TOWN OF COEYMANS PLANNING/ZONING BOARD MEETING

June 22, 2022

Attendees

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

Members Absent: Mr. teRiele, Ms. Stanton

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; two board members absent. Mr. Nolan led the Pledge of Allegiance. Mr. Nolan read the notices for the public hearings.

Approval of Minutes

Mr. Collins made motion to approve the minutes of June 13, 2022; seconded by Mr. Pietropaoli; all in favor.

Report of the Building Inspector

Mr. Chmielewski reported that Mr. Ball will not be present tonight but will have legal representation.

Subdivision

**Marc Tryon 22-002SD:** An application for a two lot subdivision on property owned by him located at 779 Blodgett Hill Road, Tax Map #142.-1-24.12. Lot #1 to be 100 acres and Lot #2 to be 85 acres.

Mr. Tryon was present. Discussion was held, including: The property is on one parcel which covers Blodgett on both sides – three parcels are under one tax map number; wants to sell both parcels on the east side as one; applicant’s house is on the west side; has the required road frontage; “Z” was indicated on the survey map to constitute one legal parcel.

239 will be needed and has been sent to the Albany County Planning Board which meets on July 21; public hearing needs to be scheduled. Public Hearing was scheduled for July 27, 2022.

Mr. Collins made motion to designate Planning/Zoning Board as lead agency; seconded by Mr. Gonzalez; all in favor.

Special Use Permit – Public Hearings

**Frederick Allen 22-001SUP**: An application for a special use permit for a ¼ acre pond located at 3 Beck Road, Tax Map #177.-1-65.

The 239 had been sent to the Albany County Planning Board. Their recommendation: “Disapprove without prejudice. (1) The Albany County Planning Board requests the applicant to provide an official drawing that includes topological information, location of the proposed pond, cross section through the proposed pond, pond outlet details, lining for the pond, and development of the pond, i.e. whether it will be spring fed, run off, etc. The Board found the drawings to be unacceptable for review purposes. (2) Review and permit by NYS Department of Environmental Conservation for pond construction or establishing structures to obtain source of water.”

Mr. Boomer made motion for a negative declaration; seconded by Ms. Grogan; all in favor.

Discussion was held regarding ACPB’s recommendation which our Planning/Zoning Board can override by super majority vote.

Mr. Gonzalez made motion to approve the special use permit; seconded by Mr. Pietropaoli; all in favor; motion was passed by super majority.

Mr. Allen was informed of the approval for his pond.

**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 not present but representation was provided by his attorney Melissa Charapino. Discussion was held , including:

* Ms. Charapino acknowledged that there are some valid concerns; applicants want to do the right thing; applicant is a small business owner trying to get a financial return; they are interested in working with neighbors, Planning Board and the Town. During that weekend they will be doing tours as part of their regular business
* Mr. Brick stated that he and Mr. Chmielewski had met with the applicant and explained to them what they could apply for. Applicants have some long-term plans for the property in the future, including a sound proof building. August 5th – 8th is a promotional event; music is allowed; there is time restriction (11:00 pm) and an attendance restriction.
* Planning Board members comments included: reiterated the time restriction and willingness of the applicant to compromise is a positive thing; if they go past 11:00 p.m., next time they could be refused.
* Albany County Planning Board recommendation: “Modify local approval to include review by the Albany County Department of Health for temporary arrangements for water supply, waste water discharge and other required permits.”

The following members of the public commented:

Espen Hjort: Concerned about music continuing after 11:00 p.m. ; will guests be locked in or can they come and go; website says attendees can stay at local hotels; website also mentions music in September; traffic; RVs – will they block the way for fire trucks; what happens if something (tree) blocks the emergency access; will temporary structures be used for the event.

Beth Hunter: Fire Chief was to come out to look at the road; can emergency vehicles get there; where are the precautions for people who attend; is the permit just for August. Mr. Brick replied the it is only for August. Mr. Michael Beachler (Assistant Coeymans Hollow Fire Chief) responded that he, Chief Kapusta and another fire company member did a walk through of the property and they determined that they can get all of their equipment to the site, there is an area for a helicopter to land, and he provided the types of equipment the fire company has. Another member of the audience asked what happens if their access is blocked. Mr. Beachler stated that there is another entrance.

Kevin Hunter: Wants clarification of the number of tickets and the number of staff – maximum of 300 (250 tickets and 50 staff); three days of music noon to 11:00 p.m.; issue with music extending well past 11:00 last year.

Mr. Gonzalez made motion to close the public hearing; seconded by Mr. Pietropaoli; all in favor.

Discussion was held between Board members and Mr. Brick. Mr. Brick stated that the Planning Board should think about what are reasonable conditions and ask applicant to provide information before the July meeting. Information should include: proof of correspondence to Albany County Sheriff’s Office notifying them of the event and offering to meet with them to discuss the plans for the event both in terms of law enforcement agency as well as primary emergency medical services agency and same proof of notification of Coeymans Police Department; notification to Albany County Health Department; need plans for sanitation (number of porta-potties); need parking plan; need camping plan. Restrictions to be discussed, including one day sales not an option; only 250 days passes – proof; request proposed agenda; proof of insurance; independent vendors need to be licensed; overnight security plans and contact information; day passes.

Applicant’s attorney to provide the information to the Board before their next meeting scheduled for July 11. Date to provide the information is July 8th.

Adjournment

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