TOWN OF COEYMANS PLANNING/ZONING BOARD MEETING

April 14, 2025

Attendees

Members Present: Mr. Collins, Mr. Boomer, Mr. McGuire, Mr. Nolan, Mr. teRiele

Members Absent: Ms. Grogan, Mr. Cronin, Mr. Cinque

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. Mr. Collins led the Pledge of Allegiance.

Approval of Minutes

Mr. Collins made motion to approve the minutes of March 26, 2025, with one correction; seconded by Mr. McGuire; all in favor.

Lot Line Adjustment

**Tanner & Frangella (25-002 LLA):** An application for a lot line adjustment on property owned by Joseph and Lynn Tanner. Property is located at 41 Spoor Road, Tax Map #168.-1-45.

Applicants and their attorney Mr. Biscone were present. Mr. Biscone explained reason for the lot line adjustment. Map was reviewed and much discussion was held between Mr. Biscone, Mr. Keniry and the Board.

Mr. Keniry stated there has been considerable dialogue between the Building Department and the applicant; there is some consideration of the cost. The Chair had indicated to the applicant the rules for lot line adjustment which require a map or survey. There is a non-code compliant condition - the Frangella lot is sub-standard.

There is no indication of the direction of the driveway – north or south? It is Mr. Keniry’s understanding that Ms. Grogan had asked for a depiction of the driveway; there is no indication of the driveway on the map. The drawing reflects a line where the driveway is but not a southerly or northerly direction.

Mr. Keniry stated that the Board needs to determine what is required. At a minimum want to have a sense of the 10 foot driveway and what is most appropriate to the lot line adjustment for the driveway - north or south boundary.

The application requires a 239 to be sent to the Albany County Planning Board. A public hearing is not required. The application is not exempt from review.

Board members were reminded to take a look at the Town of Coeymans’ Lot Line Adjustments and Mergers Law.

Mr. Nolan made motion to accept the application; seconded by Mr. Boomer; all in favor.

Mr. McGuire made motion to send application to the Albany County Planning Board; seconded by Mr. Boomer; all in favor.

Mr. Chmielewski will bring the mylar to the June 9, 2025 meeting.

Site Plan Review/Special Use Permit

**Coeymans PV, LLC (25-0001 SPR)**: An application for a Site Plan Review on property owned by Joyce Maxstadt. Property is located at 1304-1322 State Route 143, Tax Map #166.-2-3.11; AND

**Coeymans PV, LLC (25-0001 SPR)**: An application for a Special Use Permit on property owned by Joyce Maxstadt. Property is located at 1304-1322 State Route 143, Tax Map #166.-2-3.11.

Ms. Maxstadt was not present. Mr. Jeremy Kauffman, Mark Strzalkowski, and Alexa Marinos from RIC energy were present.

RIC representatives provided updates, which included:

City of Albany Water Board: RIC Energy talked to the Water Board today and requested a formal letter from the Water Board. Water Board did not get them a timeline. At the end of the week they will provide the Water Board with some alternatives (e.g. reducing the amount of cover).

Cemetery: SHPO consultation has been performed; no impact.

Additional discussion was held regarding the private cemetery, which included: 20 foot buffer zones around the cemetery; distance to the headstone; trees surround the cemetery.

Planning/Zoning Board members will do a site visit on April 19.

Public Hearing (Continued)

**Magic Forest Farms (25-001 SP**): An application for a Special Use Permit for a temporary campground on 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.

Mr. Ball explained that due to Albany County Department of Health recommendations there will only be one event held at the campground: May 29-June 1 (300 people). He requested the sound ordinance of 11:00 p.m. not be changed to 10:00; feels it is unfair

Members of the public who spoke:

Beth Hunter, 262 Copeland Hill Road: Would like 11:00 sound ordiance to be changed to 10:00.

Esben Hjiort, 383 Copeland Hill Road: He had e-mailed a letter which was given to the Board. He stated some people did not receive notification (post cards) about the public hearing notices should have been sent to a wider number of people.

George Adler: He has been working with Mr. Ball. If Town Ordinance is 11:00 p.m. changing to 10:00 arbitrary; goal is to bring music and extra business to the Town.

Kevin Hunter, 262 Copeland Hill Road: Asked if a site plan had been submitted in 2022; concerned about water, sewer, and garbage, parking; restrictive zoning - festivals not allowed; location of stage to close to nearest house.

Thomas Linehan, 437 Copeland Hill Road: He been involved in the events at the location; all events have been well organized, safe, pleasant; Jason Ball works hard on the space; he is in favor of permit being approved and hopes it will be approved.

Dave Kagen, Route 143: he attended prior concerts; he is a musician; feels Mr. Ball does a great job.

Mr. Keniry read e-mail from Bill Young, 531 Copeland Hill Road dated April 10, in support of the oermit and also a letter of support from Marlene McTigue.

Kristen Kagen also spoke in support; 11:00 curfew should apply to the event.

Mr. Collins made motion to close the public hearing; seconded by Mr. Nolan; all in favor.

Discussion was held among the Board members. They had no issues with noise.

Mr. Keniry stated the Board can approve, disapprove or approve with conditions. He looked at the conditions included in the previous approval and also looked at the liability insurance coverage, which he is in the process of checking coverage date of the policy. The Albany County Planning Board recommendation of review by Albany County Department of Health ealthhas been satisfied.

 Motion was made by Mr. Boomer to approve the special use permit with the conditions on record with the understanding that if any conditions are violated the special use permit will be rescinded; seconded by Mr. Nolan; all in favor.

Adjournment

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