TOWN OF COEYMANS PLANNING/ZONING BOARD MEETING

March 23, 2022

Attendees

Members Present: Mr. Nolan, Mr. Collins, Mr. Pietropaoli, Mr. Nolan, Ms. Grogan, Ms. Stanton

Members Absent: Mr. Gonzalez, Mr. Boomer, Mr. teRiele

Also Present: Mr. Brick, 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 – three board members absent. Mr. Nolan led the Pledge of Allegiance. Reading of the public notices was waived.

Approval of Minutes

Mr. Pietropaoli made motion to approve the minutes of March 14, 2022; seconded by Mr. Collins; all in favor.

Report of the Building Inspector - None

New Business

**Coeymans Recycling Center LLC – 22-001SPR**: An application for a Site Plan Review on the property owned by Coeymans Recycling Center LLC located at 166 Coeymans Industrial Park Lane, Coeymans, NY, Tax Map #156.-4-5 for a battery storage test facility.

Mr. Joe Navarro (CRC) and Mr. Brian Davenport (IPD Energy Storage Solutions) were present and provided an overview of the proposed project. A drawing of the site was submitted for review. Mr. Chmielewski had distributed to the Board members a copy of the document prepared by Mr. Davenport describing how the Mitsubishi battery energy system (BESS) and test facility are designed. Overview and discussion included:

* Mitisubishi will be the tenant of the battery testing site.
* Charge batteries off the grid, store the energy, do the test, and send energy back to the grid.
* Site is located on the far end of the Industrial Park – north end; will be away from traffic; locked area; controlled facility.
* System will be contained within a 20 foot shipping container located within 60x100 foot fenced in area.
* Fence will be eight feet high and is 60 feet from the C-6 building.
* Container will be 100 feet from the building.
* Fire suppression system is inside the container itself.
* There will be signage on the outside of the fence for fire personnel.
* No entry will be made inside the container; fire will burn itself out.
* Future growth shows another container.
* There will be training and walk-thru for the fire departments.
* Facility is designed and engineered to be safe.
* Number of employees: Mitsubishi is leasing a building for three–to six employees; no additional staff will be hired.
* Working through special process with Central Hudson.
* TCI is in the C-6 area. TCI and IPD already have a working relationship with each other.
* Long term plan: They have plans to do more testing and use the space to its full capacity for the next few years.
* They hope to be up and running by the end of August.

CRC submitted and was granted a site plan review within the last two years. The Planning/Zoning Board can waive the formal process for site plan review for this project. They can grant approval and place a condition that within 30 days that they have met with the Fire Chiefs and provide confirmation that the meeting took place. Planning/Zoning Board can also condition that they come back for an informational meeting for the public.

Mr. Nolan made motion to declare this a Type 2 under SEQRA and to waive the formal procedural step to grant the amendment to the previously approved site plan, with the condition that the fire company review/meeting will be completed and informational meeting for the public will be held on April 27, 2022; seconded by Mr. Collins; all in favor.

Old Business

**Christina DiPierro**: Discussion for open development plan. Mr. Chmielewski has provided Ms. DiPierro with the fire codes/information for the road (20 feet, 13’6” lateral, 34 ton fire apparatus, 44 foot turnaround) and recommended she talk to an engineer. Mr. Chmielewski will reach out to her to have her come to the next Planning/Zoning Board meeting.

Adjournment

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