TOWN OF COEYMANS PLANNING/ZONING BOARD MEETING

December 13, 2021

Attendees

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

Members Absent: Mr. Schmitt, 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 board members and alternate member were absent. Mr. Nolan led the Pledge of Allegiance. Mr. Nolan read the public notices for the two public hearings.

Approval of Minutes

Mr. Collins made motion to approve the minutes of November 23, 2021; seconded by Ms. Tutay; all in favor.

Report of the Building Inspector – None

Public Hearings Mr. Nolan provided the public with the telephone number to call in their comments.

**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. Nolan made motion to open the public hearing; seconded by Ms. Tutay; all in favor.

Mr. and Mrs. Tanner, Mr. Joe Bianchine from ABD Engineering and Mr. Aaron Kelsey from Holcim were present. Discussion was held and included: Mr. Bianchine provided an overview; land is being swapped between the Tanners and Holcim; pins need to be set on the property; a member of the audience, Mr. Dan Oakes, had a concern about his driveway being used as a second egress – Mr. Tanner assured him that that was not the case.

Application was sent to Albany County Planning Board which meets on December 16. The Planning/Zoning Board will act on the application at our next meeting (December 22).

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

**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. Nolan made motion to open the public hearing; seconded by Mr. Collins; all in favor.

Mr. Nick Laraway was present and provided the board with his written responses to the four criteria needed to be met for a use variance; the responses were discussed. The board felt that the project meets all of the requirements for a use variance. Other discussion was held, including:

* Parking for the residence will be at 9 First Street which will be paved. Mr. Cashin mapped out 11 parking spaces.
* They are working with the NYS Department of Parks on a full historical renovation. There are many restrictions but applicant is willing to make the investment to keep it historical.

Mr. Nolan made motion to close the public hearing; seconded by Mr. Collins; all in favor. No action to be taken until Albany County Planning Board reviews the application.

New Business: Subdivision Sketch Plan Conferences ad Area Variance

**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.

Applicant was present and explained that she wants to give two acres to her son who has a house on it; remaining land to be hers. Discussion was held, including: meets lot size and frontage; a survey needs to be done; surveyor needs to plot the leach field on the map; needs to be sent to the Albany County Planning Board; Albany Water Board can be notified. Applicant will return to the Planning/Zoning board after the survey and map have been completed.

**Proposed four lot subdivision** on property owned by Christina DePierro 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. AND

**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.

Christiana DePierro and Kevin Fagan were present and distributed information to the Board which was reviewed and discussed. Mr. Fagan had appeared before the Board on August 9 when they were in the process of purchasing the property. The board had provided him with information, requirements, regulations and process. They have purchased the property and would like to pursue subdividing it.

Discussion was held on the subdivision and area variance and included:

* The property is 32 acres
* It will be a minor subdivision; three of the lots would each be three acres
* They will live in the big house
* They will build the three houses.
* Lots would be landlocked – they need frontage on a public street.Area Variance would be needed for lot width and front yard set back
* Driveway and easements for maintenance were discussed
* An existing building is bisected by a property line; it would have to be demolished or property line would need to be moved.
* A road has many requirements, including being sufficient for fire apparatus access. Fire Chief would have to look at the plans.

Open development area permit was discussed. The applicants were recommended to obtain the open development area permit (Town Law 280-a). They should contact the Town Supervisor. Once the permit is applied for and submitted to the Town Board, the Town Board will send it to the Planning/Zoning Board for their recommendation; then Town Board will schedule a public hearing. If it is approved by the Town Board, then applicant can proceed with the application process through the Planning/Zoning Board for the area variance and subdivision.

Miscellaneous

Liotta Property: Three phrase electrical service was installed yesterday. Mr. Liotta added six inter-model containers on the property for which Mr. Cashin issued a stop work order. This is not a Planning/Zoning Board issue – it’s an enforcement issue.

Adjournment

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