

TOWN OF COEYMANS PLANNING/ZONING BOARD MEETING  
April 28, 2021

Attendees

Members Present: Mr. Schmitt, Mr. Nolan, Ms. Hopkins, Ms. Tutay, Mr. Boomer, Mr. Collins

Members Absent: Mr. Harris, Mr. Gonzalez

Also Present: Mr. Brick, Mr. Cashin, 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 absent. Mr. Schmitt led the Pledge of Allegiance. Reading of the public notices was waived.

Approval of Minutes

Mr. Schmitt made motion to approve the minutes of April 12, 2021; seconded by Mr. Nolan; all in favor.

Report of the Building Inspector - None

Informational – Discussion

**Joseph Tanner:** A discussion regarding a proposed “land swap” between the Tanners and Atlantic Cement Co. Inc. The 12.7 acre parcel presently owned by Atlantic Cement Co. Inc. located on the corner of SR 143 and Spoor Road (Tax Map #156.-2-1.11) will be created by a minor subdivision (to be exchanged with Tanner’s property on Jarvis Road North Tax Map #143.-3-3 in the Industrial Zone).

Mr. Tanner and Aaron Kelsey from Atlantic Cement were present and they both provided background information.

Mr. Tanner purchased the property on Jarvis Road North from Mr. Day who inherited it from his grandfather. Mr. Tanner received a cease and desist letter from the Town after he built his house and garage stating that the property is in the industrial zone/blasting area. He has been homeless since last October.

Mr. Kelsey explained that the house and garage encroached into the mining area. He met with Mr. Tanner to try to look into a land swap; found three possible places. The cement company wants to be able to turn this situation from a negative into a positive. The parcel with potential

to be swapped is dormant and would be a straight across swap, contingent upon no problems with zoning codes, neighbors. Lafarge's executive board signed off on it. They will work with Mr. Tanner and allow him time to dismantle the buildings.

Other items discussed included: Building Permit: Town could waive fee or apply the former fee to the new permit; Driveway access would be off Spoor Road Development; Survey: LaFarge will handle. Zoning was also discussed.

Mr. Kelsey will send an e-mail to Mr. Cashin with any issues requiring answers. Mr. Brick will work with Mr. Cashin on wording for letter to be sent to Mr. Tanner for him to give to his attorney and then to LaFarge.

### Subdivision

**Coeymans Recycling Center LLC 21-0020SD:** An application for a minor subdivision on property owned by them located at 50 194 Coeymans Industrial Park Lane, Coeymans, NY, Tax Map #156.-4-6.11. The 88.15 acre parcel is to be subdivided into three lots: Lot #1 is to be 8.40 plus or minus acres, Lot #2 to be 32 plus or minus acres and remaining lands being 47.75 plus or minus acres

Nick Laraway was present. Albany County Planning Board's recommendation has been received. Their recommendation: "ACPB disapproves the case due to the inadequate and conflicting site plans from prior approval. The applicant should be aware that the site plan for subdivision review does not match."

Discussion was held concerning the disapproval. Neither Mr. Brick nor the Planning/Zoning Board could determine what the conflict would be. ACPB did not provide sufficient information or explanation.

Mr. Nolan made motion to accept and approve the three lot subdivision application; seconded by Ms. Tutay; all six members were in favor (supermajority).

**Michael O'Brien 20-011SD:** An application for a minor subdivision on property owned by him located at 17 Ringwald Road, Coeymans Hollow NY, Tax Map #178.1-11.1. The 18 acre property is to be subdivided into two lots: Lot #1 to be 8.67 plus or minus acres and Lot #2 the remaining lands being 9.33 plus or minus acres.

Applicant was not present. Mr. Cashin explained that this would be a simple two lot subdivision; has to be sent to the Albany County Planning Board.

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

Mr. Schmitt made motion to declare this a minor two lot subdivision; seconded by Mr. Nolan; all in favor.

Mr. Schmitt made motion to schedule public hearing for May 26, 2021; seconded by Mr. Collins; all in favor.

#### Informational

Mr. Nick Laraway presented plans to the Board for their review tonight as informational only. One was for Cure Leaf who wants to increase the footprint of their building and one for storage building/warehouse on River Road. Mr. Laraway will provide applications to Mr. Cashin to be placed on agenda for the Planning/Zoning Board meeting on May 10, 2021.

#### Adjournment

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