TOWN OF COEYMANS PLANNING/ZONING BOARD MEETING

August 24, 2022

Attendees

Members Present: Mr. Nolan, Mr. Collins, Mr. Pietropaoli, Mr. teRiele, Ms. Stanton

Members Absent: Mr. Boomer, Mr. Gonzalez, Ms. Grogan

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; three board members absent. Mr. Nolan led the Pledge of Allegiance. Reading of the public notices was waived.

Approval of Minutes

Mr. Pietropaoli made motion to approve the minutes of August 8, 2022; seconded by Mr. Collins; all in favor.

Report of the Building Inspector - None

Subdivision

**Lorri McCarthy (22-008SD)**: An application for a two lot subdivision on property owned by Lorri McCarthy located at 1671 State Route 143, Tax Map #165.-1-23.1; 78 acres to be divided into two lots: Lot #1 to be 1.92 plus or minus acres and Lot #2 to be 76.08 plus or minus acres.

Ms. McCarthy was present. Maps had been provided and were reviewed for discussion. Discussion included:

* Applicant wants her son Patrick to own the house and garages; she wants to keep the rest of the land.
* 100 feet of road frontage would remain; there would be 250 feet road frontage for the 1.92 acres
* Minimum lot size is 80,000 square feet; 1.92 acre lot equals 83,000 square feet.
* Application needs to be sent to the Albany County Planning Board.

Mr. Collins made motion to declare Planning/Zoning Board lead agency; seconded by Mr. teRiele; all in favor.

Mr. Pietropaoli made motion to schedule public hearing for September 28, 2022; seconded by Mr. Collins; all in favor.

Area Variance

**Jasen Catalfamo (22-003ZAV)**: An application for a three foot side yard variance to accommodate addition to west side of home on property owned by him located at 39 Sunburn Lane, Clarksville, Tax Map #129.-7-6.

Applicant was present. Maps were reviewed and discussion was held, including:

* Applicant indicated that there have been some questions regarding prior owners and acreage which had not been properly conveyed; his lawyer is working on resolving the issues which have no bearing on the variance. Applicant should have a title search done.
* The area variance is a 27 foot variance.
* Public hearing will need to be held.

Mr. Collins made motion to declare this a Type 2 action and declare Planning/Zoning Board lead agency; seconded by Mr. Pietropaoli; all in favor.

Mr. Collins made motion to schedule public hearing for September 28, 2022; seconded by Mr. Pietropaoli; all in favor.

Adjournment

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