

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
Monday, July 12 2021,
at 7:00 PM
in the Town Hall
18 Russell Avenue,
Ravena, New York 12143

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

June 23, 2021

REPORT OF THE BUILDING INSPECTOR

NEW BUSINESS

AREA VARIANCE

Public Hearing – Kathryn Pilhofer 21-006 ZAV: Ann 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.

FLOOD DAMAGE PREVENTION VARIANCE

INFORMATIONAL – DISCUSSION:

Robert Whalen 21-002 INT: ‘Sketch Plan Conference’ for a two lot subdivision of land owned by him located at 527 CR 111, Tax Map# 177.-1-23, subdividing a 5.10 acre lot, sizes to be determined.

INTERPRETATION OF ZONING ORDINANCE

SITE PLAN REVIEW

SPECIAL USE PERMIT

SUBDIVISION

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

Public Hearing - 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 –Wednesday July 28, 2021 at 7:00 PM