

TOWN OF COEYMANS PLANNING/ZONING BOARD MEETING  
March 27, 2024

Attendees

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

Members Absent: Nr. teRiele

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; one board member absent. Ms. Grogan led the Pledge of Allegiance.

Approval of Minutes

Motion was made by Mr. McGuire to approve the meeting minutes of February 28, 2024, and March 11, 2024; seconded by Mr. Collins; all in favor.

New Business

Marebo: To consider and act on a resolution to discontinue an appeal of the determination of Supreme Court dated November 27, 2023.

On March 14, 2024 the Town Board passed a resolution to discontinue the appeal. The Planning/Zoning Board will be voting tonight on that appeal. Four members were recused: Mr. Nolan, Mr. Collins, Mr. Cinque and Mr. teRiele (who was absent).

Mr. Boomer made motion to discontinue the appeal against the Marebo court case; seconded by Mr. Cronin; a roll call vote was taken: Mr. McGuire – yes; Mr. Boomer – yes; Ms. Grogan – yes; Mr. Cronin – yes. There was a majority; all in favor.

The Marebo applications will be placed back on the Planning/Zoning Board agenda for April 8. Mr. Gottlieb stated that are no changes to the March 28, 2023 applications.

## 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

Ms. Traci Sousa from MJ Engineering was present representing Jenny Lippmann. She briefly reviewed items included in the site plan review letter dated March 25, 2024. Those items included: There was nothing overly substantial; SEQR: Type 1 action; SWPPP is required and was submitted; wetlands; aquifer; flood plain; archeological sites: SHPO "no effect" letter is needed.

Martin Schmidt from CT Male provided comments and information, which included:

- They received a copy of the MJ Engineering review letter.
- They received the no effect letter from SHPO
- Provided information on the wetlands designation; report to be submitted with the application; will maintain 300 foot buffer; meets all state and federal regulations.
- Flood Plain: will look into it further
- Landscaping and screening
- 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 will be provided
- Site disturbances: They will obtain five acre disturbance waiver; will do grading first and then will be under five acres.

Discussion was held between Mr. Keniry and the Board. A determination will need to be made that the application is complete and then schedule public hearing within 62 days. Planning/Zoning Board members were encouraged to do a site visit.

## Adjournment

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