

TOWN OF COEYMANS PLANNING BOARD MEETING

May 7, 2018

Attendees

Members Present: Mr. Quinto, Mr. Ross, Mrs. Kunz, Mr. Foronda, 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 absent.

Approval of Minutes

Mr. McGuire made motion to approve the minutes of April 2, 2018, seconded by Mrs. Kunz; all in favor.

Report of the Building Inspector

Mr. Cashin reported that there are two subdivisions on tonight's agenda: Jamie and Jameson Parker and Norbert Quenzer. He also reported that the 239 has been received from Albany County Planning Board re Keystone.

Subdivision

Jamie and Jameson Parker 18-001 SD: An application for a two lot subdivision on property owned by Bruce and Susan Parker located at 259 Bushendorf Road, Ravena NY 12143. A total of 32.30 plus or minus acres are to be divided into two lots. Lot #1 is to be 19 plus or minus acres; Lot #2, the remaining lands, to be 13.30 plus or minus acres. Lot #1 is to be conveyed to Jamie and Jameson Parker (applicants).

Susan and Jamie Parker were present. The map was reviewed by the Planning Board and discussion was held, including: property is on a town road; there is no 239 trigger; property is pinned; has required acreage, road frontage, and lot width; there are no encroachments.

Mr. Foronda made motion to accept the minor subdivision as presented; seconded by Mr. McGuire; all in favor.

Mr. Quinto made motion to schedule public hearing for June 4, 2018; seconded by Mr. McGuire; all in favor.

Site review was scheduled for May 8, 2018, at 9:00 a.m.

Norbert Quenzer Jr. 18-002 SD: An application for a two lot minor subdivision on property owned by him located at 215 Cedar Grove Road, Selkirk NY 12158 to do a line adjustment that will alter Lot #1, Tax Map # 131-3-7.1 from 2.70 plus or minus acres to 1.94 plus or minus acres. It will also alter Lot #2, Tax Map #131-3-7.2 from 2.00 plus or minus acres to 2.79 plus or minus acres.

Mr. Quenzer was present. Mr. Quenzer explained that he wants to build a new house and keep it separate from other lot, have a shared driveway and a shared well. Map was reviewed by the Planning Board and discussion was held, which included: road frontage is for Lot 2; concern regarding shared well – it should be documented that the well is shared; need 239; need Ag District form.

Mr. Foronda made motion to accept the subdivision as presented with a reminder that well placement and building setbacks have to be maintained; seconded by Mr. Quinto; all in favor.

Mr. McGuire made motion to schedule public hearing for June 4; seconded by Mr. Collins; all in favor.

Site review was scheduled for May 8, 2018 after 2:00 p.m.

Miscellaneous

Keystone Novelties Distribution LTD (Crown Point LTD): The 239 has been received from the Albany County Planning Board. Their recommendation was to modify local approval to include notification of application to be sent to Village of Ravena and to the local fire department (which has already been done). The 239 also included an Advisory: The ACPB advises the applicant to ensure that the proposed tent does not impede the line of sight along SR 9W.

Mr. Quinto made motion that the Planning Board agrees with the Albany County Planning Board's recommendation; seconded by Mr. Foronda; all in favor.

Adjournment

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