

TOWN OF COEYMANS ZONING BOARD MEETING

March 27, 2019

Attendees

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

Members Absent: Mr. Powell

Also Present: Mr. Cashin; Mr. Pastore; Ms. Ziegler

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; one board absent. Reading of public notices was waived.

Approval of Minutes

Mr. Schmitt made motion to approve the minutes of January 23, 2019 meeting; seconded by Ms. Hopkins; all in favor.

Mr. Schmitt made motion to approve the minutes of February 27, 2019 meeting; seconded by Mr. Porlier; all in favor.

Report of the Building Inspector

Mr. Cashin reported that tonight's agenda includes public hearings for Menditto and Coeymans Recycling.

Public Hearings

Peter Menditto 19-002 ZAV: An application for an area variance for a prefab carport that fails to meet the 40 foot required front line setback located at 12 Carr Road, Westerlo, NY, Tax Map #153-1-4.

Mr. Schmitt opened the public hearing. There was no one present from the public. Mr. Menditto was present. He explained that he has purchased a pre-fab 18x28' carport and the location in which he wants to place it does not meet requirements of 40 feet. The property slopes off dramatically which would require too much fill for the area behind the shed. The 239 has not been received back from the Albany County Planning Board.

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

The five required questions/factors for area variance consideration were discussed and answered by the Zoning Board members: #1 – no; #2 – yes; #3 – yes; #4 – no; #5 – yes.

Motion was made by Mr. Schmitt to classify this as a SEQRA Type 2 action; seconded by Mr. Porlier; all in favor.

Mr. Harris made motion to grant the area variance with the condition that the Albany County Planning Board does not have any issues; seconded by Mr. Porlier; all in favor.

Coeymans Recycling Center 19-001 ZAV: An application for a use variance to convert the two family structure located at 2185 River Road, Coeymans, Tax Map# 168-2-3 to its original three family unit. Structure was built prior to the zoning ordinance. It is in an R-2 zoning district.

Mr. Schmitt opened the public hearing. Mr. John Regan was present representing the applicant. Mr. Regan explained that the building has been purchased by Mr. Laraway who will be renovating the building. The building had been a three unit building. Ten years ago Mr. Bray owned the building and failed to use it as a three family so it reverted back to a two family. Mr. Cashin indicated that there is a letter in the file dated March 6, 2002 from Mr. Ed Downs (Building Inspector) to Jeffrey Pine informing Mr. Pine that the building was being reverted back to two-family. The 239 has not been received from Albany County Planning Board.

Mr. Schmitt made motion to declare this as a Type 2 SEQRA action; seconded by Mr. Harris; all in favor. The Board answered the four required questions/factors for use variance consideration: #1 – yes; #2 – no; #3 – yes; #4 – no.

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

Mr. Schmitt made motion to approve the variance with the condition that the Albany County Planning Board does not have any issues; seconded by Mr. Harris; all in favor.

At their next meeting scheduled for April 24, 2019, the Zoning Board will discuss the Albany County Planning Board's responses to the 239 for both Menditto and Coeymans Recycling.

Adjournment

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