

TOWN OF COEYMANS PLANNING/ZONING BOARD MEETING  
January 27, 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:

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.

Approval of Minutes

Mr. Schmitt made motion to approve the minutes of January 11, 2021; with one correction – Mr. Collins was not listed as present; seconded by Mr. Collins; all in favor.

Report of the Building Inspector

Mr. Cashin stated that tonight's agenda includes RMN Properties and Powell interpretation.

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.

Discussion from last meeting was reviewed and continued. The Town Board will be placing a six month moratorium on any changes to zoning for the entire Town so that the Comprehensive Plan process can be completed. There is nothing for the Planning/Zoning board to do at this time. The application will remain on the agenda.

### 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, Ravena 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, Ravena NY Tax Map #168.13-2-20

Mr. Schmitt read Albany County Planning Board's recommendation to modify local approval to include: notification of the application should be sent to the Village of Ravena, including all required notices pursuant to GML Section 239-nn.

### Subdivision

**RMN Properties, LLC 20-010 SD:** An application for a minor subdivision on property owned by RMN Properties on 2483 US 9W, Ravena 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 read Albany County Planning Board's recommendation. Their recommendation was to modify local approval to include: (1) Notification of the application should be sent to the Village of Ravena, including all required notices pursuant to GML Section 239-nn; (2) Highway work permits will be required from NYSDOT for entrances to the state highway, utility connections, and any other construction in the right-of-way; (3) NYSDOT should be consulted about the driveway for Lot 2 since the point where the east edge of the driveway meets the state road is in Lot 1's frontage; (4) The northerly driveway appears to be insufficiently angled to discourage left outs – the curb cut should be chenalized.

The recommendation also included an Advisory: (1) The acreage of physical disturbance listed on EAF and on site plans does not match. The site plan shows the limits of clearing as 0.9 plus or minus acres. The applicant needs to be aware that any unauthorized disturbances over one acre in size could result in potential fines and stop work orders from the NYSDEC. (2) The out-swing door at the main entrance encroaches on the required 5'x5' landing at the top of the curb ramp. (3) The chain-link fence should be relocated or the property line should be adjusted so that part of Lot #1's property isn't enclosed by Lot #2's fence. (4) Lot #2's service laterals should either have an easement across Lot 1 or be relocated to Route 143.

Mr. Brick stated that the engineer should be ready to address the items listed in the ACPB's recommendations.

Adjournment

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