TOWN OF COEYMANS PLANNING/ZONING BOARD MEETING

June 13, 2022

Attendees

Members Present: Mr. Nolan, Mr. Collins, Mr. Pietropaoli, Mr. Boomer, 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.

Approval of Minutes

Mr. Pietropaoli made motion to approve the minutes of May 25, 2022; seconded by Mr. Collins; all in favor.

Report of the Building Inspector

Mr. Chmielewski reported that the area variance application for Tompkins Road Properties LLC has not been received. He also reported that he received a subdivision application (Callanan) but the GIS does not match the acreage.

Area Variance

**Frank Mirande, 22-002ZAV**: An application for a 14’ side lot variance for a shed placement on the property owned by Frank Mirande, 1 Frangella Drive, Coeymans, NY Tax Map #168.11-6-19.

Mr. Mirande was present. Discussion was held and included:

* Copies of letters of support were provided
* Application does not have to go to the Albany County Planning Board
* In R-2 zone side lot line requirement is 10’
* Shed will be located right on the property line
* Applicant will be purchasing a 12’x20’ prefab barn shaped shed
* This will be a Type 2 action – no SEQRA; requires public hearing

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

Special Use Permit

**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 present and explained that 250 people would be on-site, music would end at 11:00 p.m. and there would also be music on Sunday performed by artists who would have played after 11:00 p.m. Discussion was held, including:

* Mr. Brick explained that he and Mr. Chmielewski met with the applicant to discuss various options.
* Planning/Zoning Board can set conditions, e.g. time for music to start and end.
* Application has been sent to the Albany County Planning Board for their review
* Lyon Trout is the name of the band putting on the festival
* Food truck will be brought in by Lyon Trout
* Tent camping: half in forest, half in field
* List of thing that need to be done will be provided to Mr. Ball; list will include contacting the Board of Health, Coeymans Hollow Fire Chief, and Albany County Sheriff

Mr. Boomer made motion to schedule public hearing for June 22, 2022; seconded by Ms. Grogan; all in favor. Notification of public hearing will be sent to the same property owners as in the previous public hearing.

**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.

Application has been sent to the Albany County Planning Board which is meeting on June 9. Public hearing has been scheduled for June 22, 2022.

Adjournment

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