TOWN OF COEYMANS PLANNING/ZONING BOARD MEETING

June 28, 2023

Attendees

Members Present: Mr. Nolan, Ms. Stanton, Mr. Pietropaoli, Mr. Boomer, Mr. teRiele, Mr. Cinque

Members Absent: Mr. Collins, Ms. Grogan

Also Present: Mr. Keniry, 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 absent. Mr. Nolan led the Pledge of Allegiance. Mr. Nolan read the notices for the two public hearings (Ortiz and Luck).

Approval of Minutes

Mr. Boomer made motion to approve the minutes of May 24, 2023 meeting; seconded by Ms. Stanton; all in favor.

New Business – Public Hearings

**Joseph Ortiz (23-002 ZAV**): An application for a three foot side yard variance on the property owned by Joseph Ortiz. Property is located at 1909 Route 9W, Tax Map #144.-1-28

Motion to open the pubic hearing was made by Mr. Cinque, seconded by Mr. teRiele; all in favor.

Mr. Ortiz was present.

Albany County Planning Board recommendation was received: The board found that the proposed action will have no significant countywide or intermunicipal impact.

Map was reviewed. Discussion was held and included: no problem with location of the well; has a shed way in the back; the garage will have an overhead door facing south; no objection from the adjoining property owner.

Motion was made by Mr. Boomer to approve the application for the three foot variance; seconded by Mr. Pietropaoli; all in favor; no one opposed.

Mr. Boomer made motion to close the public hearing; seconded by Ms. Stanton; all in favor.

**Holly Luck (23-001 SD):** An application for a two-lot subdivision on property owned by Holly Luck located at 543 Blodgett ill Road, Tax Map #142.-1-16

Mr. Pietropaoli made motion to open the public hearing; seconded by Mr. Boomer; all in favor.

Mr. Biscone was present representing Ms. Luck. Discussion was held and included:

Mr. Biscone explained the condition that Ms. Luck gave .023 acre parcel to Mertz and it will be merged with Mertz’s deed and no new lot will be created; lot merger will not create a non-conforming lot.

Albany County Planning Board recommendation was received: The board found that the proposed action will have no significant countywide or intermunicipal impact.

Motion was made by Mr. Cinque to close the public hearing; seconded by Mr. teRiele; all in favor.

Motion was made by Mr. Boomer to accept the subdivision application; seconded by Mr. Pietropaoli; all in favor.

Maps will be signed and will be picked up tomorrow by Mr. Biscone.

Site Plan Review

**Finke Enterprises LLC (23-001 SPR)**: An application for a Site Plan Review on the property owned by Finke Enterprises, LLC. Property is located at 1597 US Route 9W, Tax Map #144.-1-5.21

Site plan review will continue at the next Planning/Zoning Board Meeting.

Miscellaneous

Board members still need two hours of training. Mr. Nolan will send a note to all the members to get some dates.

Adjournment

Motion was made by Mr. Pietropaoli to adjourn the meeting; seconded by Mr. Boomer; all in favor.