

TOWN OF COEYMANS PLANNING/ZONING BOARD MEETING
October 15, 2024

Attendees

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

Members Absent: Mr. Cronin, Mr. 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 - two board members absent. Ms. Grogan led the Pledge of Allegiance.

Approval of Minutes

Motion was made by Mr. McGuire to approve the meeting minutes of September 25, 2024; seconded by Mr. Nolan; all in favor.

Old Business: 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, Kevin Fagan and attorney Mr. Gilcrest were present.

Mr. Gilcrest stated that the large scale map was available if needed. He had sent a letter dated October 9, 2024, responding to the public comments voiced at the September 25, 2024 public hearing. A copy of that letter is in the file. He mentioned that one neighbor contacted Ms. DiPerro and voiced a concern about an existing train bridge and the noise. Mr. Gilcrest stated it is an existing condition which is not an issue; does not pose any actual liability.

Ms. Grogan made motion to approve the application with some conditions:

- (1) That no building permits shall be issued prior to review and approval by the Albany County Department of Health of all on site wells and sewage disposal systems.

- (2) That any wetlands disturbance shall require prior notification, review, and approval by the US Army Corps of Engineers.
- (3) All applications for building permits, including flood plan management zone requirements shall be reviewed and approved by the Town designated engineer with respect to all plans for building within the flood zone prior to issuance.
- (4) That the proposed Private Road Easement and Maintenance Agreement shall be reviewed and approved for its terms by the Town designated engineer and counsel for the Town prior to the issuance of building permits.

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

Adjournment

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