TOWN OF COEYMANS PLANNING/ZONING BOARD MEETING

February 23, 2022

Attendees

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

Members Absent: Mr. Nolan, Mr. Gonzalez, Ms. Grogan

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 – two board members and alternate member were absent. Reading of public notices was waived. Mr. Schmitt led the Pledge of Allegiance.

Approval of Minutes

Mr. Schmitt made motion to approve the minutes of January 26, 2022; seconded by Mr. Pietropaoli; all in favor.

Report of the Building Inspector -None

New Business - Subdivision

**Denise Connell – 22-004SD**: An application for a three lot subdivision on the property owned by her located at Jarvis Road South, Tax Map #167.-2-1. 75 acres to be divided into three lots: Lot #1 to be 1.84 plus or minus acres, Lot #2 to be 1.84 plus or minus acres, and Lot #3 to be 71.82 plus or minus acres.

Mr. Connell was present; consent form was on file for him to represent applicant. Map was reviewed and discussion was held including:

* Two smaller lots meet the 80,000 square foot minimum
* There are no houses on any of the lots; there is an old foundation on the larger lot
* Does not meet qualifications for a 239 to be submitted to Albany County Planning Board.

Mr. Schmitt made motion to declare this a minor subdivision, declare Planning/Zoning Board as lead agency under SEQRA, and to schedule public hearing for March 14, 2022; seconded by Mr. Pietropaoli; all in favor.

Old Business - Subdivision

**Michael and Sherry O’Brien – 22-001SD:** An application for a two lot subdivision on property owned by them 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.

Mr. O’Brien was present. Discussion was held.

Albany County Planning Board Recommendation was to modify local approval to include notification of the application should be sent to Greene County, including all required notices pursuant to GMC Section 239.nn.

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

Mr. Boomer made motion to approve the subdivision with the caveat that Mr. Chmielewski will notify Greene County pursuant to Albany County Planning Board’s recommendation; seconded by Mr. Collins, all in favor.

Miscellaneous/Old Business

Civill Avenue Senior Housing: No reply has been received from Mr. Barrett.

LaCosta Subdivision: Mr. LaCosta dropped off maps to the Building Department today; application will be placed on March 14, 2022 meeting agenda.

Tryon Subdivision: Mr. Chmielewski has heard nothing regarding survey and map being completed.

Powell Interpretation: Mr. Brick provided an overview of the zoning map issue, including:

In 2001 someone asked for a re-zone and for the Town to authorize creation of a comprehensive plan. In 2006 it was created and included a map of the existing zoning.

In 2013 Carver asked for a re-zone west of Route 144. A local law was passed and map was changed. A lawsuit was brought by the neighbors and judge threw out the zoning. Zoning reverted back to 2005 Laberge map.

In 2014 Carver asked for a re-zone of nine parcels; went to court and settled; nine lots were zoned industrial in 2017. Judge ruled that there was not enough SEQRA – wasn’t analyzed enough.

In 2017 CT Maile was asked to re-do the zoning map. Mr. Brick spoke to Town Supervisor McHugh today. Mr. McHugh has asked staff to look at the records from 2017-2019; the 2017 map never got passed. The Town wants MJ Engineering to do a new zoning map.

Lane Area Variance: Nothing has been heard from applicant regarding a survey.

Adjournment

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