TOWN OF COEYMANS PLANNING/ZONING BOARD MEETING

December 9, 2024

Attendees

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

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

Approval of Minutes

Mr. Cronin made motion to approve the minutes of November 26, 2024; seconded by Mr. Collins; all in favor. Mr. Boomer abstained.

Public Hearing - Pelow

**Alexander Pelow (24-003SD**): An application for a two-lot subdivision on property owned by Alexander Pelow. Property is located at 39 Cedar Grove Road, Tax Map #131.-3-19.14; and

**Alexander Pelow (24-0021LA**: An application for a lot line adjustment on property owned by Alexander Pelow. Property is located at 39 Cedar Grove Road, Tax Map #131.-3-19.14)

Mr. teRiele was recused.

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

Mr. Nolan made motion for a negative declaration and authorize Ms. Grogan to sign the negative declaration; seconded by Mr. Boomer; all in favor.

Ms. Grogan read into the record the public notice for the Pelow public hearing.

Mr. Cronin made motion to open the public hearing; seconded by Mr. Collins; all in favor. No one from the public commented.

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

Public Hearing – Tutay

earing -

**Stanley and Marisa Tutay (24-004SD)**: An application for a four-lot subdivision on property owned by Stanley and Marisa Tutay. Property is located at 524 Copeland Hill Road, Tax Map #130.-2-3.1

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

Mr. Nolan made motion for a negative declaration and authorize Ms. Grogan to sign the negative declaration; seconded by Mr. Collins; all in favor.

Ms. Grogan read into the record the public notice for the Tutay public hearing.

Mr. Cronin made motion to open the public hearing; seconded by Mr. Collins; all in favor. There were no public comments.

Mr. McGuire made motion to close the public hearing; seconded by Mr. Boomer; all in favor.

Area Variance

**Valley Paper Mill Park (24-002ZAV**): An application for an area variance on the property owned by the Town of Coeymans. Property is located at 9 County Route 111, Tax Map #165-1-15

Mr. Cronin was recused.

Tom Sweeney, President of Alcove Preservation Association was present and provided an update: Mr. Chmielewski had asked him to follow-up with the State Historic agency. He obtained the name of a contact person and left a message. He did not receive a call back today; Mr. Sweeney will get back to him tomorrow.

Mr. McGuire made motion for the 239 to be sent to Albany County Planning Board; seconded by Mr. Collins; all in favor. Mr. Cronin was recused.

Ms. Grogan made motion to declare the Planning/Zoning Board lead agency for SEQRA and for an unlisted action; seconded by Mr. McGuire; all in favor. Mr. Cronin was recused.

Informational

Re Carver public hearing: Ms. Grogan stated that two items have been received: Information from Clean Air Coalition and long form SEQRA.

Adjournment

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