

TOWN OF COEYMANS PLANNING/ZONING BOARD MEETING
September 22, 2021

Attendees

Members Present: Mr. Schmitt, Ms. Hopkins, Ms. Tutay, Mr. Gonzalez, Mr. Pietropaoli

Members Absent: Mr. Collins, Mr. Nolan, Mr. Boomer

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 – two members and alternate member absent. Mr. Schmitt led the Pledge of Allegiance.

Approval of Minutes

Mr. Schmitt made motion to approve the minutes of September 13, 2021; seconded by Ms. Tutay; all in favor.

Report of the Building Inspector – None

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 foot front setback variance from the front lot line for the construction of a garage.

Mr. Sands was present and explained reason for the garage: he needs a heated shop for equipment and storage; the garage would be 60'x80' with 16 foot side walls. Discussion was held and included:

- He has the plans for a pre-engineered storage building.
- Property is zoned residential/agricultural
- He has been operating his business there for 20 years.
- Property was owned by his parents who operated a trucking company on the property in the 1980s.
- Area variance and use variance were discussed.

- Need to go back and look at zoning code to see what was allowed in the 1980s; could be a nonconforming use. Trucking company was an allowable use; grandfathered in.
- No violations have ever been issued in the past.
- For non-conforming use Mr. Sands would have to request an interpretation and a public hearing would have to be held.
- Timeline was discussed for both an interpretation and use variance: interpretation for nonconforming use could be placed on October 12 meeting agenda then schedule public hearing for October 27 meeting. Could schedule area variance for set back for last meeting in October; Albany County Planning Board would have to weigh in.

Applicant will provide Mr. Cashin with information and Mr. Cashin will meet with him at the location.

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. 2.25 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.

Public hearing had been held; were waiting for Albany County Planning Board's recommendation. The application had been sent the same time as the application for the area variance. ACPB had sent their recommendation for the area variance but not for the subdivision; they wanted Planning/Zoning Board to approve the area variance first; then ACPB would review the subdivision application. They did not put the subdivision on their agenda for their September 16 meeting. General Municipal Law 239 states they have 30 days to act; it has now been more than 30 days sent application was sent to them; we do not need a super-majority vote; Board can act on the application tonight.

Ms. Tutay made motion to approve the two lot subdivision; seconded by Mr. Gonzalez; all in favor.

Adjournment

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