TOWN OF COEYMANS PLANNING/ZONING BOARD MEETING

November 13, 2023

Attendees

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

Members Absent: Mr. Pietropaoli

Also Present: Mr. Keniry, Mr. DeBacco, 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 absent. Mr. Nolan led the Pledge of Allegiance.

Approval of Minutes

Mr. Collins made motion to approve the minutes of October 25, 2023; seconded by Mr. Boomer; all in favor.

New Business

**Arthur J. VanApeldoorn (23-2006 SD)**: An application for a two-lot subdivision on property owned by Arthur VanApeldoorn. Property is located at 482 Blodgett Hill Road. Tax Map #142.-1-39.1.

Mr. Michael Apeldoorn was present on his father’s behalf. Map was reviewed and discussion was held and included:

* The property is just over 57 acres of vacant land.
* Wants to subdivide into two parcels: one parcel of 19 acres to be purchased by Michael’s sister and the other 38 will be purchased by Michael.
* Maps have prepared by Mr. Hite.

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

Mr. Nolan made motion for the Planning/Zoning Board to be lead agency; seconded by Mr. Collins; all in favor.

Mr. Boomer made motion for unlisted action; seconded by Mr. Collins; all in favor.

Mr. Keniry read the eleven impact questions re SEQRA Assessment Form. Mr. Boomer made motion for negative declaration; seconded by Ms. Grogan; all in favor.

Mr. Boomer made motion requesting 239 from Albany County Planning Board; seconded by Mr. Collins; all in favor.

Mr. Nolan made motion to schedule a public hearing for November 22, 2023 at 7:00 p.m.; seconded by Mr. Collins; all in favor.

Board will take action on the application after the 239 is returned from Albany County.

Informational Only

**Carver Companies, LLC:** A site plan review and area variance application for the proposed construction of an 80 plus or minus campus for the manufacturing, laydown, and transportation of offshore wind blades.

Mr. Nick Laraway and Mr. Joe Navaro from Carver and engineer Mr. Dave Ingalls were present.

Mr. Nolan explained that this is informational only. No action will be taken tonight; the Building Department has not had an opportunity to review it. The concept can be done tonight.

Mr. Ingalls provided a presentation for GE LM Wind manufacturing of blades, which included:

* NYCERTA support off-shore manufacturing
* Renewable energy
* Office with parking (400 spaces)
* New entrance
* Storage for blades will be on Powell property
* Holcim property is I-9 – storage of the blades; R-1 defaults to R-A without water and sewer
* Classified as a transportation terminal for blade storage area
* New wharf is being constructed in the Port of Coeymans
* Blades are 400 feet long; lots of space is needed to maneuver them
* Minimal impact on wetlands and streams; nine acre impact is mitigated through new wetland plan
* Extend water and sewer from south port entrance up to new and improved entrance to LaFarge and the site; water districts will be extended.
* No new disturbance to the Hudson River
* 400 employees total, three shifts per day
* BHB Traffic Consultation will be doing the traffic study.
* Visibility impact will be minimal.
* Accessory Use: Their attorney looked at the Zoning Code - transportation terminals are allowed. They are not looking to re-zone.
* Buildings will be in the industrial zone.
* Current conveyor is south of the project; project continues north from there
* Water and sewer up to LaFarge conveyor belt

Mr. Laraway stated that the original plan changed from what they presented in September.

Mr. Navaro explained the blades are made of an epoxy resin, requires an advanced climate control. It is a clean process/operation.

Adjournment

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