

TOWN OF COEYMANS PLANNING/ZONING BOARD MEETING
December 23, 2020

Attendees

Members Present: Mr. Schmitt, Mr. Nolan, Mr. Harris, Ms. Hopkins, Ms. Kunz, Mr. Gonzalez, Ms. Tutay

Members Absent: Mr. Collins

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

Public Present:

Call to Order/Pledge of Allegiance

Meeting was called to order at 7:00 p.m. There was a quorum – one board member absent; three present remotely. Pledge of Allegiance was done. Mr. Schmitt was presiding remotely. Reading of public notices was waived. Mr. Nolan recused himself for agenda items relating to RMN Properties, LLC.

Approval of Minutes

Mr. Gonzalez made motion to approve the minutes of December 14, 2020; seconded by Ms. Tutay; all in favor.

Report of the Building Inspector - None

Area Variance

RMN Properties, LLC 20-001 ZV: An application for an area variance on property owned by RMN Properties LLC at 2483 US 9W, Ravena NY Tax Map #168.13-2-21. The area variance is for a side setback which will then allow the parcel to be subdivided into a conforming lot.

Site Plan Review

RMN Properties, LLC 20-004 SPR: An application for a site plan review for construction of an office/retail space building. The property is owned by RMN Properties LLC and located at 2477 US 9W, Ravena NY Tax Map #168.13-2-20

Subdivision

RMN Properties, LLC 20-010 SD: An application for a minor subdivision on property owned by RMN Properties on 2483 US 9W, Ravena NY, Tax Map #168.13-2-21. The .80 acre parcel is to be subdivided into two lots. The subdivision will reduce the parcel by a .22 acre lot which will be merged with Tax Map #168.13-2-20 (RMN owned, 2477 US 9W) making that parcel .84 plus or minus acres.

Mr. Nolan (applicant) was present and Mr. Michael Biscone was also present representing Mr. Nolan for all three applications. Mr. Biscone outlined the specifics of each application, which included:

Area Variance: no new/additional lots are going to be created; Mahan lot is pre-existing non-confirming use; frontage from Mahan lot to be added to Mr. Nolan's property. Mr. Biscone will complete required forms and will submit fee to the Building Department on Monday.

Site Plan Review: rendering/drawing was reviewed; two story building will house administration and retail space for Nolan and professional offices at north and south ends of the building; 38 parking spaces will be required; DOT approval will be needed for highway access/egress.

Subdivision: Submission to the Albany County Planning Board for their January meeting; Village of Ravena to be notified; will need a public hearing which will be discussed at our next meeting. Mr. Gonzalez made motion to declare this a minor subdivision; seconded by Ms. Tutay; all in favor.

Ms. Tutay made motion to declare Planning/Zoning Board lead agency under SEQRA; seconded by Ms. Kunz; all in favor.

Subdivision

Michael O'Brien 20-011SD: An application for a minor subdivision on property owned by him on 17 Ringwald Road, Tax Map #178-1-11. The 18 acre parcel is to be subdivided into two lots: Lot #1 to be 7.5 plus or minus acres and lot #2 to be 10.5 plus or minus acres.

Applicant was not present. Mr. Cashin reported that applicant submitted the short form SEQRA form and applicant has contacted Mr. Hite.

Miscellaneous

Liotta property update: Mr. Cashin reported that Mr. Liotta has been cutting down trees on the property and equipment was there to lift logs and a wood chipper is also on the site.

Everyone thanked Ms. Kunz for her service on the Planning/Zoning Boards.

Adjournment

Ms. Kunz made motion to adjourn; seconded by Mr. Gonzalez; all in favor.

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