TOWN OF COEYMANS PLANNING/ZONING BOARD MEETING

July 27, 2022

Attendees

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

Members Absent: Mr. Gonzalez, Ms. Grogan, Mr. teRiele

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; three board members absent. Mr. Nolan led the Pledge of Allegiance. Mr. Nolan read the notices for the public hearings for Tryon and Lesser.

Approval of Minutes

Mr. Collins made motion to approve the minutes of July 11, 2022; seconded by Mr. Boomer; all in favor.

Report of the Building Inspector - None

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 and Joan Mahoney were present. Discussion was held concerning the conditions to be set by the Planning/Zoning Board via resolution. Two conditions were amended:

Road Work: Town Highway Superintendent Dan Baker had been requested to sign off on the work the applicant needed to do on the emergency access road. Mr. Baker reported that on July 12 he, Deputy Highway Superintendent Mike Ferriero, Mr. Chmielewski and Mr. Nolan visited the site. They drove up the access road with no problems. Mr. Ball was asked to cut the grade down a little, make access 25 feet wide, and trim overhanging trees and brush. On July 26 site was visited again. Mr. Ball had done everything he was asked to do. He also had put in three pull-offs and added reflector tape to the trees to help guide vehicles. Mr. Baker stated that Mr. Beachler had said that a tanker could get up the road. Mr. Baker also stated that the road is solid; no issues; there should be no problem for emergency vehicle access. He approves the road. That condition was met and waived.

Two EMTs: Applicant stated that the provision for two EMTs on duty is very expensive. He indicated that he will have an RN there throughout the entire weekend. Board amended the condition: will have one RN on duty throughout the event and one EMT.

Mr. Boomer made motion to declare this an unlisted action and a negative declaration; seconded by Mr. Collins; all in favor.

Mr. Boomer made motion to adopt the approved resolution as amended; seconded by Mr. Pietropaoli; all in favor. The approved resolution reads as follows:

The Application of Jason Ball/Magic Forest Fars for a Special Use Permit to allow for a temporary campground from August 5, 2022 to August 8, 2022 is hereby approved subject to strict compliance with the following conditions:

1. This special use permit for camping is temporary and shall only be effective between 8/5/22 and 8/8/22. Any intended future use as a campground will require re-application to the Town of Coeymans for a Special Use Permit.
2. Quiet hours shall exist between the hours of 11 p.m. Friday 8/5 and 10:30 a.m. Saturday 8/6; 11 p.m. Saturday 8/6 and 10:30 a.m. Sunday 8/7; and between 9:00 p.m. Sunday 8/7 to 9:00 a.m. Monday 8/8. Quiet hours shall be strictly enforced by the applicant, his representatives, contract vendees, and the property owner. During quiet hours, no noise shall cross the applicant’s property line that can be heard by any person on any other property.
3. Applicant, his representatives, contract vendees, and the property owner shall make available at least 14 “porta-potty” type lavatories on the property from 12:00 p.m. noon o Friday 8/5 through 12 p.m. noon on Monday 8/8. Lavatories must be emptied or replaced at least once on Saturday 8/6.
4. Applicant, his representatives, contract vendees, and the property owner must maintain upon the property sufficient potable water accessible to all persons upon the property on demand beginning at 12:00 p.m. noon on Friday 8/5 through 9:00 a.m. Monday 8/8. Sufficient potable water is defined as at least 3.7 liters per day per person.
5. Applicant, his representatives, contract vendees, and the property owner must maintain at least one registered Nurse (RN) on duty on the property throughout the duration of the Special Use Permit and one Emergency Medical Technician (EMT) on duty on the property between the hours of 12:00 p.m. and 9:00 p.m. on August 5th, 6th, and 7th.
6. Applicant shall provide contact information for a designated person to act as point of contact throughout the duration of the special use permit. This contact information shall be provided to the Coeymans Hollow Fire Department, Town of Coeymans Police Department and Albany County Sheriff’s Department prior to August 4, 2022. The designated point of contact shall be accessible and available via telephone for the duration of the special use permit.
7. Access to the property shall be made available to the Town Building Inspector for the duration of the special use permit to ensure compliance with these conditions.
8. Failure to adhere to any lawful order by any authorized government official shall result in the immediate revocation of this temporary special use permit.
9. All conditions herein must be strictly followed by applicant, his representatives, contract vendees, and the property owner.

Public Hearings: Mr. Collins made motion to close the public hearings; seconded by Mr. Boomer; all in favor.

**Marc Tryon 22-002SD**: An application for a two lot subdivision on property owned by him located at 779 Blodget Hill Road, Tax Map #142.-1-24.12. Lot #1 to be 100.34 acres and Lot #2 to be 84.06 acres.

Mr. Tryon was present. Discussion was held and included: Albany County Planning Board’s decision: Incomplete - (1) An AG data sheet should be provided since the property is located in an Agricultural District as per Section 305-b of the NYS Agricultural and Markets Law; and (2) The applicant should be aware that any vehicular access to the second (large) piece of land of Lot 1 through the lands of Niagara Mohawk Power Corporation may not be allowed for any future development purposes and that piece of land appears to be landlocked.

Mr. Boomer made motion to declare this an unlisted action and a negative declaration; seconded by Mr. Colllins; all in favor.

Mr. Pietropaoli made motion to approve the subdivision; seconded by Mr. Boomer; all in favor.

**Richard Lesser 22-007SD**: An application for a two lot subdivision on property owned by Richard Lesser located at 880 Bridge Street, Tax Map #131.-4-12. Lot #1 to be 71.11 plus or minus acres and Lot #2 to be 60.59 plus or minus acres.

Marc and Michelle Dorsey were present representing Mr. Lesser. Discussion was held, including:

Albany County Planning Board’s decision: Incomplete - An AG data sheet should be provided since the property is located in an Agricultural District as per Section 305-b of the NYS Agricultural and Markets Law.

Mr. Boomer made motion to declare this an unlisted action and a negative declaration; seconded by Mr. Collins; all in favor.

Mr. Pietropaoli made motion to approve the subdivision; seconded by Mr. Collins; all in favor.

Adjournment

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