TOWN OF COEYMANS PLANNING/ZONING BOARD MEETING

April 8, 2024

Attendees

Members Present: Ms. Grogan, Mr. Colliins, Mr. Boomer, Mr. Nolan, Mr. Cronin, Mr. McGuire, Mr. teRielle

Members Absent: Mr. Cinque (alternate member)

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; alternate member absent. Ms. Grogan led the Pledge of Allegiance.

Approval of Minutes

Motion was made by Mr. Collins to approve the meeting minutes of March 27, 2024; seconded by Mr. Boomer; all in favor.

Old Business

Marebo Site Plan Review and Special Use Permit: Mr. Collins, Mr. Nolan and Mr. teRiele were recused. Newer Board Members Mr. Cronin and Mr. McGuire stated they had thoroughly reviewed the file, information, materials and minutes.

**Marebo, LLC (23-001 SUP**): An application for a Special Use Permit located on the property owned by Flach Properties, LLC. Property is located at US Route 9W, Tax Map #156.-2-1.3 and 156.-2-1.6

Mr. Boomer made motion to approve the Special Use Permit subject to the condition that tractor trailer tanker deliveries will be prohibited between 6:00-8:00 a.m. and 2:00-5:00 p.m. Monday thru Friday and the special use permitshall remain in effect subject to full compliance with these conditions by the applicant and the property owner; seconded by Mr. Cronin; all in favor.

**Marebo, LLC (22-002 SPR)**: An application for a Site Plan Review located on the property owned by Flach Properties, LLC. Property is located at US Route 9W, Tax Map #156.-2-1.3 and 156.-2-1.6.

Mr. Cronin made motion to approve the Site Plan Review subject to the same condition that tractor trailer tanker deliveries will be prohibited between 6:00-8:00 a.m. and 2:00-5:00 p.m. Monday thru Friday and shall remain in effect subject to full compliance with these conditions by the applicant and the property owner; seconded by Mr. McGuire; all in favor.

**NY USLE Miller Road I LLC (24-001 SPR):** An application for a Site Plan Review on the property owned by Vagnini Properties, LLC. Property is located on Miller Road, Tax Map #144.-1-4.5.

**NY USLE Miller Road I LLC (24-001 SUP)**: An application for a Special Use Permit on the property owned by Vagnini Properties, LLC. Property is located on Miller Road, Tax Map #144.-1-4.5

Martin Schmidt from CT Male was present. They had reviewed the MJ Engineering site plan review letter and provided updated information for the site plan review which included:

* Drone photos were taken and provided
* Submitted no effect letter from SHPO
* Wetlands designation report was submitted with the application
* Increased landscaping and turning requirement for fire trucks
* Movement inside the array: there will be no vehicular traffic within the panel area.
* Will work with Fire Code officials; Mr. Chmielewski will assist.
* Decommissioning plan

Their goal is to start the lead agency coordinated review and refer to Albany County Planning Board for 239 review.

Discussion was held between the applicant, Mr. Keniry and the Planning/Zoning Board. Mr. Keniry will work with applicant’s counsel re decommissioning plan. Mr. McGuire provided information re school/property tax pilots.

Mr. Boomer made motion to accept the applications as complete; seconded by Mr. Collins; all in favor.

Mr. McGuire made motion to declare this a Type 1 action and to direct the engineering firm to initiate coordinated review; seconded by Mr. Cronin’; all in favor.

Mr. Collins made motion to send the 239 to the Albany County Planning Board; seconded by Mr. Nolan; all in favor. ACPB meets on May 16.

Miscellaneous: Planning/Zoning Board member training has not been scheduled yet.

Adjournment

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