

TOWN OF COEYMANS PLANNING/ZONING BOARD MEETING  
February 10, 2025

Attendees

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

Members Absent: Mr. Boomer

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; one board member absent. Ms. Grogan led the Pledge of Allegiance. Ms. Grogan read public hearing notice for Valley Paper Mill Park.

Approval of Minutes

Mr. McGuire made motion to approve the minutes of January 22, 2025; seconded by Mr. Cronin; all in favor.

Public Hearing:

**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

Ms. Grogan made motion to open the public hearing; seconded by Mr. Collins; all in favor.

Mr. Cronin was recused.

Tom Sweeney, President of Alcove Preservation Association was present and provided a recap/update. He reported that Amy Walsh of the Albany County Water Board reported that the project will have no adverse impact on their property.

Mr. Keniry read into the record the answers to questions 1-11 on Part 2 of the Short Environmental Assessment Form. The answers to all 11 questions were no or small impact may occur.

Ms. Grogan made motion for a negative declaration; seconded by Mr. McGuire; all in favor.

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

Mr. McGuire made motion to approve the area variance; seconded by Mr. Nolan; all in favor.

### 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.

Ms. Grogan stated that the application is complete, site plan has been provided, and letter has been received from the Fire Department re emergency response.

Mr. Chmielewski will send the application to the Albany County Planning Board.

Ms. Grogan made motion for the Planning/Zoning Board to be lead agency, this is a Type 2 action, and will be exempt from SEQRA review; seconded by Mr. Cronin; all in favor.

Motion was made by Mr. McGuire to schedule public hearing for March 26, 2025 at 7:00 p.m.; seconded by Mr. Collins; all in favor. Ms. Grogan made motion that notices will be sent to residents within ¾ mile radius from the center of the campground and will include Copeland Hill Road; seconded by Mr. Collins; all in favor.

### Adjournment

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