

TOWN OF COEYMANS PLANNING/ZONING BOARD MEETING
March 8, 2021

Attendees

Members Present: Mr. Schmitt, Mr. Nolan, Ms. Hopkins, Ms. Tutay, Mr. Boomer, Mr. Collins

Members Absent: Mr. Harris, Mr. Gonzalez

Also Present: Mr. Brick, Mr. Cashin, 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 members absent. Mr. Schmitt led the Pledge of Allegiance.

Approval of Minutes

Mr. Schmitt made motion to approve the minutes of February 24, 2021; seconded by Mr. Nolan; all in favor.

Report of the Building Inspector

Mr. Cashin reported that General Code sent a package of changes and he will let Board members know what changed. He stated that is also available on the website.

Subdivision

Keith Flach 21-003 SD: An application for a minor subdivision on property owned by him located at 197 Tompkins Road, Ravena NY, Tax Map #155.-1-7.31. The 22.44 acre parcel is to be subdivided into two lots: Lot #2 to be 5.94 plus or minus acres (7.90 acres after merge) and Lot #3 to be 16.5 plus or minus acres. Lot #1 shows a lot line adjustment off of Tax Map #155.1-7.2 owned by John Flach at 171 Tompkins Road (a 10.65 acres parcel) which will merge 1.96 plus or minus acres to Lot #2, increasing the acreage to 7.90 plus or minus acres.

Applicant was present. Map was reviewed and discussion was held, including:

- There will be three lots: his father's lot, applicant's lot and a future lot between those two lots.
- Wants to put a garage on his lot; demolish barn
- There is access for Albany County Water Board

- Mr. Cashin sees no issues
- Needs to be sent to Albany County Planning Board
- Water Board will be notified.

Ms. Hopkins made motion to declare Planning/Zoning Board lead agency; classify this as a minor subdivision; and schedule public hearing for March 24, 2021; seconded by Ms. Tutay; all in favor.

Informational – Discussion

Open Development Area: Discussion was held regarding the creation of an “Open Development Area” for the Coeymans Industrial Park per NYS Town Law Section 280-a. Mr. Cashin cannot issue a building permit for proposed office building because there is no street frontage on a public road; Industrial Park Lane is a private road that is accessible to emergency vehicles. This statute gives the Town Board the ability to create open development area within the Industrial park. Town Board is required to request the Planning/zoning Board’s advice and recommendation.

Motion was made by Mr. Nolan to propose Planning/Zoning Board’s positive recommendation for the development of an “Open Development Area” for all parcels served by Coeymans Industrial Park Lane as provided in NYS Town Law Section 280-a; seconded by Mr. Collins; all in favor.

Draft EIS: Discussion was held to review Draft EIS for wind turbine project.

NYS DEC contacted the Town and informed them that DEC intended to be the lead agency for the project. Mr. McHugh followed up with DEC; he wants the Town to be involved. An MOU was signed by NYSDEC and the Town.

The applicant is required to take all comments and then respond to all of the reasonable public comments to include them in final EIS. Mr. Brick stated that the Important issues to look at are traffic impacts, visual impacts, and community character. Board is free to analyze any aspect but they need to provide comments and opinions by March 17, 2021.

Planning/Zoning Board will respond. Mr. Brick and Mr. Schmitt will work on drafting a letter and they will share the draft with the Planning/Zoning Board members.

Interpretation of Zoning Ordinance for Ten Eyck Powell III 20-001 Inter: Will remain on the agenda.

Adjournment

Mr. Schmitt made motion to adjourn; seconded by Mr. Collins; all in favor.

