

TOWN OF COEYMANS ZONING BOARD MEETING

June 25, 2018

Attendees

Members Present: Mr. Schmitt, Mr. Powell, Mr. Harris, Ms. Hopkins, Mr. Porlier

Members Absent:

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

Public Present: See attached list

Call to Order

Meeting was called to order by Mr. Schmitt at 7:00 p.m. There was a quorum: full board present. Reading of public notices was waived.

Approval of Minutes

Motion was made by Mr. Schmitt to approve the minutes of January 24, 2018; seconded by Mr. Harris; all in favor.

Motion was made by Mr. Schmitt to approve the minutes of May 23, 2018; seconded by Mr. Porlier; all in favor.

Report of the Building Inspector

New Business – Proposed Area Variances

Charles Longlois 18-002 ZAV: An application for an area variance on property owned by him located at 863 Blodgett Hill Road, Ravena NY 12143, Tax Map #131-3-20.1. He is requesting a 14' side lot line area variance for a 14'x40' storage container. The property is in the R-A zoning district which has a 30' sideline setback.

Mr. Longlois was present. Applicant explained the reason for the area variance is to rectify placement of a shipping container on his property without a shed permit. Discussion was held, including:

- The shipping container has been in place for the last five years; it is used for storage
- Placing it elsewhere on the property would make it unusable
- It can't be seen from the road
- Public hearing was scheduled for July 25, 2018.

John and Zata Palange 18-003 ZAV: Referred by the Planning Board. An application for an area variance. Proposed Lot #2 (Mark Hunter's property) of their subdivision application #18-003SD requires an area variance. After the conveyance of one plus or minus acres this lot, when reconfigured, will not have the required 80,000 square feet per zoning requirements. The lot will be just under two acres (see SD application map)

Applicants were present. Map was reviewed and discussion was held which included: Lot is a previously undersized lot; have a non-conforming lot and creates a new non-conforming lot; new lot will be less than 80,000 square feet. The Zoning Board requested the Planning Board's recommendation. Public hearing was scheduled for July 25, 2018.

Public Hearing

Neil Stanton (18-001 ZAV): An application for an area variance on property owned by him located at 130 Biers Road, Coeymans Hollow NY 12046, Tax Map #142-1-9.20, requesting a 28' side lot line area variance for a proposed 36'x48' garage with a 16'x48' lean-to. The property is in the R/A zoning district which has a 30' sideline setback.

Mr. Stanton was present. Mr. Schmitt opened the public hearing. The application and aerial photo were reviewed by the Zoning Board members and discussion was held.

The 239 has been received back from the Albany County Planning Board. Their recommendation: the proposed action has no significant countywide or inter-municipal impact; defer to local consideration.

Mr. Schmitt made motion to close the public hearing; seconded by Mr. Powell; all in favor.

Mr. Baynes asked the Zoning Board members for answers to the five required questions. The results of s are: Question #1 – yes; #2 – no; #3 – yes; #4 – no; #5 no.

Mr. Schmitt made motion to declare this a Type 2 SEQRA – no further action is required; seconded by Mr. Harris; all in favor.

Mr. Powell made motion to grant the area variance; seconded by Mr. Porlier; all in favor.

Adjournment

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