

TOWN OF COEYMANS ZONING BOARD MEETING

June 26, 2019

Attendees

Members Present: Mr. Schmitt, Ms. Hopkins, Ms. Ziegler (alternate member)

Members Absent: Mr. Powell, Mr. Harris, Mr. Porlier

Also Present: Mr. Cashin; Mr. Pastore; 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 (two regular members and alternate member). Reading of public notices was waived.

Approval of Minutes

Mr. Schmitt made motion to approve the meeting minutes of April 24, 2019; seconded by Ms. Hopkins; all in favor.

Mr. Schmitt made motion to approve the meeting minutes of May 22, 2019; seconded by Ms. Hopkins; all in favor.

Report of the Building Inspector

Mr. Cashin reported that tonight's agenda includes approval of a farm stand for Christina Burns and an application by Jeffrey Wagner for a use variance.

New Business

Christina Burns 19-001: An application for an approval of a farm stand on the corner of SR 143 and Marshall Road; property owned by Robert P. VanEtten, Tax Map #167.-3-40

Ms. Burns was present. Discussion was held and included: no need for a public hearing, no need for 239 to be sent; should be straightforward and easy; map meets all of the site requirements; it's a good spot.

Mr. Schmitt made motion to approve the farm stand and grant the interpretation allowing Ms. Burns to proceed with the farm stand; seconded by Ms. Hopkins; all in favor.

Further discussion was held which included: Zoning Chapter 165, Section 10 which states farm stand must be 30 feet from the pavement and decision of ZBA is required. Ms. Burns wants to have a shed on the site - she needs a building permit which she will obtain from the Building Department; no fee will be charged for the permit.

Jeffrey Wagner 19-002 ZUV: An application for a use variance for a change of occupancy to change the two family dwelling located at 78 Main Street, Coeymans, Tax Map #168.12-2-19 to a three family multiple dwelling.

Mr. Wagner was present and explained what he wants to do with the property – wants to rent three units, all are two bedrooms and one bath units. Discussion was held and included: there are four electric meters; it was a two family owned by the City of Albany, Town of Coeymans had bought it for \$1.00 and then sold it to someone who wanted it as a one family residence and then Mr. Wagner bought it; each floor is 900 square feet; there is no yard; there is a two car parking spot; will need a public hearing and a 239 needs to be sent to the Albany County Planning Board; applicant was advised to prepare a detailed plot plan/drawing and to include as much information as possible.

Public hearing was scheduled for the next ZBA meeting on July 24, 2019.

Adjournment

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