TOWN OF COEYMANS PLANNING/ZONING BOARD MEETING

January 22, 2025

Attendees

Members Present: Ms. Grogan, Mr. Boomer, Mr. Cronin, Mr. McGuire, Mr. Collins, Mr. Nolan, Mr. teRiele

Members Absent: Mr. Cinque

Also Present: 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. Mr. Cinque and Mr. Keniry were absent. Ms. Grogan led the Pledge of Allegiance.

Approval of Minutes

Mr. McGuire made motion to approve the minutes of January 13, 2025; seconded by Mr. Boomer; all in favor (Mr. Collins, Mr. Nolan and Mr. teRiele abstained).

Special Use Permit

**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. The Board reviewed and discussed with Mr. Ball the site plan he had provided to them. He had re-worked the site plan from his previous application.

Response was received from Dan Haight re fire and emergency access to the site. Mr. Haight stated that he and Assistant Chief Williams did a walk-through of the grounds and they are confident they can safely respond to an emergency at the site.

Area Variance

**Valley Paper Mill Park (24-002ZAV**): An application for an area variance on 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 received a letter dated January 2, 2025 from Weston Davey, Historic Restoration Coordinator for NYS Parks, Recreation and Historic Preservation, which stated that based on their review, it is the opinion of the SHPO that the proposed project will have no adverse effect to historic resources.

The 239 has been reviewed by the Albany County Planning Board, whose recommendation was to defer to local consideration – proposed action will have no impact upon the jurisdictional determinant referring to this case nor will it have significant countywide or intermunicipal impact.

Public hearing has been scheduled for February 10, 2025.

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 for a shared access agreement to be referenced in the deeds. Mr. Pelow stated that his lawyer will handle that.

Ms. Grogan made motion the approve the subdivision with the recommendation that there will be a shared assess agreement; seconded by Mr. McGuire; all in favor.

Adjournment

Motion was made by Mr. Collins to adjourn the meeting; seconded by Mr. Nolan; all in favor.