

TOWN OF COEYMANS PLANNING/ZONING BOARD MEETING
September 13, 2021

Attendees

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

Members Absent: Mr. Gonzalez

Also Present: Mr. Cashin, Mr. Brick, 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 member absent. Mr. Schmitt led the Pledge of Allegiance. Mr. Schmitt welcomed Mr. Pietropaoli as new Planning/Zoning Board member. Mr. Schmitt read the public notices for the Entrott public hearings.

Approval of Minutes

Mr. Schmitt made motion to approve the minutes of August 25, 2021; seconded by Mr. Nolan; all in favor.

Report of the Building Inspector - None

Public Hearings: Mr. Schmitt opened the Entrott Public Hearings and provided the number for the public to call. Mr. Schmitt then moved ahead to the next agenda item to allow time for the public to call.

Sketch Plan Conference

Four Lot Subdivision – Robert LaCosta, 1604 River Road, Tax Map #145.-1-4: Four lot subdivision with a common access requiring “Open Development Area” per Town Law Section 280-A.

Mr. LaCosta was present. He presented an overview of the property and explained what he would like to do with the property. Mr. LaCosta wants to downsize and build another house on the property and would like the Board’s input/suggestions. Various options and pros and cons were discussed, including common access/open development area, common and shared driveway, road maintenance agreement, right of way/easement, variances, set back requirements, and lot subdivision.

Mr. LaCosta was encouraged to determine specifics first, come up with a short term and intermediate plan and have his attorney look at the deed.

Public Hearings: The Board returned to the public hearing portion of the agenda. Ms. Tutay made motion to close the public hearings; seconded by Mr. Nolan; all in favor.

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.

Mr. Schmitt read into the record ACPB's recommendation regarding the area variance: Modify local approval to include: The Albany County Planning Board recommends that the Town should request the applicant to pass the overall state statutory test to demonstrate any "unnecessary hardship" before granting the area variance.

Discussion was held. Mr. Schmitt made motion to declare this a Type 2 for the area variance; it is an unlisted action; and there is a negative declaration; seconded by Mr. Nolan; all in favor.

Mr. Nolan made motion to approve the area variance; seconded by Mr. Collins; all in favor.

James Entrott: An application for a two lot subdivision on property owned by James Entrott located at 1638-1642 US 9W, Tax Map #144.-1-17.25 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.

Discussion was held regarding the fact that the ACPB did not send recommendation for the subdivision; they didn't want to discuss it until this Board ruled on the area variance first. It was not clear why ACPB wanted the two applications to be separated. They have 30 days to make a decision. Their next meeting is September 16, 2021. The Planning/Zoning Board tabled action on the two lot subdivision until next week's meeting.

Adjournment

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