

## TOWN OF COEYMANS ZONING BOARD MEETING

January 28, 2015

### Attendees

Members Present: Mr. Schmitt, Mr. Shear, Mr. Harris, Ms. Maddage

Members Absent: Mr. Powell

Also Present: Mr. Conrad, Building Inspector; Ms. Ziegler, Recording Secretary

Public Present: See attached list

### Call to Order

Meeting was called to order by Mr. Schmitt at 7:00 p.m. There was a quorum; one member absent. Reading of the public notices was waived.

### New Business/Proposed Area Variance

**Barry Vavrinek (15-001 ZAV):** An application for an area variance on property located at 409 Starr Road, Ravena NY, Tax Map #155-1-29, subdivision request for 25 foot wide, front and area by 200 foot deep; the remaining property will not meet the minimum lot size.

Mr. Charles Hite was present representing the applicant. He presented map to the Zoning Board for review and discussion and explained reasons for the area variance.

Mr. Hite explained that the property is located on the westerly side of Starr Road, a few hundred feet south of Bushendorf and Tracy Roads. The applicant wanted to slide boundary line 25 feet to the south and in doing so 409 Starr Road would have less than the 80,000 square feet required for a lot now. That is what he laid out on the map; then he went and did field measurements, located the buildings and driveways and has another map which shows a little more information. On the map it shows a new line based on field measurements. Both of the lots are under contract to be purchased; both new owners have to be agreeable to the line change which was set at 25 feet. The green line of the map is that 25 feet and is parallel with current boundary line between the two lots; Mr. Hite discovered that the boundary line is only a couple of feet off the southerly side of the dwelling on 417 Starr Road. People purchasing 417 Starr Road wanted to have a parking area in front of their house that currently exists; they do have a driveway at the side of their building but don't plow it or use it – it's inconvenient to get into the house because of the slope of the hill. Mr. Hite laid out a new line giving them enough room to include the parking area, drew the line to a point 25 feet southerly from that rear corner then had to show it to both lot purchasers' attorneys. There is a contract which states 25 feet; Mr. Biscione (attorney for 409 Starr Road) is not happy. Mr. Hite stated that if they stick with 25 feet they would have a side yard of 27 feet with is three feet shy of minimum 30 foot side yard.

Various options were discussed. Further discussion included:

- Both lots share pre-existing non-conforming use
- Both lots have 175 foot road frontage
- Parking lot is partially on the other lot
- 409 Starr Road would be given the variance
- Area variance is needed for the Planning Board subdivision requirements

Motion was made by Ms. Maddage to schedule public hearing for February 25, 2015; seconded by Mr. Harris; all in favor. 239 will be sent to Albany County Planning Board with the original map.

Report of Building Inspector – No Report

Approval of Minutes

Mr. Harris made motion to approve the minutes of July 23, 2014; seconded by Ms. Maddage; all in favor.

Adjournment

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

