

TOWN OF COEYMANS ZONING BOARD MEETING

February 10, 2016

Attendees

Members Present: Mr. Schmitt, Mr. Powell, Mr. Harris, Mr. Gonzalez
Members Absent: Mr. Shear
Also Present: Mr. Cashin; Ms. Ziegler, Recording Secretary; Mr. Baynes, ZBA Attorney
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 public notices was waived.

Approval of Minutes

Mr. Gonzalez made motion to approve the minutes of January 27, 2016; seconded by Mr. Harris; all in favor.

Mr. Schmitt made motion to approve the minutes of December 23, 2015; seconded by Mr. Powell; all in favor; two members abstained.

Report of the Building Inspector

Mr. Cashin reported that there tonight's agenda consists of a proposed area variance for Kearney. Mr. Cashin also reported that the Planning Board approved the site plan for Biers/Albany County Sheriffs' Cell Tower.

New Business – Proposed Area Variance

Kearney Family LLC (16-001 ZAV): An application for an area variance on property owned by them located at 2524 US 9W, Ravena, NY 12142, Tax Map #168.13-2-40./2. The property is in the CIP zoning district which requires a 15 foot lot line setback. They are requesting a six foot side lot line setback for approval of the proposed 30'x70' addition to the south end of the existing building

Mr. Kearney was present. Mr. Kearney explained that Capital Care has expressed an interest in expanding – more staff space and exam rooms. Discussion was held and included:

- Capital Care leases the building and has been there since 2001.
- The building was originally built to serve Albany Medical Center and was built to suit
- Pine trees will probably have to be removed

- Requesting a six foot variance nine feet from the line.
- Building to extend to the south, 100 square feet of space
- Roof line will remain the same
- May need additional parking spaces which may require a variance. Mr. Kearney will count the current number of spaces and will contact Mr. Cashin tomorrow.
- Property was surveyed; a copy is in the file
- Neighbors will be notified of public hearing

Mr. Powell made motion to hold the public hearing on February 24, 2016; seconded by Mr. Gonzalez; all in favor. The 239 has already been sent to Albany County Planning Board.

Old Business

Biers/Albany County Sheriffs' Cell Tower: At the next meeting the Zoning Board will have to make a determination of the type of SEQRA action: unlisted, Type 1 or Type 2. A full EAF was completed. Mr. Baynes will do further research before the next meeting.

Adjournment

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