

TOWN OF COEYMANS ZONING BOARD MEETING

November 24, 2015

Attendees

Members Present: Mr. Schmitt, Mr. Powell

Members Absent: Mr. Shear, Mr. Harris

Also Present: Mr. Conrad; Ms. Ziegler, Recording Secretary/Alternate Member; Mr. Baynes, Attorney for ZBA

Public Present: See attached list

Call to Order

Meeting was called to order by Mr. Schmitt at 7:15 p.m. Two regular members were absent and there is one vacancy. Mr. Schmitt made a motion to establish a quorum, with Ms. Ziegler as the alternate member; seconded by Mr. Powell; all in favor. Reading of the public notices was waived.

Approval of Minutes

Mr. Powell made motion to approve the minutes of September 9, 2015; seconded by Mr. Schmitt; all in favor.

Report of the Building Inspector

Mr. Conrad reported that the vacancy (Ms. Maddage) on the Zoning Board has been filled by Mr. A.J. Gonzalez who could not attend tonight's meeting. Contact had been made with Mr. Harris but he did not show up for tonight's meeting. New administration will have to appoint new members. Mr. Conrad also reported that there is the possibility of a future request for a high speed police training course to be located at vacant airport site on Fares Road

New Business – Proposed Area Variance

David and Sheryl Salzer (15-006 ZAV): An application for an Area Variance on property owned by them located at 469 Copeland Hill Road, Coeymans Hollow, NY 12046, Tax Map #130-2-15. A 20 foot sideline setback is requested for the existing garage. The R/A district requires a 30 foot minimum side and rear setback.

Mr. and Mrs. Salzer were present. Owner has authorized the Salzers to represent him. Discussion was held and included:

- The Salzers will be purchasing the property; the current owners sold the property to Mr. and Mrs. VanHuesen and changed the property line – garage is ten feet from the property line.
- Property was surveyed and the new line was drawn up before the area variance.
- Garage and pump house are the only buildings on the property.
- Current owner is Kendell
- County will reject the deed because it has no metes and bounds.
- All recently surveyed; once the area variance is approved then move it forward to the Planning Board for subdivision approval.

Mr. Powell made motion to hold a public hearing at the next Zoning Board Meeting scheduled for December 23, 2015; seconded by Mr. Schmitt; all in favor.

Adjournment

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