TOWN OF COEYMANS PLANNING/ZONING BOARD MEETING

January 8, 2024

Attendees

Members Present: Ms. Grogan, Mr. Collins, Mr. Nolan, Mr. Boomer, Nr. Cronin, Mr. McGuire

Members Absent: Mr. teRiele, Mr. Cinque

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 member and alternate were absent. Ms. Grogan led the Pledge of Allegiance. Ms. Grogan extended welcome to new Board member Michael McGuire.

Approval of Minutes

Ms. Grogan made motion to approve the minutes of December 27, 2023; seconded by Mr. Boomer; all in favor, Mr. McGuire abstained.

New Business

**Anthony Rios (23005 ZAV):** An application for an area variance on the property owned by Anthony Rios located at 248 Starr Road, Tax Map #155.-1-59

Mr. Rios was present. He explained that he wants to build a 40’x50’ garage at his residence for which he would need an area variance; he has a 1.5 acre lot; had a 12x20’ garage which he moved and will use for secondary storage.

Ms. Grogan made motion to accept the application; seconded by Mr. Boomer; all in favor.

Ms. Grogan made motion to declare a Type 2 action, which is exempt from environmental review; seconded by Mr. Collins; all in favor.

239 was sent to Albany County Planning Board today; need to wait to hear back from them – they meet on January 18.

Ms. Grogan made motion to schedule public hearing for January 24, 2024; seconded by Mr. Cronin; all in favor. Mr. Chmielewski will publish the public hearing.

Public Hearing

**Carver Companies, LLC:** An applicationfor site plan review on property owned by TenEyck Powell III and Atlantic Cement Co. Inc. Property is located at 87 Bronk Road, Tax Map #156.-3-1.1 and 156.-2-1.11; and

Carver Companies, LLC: An application for an area variance on property owned by TenEyck Powell III and Atlantic Cement Co. Inc. Property is located at 87 Bronk Road, Tax Map #156.-3-1.1 and 156.-2-1.11

Ms. Grogan made motion to open the public hearing for the site plan review; seconded by Mr. Cronin; all in favor.

Ms. Grogan made motion to open the public hearing for the area variance; seconded u Mr. McGuire; all in favor.

Public Comment:

Zachery Assael of 6 Fox Street: Had question about area variances – do you have to own the property/how can someone other than the owner apply for the variance: Non-owner would have to have permission from the owner; in the case of the Carver area variance, Carver received signed permission and documentation from Mr. Powell and Atlantic Cement.

Mr. Assael wants the Town to put a hold on any more industrial growth and go from there. He questioned what kind of jobs, what will they be paid, will Town residents get first dibs on the jobs, will workers have time to do business within the Town; how will the Town be receiving the billions of tax dollars; is the project in the Town’s best interest.

Discussion was held by the Planning/Zoning Board members and Mr. Keniry re adjourning for 60 days; Board cannot act until DEC has completed their review as lead agency.

Motion was made by Mr. Nolan to adjourn the public hearing until March 11, 2024 for the site plan review and area variance; seconded by Mr. Boomer; all in favor; no one opposed.

Adjournment

Motion was made by Mr. Boomer to adjourn the meeting; seconded by Mr. Collins; all in favor.