TOWN OF COEYMANS PLANNING/ZONING BOARD MEETING

February 12, 2024

Attendees

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

Members Absent: Mr. Collins, Mr. teRiele

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; two members were absent. Ms. Grogan led the Pledge of Allegiance.

Approval of Minutes

Mr. McGuire made motion to approve the minutes of January 24, 2024 meeting; seconded by Mr. Nolan; all in favor. Ms. Grogan read the public notice for the public hearing for the Rios area variance.

Public Hearing

**Anthony Rios (23-005ZAV)**: An application for an area variance on the property owned by Anthony Rios. Property is located at 248 Starr Road, Tax Map #155.-1-59.

Mr. Cronin made motion to open the public hearing; seconded by Mr. Boomer; all in favor. No one from the public spoke.

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

Mr. Boomer made motion to approve the area variance; seconded by Mr. Cronin; no discussion; all in favor.

Old Business – Site Plan Review and Area Variance

**Carver Companies (23-002 SPR) (23-004 ZAV):** Applications for a Site Plan Review and an Area Variance on the property owned by Ten Eyck Powell III and Atlantic Cement Co. Inc. Property is located at 87 Bronk Road.

Ms. Jenny Lippmann of MJ Engineering was present. She reviewed the letter she had sent to the Planning /Zoning Board dated February 8, 2024 regarding the December 2023 submission documents. The review included:

* DOT Highway work permit is required for all work within NYS Route 144 right of way
* Traffic mitigation measures
* Fire apparatus: access locations to be clearly defined on the plans; an overall plan for safety access shall be provided to confirm that all Fire Code requirements are met.
* Parking: Applicant is now proposing total of 501 parking spaces – has increased to allow for shift change.
* Grading and Utilities Plans re water and sewer
* Traffic analysis: Applicant must propose mitigation measures that will result in minimum allowed LOS (Level of Service) – minimum is C. This is the biggest issue to be resolved.
* SWPPP: Confirmation is needed re confirmation whether some of the processes anticipated within the facility will require a multi-sector stormwater permit. Written documentation from NYSDEC is required. MJ Engineering is continuing to review the SWPPP for compliance with NYSDEC and will be offering additional comments.

Timing was discussed. The biggest component of SEQRA will be traffic mitigation; it will take several months. The public hearing for March may have to be changed to the summer.

Miscellaneous

Discussion was held regarding naming a Planning/Zoning Board Deputy Chair. Mr. Boomer made motion for Mr. Collins to be the Deputy Chair; seconded by Mr. Nolan; all in favor.

Adjournment

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