TOWN OF COEYMANS PLANNING/ZONING BOARD MEETING

December 28, 2022

Attendees

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

Members Absent: Ms. Grogan, 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; two board members absent. Mr. Nolan led the Pledge of Allegiance. Mr. Nolan read the public notice for the Flach Area Variance.

Mr. Collins arrived after the Area Variance was approved.

Approval of Minutes

Mr. Pietropaoli made motion to approve the minutes of December 12, 2022; seconded by Mr. Collins; all in favor.

Report of the Building Inspector – None

Area Variance

**Wayne Flach (22-005 ZAV)**: An application for a 21 foot front yard variance to accommodate a single family dwelling on the property owned by Wayne Flach, located at 38 Fares Road, Tax Map #167.-1-30.1.

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

Mr. Flach’s son was present representing the applicant. Discussion was held, including: Applicant wants to work new structure into the footprint of the former house. There is a steep drop off the back which is the reason for the area variance.

Albany County Planning Board’s recommendation was to defer to local consideration; ACPB has found that the proposed action will have no impact upon the jurisdictional determinant referring to this case nor will it have significant countywide or intermunicipal impact.

This is a Type 2 action; no SEQRA review is required. Mr. Boomer made motion to declare this an unlisted action; seconded by Ms. Stanton; all in favor.

Mr. Brick pointed out to the four board members who were present that when debating on whether or not to approve the variance, all four have to vote yes to approve it; if one voted no or had reservations about approving it, the Board could postpone taking action until a full board was present. No one voiced any reservations.

Mr. Boomer made motion to approve the area variance; seconded by Ms. Stanton; all in favor.

**Appeal George McHugh 22-002 INT and Marebo LLC Site Plan Review**: Mr. Chmielewski stated that the appeal was withdrawn from the Planning/Zoning Board. Mr. Brick explained that the appeal that was pending before the Planning/Zoning Board has been withdrawn by the appellant and the Planning/Zoning Board would not have to act on the appeal.

The Town Board is no longer pursuing a moratorium; they are going to have a public hearing on a local law that will add two new definitions into the local Zoning Law: one for trucking terminal and a separate one for fuel storage facility.

In addition to the definitions, they are going to add to the chart of permissable uses that the fuel storage facility could be allowed in the C1P district by Special Use Permit. The impact on the pending Marebo application is that when all of those things are enacted, their application for the project they have applied for will be an allowable location for a fuel storage facility; they will meet that definition and they will be in the C1P, so they will be allowed to go there provided they receive site plan review and special use permit approval by the Planning/Zoning Board.

The application will be back before the Planning/Zoning Board on January 9, 2023. MJ Engineering will be here along with the applicant’s engineer. At that meeting the P/Z Board can schedule a public hearing for special use permit and site plan and action could take place in February.

Training: Another half hour of Training will resume after the adjournment of tonight’s meeting.

Adjournment

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