TOWN OF COEYMANS PLANNING/ZONING BOARD MEETING

September 25, 2024

Attendees

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

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 board member was absent. Ms. Grogan led the Pledge of Allegiance.

Approval of Minutes

Motion was made by Mr. Boomer to approve the meeting minutes of September 9, 2024; seconded by Mr. Cronin; all in favor.

Old Business – Lot Line Adjustment

**Robert Young and Robert Whalen** (24-001 LLA): An application for a Lot Line Adjustment on the properties owned by Robert Young, Cheryl Young, Robert Whalen, and Rosemary Whalen. Properties located at 519 and 527 County Route 111, Tax Map #177.-1-23 and 177.-1-14

Robert and Cheryl Young were present.

The Albany County Planning Board recommendation was received. Their recommendation was defer to local consideration - no significant countywide or intermunicipal impact.

Mr. McGuire made motion to approve the lot line adjustment; seconded by Mr. Nolan; all in favor.

Public Hearing - Subdivision

**Christine DiPerro:** Proposed four lot subdivision on property owned by Christina DiPerro located at 65 Fox Street, Tax Map #145.-2-36.1

Ms. DiPerro and her attorney Mr. Gilcrest were present.

The Albany County Planning Board recommendation has been received. Their recommendation: modify local approval to include: (1) Review by the Albany County Department of Health for the proposed new drilled wells and private sewage disposal systems on site; (2) Any wetland disturbance will require notification to and review by the US Army Corps of Engineers for permits under Section 40 of the Clean Water Act; (3) Review by the NYS Office of Parks, Recreation and Historic Preservation for potential impacts on archeological and historic resources should be required since the location is in or adjacent to area designated as sensitive for archeological sites on the NYS Historical Preservation Office (SHPO) site inventory per the SEAF; and (4) The property is located in a flood zone. Approval of the site plan should be subject to requirements for building in the floodplain and ensure that the floodplain management zone requirements are met on site.

Mr. Gilcrest responded to the ACPB’s recommendations. His responses included:

* Well and septic approvals: This project constitutes a non-realty subdivision thus County Health Department approval is not required for plat approval; must have septic and well approval prior to the issuance of any building permits.
* Wetlands Disturbance: Army Corps of Engineers reviewed the submission; approval was dated May 7, 2024.
* SHPO: Letter from SHPO has been received.
* Flood Zone: Applicable requirements are attached to an approval when the construction occurs; any required flood regulations are reviewed by Building Department prior to issuance of any construction permits.

Short Environmental Assessment Form (SEAF) Impact Statement: Ms. Grogan read into the record the answers to questions 1-11 on Part 2 of the Impact Assessment. The answer to all 11 questions was no or small impact may occur.

Motion was made by Mr. Boomer for an unlisted action and a negative declaration; seconded by Mr. Cronin; all in favor.

Ms. Grogan read the public notice for the public hearing and made motion to open the public hearing; seconded by Mr. McGuire; all in favor.

Mr. Gilcrest provided a brief overview of the project.

The following members of the public spoke about the project:

Jeffrey McNaughton, 24 Ruby Lane: where will the homes be located, will they be on the west or east of the ridgeline, in view of his house; will there be access to the maps

Maria Downer, 30 Ruby Lane: concerned about subdivision being on top of her property line; flooding of their street; she has 6.3 acres of quietness, safe area for her children; will they bring down property value.

Vonna Dumicich, Associate at Hanna Howard Realtors and Secretary of TriCity Yacht Club: some of the concerns are placement of infrastructure, wells, and septic - when does Albany County approve them (before or after the subdivision); traffic and signs re construction/delivery trucks; no outlet sign; if the applicant starts the subdivision are they going to complete it; water runoff is a concern; when will work end; will truck traffic make a road in the back of the property; would like Mr. Gilcrest to have more information on display.

Mark Principalto, representing TriCity Yacht Club: wetlands plans are very restrictive; NYS is changing wetlands plans at the end of this year – more restrictive.

Susan McLaughlin, 24 Ruby Lane: how many houses will be built; her backyard has common border with 65 Fox Street; buildings on the river side of the ridge will impact view/privacy; well and septic is a big concern.

Some members of the public had voiced complaint regarding lack of notice of the subdivision. Board members explained that it had been posted on the Town website and it has been posted on the agenda.

Ms. Grogan explained that no action would be taken at this meeting. She explained that Albany County Health Department is the agency that approves the location of wells and septic.

The members of the public looked at the maps with Mr. Gilcrest.

Ms. DePierro addressed the group. She stated that they had the Department of Health out to the property before they put the proposal together; they did site testing on the area all along the property. She stated she would be happy to speak with the residents.

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

Ms. Grogan will reach out to the engineer. The Board has not acted on anything. She thanked the public for attending the meeting.

Mr. Gilcrest stated that public concerns will be addressed; he will coordinate with the project engineer and will respond to the board in writing.

Adjournment

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