to contact him.

Discussion was held by the Board. Mr. Nolan asked Mr. Keniry what happens re reverting back to C-1-P (wholesale establishment). Mr. Keniry stated it becomes a question of interpretation; need a clear understanding of what the use is for now and for the future. The future is to try to think it through so that this project doesn’t get mixed up procedurally years down the line; is great step forward in terms of getting the additional information.

Board can do a full board workshop without minutes. Public Hearing has been adjourned. Board has a right to continue an adjournment to allow workshop to be held before the regular public hearing meeting. Workshop will be held at 6:00 p.m. on September 27, 2023.

Miscellaneous

Sarah Prushma spoke to the board; she wanted to make sure they are aware of Identification and protection program of small stream and wetland program that is free. Workshops are scheduled on 9/26 in New Paltz and 10/4 in Coeymans. She will e-mail the information to Board membes.

Adjournment

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