

TOWN OF COEYMANS ZONING BOARD MEETING

February 26, 2016

Attendees

Members Present: Mr. Schmitt, Mr. Powell, Mr. Harris
Members Absent: Mr. Shear, Mr. Gonzalez
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; two members absent. Reading of public notices was waived.

Approval of Minutes

Mr. Powell made motion to approve the minutes of February 10, 2016; seconded by Mr. Harris; all in favor.

Report of the Building Inspector

Mr. Cashin reported that tonight's agenda consists of public hearing for Kearney area variance and under Old Business – Discussion re Williams Biers/Albany County Sheriff's Cell Tower. Mr. Cashin mentioned that the parking requirement for the Kearney property was reduced from 63 to 38 spaces.

Public Hearing

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

Motion was made by Mr. Harris to open the public hearing; seconded by Mr. Powell; all in favor.

Two members of the Kearney Family were present. Discussion was held and included:

- The 239 has been received from Albany County Planning Board. Their recommendation: defer to local consideration; no significant county-wide or inter-municipal impact.
- Ms. Vadney (an adjoining property owner) was present and asked about the layout.
- Building will extend to the south and will end before the trees

Mr. Schmitt made motion to close the public hearing; seconded by Mr. Harris; all in favor.

Mr. Baynes asked the board the required area variance questions. Their answers to each question: #1 – no; #2 – No; #3 – no; #4 – yes; and #5 – no. Mr. Schmitt made motion to declare this a SEQRA Type 2 – no further action required; seconded by Mr. Harris; all in favor.

Mr. Powell made motion to grant the area variance; seconded by Mr. Harris; all in favor.

Old Business-Discussion

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

Discussion was held to make a determination of the type of SEQRA action: unlisted, Type 1 or Type 2. A full EAF has been completed and was submitted with the application. Mr. Schmitt made motion to classify this as an unlisted action; seconded by Mr. Harris; all in favor.

Discussion was then held to determine whether it is a positive or negative declaration. Mr. Schmitt made motion to classify this as an unlisted action; they have had a chance to look at the Environmental Impact Statement that was submitted and declare this a negative declaration; seconded by Mr. Harris; all in favor. The required area variance questions were asked last month. The Board's answers were: #1 and 2 – no; #3 – yes; #4 – no; #5 – yes.

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

Adjournment

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