TOWN OF COEYMANS PLANNING/ZONING BOARD MEETING

July 11, 2022

Attendees

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

Members Absent: Mr. Gonzalez

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; one board member absent. Mr. Nolan led the Pledge of Allegiance. Mr. Nolan read the notice for the Mirande public hearing.

Approval of Minutes

Mr. Collins made motion to approve the minutes of June, 22, 2022; seconded by Mr. Pietropaoli; all in favor.

Report of the Building Inspector - None

Subdivision

**Callanan Road Improvement Company 22-006SD**: An application for a three lot subdivision on the property owned by them located at CR 101 and Jarvis Road North, Tax Map #143.-2-9 and 143.-2-11. Lot #1 to be 5.15 plus or minus acres, Lot #2 to be 38.38 plus or minus acres and Lot #3 to be 212.97 plus or minus acres.

Mr. Mike Groff was present representing the applicant. He explained that Lot #1 contains endangered bat habitat which will remain forever wild. Lot #2 is all wetlands and will remain wetlands; at some point it will be turned over to Wetlands Trust. Lot #3 will remain with Callanan. No development is planned.

Discussion was held and included: Application has to be sent to the Albany County Planning Board which meets on August 18 and a public hearing will be needed.

Mr. Boomer made motion to declare Planning/Zoning Board lead agency; seconded by Ms. Grogan; all in favor.

Mr. Boomer made motion to declare unlisted action; seconded by Mr. Collins; all in favor.

Mr. Collins made motion to schedule public hearing September 12, 2022; seconded by Mr. Boomer; all in favor.

Public Hearing

**Frank Mirande 22-002ZAV**: An application for a 15 foot side lot variance for a shed placement on property owned by him at 1 Frangella Drive, Coeymans, NY, Tax Map #168.11-6-19.

Mr. Mirande was present. It was noted that neighbors have no problem with the location of the shed.

Motion was made by Mr. Pietropaoli to close the public hearing; seconded by Ms. Grogan; all in favor.

Mr. Boomer made motion to approve the application; seconded by Mr. Pietropaoli; all in favor.

Subdivision

**Richard Lesser 22-007SD**: An application for a two lot subdivision on property owned by Richard Lesser located at 880 Bridge Street, Tax Map #131.-4-12. Lot #1 to be 71.11 plus or minus acres and Lot #2 to be 60.59 plus or minus acres.

Marc and Michelle Dorsey were present representing Mr. Lesser. Maps were presented and reviewed. Discussion was held and included: Mr. Lesser wants to keep portion of the property on which a cabin is located; cabin is located in the southwest corner of the property. This subdivision coincides with the Marc Tryon subdivision for which public hearing has been scheduled for July 27, 2022. Mr. Tryon is going to sell M. Lesser land on Blodgett Hill to enable Mr. Lesser to access the cabin.

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

Motion was made by Mr. Pietropaoli to schedule public hearing July 27, 2022; seconded by Mr. Boomer; all in favor.

Special Use Permit

**James Ball/Magic Forest Farms 22-003SUP**: An application for a Special Use Permit for a temporary campground for August 5th-8th on property owned by Joan Mahoney located at 138 Bucks Ranch Road, Coeymans Hollow, NY, Tax Map #141.-2-7.

Mr. Jason Ball was present.

At the last meeting the Planning/Zoning Board requested a number of documents to be provided to the Board prior to tonight’s meeting.

Insurance policy naming Magic Forest Farm as an additional insured: this was obtained.

There was confirmation of meeting between Town Supervisor, Chief Tyron, representatives from Albany County Sheriff’s Office, Assistant Coeymans Hollow Fire Chief Beachler, and Mr. Chimielewski to go over the proposal for the event. As a result of that meeting that group had a number of recommendations for the Planning/Zoning Board’s review and to consider requiring before approval:

Board should investigate what the plans are for sanitization and water. Mr. Ball contacted the Albany County Health Department. They replied that they have no jurisdiction; due to the size of the event they will not be reviewing the proposal for sanitization or availability of potable water. Mr. Brick did some research: the recommended amount of water is 3.7 liters per day per person; the recommended number of port-a-potties needed would be 14 and two handicapped accessible per 100 people and one extra.

There should be two EMTs on site at all times. A contractual arrangement will be made.

Road work needs to be done. The Town Highway Superintendent needs to sign off. Mr. Baker will be contacted.

Board also discussed stipulating starting and ending times for the music. The Board would like to set a different time for Sunday. Music on Friday and Saturday to start at 10:30 a.m. and end at 11:00 p.m.; Sunday start at 10:30 end at 9:00. The Board can also set a time to restrict any noise – no noise across the property line after 11:00 p.m.

Mr. Brick will draft a formal list of guidelines/conditions for the next meeting (July 27).

Adjournment

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