TOWN OF COEYMANS PLANNING/ZONING BOARD MEETING

April 11, 2022

Attendees

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

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. Nolan led the Pledge of Allegiance. Public notices were read into the record by Mr. Nolan.

Motion was made by Mr. Collins to open the public hearing for Jason Ball; seconded by Mr. Boomer; all in favor.

Motion was made by Mr. Boomer to open the public hearing for Robert LaCosta; seconded by Mt. Pietropaoli; all in favor.

Approval of Minutes

Mr. Pietropaoli made motion to approve the minutes of March 23, 2022; seconded by Mr. Collins; all in favor.

Report of the Building Inspector

CRC/IPD project: Mr. Chmielewski stated that Mr. Navarro and Mr. Davenport will be meeting with the Fire Chiefs on Wednesday, April 13; Mr. DeBacco will be representing the Building Department at that meeting. They will be back here for the public informational meeting on April 27, 2022.

Old Business

**Christina DiPierro**: Open development plan. Mr. Andy Gilchrist, Project Attorney, provided an update, which included:

Fire Safety Requirements: He has been in contact with the Fire Company regarding the fire safety requirements for the private roadway; the specs for the road were e-mailed to the Building Department.

Private Road: Wants to ensure safe and adequate access for emergency vehicles will be met. The private road maintenance agreement is in draft form and submitted it to the Town. Agreement provides for management of maintenance as well as snow and ice removal. It identifies the parcel owners – his clients as well as the three proposed lot owners. It will be recorded in the County Clerk’s Office and will be part of the chain of title for the four lots.

The Town Board has requested and under the law is required to obtain a recommendation from this Board on whether to approve the open development area plan. If they approve it then clients will come back before the Planning/Zoning Board for subdivision review.

Mr. Brick made suggestion that if the Planning/Zoning Board considers making a positive recommendation, they make a condition that approval of the final road specifications be made by the Fire Chief and the Building Department. Mr. Brick also explained that the Planning/Zoning Board’s recommendation is sent to the Town Board. If approved by the Town Board applicants come back to this Board for subdivision review and they can put conditions on the subdivision.

Motion was made by Mr. Nolan to refer open development plan back to the Town Board with our recommendation that we no objections with the condition that the engineer’s report is reviewed by the Fire department and they have no objections; seconded by Ms. Stanton; all in favor.

Public Hearings

**Robert LaCosta, 22-003SD**: an application for a subdivision on property owned by Robert LaCosta, 1604 River Road, Coeymans NY, Tax Map #145.-1-4. He is requesting a two lot subdivision of 38 acres: Lot #1 to be 22.15 acres and Lot #2 to be 14.68 acres.

Mr. LaCosta was present. No comments were received from the public. Mr. Nolan made motion to close the public hearing; seconded by Mr. Boomer; all in favor.

The application has been sent to the Albany County Planning Board for review at their April 21, 2022 meeting. The subdivision will be placed on the agenda our next Planning/Zoning meeting on April 27, 2022.

**Jason Ball/Magic Forest Farms, 22-001SUP**: An application for a Special Use Permit for a festival located at 134 Bucks Ranch Road, Tax Map #141.2-7.

Mr. Ball and festival organizers (including Michael Brown, Shane Burke, Kenneth March) were in attendance and provided information regarding the application, including:

* Mr. Ball is the applicant; he rents the property to promoters; has been doing it for quite some time.
* They want to secure the safety of all the attendees
* They have staff to direct traffic
* Medical service is provided
* Security is provided
* Promoters have multiple years of experience; references can be provided
* Camp sites are allowed in Residential/Agricultural zone by Special Use Permit
* Number of attendees (maximum ticket sales) for the events: two at 250; one at 650; one at 1000; and one at 1500. The maximum number of people for each event includes staff.
* Parking: attendees must use cars as part of their camping experience.
* Camping sites are 30x40 and are based on six people per lot; not safe or legal to have less space for six people.
* Once attendees are there they are not allowed to come and go.
* Attendees are asked to patronize local businesses on their way to the festival
* In case of a storm they have an evacuation plan in place
* There are multiple blocks of port-a-potties.
* Insurance: Mr. Ball and all of the promoters are insured.
* No music on Thursday and Sunday.
* Events do no fall on a holiday weekend.

Mr. Nolan requested the promoters put together a list of services that are provided and send the list to Mr. Chmielewski.

The following members of the public provided comments: Bill Kapusta (Coeymans Hollow Fire Chief); Ron Lester, 61 Copeland Hill Road; Darlene Wilson, Indian Fields Road; Espen Hjort; Norbert Quenzer, Cedar Grove Road; Pete Hughes; Kevin Hunter, 260 Copeland Hill Road; Scott VanHousen; Dave Kagan; Beth Hunter; Thomas Linehan; Juanita Wagner, Indian Fields Road; Nancy Digeser, Upper Copeland Hill Road.

Comments included: Issues regarding privacy, traffic/number of vehicles, parking, safety, environmental impact, number of attendees; emergency vehicle access; three day events are too much.

Noise was the biggest issue; music is too loud and continues too long into the night. Town ordinance is vague - needs to be tightened up, how will it be enforced; there should be a detailed noise study. Need more specifics.

Mr. Kagan was an attendee last year; he was impressed with the level of professionalism of the promotors/organizers; noise is a real issue. Mr. Linehan owns property adjacent to Mr. Ball’s property; he stated that the event provides revenue to the farm; he hopes the Board can find a fair ruling regarding the sound issues.

Discussion was held by the Board and they requested the following: Summary of services provided; pre-planning for fire/incident command system (including contact people, phone numbers, radio frequencies), traffic management plan, and parking plan, noise plan (mitigate noise, what are the options; how is the public reaching the site.

Mr. Collins made motion to keep the public hearing open ; seconded by Ms. Grogan; all in favor. The public hearing will continue on April 27, 2022.

Adjournment

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