TOWN OF COEYMANS PLANNING/ZONING BOARD MEETING

April 10, 2023

Attendees

Members Present: Mr. Nolan, Mr. Collins, Mr. Pietropaoli, Mr. Boomer, Mr. teRiele, Mr. Cinque

Members Absent: Ms. Stanton, Ms. Grogan

Also Present: Mr. Keniry, Mr. Chmielewski, Ms. Ziegler

Public Present:

Call to Order/Pledge of Allegiance

Meeting called to order at 7:00 p.m. There was a quorum; two board members absent. Mr. Nolan led the Pledge of Allegiance. Mr. Nolan read the public notice into the record for the Haverly public hearing.

Approval of Minutes

Mr. Pietropaoli made motion to approved the minutes of March 22, 2023 meeting; seconded by Mr. Collins; all in favor; no opposed.

Mr. Boomer made motion to approve the minutes of April 5, 2023 meeting; seconded by Mr. teRiele; all in favor; Mr. Collins abstained.

Public Hearing

**Tim Haverly (23-001 ZAV)**: An application for an area variance on property owned by Timothy Haverly located at 109 Jarvis Road, Tax Map #167.-2-5

Mr. Pietropaoli made motion to open the public hearing; seconded by Mr. Boomer; all in favor.

Mr. Haverly was present. Discussion was held, including:

Mr. Nolan received a phone call from one person who did not receive the notice until today.

Letter had been received from a neighbor who was concerned about the septic causing a problem on the adjoining property; is there room to put the laterals in.

Septic needs approval from the Health Department in order for the Building Department to issue a Certificate of Occupancy.

Mr. Haverly said he was told it was grandfathered in but there is nothing in writing.

The Planning/Zoning Board only approves the lot; they have no jurisdiction over the septic.

Required leach field is 100 feet; septic tank is 50 feet

Mr. Haverly’s father stated that Blue Diamond pumped water in, did dye test; there were no leaks.

Planning Board can grant the area variance but Mr. Haverly can’t do anything without Albany County Health Department’s approval.

Mr. Collins made motion to close the public hearing; seconded by Mr. Boomer; all in favor.

Mr. Collins made motion to grant the area variance; seconded by Mr. Boomer; all in favor; no opposed.

Keep in mind neighbors are concerned; Mr. Chmielewski will assist in any way he can.

Notices had been sent to the two adjoining property owners (Connell and Plath. Mr. Keniry stated that the first requirement is that the notices be timely sent, which they were. Regarding legal public notice, the requirement is publish five days in advance of the hearing.

Old Business:

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

Ms. Jenny Lippmann from MJ Engineering had sent a letter to Mr. Chmielewski dated April 10, 2023 commenting on documents that had received. Mr. Walt Lippmann of MJ Engineering was present and reviewed those comments, which included: SEQRA/Environmental Assessment long form; Zoning (Chapter 165) and Site Plan Review (Chapter 136). Once the application has been deemed acceptable to the Planning Board to move forward for site plan review, documents on the Site Plan Review Checklist will be required for consideration. A copy of the April 10 letter had been sent to Mr. Chris Boyea of Bohler Engineering.

Ms. Caryn Mlodzianowski was present representing Mr. Boyea. She stated the letter had been received today – they have no issues; no retail is proposed; any additions can be made to the EAF. They will provide a response. They are hopeful that a public hearing can be set.

The Board discussed next steps. This would be a Type 1 action and a coordinated review. MJ Engineering will send letter to the different agencies. Can’t schedule a public hearing yet. Albany County Planning Board needs to review – they meet third Thursday of the month. Planning/Zoning Board members can do a site plan visit to the site.

Adjournment

Motion was made by Mr. Collins to adjourn; seconded by Mr. Pietropaoli; all in favor.