TOWN OF COEYMANS PLANNING/ZONING BOARD MEETING

February 14, 2022

Attendees

Members Present: Mr. Schmitt, Mr. Collins, Mr. Pietropaoli, Mr. Boomer, Mr. Nolan, Mr. Gonzalez, Mr. teRiele, Ms. Grogan

Members Absent:

Also Present: Mr. Brick, Mr. Chmielewski, Ms. Ziegler

Public Present:

Call to Order/Pledge of Allegiance

Meeting was called to order at 7:00 p.m. There was a quorum – full board present. Mr. Schmitt led the Pledge of Allegiance.

Approval of Minutes

Mr. Schmitt made motion to approve the minutes of January 26, 2022; seconded by Mr. Pietropaoli; all in favor.

Report of the Building Inspector

Mr. Chmielewski reported that he had sent an e-mail to Duncan Barrett informing him that the solar array cannot be placed on the former tennis court because of the sewer easement. No response has been received.

New Business

**Robert LaCosta 22-003SD**: An application for a subdivision on property owned by him at 1604 River Road, Coeymans NY, Tax Map #145.-1-4. He is requesting a two lot subdivision; Lot #1 to be 8 plus or minus acres and Lot #2 to be 15 plus or minus acres.

Mr. LaCosta was present. Drawing was reviewed and discussion was held and included:

* He is downsizing; house he is in will be sold to his daughter.
* Easement would be for the current driveway
* Current house is on 21.66 plus or minus acres; there will be a house and garage on the new lot.
* Drawing included appropriate locations and proposed structures which is very helpful
* Setbacks: 30 feet on both sides
* Application has to be sent to the Albany County Planning Board. Their next meeting is March 17 with a submittal date of March 7. Our board would have to wait until that meeting to take place before placing it on our agenda; next meeting is March 23.
* The property is in an R/A district because there is no water and sewer. Mr. LaCosta will notify the surveyor that R-1 designation is incorrect. Sketch to be sent to Mr. Chmielewski before the maps are done.

The next Planning/Zoning Board meeting is February 23, 2022. The application can be put back on the agenda but the Board can’t proceed until maps are provided.

**Mark Tryon – 22-002SD**: An application for a subdivision on property owned by him at 779 Blodgett Hill Road, Coeymans, NY, Tax Map #142.-1-24.11. He is requesting a two lot subdivision; Lot #1 to be 100 plus or minus acres and Lot #2 to be 85 plus or minus acres.

Mr. Tryon was present. Discussion was held, including:

* Applicant’s house exists on 2.51 acres which was cut out of the large parcel on the left side and there was a survey.
* Property is located on the east side of Blodgett Hill Road.
* There is a utility right of way through the property.
* He has a contract with a buyer for the two parcels.
* There are no structures on the property; it is all vacant land; unencumbered.

There is no survey which is a concern; can’t do a subdivision and file with the county without one. Mr. Tryon stated that the buyer is willing to pay for one if it is needed. Mr. Tryon will ask the buyers to do a survey that can be approved by this board and the County.

Subdivision would be placed on the agenda when the survey and map is completed.

Interpretation of Zoning Ordinance

**Ten Eyck Powell III**: An interpretation of district boundaries is being requested by Mr. Powell, 87 Bronk Road, Selkirk, Tax Map #156.-3-1.1

Mr. Powell was present. Mr. Powell first appeared before the Board on January 11, 2021 and January 27, 2021. There is a 17 acre industrial buffer on his property along the southern boundary and east of Route 144. He questioned what is it and why is it so significant. The Town Board had placed a six month moratorium on any changes to zoning for the entire Town so that the Comprehensive Plan could be completed; there was nothing the Planning/Zoning Board could do at that time; the application would be placed back on the agenda.

Discussion was held and included: Need a copy of the official zoning map currently in effect; Town has not enacted the new map; Town can always change the map; we need to determine what the official map says; new maps should be in the works; there is no reason to have the buffer; was the buffer removed from the map.

The Planning/Zoning Board needs to determine what is the official zoning map.

Adjournment

Mr. Collins made motion to adjourn; seconded by Mr. Nolan; all in favor.