

TOWN OF COEYMANS PLANNING/ZONING BOARD MEETING
March 24, 2021

Attendees

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

Members Absent: Mr. Harris

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 – one member absent. Mr. Schmitt led the Pledge of Allegiance. Mr. Schmitt read the public notices.

Approval of Minutes

Mr. Schmitt made motion to approve the minutes of March 8, 2021; seconded by Mr. Nolan; all in favor.

Report of the Building Inspector - None

Public Hearings: Mr. Schmitt opened the public hearings and provided telephone number to be used for calling in comments.

Albany Water Board/Water Department 21-002SPR: An application for a site plan review regarding the proposed Office Building at 156 CR 111, Alcove, Tax Map #153.-3-1.1

Neil Conner (engineer) and Amy Walsh (Watershed Management) were present. Discussion was held including:

- There is an existing farmhouse at the dam which will be replaced by the new building.
- Draws water from the Alcove Reservoir for a small Water Department facility.
- Existing 12 foot wide access road will be widened by two feet
- Phase 1: office space and heated garages
- Site is mostly wooded
- Office space will be something that fits the community
- Office building will be 16,000 square feet and will be used by three seasonal employees and guards for the reservoir and will primarily be a field office.

- Garages will be used for maintenance and storage
- Will be located over 100 feet from reservoir
- Placement of the building will allow security to see down to the dam.
- .91 acres will be disturbed; can get a construction permit if too close to one acre
- They have a five year plan for the site.
- There will be nine garages – one will be heated and will have water and sewer.
- Will go out to bid and start construction in June or July.

The 239 has been received from the Albany County Planning Board. Their recommendation is modify local approval to include: (1) Notification of the application should be sent to the Town of Westerlo, including required notices pursuant to GML Section 239-nn; (2) The Town must ensure that the applicant is aware that any additional disturbance over the proposed 0.9 acres will result in a disturbance over one acre, which would trigger the requirements for Construction Activity Permit coverage for the project. If greater than one acre is disturbed a full SWPPP with erosion sediment controls are also required. Advisory: (1) it is unclear from the site plan how many sets of buildings are proposed in the area as the site plan does not match; and (2) A demolition review is required for the currently used AWB office building to ensure no hazardous materials are present in the site.

The Albany Water Board is appearing voluntarily before the Planning/Zoning Board; they are not required to appear. The Water Board is the lead agency; no SEQRA action by the Planning/Zoning Board.

Public hearing was closed. Mr. Nolan made motion to approve the site plan; seconded by Mr. Collins; all in favor.

Mr. Nolan made motion to close the three public hearings for **Coeymans Recycling Center**; seconded by Mr. Gonzalez; all in favor.

Coeymans Recycling Center Inc. 21-001SPR: An application for a site plan review regarding the proposed Office Building at 50 – 194 Coeymans Industrial Park, Coeymans, Tax Map #156.-4-6.11

Mr. Nick Laraway was present and provided updated information and discussion was held:

- Office building will be 100,000 square feet and will be built on the right
- There are two pads remaining before the site will be at full capacity
- Updated site plan for the office – modified slightly to accommodate handicapped parking requirement
- All parking will be on the left side of the road leaving pad on the right for a future warehouse.

- Cleared treed area just south of C-5; added to SWPPP to clear and grade to store additional equipment there.

Mr. Schmitt read the Albany County Planning Board's recommendation. Their recommendation was modify local approval to include: (1) Notification of the application should be sent to the Village of Ravena, including all required notices pursuant to GML Section 239-nn; (2) Notice of Intent filed with the NYSDEC affirming that a SWPPP has been prepared and is being implemented or submission of a SWPPP that is consistent with the requirements NYSDEC SPDES General Permit for Stormwater Discharges (GP-0-15-003 May 1, 2015) for construction activities that disturb more than one acre of land; (3) A maintenance requirement for all stormwater practices must be included in the deed for the parcel upon its completion since the applicant is proposing the use of porous pavement, green roof, and vegetative swales for stormwater retention and treatment; Advisory: (1) It is unclear on the site plan what road the driveway is accessed; (2) If the proposed structure is greater than 30'-0" the applicant should provide at least two means of fire apparatus access per Appendix D104 of the NYS Fire Code.

Draft EIS Traffic Study: Mr. Schmitt read the letter from Alanna Milan of VHB Engineering dated 3/24/21 which was sent to Mr. Laraway, which indicated the project will not change overall results and recommendations of the TIAS.

SEQRA: Mr. Gonzalez made motion to declare unlisted action and negative declaration; seconded by Ms. Tutay; all in favor.

Mr. Nolan made to accept and approve the site plan; seconded by Mr. Collins; all in favor.

Coeymans Recycling Center LLC 21-001SD: An application for a minor subdivision on property owned by them located at 3 Stone House Hill Road, Coeymans, NY, Tax Map #168.-2-6. The 2.71 acre parcel is to be subdivided into two lots. Lot #1 is to be 1.63 plus or minus acres and Lot #2 to be 1.08 plus or minus acres.

Mr. Nick Laraway was present. There are no updates since the last time he was before the Board.

Mr. Schmitt read the Albany County Planning Board's recommendation: Modify local approval to include: Review by the NYSDOT for design of highway access, drainage, and assessment of road capacity.

Ms. Tutay made motion to declare unlisted action and negative declaration; seconded by Mr. Collins; all in favor.

M. Nolan made motion to approve the minor subdivision; seconded by Ms. Hopkins; all in favor.

Coeymans Recycling Center LLC 21-0020SD: An application for a minor subdivision on property owned by them located at 50 194 Coeymans Industrial Park Lane, Coeymans, NY, Tax Map #156.-4-6.11. The 88.15 acre parcel is to be subdivided into three lots: Lot #1 is to be 8.40 plus or minus acres, Lot #2 to be 32 plus or minus acres and remaining lands being 47.75 plus or minus acres

Mr. Laraway was present. 239 had been sent to Albany County Planning Board but no reply has been received. Planning/Zoning Board cannot take any action tonight without the ACPB recommendation. Subdivision will be on our agenda for April 12, 2021 meeting.

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.

Mr. John Flach was present via telephone representing Keith Flach. Discussion was held and included: Three lots: one lot will be John Flach's, one will be Keith Flach's, and a vacant lot will be between those two lots; barn will be demolished and a pole barn will be built.

Mr. Schmitt read Albany County Planning Board's recommendation: Modify local approval to include: a highway work permit from the Albany County Department of Public Works for any driveway construction, drainage and public utility connections within the county right of way.

Mr. Gonzalez made motion to close the public hearing; seconded by Ms. Tutay; all in favor.

SEQRA: Mr. Schmitt made motion to declare unlisted action – negative declaration; seconded by Mr. Nolan; all in favor.

Mr. Gonzalez made motion to approve the minor subdivision; seconded by Ms. Tutay; all in favor.

Mr. Hite can pick up signed maps from the Building Department.

Open Development Area for Coeymans Industrial Park per NYS Town Town Section 280-a.

Planning/Zoning Board's recommendation had been sent to the Town Board. Town Board will be discussing it and it is expected that it be will approved at their meeting on March 25, 2021.

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. Nolan; all in favor.