TOWN OF COEYMANS PLANNING/ZONING BOARD MEETING

August 14, 2023

Attendees

Members Present: Mr. Nolan, Mr. Collins, Mr. Pietropaoli, Ms. Grogan, Mr. teRiele, Mr. Cinque

Members Absent: Mr. Boomer

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; one board member absent. Ms. Stanton has resigned from the Board. Mr. Nolan led the Pledge of Allegiance. Mr. Nolan read the notice for the Tompkins Road Properties public hearing.

Public Hearing:

**Tompkins Road Properties, LLC (23-003 ZAV)**: An application for a 20.13 foot road frontage area variance on the property owned by Tompkins Road Properties, LLC. Property located on Tompkins Road, Tax Map #166.-2-32.1; and

**Thompkins Road Properties, LLC (23-002 SD):** An application for a three lot subdivision on the property owned by Tompkins Road Properties, LLC. Property is located on Tompkins Road, Tax Map #166.-2-32.l.

Motion was made by Mr. Pietropaoli to open the public hearing; seconded by Mr. Collins; all in favor.

Mr. Stanton was present.

The following members of the public commented:

* Amy Martin-Halpin, resident on Blossom Road: questioned the number of lots; concerned about trees being removed and reforestation; water
* James Mackie Sr, resident on Bloosom Hill: questioned how many houses would be built on the 14 acres; needs 100 foot of road frontage; concerned about shared driveways; suggested deed restrictions; Water Board right of way – the property borders the access.

Re deed restriction: Mr. Keniry stated that it has to be consensual; the applicant would have to agree. The Board has the power to impose reasonable conditions that are related to specific concerns the Board may identify and the conditions must be tied into reducing impacts associated with conditions. At this point from the Board’s perspective, the property presents what it does on its face and in accord with the current zoning; there is potential for additional houses.

Mr. Stanton stated that there will be only one buyer – not a developer. He will ask the buyer about deed restriction of one house on each lot and will get back to the Board.

The 239 has not yet been received from Albany County Planning Board. The Planning/Zoning Board cannot act without it.

Ms. Grogan made motion to adjourn the public hearing and continue it at the next meeting (August 23); seconded by Mr. Collins; all in favor.

Site Plan Review

**Finke Enterprises LLC (23-001 SPR)**: An application for a Site Plan Review on the property owned by Finke Enterprises, LLC. Property is located at 1597 US Route 9W, Tax Map #144.-1-5.21

Mr. Chris Boyeau and Mr. Don Fianco were present.

Mr. Boyeau stated they are back here tonight to continue site plan review process for their development for five 20,000 sq. ft. buildings. At the last meeting they were down to about six comments from MJ Engineering. They did a thorough review of the project. The Board asked them to respond which they did and submitted another package which included: stormwater report, stormwater maintenance manual and stormwater grants.

The Building Department asked them to make sure they officially submit their industrial office definition. They provided the definition of an industrial office for review and consideration.

They have been coordinating with the neighbor; there are no other impacted parties; spent time with neighbor and tried to make sure he is satisfied. There is a possibility Finke will purchase the neighbor’s property.

One piece that came out tonight is that the zoning may be changed; may have to go back to the Town Board to explore the zoning that is there.

Mr. Boyeau read the definition of industrial office space: Industrial office space provides for large open flex space; shall have a small office in which business will be conducted with the public and includes a bathroom. Within the large flex space there will be areas that support the business that may include assembly areas, design areas, staging, racking, parts, storage areas, repair and maintenance areas, and other business supporting services.

The only question that came up a few times – they want to be clear as they work through the process: warehousing specifically, all by itself is not allowed in this zone. However, industrial office has a warehouse and storage component to it, it does not stand all by itself.

He stated he is here tonight to answer any questions/comments the board may have.

Discussion was held and included:

* There has been a recent change in re-interpretation in the code which the applicants were made aware of today. They will probably have to go to the Town Board to have that resolved for this project. Mr. Nolan read the local law which was passed on July 18, 2023. Applicant will attend the Town Board meeting on August 24, 2023. After the issue is resolved with the Town Board, the applicant will return to the Planning Board.
* Mr. Boyea distributed to Planning/Zoning Board members a copy of the structural plan that is in the works for the first building; plan was reviewed/discussed.
* Fire and fire safety would be part of the building permit process through the Building Department/Code Enforcement Officer.
* How much of the property is still in C-1-P? Just the front piece where the house is; the rest is in the RA.
* Definitions: the challenge is professional office is defined in the Town of Coeymans Code and there is no definition for industrial office; interpretation is left to the Code Enforcement Officer. Mr. Keniry explained that Mr. Chmielewski has to deliver his interpretation to the Town Board. The Planning/Zoning Board is without authority to interpret.

Mr. Cinque made the motion to adjourn the public hearing until September 27, 2023; seconded by Ms. Grogan; all in favor.

Approval of Minutes

Mr. Nolan made motion to approve the minutes of the July 26, 2023 meeting; seconded by Mr. Collins; all in favor.

Adjournment

Motion was made by Mr. Pietropaoli to adjourn the meeting; seconded by Ms. Grogan all in favor.