TOWN OF COEYMANS PLANNING/ZONING BOARD MEETING

December 27, 2023

Attendees

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

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 member absent. Mr. Nolan led the Pledge of Allegiance.

Approval of Minutes

Mr. Cronin made motion to approve the minutes of December 11, 2023; seconded by Mr. Boomer; all in favor, Mr. Pietropaoli abstained.

Old Business: Subdivision

**Arthur J. VanApeldoorn (23-006 SD)**: An application for a two-lot subdivision on the property owned by Arthur VanApeldoorn. Property is located at 482 Blodgett Hill Road, Tax Map #142.-1-39.1

Michael VanApeldoorn was present.

The 239 from Albany County Planning Board has been received. Their recommendation was to 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 20’ wide right-of-way and all purpose utility easement; Advisory: The Town should ensure that local fire department is notified in review and comment on emergency access to the proposed Lot 1 and Lot 2.

Mr. Pietropaoli made motion to approve the two lot subdivision; seconded by Ms. Grogan; all in favor.

Public Hearing

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

Mr. Nolan explained the procedure rules (e.g. three minute limit) for those who wish to speak during the public hearing.

Mr. Nolan read letter from Department of Environmental Conservation dated December 22, 2023 in which they request to be lead agency. Mr. Nolan made motion to defer the lead agency to DEC; seconded by Mr. Collins; all in favor.

Mr. Nolan explained that the board will not make a motion to pass anything or vote tonight on anything pertaining to the Carver application; we have to wait for DEC comments and SEQRA. Mr. Nolan directed Mr. Keniry to contact DEC re lead agency status.

Ms. Stephanie Ferradino stated their presentation tonight will be shorter than the last one; will focus on updates. She addressed an outstanding item - water to the site: The Village of Ravena has voted to provide water to the site. Letter has been received from the Village of Ravena. Mr. Nolan read the letter, which included:

The Village has been made aware of request from Carver Companies for the extension of water District #1 located in the Hamlet to include service to the applicant’s property up to the conveyor belt. Additionally, the Village has written correspondence for an extension of water service 400 feet north of the conveyor belt to provide treated water to the proposed windmill project.

Village is willing to favorably consider the request with conditions: Meter to be installed and shall be read quarterly by the Village Water Department to be billed at current industrial rate established by the Village. The main line (minimum of 8”) will need to be installed as part of the infrastructure subject to inspection by the Village for any water service to be provided to the north of the conveyor belt. Meter access and inspection of the property for compliance with all water regulations of the Village shall be allowed by applicant to the appropriate Village Water Department staff upon reasonable notices given to the applicant. Main line also will include fire protection to the buildings to be constructed on the site.

The limit of gallons per day without installation of storage tank shall be set by the Village Engineer. In the event the applicant exceeds acceptable limits of daily gallons, the appropriate storage tank shall be installed promptly by the applicant.

A resolution shall be passed by the Village Baard to accept the current service district up to and including the area south of the conveyor belt, as well as the extension to the north. Applilcant shall assist the Village in procuring a $9 million grant to increase the capacity of their water filteration plant.

Mr. Dave Ingalls, Civil Consultant from Ingalls & Associates: They received comments from MJ Engineering dated December 15, 2023 and are working on responding to those comments. Mr. Ingalls provided update on site plan changes. They split the plans into large scale mapping for closer look at utility plan. Key items on the site plan:

Added additional warehouse building

Parking: original plan was 400 spaces, added additional 100 spaces.

Prepared an additional response letter to the comments which was submitted back to MJ Engineering.

Have submitted wetlands application, known as an Individual Permit. Received some comments from DEC which they have responded to and sent back. They are working through some comments from Army Corps of Engineers on that application, mainly evolved around wetland impacts and stream impacts associated with the project. 9.5 acres of wetlands impact.

Archaeological survey has been finalized and submitted to the State – they are reviewing it.

Town of Coeymans Sewer Department has indicated their willingness and ability to supply sewer services to the project.

Stephanie Ferrandino: Public comments were reviewed by their teams and letter had been sent to the Planning/Zoning Board addressing those comments. She reviewed some of the highlights. She stated that Albany County Planning Board recommendations were received for the area variance and for the site plan: area variance – defer to local consideration; site plan – modify local approval.

Alanne Moran spoke about the traffic evaluation for the project. Evaluation has been sent to MJ Engineering for their review. As part of the traffic evaluation/capacity analysis they looked at trip generation in a.m. and p.m. peak hours for 850 employees vs. 450; did a signal warrant evaluation (how many vehicles on main roads and side streets) – they are not recommending a traffic signal; left turn lane heading south – traffic does not meet the criteria for a left turn lane.

Meeting was opened to public comment:

Nancy Warner: Was present as a member of the Village Board; she read letter dated December 21, 2023 from the Mayor and the Village Board indicating their formal request to be named as an involved agency and explaining their reasoning for the request which included water being supplied by Village of Ravena, their sewer contract with the Town of Coeymans, traffic affects the Village, and proximity of proposed project to the Village. She stated that there is no application – it is not approved.

Zachery Assael of 6 Fox Street: Residents do not want the project; there will be noise and air pollution; concerned about residential/industrial zoning; there are wetlands; tell Carver we are not interested.

Barbara Heinzen: Her comments included: Wind power is not the only choice; no port has been chosen by NYSERDA- there are three ports in the area: Albany, Coeymans, and East Greenbush; application is incomplete; there are unresolved issues per MJ Engineering; incomplete list of involved agencies; Village of Ravena water comes from the Alcove; EPA Region 2 should be an involved agency; project is being rushed through. She provided written materials to the Board.

Kent Pugliese: Has issue with traffic and speed limit; ask DEC to work with DOT to reduce the speed limit to 45 mph from Port to Maple Avenue in Selkirk; projected that traffic will double; why is parking lot so big – changed from 400 to 500.

Jason Hutchinson: He travels Route 144 on a daily basis; 30 mph is not okay – it will slow down traffic, 55 is fine; look into mitigating the traffic by having buses rather than 500 cars – have a shuttle system.

Curtis Canham of Ravena: Asked if a traffic study was done on Main Street or Route 144 south; could they divert traffic; could study be re-done to include Main Street.

Stan Keniszewski (Teamsters): Growth is positive for a community; they should embrace anything coming this way; jobs will come with it; he does see the positive; change is hard for a community.

Matt Armon, Fox Street: Moved here from Florida, wanted a quiet neighborhood; has genuine worries from him and his family; not going to benefit those who live here; this is not a good thing.

Julian Hamilton: Her parents live on Ruby Lane: She’s not against industry; value of life is a big priority.

Mike Stott: Had a few questions: Powell’s land is a buffer; on the other side of Bronk Road there are 54 acres of cleared land – will the cleared land be part of the project; Laraway should ensure the public to use land as buffer; grant for electrical upgrade – where is it going to go; traffic from one will add traffic to the other; mentioned comp plan – it comes with challenges; we should work together to solve this and come up with a correct answer.

Sarah Pruiksma: She did not have a prepared statement; echoes Mr. Canham’s comments about traffic study; asked when it was done – said she’ll foil it; has concerns about traffic and quality of life; light pollution exhausts nighttime animals and confuses them; site has two endangered bats on it; concerned about industrial creep.

Marissa Tutay had written a letter in support of the project and requested that it be read into the record for the public hearing. Mr. Nolan read the letter.

Motion was made by Mr. Boomer to adjourn the public hearing to the next meeting in January; seconded by Mr. Cronin; all in favor.

Adjournment

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