

TOWN OF COEYMANS PLANNING BOARD MEETING

July 2, 2018

Attendees

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

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 absent.

Approval of Minutes

Mr. Foronda made motion to approve the minutes of June 4, 2018, with one addition to the Quenzer subdivision discussion on Page 2: "The placement of the well could be an issue"; seconded by Mr. Quinto; all in favor.

Report of the Building Inspector

Mr. Cashin reported that tonight's agenda includes subdivisions for Palange and Proper.

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 Palage 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.

Mr. and Mrs. Palange were present. Applicants explained the subdivision would amicably solve the issue with the blurred property lines - property line is on the wrong side of the building. Planning Board reviewed the map and discussion was held. The Planning Board can accept the application for the three lot subdivision with the assumption the Zoning Board approves the area variance.

Mr. Foronda made motion to accept the three lot subdivision as presented pending approval from the Zoning Board of Appeals; seconded by Mr. McGuire; all in favor. Mr. Cashin will send letter to the Zoning Board from the Planning Board.

Mr. Quinto made motion to schedule public hearing for August 6, 2018; seconded by Mr. McGuire; all in favor. Site review was scheduled for July 9, 2018.

**Dylan Proper 18-004 SD:** An application for a two lot minor subdivision on property owned by him located on Pine Ridge Road, Coeymans Hollow NY 12046. A total of 146.60 plus or minus acres are to be divided into two lots. Lot #1 is to be 3.6 plus or minus acres and will be merged with Tax Map #141-2-14.2 (property of Dylan Proper), the remaining lands to be 143.00 plus or minus acres.

Mr. Charles Hite, Surveyor, was present representing the applicant. Map was presented to the Planning Board for their review and discussion was held including:

- One deed has three parcels and owners on the other side of the Town road.
- Applicant wants to build further into the property
- Was originally subdivided in the 1970s
- Road had two names: Jacab Lane and Jacob Lane
- Road was deeded to the Town in 1972 as Jacob Lane
- Property is in an Ag District
- 239 will be needed

Mr. Foronda made motion to accept the two lot minor subdivision; seconded by Mr. Quinto; all in favor.

Mr. Quinto made motion to schedule public hearing for August 6, 2018; seconded by Mr. McGuire; all in favor. Site review was scheduled for July 9, 2018.

#### Miscellaneous

Mr. Cashin provided an update on Coeymans Industrial Park and the new Ravena Industrial Park. Mr. Laraway will provide water line from Willis Avenue into the hamlet and is moving junk business away from the creek. Mr. Cashin has requested an aerial map of the Ravena site.

#### Adjournment

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