

TOWN OF COEYMANS ZONING BOARD MEETING

July 25, 2018

Attendees

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

Members Absent: Mr. Powell

Also Present: Mr. Cashin; Mr. Baynes, 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: four board members present. Reading of public notices was waived.

Approval of Minutes

Motion was made by Mr. Schmitt to approve the minutes of June 25, 2018; seconded by Mr. Harris; all in favor.

Report of the Building Inspector

Mr. Cashin reported that there are two public hearings on tonight's agenda: Longlois and Palange.

Public Hearings

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. Schmitt opened the public hearing. Mr. Langlois 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. An aerial photo was reviewed by the board. Discussion was held, including: the shipping container has been in place for the last five years; is used for storage; is 16 feet away from the lot line; and can't be seen from the road.

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

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

Five statutory factors were determined by the Board. The results for each factor were: #1 – no; #2 – yes; #3 – No; #4 – no; #5 – yes.

Mr. Harris made motion to approve the area variance; seconded by Mr. Porlier; all in favor.

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, required an area variance. After the conveyance of one plus or minus acre, this slot 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).

Mr. Schmitt made motion to open the public hearing; seconded by Mr. Porlier; all in favor. Mr. and Mrs. Palange were present. Discussion was held, which included:

- Planning Board accepted the application and scheduled a public hearing for August 6.
- Planning Board sent memo to Zoning Board on July 20 recommending approval of the area variance
- 239 had been sent to the Albany County Planning Board; their recommendation was to modify local approval to include: notification of the application should be sent to the Town of New Scotland and the recommendation included an advisory that any future plans for new access from Cedar Grove Road will require review and permits by Albany County Public Works for design of highway access.

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

Mr. Schmitt made motion to declare this a Type 2 no further action under SEQRA; seconded by Mr. Porlier; all in favor.

Mr. Baynes requested the Board to respond to the five statutory questions. The results were: #1 – no; #2 – no; #3 – yes; #4 – no; and #5 – no.

Mr. Schmitt made motion to approve the area variance with the advisory by the Albany County Planning Board; seconded by Mr. Porlier; all in favor.

Adjournment

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