

TOWN OF COEYMANS PLANNING/ZONING BOARD MEETING
February 8, 2021

Attendees

Members Present: Mr. Schmitt, Mr. Nolan, Ms. Hopkins, Ms. Tutay, Mr. Boomer, Mr. Collins, Mr. Harris

Members Absent: Mr. Gonzalez

Also Present: Mr. Brick, Mr. Cashin, Ms. Ziegler

Public Present: See attached list

Call to Order/Pledge of Allegiance

Meeting was called to order at 7:00 p.m. There was a quorum – one board member absent. Mr. Schmitt led the Pledge of Allegiance. Mr. Schmitt read the public notices.

Approval of Minutes

Mr. Schmitt made motion to approve the minutes of January 27, 2021; seconded by Mr. Nolan; all in favor.

Report of the Building Inspector - None

Public Hearings

RMN Properties, LLC 20-001 ZV: An application for an area variance on property owned by RMN Properties LLC at 2483 US 9W, Ravenna NY Tax Map #168.13-2-21. The area variance is for a side setback which will then allow the parcel to be subdivided into a conforming lot.

RMN Properties, LLC 20-004 SPR: An application for a site plan review for construction of an office/retail space building. The property is owned by RMN Properties LLC and located at 2477 US 9W, Ravenna NY Tax Map #168.13-2-20.

RMN Properties, LLC 20-010 SD: An application for a minor subdivision on property owned by RMN Properties on 2483 US 9W, Ravenna NY, Tax Map #168.13-2-21. The .80 acre parcel is to be subdivided into two lots. The subdivision will reduce the parcel by a .22 acre lot which will be merged with Tax Map #168.13-2-20 (RMN owned, 2477 US 9W) making that parcel .84 plus or minus acres.

Mr. Schmitt opened the public hearings for RMN Properties. Mr. Nolan was recused since he is the applicant.

Applicant and Mr. Biscone were present. Discussion was held and included:

- RMN will own both of the subdivided lots.
- New lot line is 15 feet away from the dwelling as required by Town code.
- Driveway is being moved so that right of way is made for Lot #2 to gain access to Route 143 and will be entirely in Lot #2.
- Site is zoned C-1P; retail space requires a Special Use Permit
- Site is currently vacant
- Water/sewer easement will be needed; ingress/egress easement for parking space in the back of the building will also be needed.
- Curb cuts were revised
- Parking
- Propane filling station/RV traffic entering/exiting
- Erosion and sediment control
- Utilities – two new laterals
- Disturbance is less than one acre
- Lighting will be under the overhangs and will be down-lighting
- Enclosed dumpster on south end
- Green landscaped space (10% of paved area)
- Sidewalks: space has been provided on the plans for future sidewalks. There are no Town codes requiring sidewalks.
- Former fuel tanks: closure letters have been received
- Stormwater: SWPPP and Stormwater Management Report were sent to MJ Engineering for review; they will provide comments.
- Short Environmental Assessment Form to be revised and sent to Mr. Cashin for distribution to Planning/Zoning Board members
- Proposed sign was presented by AJ Sign Company; it matches the design of the building; no scrolling; automatically dims; sign permit will be needed.
- Area variance will be amended.

Ms. Hopkins made motion to continue the public hearing at the next meeting on February 24, 2021; seconded by Ms. Tutay; all in favor.

Adjournment

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