TOWN OF COEYMANS PLANNING/ZONING BOARD MEETING

March 10, 2025

Attendees

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

Members Absent: Mr. Nolan

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 absent. Ms. Grogan led the Pledge of Allegiance

Approval of Minutes

Mr. McGuire made motion to approve the minutes of February 26, 2025; seconded by Mr. Collins; all in favor.

Site Plan Review

**Coeymans PV, LLC (25-0001 SPR)**: An application for a Site Plan Review on property owned by Joyce Maxstadt. Property is located at 1304-1322 State Route 143, Tax Map #166.-2-3.11; AND

Special Use Permit

**Coeymans PV, LLC (25-0001 SPR)**: An application for a Special Use Permit on property owned by Joyce Maxstadt. Property is located at 1304-1322 State Route 143, Tax Map #166.-2-3.11.

Ms. Maxtadt was not present. Mr. Jeremy Kauffman, Project Manager of RIC Energy was present and provided information on the Coeymans Solar Project, which included:

* RIC specializes in renewable energy development
* Limit of Disturbance is 10.59 acres
* Project Capacity is 1.5 MW AC
* Project description: Community Solar Project; driveway entrance off SR 143; natural topography provides natural screening; underground electric line
* Compliance: Solar code requirements - Tier 3 solar energy system. Key data included lot sizes, maximum height, setbacks, visual impact assessment; fence enclosures preventing access; tree cutting minimized; anti-reflective glass and single axis tracker limit glare; no lighting; decommissioning plan; Operation & Maintenance Plan; on site utility lines underground to extent feasible and as permitted by Central Hudson.
* Visual Impact Assessment which included photographs/views of the property
* Decommissioning
* Project Benefits: Homeowners and businessowners will have opportunity to subscribe to purchase power at a discounted rate; local construction will create jobs; will not require town, county or state resources; project not visible off-site; no displacement of active farmland; improved grid resiliency; clean renewable energy; supports NYS’s goal to generate 70% of state’s energy by renewable sources.
* Albany County Water Board – Amy Walsh: making progress reaching an agreement

Mr. Kauffman and the Board held discussion, which included: survey shows the leased area and the resident’s area; view from Blodgett Road is blocked by existing woodland; planting will include evergreens and deciduous trees; letter from SHIPO was received; there are no wetlands on the property; site plan application will be sent to MJ Engineering for their review. Both Mr. Chmielewski and Ms. Grogan have made contact with Ms. Lippman. Mr. Chmielewski will send her a zip drive.

Motion was made by Ms. Grogan to accept the application for site plan review and the application for special use permit; seconded by Mr. Boomer; all in favor.

Mr. Boomer made motion for the Planning/Zoning Board to be lead agency for both applications; seconded by Mr. Cronin; all in favor.

Subdivision

**Robert M. Nolan (25-001 SD):** An application for a two lot subdivision on property owned by Robert M. Nolan. Property is located at 229 Fares Road, Tax Map #155.-2-12.1

Ms. Grogan stated that this will not be on tonight’s agenda; is rescheduled for April 14, 2025.

An updated/new site plan will be discussed at the next meeting.

Miscellaneous

Ms. Grogan stated that Mr. Chmielewski sent members an e-mail re training to be provided by Albany County Planning Board at the Cornell Extension in Voorheesville on May 1 from 3:00 to 8:00 p.m. which can be used for the four-hour annual training requirement.

Adjournment

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