TOWN OF COEYMANS PLANNING/ZONING BOARD MEETING

January 10, 2022

Attendees

Members Present: Mr. Schmitt, Mr. Collins, Mr. Pietropaoli, Mr. Boomer, Mr. Nolan, Mr. Gonzalez, Mr. teRiele, Ms. Grogan

Members Absent:

Also Present: Mr. Brick, Mr. Chmielewski, Ms. Ziegler

Public Present:

Call to Order/Pledge of Allegiance

Meeting was called to order at 7:00 p.m. There was a quorum – full board present. Mr. Schmitt welcomed Mr. Boomer as a new member (former alternate), new member Mr. teRiele and alternate member Ms. Grogan. 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 December 22, 2021; seconded by Mr. Pietropaoli; all in favor.

Report of the Building Inspector

Mr. Chmielewski reported that Mr. Lane (area variance application) would not be present tonight.

Area Variance

**Colleen Lane 22-001 ZAV**: An application for a seven foot side lot variance for garage placement on property owned by her, 459 County Route 111, Alcove, Tax Map #177.-1-29.

Applicant was not present. Discussion was held and included:

* The area variance is for 23 foot not seven
* Property does not meet the 30 foot setback.
* Applicant wants to put a garage on the property 150 feet from the right property line and seven feet from the left property line.
* Tabitha Beck is the neighbor on the left.
* It is in the R/A district
* Needs to be sent to Albany County Planning Board and a public hearing would have to be held.
* There is no survey on file.

Mr. Chmielewski will contact the applicant and request that a survey be completed. Application will be held until the next meeting.

Subdivision

**Michael and Sherry O’Brien – 22-001 SD**: An application for a two lot subdivision on property owned by Michael and Sherry O’Brien located at 17 Ringwald Road, Alcove, Tax Map #178.1-11.11. 9.33 acres to be divided into two lots: Lot #1 to be 3.09 plus or minus acres and Lot #2 to be 6.24 plus or minus acres.

Applicants were not present. Discussion was held and included:

* Lot #2 is the result of a previous subdivision approved in 2021.
* Needs to be sent to the Albany County Planning Board and a public hearing has to be held.

Mr. Nolan made motion to schedule public hearing on January 26, 2022; seconded by Mr. Collins; all in favor.

Mr. Nolan made motion to declare Planning/Zoning Board as the lead agency and to declare this as a minor two lot subdivision; seconded by Mr. Boomer; all in favor.

Adjournment

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