TOWN OF COEYMANS PLANNING/ZONING BOARD MEETING

September 12, 2022

Attendees

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

Members Absent: Mr. Gonzalez

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; one board members absent. Mr. Nolan led the Pledge of Allegiance. Mr. Nolan read the notice for the Callanan public hearing.

Approval of Minutes

Mr. Collins made motion to approve the minutes of August 24, 2022; seconded by Ms. Grogan; all in favor.

Report of the Building Inspector - None

Public Hearing - Subdivision

**Callanan Road Improvements Company (22-006SD)**: An application for a three lot subdivision on property owned by Callanan Road Improvements Company located at CR 101 and Jarvis Road North, Tax Map #143.-2-9 and 143.-2-11. Lot #1 to be 5.15 plus or minus acres; Lot #2 to be 38.38 plus or minus acres, and Lot #3 to be 212.97 plus or minus acres.

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

Some adjoining property owners were present and stated they did not know the reason for the subdivision. They were invited to come forward and review the map. Lot #1 contains endangered bat habitat and will remain forever wild; Lot #2 is wetlands and will remain wetlands and at some point will be turned over to Wetlands Trust; no development is planned for Lot #3.

Mr. Collins made motion to close the public hearing; seconded by Mr. Pietropaoli; all in favor.

The 239 has been received from the Albany County Planning Board. Their recommendation was: Defer to local consideration – the proposed action will have no impact upon the jurisdictional determinant referring to this case nor will it have significant countywide or intermunicipal impact. Advisory: The applicant should be aware that the lot size for Lot #3 on site plan and municipal application does not match.

Mr. Collins made motion to declare unlisted action and issue a negative environmental declaration; seconded by Mr. Boomer; all in favor.

Mr. Pietropaoli made motion to approve the three lot subdivision; seconded by Ms. Grogan; all in favor.

Site Plan Review

**Marebo LLC (22-002SPR):** An application for a site plan review located on the property owned by Flach Properties, LLC. Property is located at US Route 9W, Tax Map #156.-2-1.3 and 156.2-1.6.

Mr. Nolan recused himself from this portion of the meeting; Mr. Collins chaired this agenda item.

The following were present: James Warren, William Sharp, Beth Long, Stacy Silvers. The presentation and discussion included:

* Flach Properties gave consent for Marebo to file the application; Marebo is the contract vendee and has a contract to purchase the property from Flach Properties.
* Marebo is a realty holding company which owns various facilities and will lease this property to Long Oil/Persico Oil who will operate the business.
* Eastern half of the property is in the Village of Ravena
* Ms. Grogan voiced concern re traffic and installation of a traffic light due to the amount of traffic at that intersection (buses, school traffic). Engineer who did the site plan did not think it meet the State DOT’s criteria. Applicant is aware of the conditions at that intersection. They can schedule deliveries outside of peak hours and would be willing to work out a schedule.
* Area is four acres with access off CR 101.
* There will be a fenced storage area and a pole barn
* Site is quite flat with a shallow area; will maintain the grades; wetlands will not be disturbed.
* Sign approval will be requested from the Village; sign will be constructed of 6x6 pressure treated posts and will be 90” wide 48” high.
* Access will be off of CR 101.
* Tanks will be labelled LPG; are not permanent – skid tanks, no saddle. A fire safety analysis was done; fence will be installed around the tanks; tanks have internal valves which will shut down; no fire suppression.
* Water will not be needed.
* There are two hydrants on the site.
* There are four different lots: two in the Village and two in the Town
* No improvements to the back lots
* LP transport – can schedule times of deliveries.
* Any tree removal would have to meet protocol; can only be cut within a certain period (October-March)

Mr. Collins explained that the Town has an engineering company (MJ Engineering). He would like them to review the site plan. Applicant would have to put money in escrow to cover the cost.

Mr. Boomer made motion to submit a copy of the site plan to MJ Engineering for their review and a copy to Mr. Brick; seconded by Ms. Stanton; all in favor.

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

Public hearing will not be scheduled until MJ Engineering completes their review.

Adjournment

Mr. Collins made motion to adjourn; seconded by Ms. Grogan; all in favor.