TOWN OF COEYMANS PLANNING/ZONING BOARD MEETING

May 24, 2023

Attendees

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

Members Absent: Mr. Collins

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. Mr. Nolan led the Pledge of Allegiance.

Mr. Nolan made announcement that this is not an open meeting; the general public will not have an opportunity to engage the Board unless it is 0n the agenda.

Approval of Minutes

Mr. Nolan motion to approve the minutes of May 8, 2023 meeting; seconded by Mr. Pietropaoli; all in favor.

New Business

**Joseph Ortiz (23-002 ZAV**): An application for a three foot side yard variance on the property owned by Joseph Ortiz. Property is located at 1909 Route 9W, Tax Map #144.-1-28

Mr. Ortiz was present. Discussion was held. The variance is needed because he can’t meet the set backs in the R-4 zone for the location of the proposed garage. A 239 needs to be sent to Albany County Planning Board and a public hearing needs to be scheduled.

Mr. Cinque made motion to declare Planning/Zoning Board lead agency; seconded by Mr. Pietropaoli; all in favor.

Mr. Nolan made motion to classify this as a Type 2 action under SEQRA; seconded by Mr. teRiele; all in favor.

Mr. Nolan made motion to schedule public hearing for June 28, 2023; seconded by Mr. Pietropaoli; all in favor.

**Holly Luck (23-001 SD):** An application for a two-lot subdivision on property owned by Holly Luck located at 543 Blodgett ill Road, Tax Map #142.-1-16

Mr. Biscone was present representing Ms. Luck and he provided information/explanation regarding the reason for the subdivision.

Mr. Nolan made motion to declare Planning/Zoning Bord lead agency; seconded by Mr. Pietropaoli; all in favor

Mr. teRiele made motion to declare this a Type 2 action; seconded by Mr. Pietropaoli; all in favor.

Mr. Nolan made motion to schedule public hearing for June 28, 2023; seconded by Mr. Pietropaoli; 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

Ms. Caryn Mlodzianowski from Bohler Engineering and Jenny Lippmann from MJ Engineering were present. Site plan review continued,

Ms. Mlodzianowski provided a refresher of the project, including what had been done and what was still being worked on. She feels the application is complete; they looked at all of the requirements; project is well thought out and designed; they will continue to work with MJ Engineering. She feels that everything is ready for a public hearing.

Ms. Lippmann reviewed letter dated May 23, 2003 which she had sent to Mr. Chmielewski outlining observations and/or potential deficiencies they have identified which included:

Demolition Plan: line bisecting property; limits of disturbance and tree clearing line; wetlands boundary; metal culvert removal

Site Layout Plan: gravel areas; concrete aprons; concrete pad, marked ADA space

Grading, Drainage and Utility Plan: need more detailed septic design; roof runoff and French drain; heating for building

Soil Erosion and Sediment Control Plan: silt fence; temporary check drains

Truck Turn Analysis needs to be provided

Planting Plan for bioretention area is needed.

Items identified in April 10, 2023 review letter still to be addressed by applicant: proposed access to site – permanent access easement is needed; potable water and hydrant – need letter from Town of Bethlehem Water Department; Indiana Bat habitat – NYS SHPO No effect letter has been provided; architectural plans.

Area of Disturbance exceeds one acre: project is subject to NYS SPDES Permit and SWPPP is required.

Planning/Zoning Board discussion included: Complete site plan is needed before a public hearing can be scheduled; SEQRA/lead agency requirements; there is a lot of information to be absorbed – don’t want to rush; public hearing to be discussed at the next meeting.

Mr. Keniry will write letter to the Town of Bethlehem re municipal referral and water department.

Mr. Nolan made motion to declare Planning/Zoning Board lead agency; seconded by Mr. teRiele; all in favor.

Adjournment

Motion was made by Mr. Nolan to adjourn; seconded by Ms. Grogan all in favor.