TOWN OF COEYMANS PLANNING/ZONING BOARD MEETING

October 27, 2021

Attendees

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

Members Absent: Mr. Collins, Mr. Gonzalez, 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 were absent. Mr. Schmitt led the Pledge of Allegiance. Mr. Schmitt read the three public notices for the public hearings.

Approval of Minutes

Mr. Schmitt made motion to approve the minutes of October 12, 2021; seconded by Mr. Nolan; all in favor.

Report of the Building Inspector

Mr. Cashin reported that the Albany County Planning Board reviewed the Entrott subdivision; they deferred to local consideration.

Public Hearings: Mr. Schmitt opened the three scheduled public hearings; provided the phone number for the public to use for commenting. No one from the public had called in.

**Northern Traffic Consultants – 21-007 ZAV**: 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.

Mr. Gordon Sands was present. Discussion was held. EAS short form had been submitted. Albany County Planning Board recommendation was to defer to local consideration; no significant county-wide or inter-municipal impact.

Mr. Nolan made motion to classify this as a Type 2 action; seconded by Ms. Tutay; all in favor.

Mr. Nolan made motion to close the public hearing; seconded by Mr. Pietropaoli; all in favor.

The five factors for the Board to consider for an area variance were discussed. Results of that discussion: #1 change to character of the neighborhood – no; #2 financial hardship – no; #3 substantial – no; #4 adverse impact – no; #5 self-created – yes.

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

Mr. Sands inquired about reclaiming the road from the Town. The Town Highway Superintendent would be the contact.

**Susan Appleby - ZAV 21-008 ZAV**: An application for a 22’ side yard variance for the purpose of adding a 12’x28’ addition to the existing home owned by Susan Appleby, 272 Starr Road, Tax Map #155.-1-56

Applicant was not present. Discussion was held.

Mr. Pietropaoli made motion to classify the application as a Type 2; seconded by Ms. Tutay; all in favor.

Albany County Planning Board’s recommendation was to defer to local consideration; no significant county-wide or inter-municipal impact.

Mr. Nolan made motion to close the public hearing; seconded by Mr. Pietropaoli; all in favor.

The five factors for the Board to consider for an area variance were discussed. Results of that discussion: #1 change to character of the neighborhood – no; #2 financial hardship – no; #3 substantial – no; #4 adverse impact – no; #5 self-created – yes.

Ms. Tutay made motion to approve the area variance; seconded by Mr. Pietropaoli; all in favor.

**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; and Lot #3 to be one plus or minus acres.

Applicant was not present. Discussion was held. Short form EAS had been submitted.

Mr. Schmitt made motion to declare this an unlisted action and a negative declaration for SEQRA; seconded by Mr. Nolan; all in favor.

Albany County Planning Board recommendation: Defer to local consideration; no significant county-wide or inter-municipal impact; advisory: the site plan does not show boundaries of both of the proposed lots.

Mr. Nolan made motion to close the public hearing; seconded by Mr. Pietropaoli; all in favor.

Mr. Schmitt made motion to approve the three lot subdivision conditioned that the lot to be merged is indicated with a “Z” on the map; seconded by Mr. Nolan; all in favor.

Miscellaneous

Board members were reminded that the annual four hour training will be held at 6:00 p.m. on November 10, 2021.

Mr. Brick made the Board aware of the amendment to the public meetings law which recently enacted by Governor Hochul; some clarification is needed. Mr. Brick will keep the board updated.

Adjournment

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