

TOWN OF COEYMANS PLANNING/ZONING BOARD MEETING  
July 12, 2021

Attendees

Members Present: Mr. Schmitt, Ms. Hopkins, Ms. Tutay, Mr. Boomer, Mr. Collins

Members Absent: M. Nolan, Mr. Gonzalez, Mr. Harris

Also Present: Mr. Cashin, Ms. Ziegler

Public Present:

Call to Order/Pledge of Allegiance

Meeting was called to order at 7:00 p.m. There was a quorum – three members absent. Mr. Schmitt led the Pledge of Allegiance. Mr. Schmitt read the public notices for the public hearings.

Approval of Minutes

Mr. Schmitt made motion to approve the minutes of June 23, 2021; seconded by Mr. Collins; all in favor.

Report of the Building Inspector - None

Public Hearings: Mr. Schmitt opened the public hearings and provided the telephone number (518-756-6006 extension 3) for the public to call in their comments.

**Kathleen Palmer, LLC, 21-002 ZUV:** An application for a use variance on property owned by her at 11 Second Street, Coeymans NY, Tax Map #168.12-2-8. She is requesting a use variance to turn the first floor of the existing garage into a Bagel Shop.

Applicant was present. Marilyn McTigue spoke in favor of the application; wants the Planning/Zoning Board to approve the use variance.

Mr. Schmitt reviewed the process for a use variance/four tests: reasonable return; unique circumstances/hardship; alter character of the neighborhood; self-created hardship.

Mr. Schmitt made motion to close the public hearing; seconded by Mr. Boomer; all in favor. Will be on agenda for July 28<sup>th</sup> meeting.

**Kathryn Pilhofer 21-006 ZAV:** An application for an area variance on property owned by her located at 1018 Starr Road, Ravena NY, Tax Map #132.-5.1. She is requesting a 28 foot rear yard variance to the lot line for placement of a rear deck.

Motion was made by Mr. Collins to close the public hearing; seconded by Ms. Hopkins; all in favor.

Applicant was not present. Mr. Cashin had contacted the Albany County Water Board; he received a reply from Amy Walsh – they had no issues. The Albany County Planning Board will review the application at their meeting this week. This application will be on our Planning/Zoning Board agenda for July 28th meeting.

#### Subdivision

**Stanton Legacy Farm LLC 21-005SD:** An application for a two lot subdivision on property owned by Stanton Legacy Farm LLC located on Biers Road, Tax Map #131.-3-5.24. 135.4 acres are to be divided into two lots: Lot #1 to be 49.1 plus or minus acres and Lot #2 to be the remaining 86.3 plus or minus acres.

Mr. Stanton was not present. Mr. Cashin represented the applicant. Map was reviewed and discussion was held. Mr. Cashin explained that this was part of the Palange three lot subdivision last year; this is the remaining parcel which Mr. Stanton had purchased. It is a minor subdivision. There is nothing on the property; it's farmland.

Ms. Tutay made motion to declare this a minor subdivision and schedule public hearing for July 28, 2021; seconded by Mr. Collins; all in favor. No action will be taken by our Board until after the application is reviewed by the Albany County Planning Board at their meeting on August 19.

#### Informational – Discussion

**Robert Whalen 21-002 INT:** "Sketch Plan Conference" for a two lot subdivision of land owned by him located at 527 CR 111, Tax Map #177.-1-23 subdividing a 5.10 acre lot; sizes to be determined. Mr. Whalen was not present. It will be on the agenda for July 28 meeting.

#### Adjournment

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