TOWN OF COEYMANS PLANNING/ZONING BOARD MEETING

March 14, 2022

Attendees

Members Present: Mr. Nolan, Mr. Collins, Mr. Pietropaoli, Mr. Boomer, Mr. Nolan, Mr. teRiele, Ms. Grogan, 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 public notice for the Connell public hearing.

Approval of Minutes

Mr. Pietropaoli made motion to approve the minutes of February 23, 2022; seconded by Mr. Collins; all in favor.

Report of the Building Inspector - None

Public Hearing

**Denise Connell – 22-004SD**: An application for a three lot subdivision on the property owned by her located at Jarvis Road South, Tax Map #167.-2-1. 75 acres to be divided into three lots: Lot #1 to be 1.84 plus or minus acres, Lot #2 to be 1.84 plus or minus acres, and Lot #3 to be 71.82 plus or minus acres.

Mr. Collins made motion to open the public hearing; seconded by Mr. Boomer; all in favor. The Board moved on to other items on the agenda and returned to the public hearing; no one from the public had called in.

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

Mr. Collins made motion for SEQRA – no negative impact; seconded by Mr. Boomer; all in favor.

Mr. Nolan made motion to approve the three lot minor subdivision; seconded by Mr. Colllins, all in favor.

Subdivision

**Robert LaCosta – 22-003SD**: An application for a subdivision on property owned by Robert LaCosta, 1604 River Road, Coeymans, NY, Tax Map #145.-1-4. He is requesting a two lot subdivision of 38 acres: Lot #1 to be 22.15 acres and Lot #2 to be 14.68 acres.

Mr. LaCosta was present. Map was distributed for review and discussion was held, including:

Property is in the R/A district because there is no water and sewer – map indicates R/A. The application has to go to the Albany County Planning Board for their review. A public hearing needs to be held. Maps need to be available at the public hearing.

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

Mr. Boomer made motion to declare this a minor subdivision; seconded by Mr. Pietropaoli; all in favor.

Mr. Collins made motion to schedule public hearing for April 11, 2022; seconded by Mr. Boomer; all in favor.

**Christina DiPierro**: Discussion for open development plan.

Ms. DiPierro and attorney Andrew Gilchrist were present.

At the Planning/Zoning Board meeting held on December 13, 2021, discussion was held regarding a four lot subdivision and an area variance for property located at 65 Fox Street. The Planning /Zoning Board recommended that the applicants contact the Town Board to apply for and obtain an open area development permit. Mr. Gilchrist stated that they appeared before the Town Board, who had questions/concerns, including: width of the driveway, emergency access issues, why would the road not be a public roadway instead of private. Applicants want to keep the road private and have an access maintenance road agreement.

Discussion was held. Mr. Brick explained that Carver had requested an open development plan and an analysis had been done which had involved building code, fire code, and the local fire chief. The same process should be followed for this request. For example: the road needs to be in compliance. The fire chief needs to be involved – specs for rigs, road needs to handle the size; water supply – is it too far from water. Private road vs. public road was discussed.

Mr. Boomer made motion to put the open development plan on the agenda for the Planning/Zoning Board meeting to be held on April 11, 2022; seconded by Mr. Collins; all in favor.

Special Use Permit

**Jason Ball/Magic Forest Farms – 22-001SUP**: an application for a Special Use Permit for a festival located at 134 Bucks Ranch Road, Tax Map #141.-2-7.

Jason Ball and Michael Brown (one of the organizers) were present and explained the reason for the application. Mr. Ball had spoken to Mr. DeBacco and due to the increase in size, Mr. DeBacco recommended that he apply for a special use permit. Discussion included:

* Mr. Ball has organized previous festivals on his property – four were held last year.
* The hours would be noon until 1:00 a.m.; there is a noise restriction in the Town – quiet time is between 11:00 p.m. and 7:00 a.m. Organizers will be provided with a copy of the noise ordinance.
* Number of attendees would be 250-300; 1500 for the larger event
* There are no bands, only DJs
* Organizers do not provide alcohol – vendors sell the alcohol
* There are no tents for the entertainment; would provide a canopy structure using the trees for support; Board would need to see the specs.
* Parking area is shale
* Traffic and signs
* County permits (mass gathering and health department)
* Building Department will notify adjacent property owners for the public hearing

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

Mr. Pietropaoli made motion to schedule public hearing on April 11, 2022; seconded by Mr. Collins; all in favor. Both Mr. Ball and Mr. Brown will be present at the public hearing.

Miscellaneous

Mr. John Shell inquired about property on 157 Jarvis Road South which he would like to buy. He asked if a well could be punched in. They were advised to contact the Department of Health.

Adjournment

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