TOWN OF COEYMANS PLANNING/ZONING BOARD MEETING

November 23, 2021

Attendees

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

Members Absent: 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 –one board member and alternate member were absent. Mr. Schmitt led the Pledge of Allegiance. Reading of the public notices was waived.

Approval of Minutes

Mr. Schmitt made motion to approve the minutes of November 13, 2021; seconded by Mr. Nolan; all in favor.

Report of the Building Inspector – None

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 seven unit multifamily dwelling in the R-2 Zone. The building is currently listed as a single family home.

Mr. Nick Laraway was present and provided background information. Discussion was held, including:

* The building was built in the 1830s and renovated in the 1930s; it was seven units
* They are working with the NYS Department of Parks on the historical renovation.
* The plan is to restore it to prior use; this is the first step in the process.
* It is a key part of the Coeymans Landing District.
* Phase 1 was submitted to the Department of Parks; will be submitting Phase 2.
* It was once a six residence building
* There are a lot of historical elements which can’t be changed.
* They acquired 9 First Street from the Albany County Land Bank and they will use that for parking.
* Planning/Zoning Board and Albany County Planning Board time line process was discussed.
* Long form EAS will be needed.

Ms. Tutay made motion to declare the Planning/Zoning Board lead agency; seconded by Mr. Nolan; all in favor.

Mr. Nolan made motion to schedule public hearing on December 13, 2021; seconded by Ms. Tutay; all in favor.

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 and SR 143, Coeymans NY, Tax Map #156.-2-11. They are requesting a two lot subdivision: Lot #1 to be 12.7 plus or minus acres and Lot #2 to be the remaining 3203 plus or minus acres.

Mr. and Mrs. Tanner, Mr. Joe Bianchine from ABD Engineering and Mr. Aaron Kelsey from Holcim were present. Discussion was held and included:

* Mr. Tanner will receive 12 acres
* Survey was done
* There is sufficient road frontage
* The most restricted zone (residential) will apply.
* Driveway to be located near the corner of Spoor Development Road and Spoor Road.
* Once the deed is put into the Tanners’ name it will be in the Residential/Agricultural zone.
* Property is wooded and undeveloped
* Mr. Nolan commended Holcim for stepping up and finding a solution to the problem. Mr. Kelsey said that everyone worked together.
* Application to be sent to Albany County Planning Board and a public hearing needs to be scheduled.

Ms. Tutay made motion to declare Planning/Zoning Board lead agency; seconded by Mr. Nolan; all in favor.

Mr. Schmitt made a motion to declare this a minor subdivision; seconded by Mr. Nolan; all in favor.

Mr. Schmitt made a motion to schedule public hearing on December 13, 2021; seconded by Mr. Nolan; all in favor.

Adjournment

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