

TOWN OF COEYMANS PLANNING/ZONING BOARD MEETING
January 11, 2021

Attendees

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

Members Absent: Mr. Harris

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

Public Present: Mr. Powell

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. Reading of public notices was waived.

Mr. Schmitt announced Ms. Tutay's appointment as Planning/Zoning Board member; she will complete Ms. Kunz's term. Mr. Schmitt welcomed Mr. Boomer as alternate member of the Board.

First order of business for the new year is appointment of a Vice-Chair. Mr. Schmitt made motion to appoint Mr. Nolan as the Vice Chair; seconded by Mr. Collins; all in favor.

Approval of Minutes

Mr. Schmitt made motion to approve the minutes of December 23, 2020; with one correction: motion to adjourn was made by Ms. Kunz and was seconded by Mr. Gonzalez; Mr. Nolan seconded the motion; all in favor.

Report of the Building Inspector

Mr. Cashin stated that tonight's agenda includes RMN Properties and an interpretation for Powell 17 acre industrial buffer.

Interpretation of Zoning Ordinance

Ten Eyck Powell III 20-001 ZInter: An application for an interpretation on property owned by him located at 87 Bronk Road, Selkirk NY 12158, Tax Map #156.-3-1.1. The interpretation is for district boundaries.

Mr. Powell was present and explained his reasons for the interpretation. Mr. Powell looked at the zoning map which showed a substantial buffer on his property; he questioned what is it and why is it so significant - it's 17 acres; he can only put up a fence or hedge, nothing else; he feels he should have some use of the land; he would like an interpretation from the Board so he knows what he can and cannot do. Discussion was held, including:

- Mr. Brick stated that the buffer takes away use of the land; it is what appears on the valid zoning map. Mr. Brick reviewed procedure and process: Mr. Cashin makes a decision of what believes the zoning allows; anyone can appeal his interpretation; the Planning/Zoning Board has ability to review/modify the decision.
- Mr. Cashin does not know how the Zoning Board could place the buffer on the neighbor's property; burden should be on the other person's property (industrial user).
- Mr. Brick explained that in 2006-2008 review was done of the 1961 zoning map. In 2012 or 2013 Zoning change was never adopted; the Town Board attempted to adopt local law which resulted in a lawsuit. As a result of that lawsuit, local law was declared null and void which put the 1961 Zoning Map back into effect.
- 1B: Property could be classified as industrial; Mr. Powell's land to the south is zoned industrial; 225 acres are split into three zones.

Mr. Schmitt made a motion to declare the Planning/Zoning Board lead agency; seconded by Ms. Tutay; all in favor. Mr. Cashin and Mr. Brick will look into who the other interested parties will be. The interpretation application will remain on the agenda for the next meeting.

Area Variance

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.

Site Plan Review

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

Subdivision

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. Nolan (applicant) was present and provided an update on the applications. Mr. Cashin will contact MJ Engineering to ask them to review Mr. Nolan's engineer's plan and to provide Board with their comments before public hearing is held and to be available to answer questions.

Mr. Schmitt made motion to schedule public hearing on February 8, 2021; seconded by Mr. Gonzalez; all in favor.

Adjournment

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