

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, December 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

December 13, 2021

REPORT OF THE BUILDING INSPECTOR

NEW BUSINESS

USE VARIANCE

COEYMANS RECYCLING CENTER, LLC – CARVER LARAWAY 21-003 ZUV: An application for a use variance on property owned by CRC, LLC/Carver Laraway at 14 Dock Street, Coeymans NY, tax map # 168.12-3-26. They are requesting a use variance to allow a 7 unit multifamily dwelling in the R-2 Zone. The building is currently listed as a single family home.

SUBDIVISION

HOLCIM (US) INC., - ATLANTIC CEMENT INC. 21-008 SD: An application for a subdivision on property owned by Holcim Inc. – Atlantic Cement Inc., Spoor Road & State Route 143, Coeymans NY, Tax Map # 156.-2-11. They are requesting a two – lot subdivision; Lot 1 to be 12.7 +/- acres and Lot #2 to be the remaining 3203 +/- acres.

SITE PLAN REVIEW

SHAD ISLAND LLC – An application for a site plan review on property owned by Shad Island LLC, 1616 River Road, Coeymans NY, tax map # 145.-1-5.1.

OLD BUSINESS

ANNOUNCEMENT

Date of Next Scheduled Meeting –Monday, January 10, 2022 at 7:00 PM

~All meeting materials can be obtained during regular business hours at the Coeymans Building Department~

AREA VARIANCE

Sketch Plan Conference

Sketch Plan Conference

Proposed two-lot subdivision on property owned by Lorri McCarthy located at 1671 SR 143, tax map # 165.-1-23.1. Lot # 1 to be 1.953 plus or minus acres, and lot#2 to be the remaining 76 plus or minus acres.

Proposed four-lot subdivision on property owned by Christina DiPierro located at 65 Fox Street, tax map # 145.-2-36.1. Lot #1 to be 3 plus or minus acres, lot#2 to be 3 plus or minus acres, lot #3 to be 3 plus or minus acres, and lot#4 to be the remaining 25 plus or minus acres.

An area variance on property owned by Christina DiPierro located at 65 Fox Street, tax map # 145.-2-36.1. An area variance to the 100 foot lot width requirement for her proposed subdivision.

INFORMATIONAL – DISCUSSION:

INTERPRETATION OF ZONING ORDINANCE

SPECIAL USE PERMIT

FLOOD DAMAGE PREVENTION VARIANCE

- **PLANNING BOARD/ZONING BOARD OF APPEALS PROCEDURES**

PUBLIC HEARING - COEYMANS RECYCLING CENTER, LLC – CARVER LARAWAY 21-003 ZUV: An application for a use variance on property owned by CRC, LLC/Carver Laraway at 14 Dock Street, Coeymans NY, tax map # 168.12-3-26. They are requesting a use variance to allow a 7 unit multifamily dwelling in the R-2 Zone. The building is currently listed as a single family home.

PUBLIC HEARING - HOLCIM (US) INC., - ATLANTIC CEMENT INC. 21-008 SD: An application for a subdivision on property owned by Holcim Inc. – Atlantic Cement Inc., Spoor Road & State Route 143, Coeymans NY, Tax Map # 156.-2-11. They are requesting a two – lot subdivision; Lot 1 to be 12.7 +/- acres and Lot #2 to be the remaining 3203 +/- acres.

PUBLIC HEARING - Northern Traffic Consultants – 21-007ZAV: An application for a 20' side lot Variance for shed placement on property owned by Northern Traffic Consultants, 23 Pratt Lane, Tax Map # 141.-1-20.1

PUBLIC HEARING - Susan Appleby – 21-008ZAV: An application for a 22' side yard Variance for the purpose of adding a 12'x 28' addition to the existing home owned by Susan Appleby, 272 Starr Rd, Tax Map # 155.-1-56.

PUBLIC HEARING - Stanton Legacy Farm, LLC 21-007SD: An application for a three 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 three lots: Lot #1 to be 49.7 plus or minus acres, Lot #2 to be 85.3 plus or minus acres, Lot #3 to be 1 plus or minus acre.

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.

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.

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. **Public Hearing 10/27**

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.

ANGELO VENTURA – An application for a 2 lot subdivision on property owned by Angelo Ventura, located at 1682 Rt 9W, tax map # 144.-1-22, proposed to move his north boundary line approximately 8' to the north.

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.

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

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.

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.

D. Appointment of Vice-Chair

Public Hearing - William Horton 21-001INT: An application for an appeal for the issuance of a building permit for a pole barn on property owned by **Dylan & Kara Proper** on Jacob Lane, Coeymans Hollow, NY parcel # 141-2-13

Two-Lot Subdivision – Paul Osterhout, Gedney Hill Road, Tax Map # 166.-3-40.3: Lot #1 to be .46 +/- acres; Lot #2 to be 10.78 +/- acres.

Christina DiPierro:

Discussion for a two-lot subdivision on property located at 65 Fox Street, tax map # 145.-2-36.1

Ben VanEtten:

Discussion for a two-lot subdivision located on Miller Road, tax map # 144.-1-4.5

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. **Public Hearing 8/25 ACPB**

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 8/25 ACPB**

William Horton 21-001INT: An application for an appeal for the issuance of a building permit for a pole barn on property owned by **Dylan & Kara Proper** on Jacob Lane, Coeymans Hollow, NY parcel # 141-2-13.

