TOWN OF COEYMANS PLANNING/ZONING BOARD MEETING

November 22, 2023

Attendees

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

Members Absent:

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; full board present. Mr. Nolan led the Pledge of Allegiance. Welcome was extended to new Planning/Zoning Board member Patrick Cronin. Mr. Nolan read the notices for the public hearings for the teRiele and VanApeldoorn subdivisions.

Approval of Minutes

Mr. Collins made motion to approve the minutes of November 13, 2023; seconded by Mr. Boomer; all in favor (Mr. Pietropaoli abstained).

Public Hearings

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

Mr. Keniry read the 11 questions re SEQRA Assessment Form. Mr. Nolan made motion for negative declaration re SEQRA; seconded by Mr. Boomer; all in favor.

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

The 239 was returned from Albany County Planning Board. Their recommendation: Modify local approval to include a shared access agreement (including a maintenance agreement) should be referenced in the deeds for both properties due to the proposed access to Lot B via Lot A as shown on the site plan.

Mr. Boomer made motion to accept the two lot minor subdivision; seconded by Mr. Cinque; all in favor.

**Arthur J. VanApeldoorn (23-2006 SD)**: An application for a two-lot subdivision on property owned by Arthur VanApeldoorn. Property is located at 482 Blodgett Hill Road. Tax Map #142.-1-39.1.

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

Mr. Michael Apeldoorn was present on his father’s behalf.

The Board will take action on the application after the 239 is returned from Albany County Planning Board.

Mr. Nolan made motion to close the public hearing; seconded by Mr. Collins; all in favor.

New Business

**Carver Companies, LLC:** An applicationfor site plan review on property owned by TenEyck Powell III and Atlantic Cement Co. Inc. Property is located at 87 Bronk Road, Tax Map #156.-3-1.1 and 156.-2-1.11; and

Carver Companies, LLC: An application for an area variance on property owned by TenEyck Powell III and Atlantic Cement Co. Inc. Property is located at 87 Bronk Road, Tax Map #156.-3-1.1 and 156.-2-1.11

Mr. Nick Laraway, Mr. Joe Hens, Stephanie Ferradino, and Tony Cardona were present.

At the last meeting there was an informational/conceptual presentation. They have more information tonight.

A general overview was presented by Mr. Hens from Ingalls Engineering which included:

This is an 80 acre off shore wind blade manufacturing facility located south of Bronk Road and east of Route 144. This facility involves several manufacturing buildings as well as a laydown area on the north side of the pad for approximately 90 blades that are going to be manufactured on the site and then transported down the river using the recently approved wharf at the Port of Coeymans.

Since the last meeting they received preliminary comments from the Town’s engineer and have made some small modifications to the plan. The main update to the site plan was to provide a second means of access for fire apparatus vehicles. There is one access from Route 144 and there is going to be a new entrance along the existing Holicum conveyor and they have added a secondary access south of Bronk Road which will be a 20 foot wide fire access road.

They were asked to prepare a Stormwater prevention plan (SWPP) which is required for over an acre of disturbance. This facility is going to have water quality treatment from a combination of practices.

They also reviewed some turning movements for this project which they made available to the Board and the engineers. The main points of concern were truck traffic coming in and exiting onto Route 144, fire access being able to navigate this new entrance onto Bronk Road, and general movements within the site. They have met with the fire department regarding fire department access.

They have engaged a traffic engineer – there is no significant impact to Route 144.

They reviewed comments on the Environmental Assessment Form and they were addressed.

Stephanie Ferradino, attorney for the project, explained the activity on the site and commented on the use/permitted use/zoning/principal use. She will prepare an updated use analysis memo.

Jenny Lippmann from MJ Engineering was present and stated she sent her response late this afternoon re the EAF. She briefly went over those comments. Coordinated review letter will go out on Monday.

Mr. Nolan made motion to proceed with coordinated review; seconded by Mr. Boomer; all in favor.

Mr. Boomer made motion to schedule public hearing for December 11, 2023 at 7:00 p.m.; seconded by Mr. Collins; all in favor with one opposed (Ms. Grogan).

Adjournment

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