

## TOWN OF COEYMANS PLANNING BOARD MEETING

November 6, 2017

### Attendees

Members Present: Mr. Quinto, Mrs. Kunz, Mr. Foronda, Mr. Ross, Mr. Collins, Mr. McGuire

Members Absent: Mr. Nolan

Also Present: Mr. Cashin, Building Inspector; Ms. Ziegler, Recording Secretary

Public Present: See attached list

### Call to Order

Meeting was called to order by Mr. Quinto at 7:00 p.m. There was a quorum; one board member was absent.

### Approval of Minutes

Mrs. Kunz made motion to approve the minutes of October 2, 2017; seconded by Mr. Collins; all in favor.

### Report of the Building Inspector

Mr. Cashin reported that there is one item on tonight's agenda: Discussion with Charles Hite regarding a previously approved subdivision. Mr. Cashin also mentioned that the Parker subdivision on Bushendorf Road will be brought back before the Planning Board. There is a new solar company interested in the former Monolith site on Route 144. The old smokestack at LaFarge came down yesterday.

### Discussion

Mr. Charles Hite and the Planning Board discussed a previously approved eight lot subdivision (6/1/2008) owned by Real Estate Operating Services LLC, Cedar Grove Road, Tax Map #131-3-19.2. Mr. Hite explained that access to the original subdivision was to be via a private road with exit on Cedar Grove Road; County felt a Swift Plan was needed. The owners determined that was too expensive so they combined the lots together to form a four lot subdivision Lot C (Lot 5 and 6). They completed a tax map merger request and merger was completed. Now there is someone interested in buying Lots 5 and 6. A formal merger of the lots could not be found; would like the board to re-approve the four lot subdivision. Each lot will have frontage

on Cedar Grove Road. Purchaser met with the County – County will give a permit to use a portion of Lot A to access Lot C.

Mr. Foronda made motion for discussion to accept the changes to the lots and approve; seconded by Mrs. Kunz; all in favor. Discussion was held and included: there is road frontage; there is a merger of the lots; each parcel will have its own driveway; fire company will need to get 300 feet from the front door.

Mr. McGuire made motion to adjust a previously approved eight parcel subdivision into a four parcel subdivision without altering the previously approved exterior boundaries and removing the requirement for a roadway; each parcel will have its own access to the road; seconded by Mr. Collins; all in favor.

### Adjournment

Mr. Ross made motion to adjourn; seconded by Mr. McGuire; all in favor.