

## TOWN OF COEYMANS ZONING BOARD MEETING

December 23, 2015

### Attendees

Members Present: Mr. Schmitt, Mr. Powell

Members Absent: Mr. Shear, Mr. Harris, Mr. Gonzalez

Also Present: Mr. Cashin; 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 7:00 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. Schmitt made motion to approve the minutes of November 24, 2015; seconded by Mr. Powell; all in favor.

### Report of the Building Inspector

Mr. Cashin reported that there are two items on tonight's agenda: Proposed area variance for Biers/Albany County Sheriffs' cell tower and public hearing for Salzer area variance.

### Public Hearing

**David and Cheryl 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. Schmitt opened the public hearing. 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 owner (Kendall) 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.

- Once the area variance is approved move it forward to the Planning Board for subdivision approval.
- Lot line adjustment creates the need for the area variance
- Salzers had the property surveyed; there is a copy in the file.

Mr. Schmitt made motion to accept the application and declare it a Type II-no further action required; seconded by Mr. Powell; all in favor. M. Baynes asked the Board members the five questions to be considered for an area variance approval.

Mr. Powell made motion to approve the area variance; seconded by Mr. Schmitt; all in favor.

#### New Business-Proposed Area Variance

**William Biers/Albany County Sheriffs' Cell Tower (15-007 ZAV):** An application for an area variance on property owned by him located on Biers Road, Coeymans Hollow, NY 12046, Tax Map #142-1-11.1. The property is in the R/A zoning district which has height requirements which would pertain to the cell tower.

Mr. Marianni from Albany County Sheriffs' Department and Mr. Ellsbury from Pyramid (contractor) were present and have been authorized by Mr. Biers to represent him. Discussion was held and included:

- Cell tower has been in the works for six months
- Town Board has waived all fees; copy of resolution is in the file
- On January 4, 2016 site plan will be brought before the Planning Board
- Cell tower will be exclusively used by the Sheriffs' Department
- Fire, EMS, police and school district will be on this new system.
- Tower will be 180 feet in height; lattice structure; no FAA issues because tower is under 200 feet
- Will be 1300 feet from Stanton's, 1700 feet from Biers Road, and 1000 feet from Seufert's

Mr. Schmitt made motion to schedule public hearing for next meeting on January 27, 2016; seconded by Mr. Powell; all in favor. Building Department will notify property owners.

#### Adjournment

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