

TOWN OF COEYMANS PLANNING BOARD MEETING

June 4, 2018

Attendees

Members Present: Mr. Ross, Mr. Foronda, Mr. Collins, Mr. McGuire, Mr. Nolan

Members Absent: Mr. Quinto, Mrs. Kunz

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. Foronda at 7:00 p.m. There was a quorum; two board members absent.

Approval of Minutes

Mr. Collins made motion to approve the minutes of May 7, 2018, seconded by Mr. McGuire; all in favor.

Report of the Building Inspector

Mr. Cashin reported that tonight's agenda includes a subdivision for Palange and public hearings for Jamie and Jameson Parker and Norbert Quenzer.

Public Hearings

**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).

Mr. Foronda opened the public hearing. Mr. Parker and his daughter Jamie Parker were present. The map was reviewed by the Planning Board and discussion was held, which included: lots are adequate size and have road frontage; there are no encroachments of lot lines; driveway placement could be a little tricky.

Site view was done on May 8, 2018: Planning Board found no issues; there were no buildings on either lot; wooded, partially cleared.

Mr. McGuire made motion to close the public hearing and to approve the two lot subdivision as presented; seconded by Mr. Collins; all in favor.

**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. McGuire made motion to open the public hearing; seconded by Mr. Ross.

Mr. Quenzer was present. Mr. Quenzer 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: lots are adequate size; there are no encroachments.

Site review was done on May 8, 2018 – there were no issues.

The 239 was received from the Albany County Planning Board. Their recommendation: the proposed action will have no significant countywide or inter-municipal impact; defer to local consideration. ACPB advisory: a shared access agreement (including a maintenance agreement) should be referenced in the deeds for both properties.

Mr. McGuire made motion to close the public hearing and to approve the subdivision as presented; seconded by Mr. Collins; all in favor.

### Subdivision

**John J. and Zata Bryl Palage (18-003 SD):** An application for a three lot subdivision on property owned by John J. and Zata Bryl Palange located at 508 Biers Road, Coeymans Hollow NY 12046, a total of 156.82 plus or minus acres are to be divided into three lots. Lot #1 is to be 1.89 plus or minus acres; Lot #2 is to be 1 plus or minus acre conveyed to Mark Hunter, Tax Map #131.-3-6; Lot #3 the remaining lands to be 153.93 plus or minus acres.

Applicant could not attend tonight's meeting. The Planning Board reviewed the map and discussion was held.

Mr. Foronda made motion that, due to the absence of the applicant and the undersized lot, the Planning Board could not proceed; the subdivision will be sent to the Zoning Board of Appeals for a variance; seconded by Mr. Nolan; all in favor.

### Adjournment

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