TOWN OF COEYMANS PLANNING/ZONING BOARD MEETING

December 22, 2021

Attendees

Members Present: Mr. Schmitt, Mr. Collins, Ms. Hopkins, Mr. Pietropaoli, Mr. Boomer

Members Absent: Mr. Nolan, Mr. Gonzalez, Ms. Tutay

Also Present: Mr. Brick, Mr. Cashin, 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 were absent. Mr. Schmitt led the Pledge of Allegiance. Reading of the public notices was waived.

Approval of Minutes

Mr. Pietropaoli made motion to approve the minutes of December 13, 2021; seconded by Mr. Collins; all in favor; Mr. Schmitt abstained.

Report of the Building Inspector – None

Subdivision

**Holcim (US) Inc. – Atlantic Cement Inc. 21-008 SD**: An application for a subdivision on property owned by Holcim, Inc. – Atlantic Cement, Inc., Spoor Road and SR 143, Coeymans NY, Tax Map #156.-2-11. They are requesting a two lot subdivision: Lot #1 to be 12.7 plus or minus acres and Lot #2 to be the remaining 3203 plus or minus acres.

Applicants were present. The public hearing had been opened and closed. Application had been sent to the Albany County Planning Board and has been received.

Albany County Planning Board’s recommendation was to modify local approval to include: (1) Notification should be sent to the Village of Ravena, including all required notices pursuant to GML Section 239-nn; and (2) An AG data sheet should be provided since the property is located within an Agricultural District as per Section 305-a of the NYS Agricultural and Markets Law.

Ag Data sheet has been completed and a copy is in the file. The Village of Ravena has been notified.

Motion was made by Mr. Schmitt to declare this an unclassified action and to declare a negative declaration; seconded by Ms. Hopkins; all in favor.

Mr. Pietropaoli made motion to approve the subdivision; seconded by Mr. Collins; all in favor.

Use Variance

**Coeymans Recycling Center, LLC – Carver Laraway 21-003 ZUV**: An application for a use variance on property owned by CRC, LLC/Carver Laraway at 14 Dock Street, Coeymans NY, Tax Map #168.12-3-26. They are requesting a use variance to allow a seven unit multifamily dwelling in the R-2 Zone. The building is currently listed as a single family home.

Mr. Nick Laraway was present. The public hearing had been opened and closed. Application had been sent to the Albany County Planning Board and has been received.

Albany County Planning Board’s recommendation was to modify local approval to include (1) Review by the NYS Office of Parks, Recreation and Historic Preservation for potential impacts on archeological and historic resources and (2) Review by the Albany County Department of Health for water supply, wastewater discharge, and other required permits.

Mr. Laraway stated that he had sent Mr. Cashin the application form which was sent to NYS Office of Parks. The National Park Service reviewed the Historic Preservation Certification Application form and determined that the property contributes to the significance of the Coeymans Landing Historic District and is a certified historic structure for rehabilitation purposes. This satisfies ACPB’s recommendation #1,

At the last meeting, Mr. Laraway had provided the Board with written responses to the four criteria which are needed to meet the criteria for granting a use variance. The Board reviewed and discussed again.

Mr. Schmitt made motion to declare this a Type 1 action and declare a negative declaration; seconded by Mr. Collins; all in favor.

Motion was made by Ms. Hopkins to grant the use variance; seconded by Mr. Collins; all in favor.

Site Plan Review

Shad Island LLC – an application for a site plan review on property owned by Shad Island LLC, 1616 River Road, Coeymans NY, Tax Map #145.-5-5.1

Mr. Liotta was present and stated that Mr. Cashin asked him to come before the Board regarding a few issues about the property. Discussion was held and included:

* Electric service had been installed on the property.
* Mr. Liotta had brought containers to his property containing personal items for his use.
* Mr. Cashin had issued a stop work order for the containers. Mr. Liotta would like the stop work order lifted.
* Northeast Equipment wants to use the property for training operators of heavy equipment.
* The site plan review application was incomplete – no drawings were attached and no uses were listed on the application.
* Variance would be needed for a business since the property is located in an R/A district.

Mr. Brick explained that the Planning/Zoning Board has no jurisdiction over Mr. Cashin; the Board cannot tell Mr. Cashin to remove the order. Mr. Liotta can appeal the stop work order and the Planning/Zoning Board can hear the appeal. That issue is separate from the site plan review application.

The site plan application is incomplete at this time. A fully completed application needs to be submitted by the company.

Miscellaneous

Mr. Schmitt was asked by Supervisor McHugh for the Planning/Zoning Board’s thoughts on starting the meetings at 6:00 p.m.; the Board members prefer the 7:00 p.m. start time.

Ms. Tutay submitted her resignation from the Planning/Zoning Board effective December 31, 2021. Mr. Schmitt thanked her for service on the Board.

Tonight is Mr. Cashin’s last meeting. Mr. Schmitt Mr. Cashin for all he did for the Board and the knowledge he brought to the Building Department.

Prayers and sympathy were extended to Town Board member LeFevre on the death of his father.

Adjournment

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