

**TOWN OF COEYMANS**  
**PLANNING BOARD / ZONING BOARD OF APPEALS**  
18 RUSSELL AVENUE  
RAVENA, NEW YORK 12143

Mr. Schmitt (Chair) \_\_\_\_\_  
Ms. Hopkins \_\_\_\_\_  
Ms. Tutay \_\_\_\_\_  
Mr. Harris \_\_\_\_\_  
Mr. Gonzalez \_\_\_\_\_  
Mr. Nolan \_\_\_\_\_  
Mr. Collins \_\_\_\_\_  
Mr. Boomer \_\_\_\_\_

The Planning Board/ ZBA  
meeting will be held on  
Wednesday, July 28 2021,  
at 7:00 PM  
in the Town Hall  
18 Russell Avenue,  
Ravena, New York 12143

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**AGENDA**

**CALL TO ORDER**

- A. Determination of a Quorum
- B. Pledge of Allegiance
- C. Reading or Waiver of Reading of Public (Notices)
- D. Appointment of Vice-Chair

**APPROVAL OF THE MINUTES**

July 12, 2021

**REPORT OF THE BUILDING INSPECTOR**

**NEW BUSINESS**

**AREA VARIANCE**

**James Entrott 21-007 ZAV:** An application for an area variance on property owned by him located at 1638-1642 US 9W, Coeymans, NY, tax map # 144.-1-17. He is requesting a 10' relief to the 100' lot width requirement.

**Kathryn Pilhofer 21-006 ZAV:** An application for an area variance on property owned by her located at 1018 Starr Road, Ravena, NY, tax map # 132.-5-1. She's requesting a 28 foot rear yard variance to the lot line for the placement of a rear deck.

**Daniel Therrien 21-005 ZAV:** An application for an area variance on property owned by him located at 125 Alcove Road, Alcove NY, tax map# 166.-1-52. He's requesting a 10 foot variance to the lot line for the placement of a storage shed.

**FLOOD DAMAGE PREVENTION VARIANCE**

**INFORMATIONAL – DISCUSSION:**

**INTERPRETATION OF ZONING ORDINANCE**

## SITE PLAN REVIEW

## SPECIAL USE PERMIT

## SUBDIVISION

**JAMES ENTROTT** – An application for a two lot subdivision on property owned by James Entrott, located at 1638-1642 US 9W, tax map # 144.-1-17. 2.5 acres to be divided into two lots: Lot 1 – 1.25 plus or minus acres, and Lot #2 to be 1.25 plus or minus acres.

**PUBLIC HEARING - Stanton Legacy Farm, LLC 21-005SD:** An application for a two lot subdivision on property owned by Stanton Legacy Farm, LLC, located on Biers Road, tax map # 131.-3-5.24. 135.4 acres to be divided into two lots: Lot #1 to be 49.1 plus or minus acres, and Lot #2 to be the remaining 86.3 plus or minus acres.

## USE VARIANCE

**Kathleen Palmer, LLC. 20-002 ZUV:** An application for a use variance on property owned by her at 11 Second Street, Coeymans NY tax map# 168.12-2-8. She's requesting a use variance to turn the first floor of the existing garage into a Bagel Shop.

## OLD BUSINESS

## ANNOUNCEMENT

**Date of Next Scheduled Meeting –Monday, August 9, 2021 at 7:00 PM**