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.

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.

Public Hearing - Daniel Therrien 21-005ZAV: 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. **Leave open**

William Horton 21-001INT: An application for an appeal for the issuance of a building permit for a pole barn on property owned by **Dylan & Kara Proper** on Jacob Lane, Coeymans Hollow, NY parcel # 141-2-13. **Revoked permit**

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. **PH 7/23**

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.

PUBLIC HEARING 11/24

Ten Eyck B Powell III, Summit Ridge Energy 20-002SPR: An application for a site plan review regarding Powell Solar located at 87 Bronk Road, Selkirk, Tax Map # 156.-3-1.1.

Mark Flach 20-006SD: An application for a minor subdivision on property owned by him located on 408 CR 101, Ravena NY, Tax Map #143.-2-19.1. The 102.64 acre parcel is to be subdivided into 2-lots. Lot #1 is to be 5.415 plus or minus acres and the remaining lands to be 97.22 plus or minus acres.

Ten Eyck B Powell III, Summit Ridge Energy 20-002SPR: An application for a site plan review regarding Powell Solar located at 87 Bronk Road, Selkirk Tax Map # 156.-3-1.1.

Ten Eyck B Powell III, Summit Ridge Energy 20-002SPR: An application for a site plan review regarding Powell Solar located at 87 Bronk Road, Selkirk Tax Map # 156.-3-1.1.

Donald E, Smith 20-009SD: An application for a minor subdivision on property owned by him located on 294 Alcove Road , Coeymans Hollow NY, Tax Map #178-1-14.1. The 11.65 acre parcel is to be subdivided into 2-lots. Lot #1 is to be 1.65 plus or minus acres and the remaining lands to be 10 plus or minus acres.

Ten Eyck Powell III 20-001 ZInter: An application for an Interpretation on property owned by him located at 87 Bronk Road, Selkirk, NY 12158, Tax map # 156.-3-1.1. The interpretation is for district boundaries.

Michael O'Brien, 20-011SD: An application for a minor subdivision on property owned by him on 17 Ringwald Road, Tax map # 178-1-11.1. The 18 acre parcel is to be subdivided into 2 lots. Lot#1 to be 7.5 plus or minus acres and lot#2 to be 10.5 plus or minus acres.

RMN Properties, LLC. 20-002 ZAV: An application for two area variances on property owned by RMN Properties LLC at 2483 US 9W, Ravena NY tax map# 168.13-2-21. One area variance is for a sideline setback and one for lot size, a reduction of 19 percent. A variance to lot width, requesting a reduction of twelve feet.

Coeymans Recycling Center Inc. 21-001SPR: An application for a site plan review regarding the proposed Office Building at 50-194 Coeymans Industrial Park Lane, Coeymans, Tax Map # 156.-4-6.11.

Albany Water Board/Water Department 21-002SPR: An application for a site plan review regarding the proposed Three Story Office Building at 156 CR 111, Alcove, Tax Map # 153.-3-1.1.

Coeymans Recycling Center LLC 21-001SD: An application for a minor subdivision on property owned by them located at 3 Stone House Hill Road, Coeymans NY, Tax Map #168.-2-6. The 2.71 acre parcel is to be subdivided into 2-lots. Lot #1 is to be 1.63 plus or minus acres and Lot #2 to be 1.08 plus or minus acres.

Coeymans Recycling Center LLC 21-002SD: An application for a minor subdivision on property owned by them located at 50/194 Coeymans Industrial Park Lane, Coeymans NY, Tax Map #156.-4-6.11. The 88.15 acre parcel is to be subdivided into 3-lots. Lot #1 is to be 8.40 plus or minus acres and Lot #2 to be 32 plus or minus acres and remaining lands being 47.75 plus or minus acres.

Keith Flach 21-003 SD: An application for a minor subdivision on property owned by him located at 197 Tompkins Road, Ravena NY, Tax Map #155.-1-7.31. The 22.44 acre parcel is to be subdivided into 2-lots. Lot #2 to be 5.94 plus or minus acres (7.90 acres after merge) and Lot #3 to be 16.5 plus or minus acres. Lot# 1 shows a lot line adjustment off of Tax map# 155-1-7.2 owned by John Flach at 171 Tompkins Road (a 10.65 acre parcel) which will merge 1.96 plus or minus acres to Lot #2, increasing the acreage to 7.90 plus or minus acres.

Joseph Tanner: A discussion regarding a proposed 'land swap' between the Tanners and Atlantic Cement Co. Inc. The 12.7 acre parcel presently owned by Atlantic Cement Co. Inc. located on the corner of SR 143 and Spoor Road (tax map # 156.-2-1.11) will be created by a minor subdivision. (To be exchanged with Tanner's property on Jarvis Road North tax map# 143.-3-3, in the Industrial zone.)
A variance will be required for the back side of the 12.7 acre parcel which is in the Industrial zoning

PUBLIC HEARING - Stanton Legacy Farm, LLC 21-007SD: An application for a three 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 three lots: Lot #1 to be 49.7 plus or minus acres, Lot #2 to be 85.3 plus or minus acres, Lot #3 to be 1 plus or minus acre.

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district.