TOWN OF COEYMANS PLANNING/ZONING BOARD MEETING

January 13, 2025

Attendees

Members Present: Ms. Grogan, Mr. Boomer, Mr. Cronin, Mr. McGuire, Mr. Cinque

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

Also Present: Mr. Keniry, 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 members absent. Ms. Grogan led the Pledge of Allegiance.

Approval of Minutes

Mr. Boomer made motion to approve the minutes of December 9, 2024; seconded by Mr. Cronin; all in favor.

New Business

**Magic Forest Farms (25-001SUP**): An application for a Special Use for a temporary campground on the property owned by Joan Mahony. Property is located at 134 Bucks Ranch Road, Tax Map #130.-2-20.1

Mr. Jason Ball was present representing Ms. Mahony. He explained reasons for the special use permit and provided information on upcoming events at the site. He also provided information on their previous application two years ago and answered questions Board members had concerning it.

Mr. Keniry reviewed with the Board items to think about and to consider, including definition of a campground, special permits, second access needs to be maintained, emergency response and evacuation, site plan of what is where on the site, SEQRA. The fire department and Town Highway Superintendent should also visit the site again to take a look at the emergency access road.

Ms. Grogan made motion to accept the application for the special use permit; seconded by Mr. Cronin; all in favor.

Old Business

Area Variance

**Valley Paper Mill Park (24-002ZAV**): An application for an area variance on the property owned by the Town of Coeymans. Property is located at 9 County Route 111, Tax Map #165-1-15

Mr. Cronin was recused.

Tom Sweeney, President of Alcove Preservation Association was present and provided an update. He made contact with Mr. Davey of the State Historical Preservation Office who reviewed the plot plan and determined there would be no adverse effect. Ms. Grogan read the letter into the record.

The 239 has been sent to the Albany County Planning Board; recommendation has not been received. SEQRA determination and public hearing need to be done.

Ms. Grogan made motion to schedule public hearing for February 10, 2025 at 7:00 p.m. and for Mr. Chmielewski to do the notice; seconded by Mr. Boomer; all in favor (except Mr. Cronin who was recused).

Subdivision/Lot Line Adjustment

**Alexander Pelow (24-003SD**): An application for a two-lot subdivision on property owned by Alexander Pelow. Property is located at 39 Cedar Grove Road, Tax Map #131.-3-19.14; and

**Alexander Pelow (24-0021LA**: An application for a lot line adjustment on property owned by Alexander Pelow. Property is located at 39 Cedar Grove Road, Tax Map #131.-3-19.14)

Albany County Planning Board recommendation was received. Their recommendation was: Modify local approval to include: A shared access agreement (including a maintenance agreement) should be referenced in the deeds for both Lot 1 and Lot 2 due to the proposed use of shared driveway.

Applicant was not present. More clarity to be obtained at the next meeting.

Subdivision

earing -

**Stanley and Marisa Tutay (24-004SD)**: An application for a four-lot subdivision on property owned by Stanley and Marisa Tutay. Property is located at 524 Copeland Hill Road, Tax Map #130.-2-3.1

The applicants were present.

Response has been received from the Albany County Planning Board. Their recommendations were: Modify local approval to include: (1) Review by NYS DOT for new or modified access to a state highway for the proposed Lot 1 should be required and (2) A highway work permit from the Albany County Department of Public Works for driveway construction, drainage and public utility connections within the county right of way is required for proposed Lots 2 and 3.

Ms. Grogan made motion to approve the four lot subdivision in accordance with the Albany County Planning Board’s recommendations; seconded by Mr. McGuire; all in favor.

Informational: Ms. Grogan announced that the Town Board has reappointed Mr. Cronin to the Planning/Zoning Board.

Adjournment

Motion was made by Ms. Grogan to adjourn the meeting; seconded by Mr. McGuire; all in favor.