

TOWN OF COEYMANS PLANNING/ZONING BOARD MEETING
October 25, 2023

Attendees

Members Present: Mr. Collins, Mr. Boomer, Mr. teRiele, Ms. Grogan, Mr. Cinque

Members Absent: Mr. Nolan, Mr. Pietropaoli

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; two members absent. Mr. Collins led the Pledge of Allegiance.

Old Business

Leonard Pilhofer (23-004SD): An application for a lot line adjustment on the property owned by Leonard Pilhofer. Property is located at 1018 Starr Road, Tax Map #132.-5.1

Mr. Schmitt was present and represented Mr. Pilhofer.

The 239 had been sent to from Albany County Planning Board. Their recommendation: no impact on the jurisdictional determinant and no significant county-wide or intermunicipal impact.

Mr. Boomer made motion to approve the application for the lot line adjustment; seconded by Ms. Grogan; all in favor; no opposed.

Mr. Chmielewski will let Mr. Schmitt know when to pick up the signed maps.

Public Hearing

Appeal: Young/Sommer LLC: An appeal regarding Local Law #9 of 2023

Mr. Collins read the notice for the public hearing.

Mr. Hyde Clark from Young/Sommer was present and explained reasons for the appeal.

There were no comments from the public.

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

Discussion was held and included:

This is a type 2 which is exempt from SEQRA review.

The Board is free to address the merits of the appeal and can deliberate and vote. The Board can accept or adopt the suggested interpretation that Local Law #9 does not apply to this application.

Mr. Boomer made motion to approve the interpretation that Local Law #9 does not apply to the site plan application; seconded by Mr. teRiele; all in favor.

Site Plan Review – Continuation of 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. Collins reopened the public hearing.

SEQRA Impact Statement:

Mr. Keniry read the questions and the suggested answers. The determination of the Board would be whether or not a no or a small impact or a moderate to large impact may occur. If the suggested answer is no, the indication to the Board is that the Board is finding that no or small impact may occur.

Motion was made by Mr. Boomer to declare negative impact re SEQRA; seconded by Mr. teRiele; all in favor.

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

Discussion was held.

Next steps: Mr. Keniry explained that the Board can discuss the merits of the application and Board can set reasonable conditions but conditions have relate to conditions/standards that have been identified, e.g. downward lighting. The lighting was discussed.

Mr. Collins read letter Mr. Chmielewski received from Mr. Boyeau of Bohler Engineering to amend Finke's application to include a wholesale use for the project.

Mr. Chemielwski read letter from Jenny Lipmann dated September 15 which stated that at this time there are no significant site related engineering comments that remain outstanding; they will still reserve the ability to offer comments if necessary as the project advances.

Mr. Keniry stated that if there are any other items from the engineer's perspective that are outstanding they could be a condition.

Motion was made by Mr. Cinque to approve the application subject to downward lighting being utilized, security lighting in the rear (motion sensor included), and subject to the satisfaction of any conditions outstanding; seconded by Mr. Boomer; roll call vote was taken: Mr. Cinque – aye; Mr. teRiele – aye; Mr. Collins – aye; Mr. Boomer – aye; Ms. Grogan – aye; all in favor.

Approval of Minutes

Mr. teRiele made motion to approve the minutes of October 10, 2023; seconded by Mr. Cinque; all in favor. Mr. Boomer abstained.

New Business

Bernard teRiele (23-005 SD): An application for a two lot subdivision on the property owned by Bernard teRiele. Property is located at 35 Cedar Grove Road, Tax Map #131.-3-19.1.

Mr. teRiele was recused (his son is the applicant). Discussion was held.

Mr. Boomer made motion for the Planning/Zoning Board to be lead agency and to classify this as an unlisted action; seconded by Ms. Grogan; all in favor.

Ms. Grogan made motion to send the 239 to Albany County Planning Board; seconded by Mr. Cinque; all in favor.

Mr. Boomer made motion to schedule public hearing for November 22, 2023 at 7:00 p.m.; seconded by Ms. Grogan; all in favor.

Adjournment

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