TOWN OF COEYMANS PLANNING/ZONING BOARD MEETING

April 5, 2023

Attendees

Members Present: Ms. Stanton, Mr. Pietropaoli, Mr. Boomer, Ms. Grogan, Mr. teRiele, Mr. Cinque

Members Absent: Mr. Collins, Mr. Nolan

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

Public Present:

Call to Order/Pledge of Allegiance

This special meeting of the Planning/Zoning Board was called to order at 7:00 p.m. There was a quorum; two recused board members absent. Ms. Grogan was Acting Chair. Ms. Grogan led the Pledge of Allegiance.

Public Hearings Continued

**Marebo, LLC (22-002SPR)**: An application for a site plan review located on property owned by Flach Properties, LLC. Property is located at US Route 9W, Tax Map #156.2-1.3 and 156.-2-1.6.

**Marebo, LLC (23-001SUP)**: An application for a Special Use Permit located on property owned by Flach Properties, LLC. Property is located at US Route 9W, Tax Map #156.-2-1.3 and 156.-2-1.6.

Ms. Grogan read into the record new letter to the Planning/Zoning Board from LaFarge dated March 21, 2023. She also read letter to the Town Supervisor from LaFarge re Quarry Access Road

Ms. Grogan read into the record e-mails between Long Energy Counsel and the Village of Ravena regarding Mr. Biscone stating that he was at the March 22 meeting as Counsel for the Village. The Village Board of Trustees stated the Village of Ravena did not request nor discuss that Mr. Biscone act or speak on behalf of the Village.

Jenny Lippmann of MJ Engineering addressed fire suppression concerns; received updated documents from the applicants on March 29. She had one lingering comment regarding the application materials: Hydrant flow testing will be done; appreciated Mr. Traver’s input. Testing has to be done within the last 12 months to meet the requirements of the Building Code. They have to modify the Fire Safety Plan before they can obtain a Building Permit.

Regarding other site plan related comments, feels at this time they have been adequately addressed; did have one comment on Part 1 Area of disturbance has been modified – SWPPP is not needed.

SEQRA: No other agency wanted to be lead agency. Section 617 of the En Con Law does not require coordinated review for the short form. Because of concerns the Board did a coordinated review. Commentary from DEC has been received; all were adequately addressed. Full EAF was done.

Ms. Grogan read the 11 questions on the short form EAF. Discussion was held to determine if anything stands out as moderate or large impact and make recommendations and suggestions; a few questions were raised. There were no large impacts, all small impact.

Mr. Boomer made motion to determine that the proposed action will not result in any significant or adverse environmental impact; seconded by Ms. Stanton; all in favor; no opposed.

To be clear, Mr. Keniry stated that it is the general concenses of the Board that there are no or small impacts that may occur with respect to questions 1-11.

Public Hearing:

Mr. Gottlieb explained the March 29 response to comments from Planning Board consultants and members of the public:

Submitted a petition with 128 signatures in favor of the project. Only two people came to speak at the public hearings.

Addressed comments Mr. Biscone had expressed at the last meeting: No comments were received from the Village of Ravena. Re title restrictions: They reviewed the title report; nothing prohibits the use or development of the property; title issues are not within the jurisdiction of the Planning/Zoning Board.

Comp Plan: There were comments from LaFarge and Mr. Biscone citing a recommendation on the Comprehensive Plan: existing industrial zones shall not be expanded. That is not applicable to their project for two reasons: (1) Project is in the C1P District - that’s a commercial zoning district not industrial; (2) That section suggests that they should not expand those existing zoning districts – they are not expanding any existing zoning district, they are just developing a site that is commercially zoned and the project is a permitted use. Elsewhere in Comp Plan it encourages development of existing industrial commercial properties which is exactly what they are doing.

LaFarge Letter submitted before the last meeting: The applicant’s engineers did meet with LaFarge and their engineers. They discussed the safety concerns and went through the Fire Safety Analysis. The Fire Department reviewed the Fire Safety Analysis and submitted a letter to this Board stating they are capable of managing fire events if one were to occur. Hydrant flow tests will be done tomorrow.

Re comments that they should be thinking about a new location that is nearby the LaFarge site: that location is forested; it’s not a great location for the project for traffic and traveling; would result in land clearing and much more environmental impact. They already have a site in contract.

Mr. Gottlieb believes that the public hearing can be closed this evening. If there are any questions about drainage Bill Smart is here and can answer any questions if necessary.

No one from the public spoke.

Motion was made by Mr. Cinque to close the public hearing; seconded by Mr. Pietropaoli; there was no discussion on the motion; all in favor; no opposed; motion was carried.

Discussion was held regarding next steps. Board can adjourn consideration of the application; can adjourn to April 26 meeting; can meet with their Counsel Mr. Keniry in Executive Session before the regularly scheduled meeting - open the meeting at 6:00 p.m., go into Executive Session and re-convene regular meeting at 7:00 p.m. Meeting will be published and posted. If Executive Session ends before 7:00 p.m., Board will recess until 7:00 p.m.; application will not get addressed until 7:00 p.m.

Adjournment

Mr. Boomer made motion to adjourn; seconded by Ms. Stanton; all in favor.