

TOWN OF COEYMANS ZONING BOARD MEETING

February 25, 2015

Attendees

Members Present: Mr. Schmitt, Mr. Powell, Ms. Maddage

Members Absent: Mr. Shear, Mr. Harris

Also Present: Mr. Conrad, Building Inspector; Ms. Ziegler, Recording Secretary; Mr. Baynes, Attorney for ZBA

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; two members absent. Reading of the public notices was waived.

Approval of Minutes

Mr. Powell made motion to approve the minutes of January 28, 2015; seconded by Ms. Maddage; all in favor.

Public Hearing

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. Public hearing was opened. Discussion was held and included:

- Mr. Hite explained that the attorneys have met and all parties have agreed to keep the 25 feet.
- Proposed division line between the lots would land within the driveway area; driveway will be eliminated.
- Each lot would have 175 feet frontage; both lots will be identical in size
- Both lots are pre-existing, nonconforming
- Mr. and Mrs. Wright (their son is buying the property) were present; they live across the street.
- Mr. Conrad clarified for the record that the public hearing had been advertised in the paper and adjoining property owners were notified. The 239 was sent to Albany County Planning Board but they cancelled their February meeting.

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

Zoning Board members answered the required criteria questions. It was determined classification as a Type 2 action (no further action required).

Ms. Maddage made motion to grant the area variance pending the approval of the Albany County Planning Board; seconded by Mr. Schmitt; all in favor.

Adjournment

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

**TOWN OF COEYMANS
ZONING BOARD OF APPEALS
18 RUSSELL AVENUE
RAVENA, NEW YORK 12143**

**RECEIVED
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TOWN OF COEYMANS
TOWN CLERK**

Mr. Schmitt _____
Mr. Shear _____
Mr. Powell Jr. _____
Mr. Harris _____
Ms. Maddage _____

The Zoning Board of Appeals'
meeting will be held on
Wednesday, February 25, 2015,
at 7:00 PM at the Town Hall
18 Russell Avenue, Ravena, NY

AGENDA

CALL TO ORDER

- A. Determination of a Quorum
- B. Reading or Waiver of Reading of Public (Notices)

APPROVAL OF THE MINUTES

January 28, 2015

REPORT OF THE BUILDING INSPECTOR

REPORT OF COMMITTEES

NEW BUSINESS

- 1. Informational:
- 2. Interpretation of Zoning Ordinances.
- 3. Proposed Area Variances.
- 4. Proposed Use Variances.

PUBLIC HEARINGS

Barry Vavrinek (15-001 ZAV): An application for an area variance on property located at 209 Starr Road, Ravena, NY, Tax Map# 155-1-29. Subdivision request for 25 foot wide, front and rear by 200 foot deep. The remaining property will not meet the minimum lot size.

OLD BUSINESS/ Discussion

ANNOUNCEMENT

Date of Next Scheduled Meeting Wednesday March 25, 2015 at 7:00 PM.

