TOWN OF COEYMANS PLANNING/ZONING BOARD MEETING

April 23, 2025

Attendees

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

Members Absent: Mr. Cronin, Mr. Cinque

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 and alternate member absent. Ms. Grogan led the Pledge of Allegiance.

Approval of Minutes

Mr. Collins made motion to approve the minutes of April 14, 2025; seconded by Mr. Boomer; all in favor.

Lot Line Adjustment

**Tanner & Frangella (25-002 LLA):** An application for a lot line adjustment on property owned by Joseph and Lynn Tanner. Property is located at 41 Spoor Road, Tax Map #168.-1-45.

Lengthy discussion was held and included:

Ms. Grogan had been absent at the last meeting but she had viewed the video recording of the meeting. She shared with the Board information she had received. Information that had been provided to her was not complete. It comes down to how to interpret the law. The Board has to come up with what they are okay with so that this can happen for the applicants. What does the Board want to do going forward? There is no plotting of houses or anything else. She had told Mr. Biscone he would have to have the property surveyed. She thinks they were trying to avoid having it surveyed before they got it approved and then having to get it surveyed again. There is no survey with the house and everything on it.

Mr. McGuire expressed concern about lot line adjustment of the property and the current Town Law; feels the Planning/Zoning Board should make recommendation for the Town to make a revision. The County would not accept a map that is not stamped. For this application he would like to see the driveway on the map.

Mr. Keniry offered a few suggestions, including: He had suggested to the Chair that she should try to provide some direction to the applicants as to exactly what the Board wants. It is a matter of economics for the applications. Starting point is a map or survey, which would have to be certified by land surveyor.

He reviewed the guidelines/requirements of Local Law 111-5 with particular attention to the requirement re map or survey showing the parcels of land to be adjusted or merged, together with all existing or proposed boundary lines, buildings, and features. Where we are is within that criteria – to have the Board be in a position to state to the applicants exactly what the Board requires at a minimum standard for this application and getting to a point where they might be successful and ultimately getting a mylar signed

Ms. Grogan asked if the Board were to ask Mr. Biscone to contact the surveyor who did the survey and put the driveway parallel to the property line, are they okay with that? The Board felt It would be a reasonable accommodation.

Additional discussion was held re the driveway. Board wants to see the driveway run parallel to the property lines. Mr. Keniry: The driveway has to be on the survey and the survey has to be certified by the surveyor. The applicant is to be directed to depict the driveway from Spoor Road toward the Tanner residence as it’s generally parallel to the property lines. If the Board wants this, then require two measurements: (1) number of linear feet from Frangella north property line to the south boundary of the driveway and (2) northeast corner of Frangella which would be the new lot line adjustment right to the driveway. Mr. Nolan will relate information to Mr. Biscone.

Site Plan Review/Special Use Permit

**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

**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. Maxstadt was not present. Mr. Jeremy Kauffman and Mark Strzalkowski from RIC Energy were present.

Discussion was held which included:

Planning/Zoning Board members Mr. Boomer, Mr. Collins, and Mr. McGuire did a site visit on April 19. They took measurements and pictures. They had no concerns re distances from the cemetery to what the applicant has proposed. The closest point to the cemetery boundary line was 40 feet; no concerns that there are graves beyond that point. Mr. Collins stated he had plowed the field for years and nothing was found those times.

Ms. Jenny Lippmann was present and reviewed the two comments from her April 22, 2025 letter: (1) SEQR/SHPO No Effect letter: Applicant shall provide written confirmation from SHPO verifying that the project will not adversely affect the cemetery on site and (2) Site Plan Review: Applicant must submit formal confirmation from the City of Albany authorizing the crossing of their easement.

Planning/Zoning Board would like copies of the meeting minutes relating to the previous solar project application for this site. Mr. Chmielewski stated that the minutes will be provided but that a motion sheet was not in the file.

Motion was made by Ms. Grogan to declare intent for the Planning/Zoning Board to be lead agency and declare a Type 1 action and direct MJ Engineering to do a coordinated review; seconded by Mr. Nolan; all in favor.

The applicants stated that work on the details will continue.

Mr. Keniry stated that the next step will be to close loop on coordinated review.

Miscellaneous: Training for Board members will be held tonight after the meeting.

Adjournment

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