

TOWN OF COEYMANS PLANNING/ZONING BOARD MEETING  
July 8, 2024

Attendees

Members Present: Ms. Grogan, Mr. Boomer, Mr. Cronin, Mr. McGuire, Mr. Collins, Mr. Nolan, Mr. teRiele, 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 member present. Ms. Grogan led the Pledge of Allegiance.

Approval of Minutes

Motion was made by Mr. McGuire to approve the meeting minutes of June 26, 2024; seconded by Mr. Collins; all in favor. Mr. teRiele and Mr. Nolan abstained.

Old Business

**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

Mr. Chris Koenig, CT Male engineer was present.

Discussion between Mr. Koenig, Mr. Keniry and the Planning/Zoning Board members was held regarding the decommissioning plan. It is an agreement with the Town that specifies procedures and triggers for removing the project; a bond to be put into place and held by the Town. The Town is in agreement that the bond would be cash.

Ms. Grogan stated that Jenny Lippmann had sent an e-mail with three recommendations: (1) Applicant shall provide environmental permitting work within waters of the US Army of Engineers (ACOE permitting); (2) A copy of the five acre waiver from DEC needs to be provided to the Town; and (3) A written statement from the fire department regarding their acceptance of the site layout for fire apparatus should be provided to the Town. Mr. Keniry asked Mr. Schmidt to make sure the Town gets a copy of the Notice of Intent. Mr. Schmidt stated he could not get the waiver from DEC until they file their Notice of Intent.

Other questions and items discussed included: wind, structural concerns, host agreement, pilot, berm, hedge row, types of trees/plantings, buffer, screening. Planning/Zoning Board can set conditions.

Ms. Grogan made motion to approve and grant the Special Use Permit for NY USLE Miller Road subject to the following conditions:

- (1) Prior to obtaining a building permit, the applicant shall submit a final decommissioning plan and corresponding surety, in the form of cash, reasonably acceptable to the Town Attorney and Town designated Engineer.
- (2) The applicant shall continue at all times to comply with Town Code Section 137-8.
- (3) The applicant shall notify the Town Zoning Enforcement Office if the owner or operator of the project changes or if the owner of the property changes pursuant to Town Code Section 137-8 (K).
- (4) The applicant shall provide environmental permitting confirmation to the Building Department with copies of all permits pertaining to work within waters of the United States (ACOE permitting jurisdiction).
- (5) A copy of the five acre waiver from DEC shall be provided to the Town prior to operation of the system.
- (6) Written confirmation from the serving fire department confirming acceptance of the site layout for fire apparatus shall be provided before a building permit is issued.
- (7) All decommissioning security shall be in the form of cash, reasonably acceptable to the Town Attorney and Town designated Engineer with an escalator based upon the Consumer Price Index (CPI).
- (8) On the two year anniversary of the issuance of a certificate of completion by the Town Building Department, the applicant and the owner of the property shall assess and determine whether replanting of any vegetation, particularly that providing buffering or screening is required, and if so, applicant and the owner shall act immediately to remedy and maintain compliance in accordance with direction of the Code Enforcement Officer of the Town and the Town designated Engineer.
- (9) The site plan shall include planting of staggered arborvitae vegetation in a manner acceptable to the Town designated Engineer and the Town Code Enforcement Officer so as to mitigate and reduce potential visual impacts on the neighboring residential dwellings. The planting plan shall be submitted to the Town Code Enforcement Officer prior to issuance of a building permit.

Motion was seconded by Mr. McGuire; all in favor.

Ms. Grogan made motion to approve the site plan for NY USLE subject to the same conditions as stated in the special use permit approval; seconded by Mr. Collins; all in favor.

#### Old Business

Training for Planning/Zoning Board members: The Town has agreed to have Mr. Keniry and Ms. Lippmann provide the required training. Items for training and training schedule to be determined.

#### Adjournment

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