

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

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

The Planning Board/ ZBA  
meeting will be held on  
Wednesday, September 22, 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)

**APPROVAL OF THE MINUTES**

September 13, 2021

**REPORT OF THE BUILDING INSPECTOR**

**NEW BUSINESS**

**AREA VARIANCE**

**Northern Traffic Consultants** - An application for an area variance for property owned by Northern Traffic Consultants, located at 23 Pratt Lane, tax map # 141.-1-20.1. They are requesting a 20' front setback variance from the front lot line for the construction of a garage.

**FLOOD DAMAGE PREVENTION VARIANCE**

**INFORMATIONAL – DISCUSSION:**

## Sketch Plan Conference

### 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.

### USE VARIANCE

### OLD BUSINESS

### ANNOUNCEMENT

Date of Next Scheduled Meeting –Tuesday , October 12, 2021 at 7:00 PM