

TOWN OF COEYMANS PLANNING/ZONING BOARD MEETING  
March 26, 2025

Attendees

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

Members Absent: Mr. teRiele

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 member absent. Ms. Grogan led the Pledge of Allegiance. Ms. Grogan read the public notice for Magic Forest public hearing. She also announced that the Nolan subdivision has been withdrawn.

Approval of Minutes

Mr. Collins made motion to approve the minutes of March 10, 2025; seconded by Mr. Cronin; all in favor (Mr. Nolan abstained).

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, Project Manager of RIC Energy was present.

Ms. Cameron Caswell from MJ Engineering was present and reviewed their responses, which included:

- SEQRA: SWPP is required and was provided. Wetland delineation is outdated and should be reaffirmed in accordance with the new DEC wetland jurisdictional determination requirements.
- Solar Energy Law: All of the documentation has been provided.
- Site Plan Review: Access and utility easements are needed. Lot coverage shall be calculated per lot. Need verification that access drive is adequate for emergency vehicles; verification has been provided by the Fire Department.
- SWPPP: Authorization letter to disturb greater than five acres must be obtained from DEC and be provided to the Town. If slopes are greater than 8% and alters hydrology then project must implement post-construction stormwater management areas. Applicant has proposed level spreaders to maintain sheet flow.

Discussion was held, which included:

- Bond decommission plan – Town wants cash.
- There are no plans to merge the two lots. Solar is separate from the landowner's parcel.
- Cemetery: It is an old private cemetery – public has no access to it; buffer should be provided. There is a buffer between the road and the cemetery
- Albany County Water Board Agreement: Need more information from Amy Walsh; MJ Engineering will talk to her about it.
- Conditions can be attached to the approval.
- Board members can do a site visit.

#### Lot Line Adjustment

**P&M Brick, LLC/Ravena-Coeymans Yacht Club Inc. (25-001 LLA):** An application for a lot line adjustment on properties owned by them. Property is located at 2170 River Road, Tax Map #156.-4-8.1 and 168.-2-4.

The Albany County Planning Board recommendation was received and their recommendation is defer to local consideration – proposed action will have no impact upon the jurisdictional determinant nor will it have significant countywide or intermunicipal impact.

Ms. Grogan made motion to approve the lot line adjustment; seconded by Mr. Nolan; all in favor.

#### Public Hearing

**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. McGuire made motion to open the public hearing; seconded by Mr. Boomer; all in favor.

Mr. Jason Ball was present representing Ms. Mahony.

Mr. Ball explained there will be three separate events held at the campground: May 29-June 1 (300 people); September 6 (150 people), and September 11-13 (500 tickets); sound ordinance will be followed.

Albany County Planning Board recommendation has been received. Their recommendation was to modify local approval to include review by the Albany County Department of Health for temporary arrangements for water supply, waste water discharge and other required permits.

Two members of the public spoke:

Kevin Hunter, 262 Copeland Hill Road: Is concerned about noise and traffic. Stated there was problem with band noise in 2022.

Espen Hjort, 383 Copeland Hill Road: In 2021 loud music continued into early morning hours; sound travels a long distance; sound ordinance was not kept; wildfires are a concern. Applicant should have insurance.

Mr. Ball stated the sound ordinance was not violated and he has fire insurance and secondary insurance which is required. He will provide Mr. Chmielewski with a copy of the liability insurance and the other insurance.

Mr. Keniry will look into the no cost one million dollar <sup>liability</sup> ~~life~~ insurance for the Town, owner of the land, and applicant.

Items needed: water letter from Albany County Department of Health, insurance information. Board to think about approval with conditions (listed in resolution for previous approval).

Public hearing will be kept open.

#### Miscellaneous

Mr. Keniry will provide yearly training will be held on April 23 and May 12.

#### Adjournment

Motion was made by Ms. Grogan to adjourn the meeting; seconded by Mr. McGuire; all in favor.