TOWN OF COEYMANS PLANNING/ZONING BOARD MEETING

October 26, 2022

Attendees

Members Present: Mr. Nolan, Mr. Pietropaoli, Ms. Stanton, Mr. Boomer, Ms. Grogan

Members Absent: Mr. Gonzalez, Mr. Collins, Mr. teRiele

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. Mr. Nolan read the public notices for the Vadney Subdivision and Area Variance public hearings.

Approval of Minutes

Mr. Pietropaoli made motion to approve the minutes of October 11, 2022; seconded by Ms. Grogan; all in favor.

Report of the Building Inspector - None

Public Hearings - Area Variance and Subdivision

**Anne Marie Vadney (22-009SD):** An application for a two lot subdivision on property owned by her located at 1627 US Route 9W, Tax Map #144.-1-48.1, a total of 24.73 acres to be subdivided into two lots: Lot #1 to be 22.65 plus or minus acres and Lot #2 to be 2.08 plus or minus acres

Mr. Boomer made motion to open the public hearings; seconded by Ms. Grogan; all in favor.

Maps had been provided to the Board for their review. Discussion was held and included:

* Applicant had a question about a Town restriction regarding a second subdivision within the same year (segmentation). Mr. Brick explained that you can’t take a large parcel and divide it up into parts to avoid SEQRA.
* This is an unlisted action under SEQRA; no negative environmental impact.
* Albany County Planning Board recommendation was defer to local consideration: proposed action will have no impact upon jurisdictional determinant nor will it have significant countywide or intermunicipal impact. Advisory: ACPB recommends that all future applications be sent for variance review before site plan review to assess the zoning compliance of the proposed project.

Mr. Pietropaoli made motion to close the public hearings; seconded by Mr. Boomer; all in favor.

Mr. Boomer made motion to declare this an unlisted action and a negative declaration under SEQRA; seconded by Ms. Grogan; all in favor.

Ms. Grogan made motion to approve the area variance; seconded by Mr. Boomer; all in favor.

Mr. Pietropaoli made motion to approve the two lot minor subdivision; seconded by Ms. Grogan; all in favor.

Adjournment

Mr. Boomer made motion to adjourn; seconded by Ms. Grogan; all in favor.