

**TOWN OF COEYMANS**  
**PLANNING BOARD / ZONING BOARD OF APPEALS**  
**18 RUSSELL AVENUE**  
**RAVENA, NEW YORK 12143**

**Ms. Grogan(Chair)** \_\_\_\_\_  
**Mr. Boomer** \_\_\_\_\_  
**Mr. McGuire** \_\_\_\_\_  
**Mr. Collins** \_\_\_\_\_  
**Mr. teRiele** \_\_\_\_\_  
**Mr. Cronin** \_\_\_\_\_  
**Mr. Nolan** \_\_\_\_\_  
**Mr. Cinque** \_\_\_\_\_

**The Planning Board/ ZBA**  
**meeting will be held on**  
**Monday January 13th, 2025**  
**at 7:00 PM**  
**in the Town Hall**  
**18 Russell Avenue,**  
**Ravena, New York 12143**

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**AGENDA**

**CALL TO ORDER**

- A. Determination of a Quorum
- B. Pledge of Allegiance
- C. Reading or Waiver of Reading of Public (Notices)
- D. During Public Hearing you will have a maximum of three minutes to comment

**APPROVAL OF THE MINUTES**

- December 9<sup>th</sup>, 2024

**NEW BUSINESS**

**Magic Forest Farms (25-001SUP):** An application for a Special Use Permit for a temporary campground on the property owned by Joan Mahony. Property located at 134 Bucks Ranch Road, Tax Map #130.-2-20.1.

**OLD BUSINESS**

**AREA VARIANCE**

**Valley Paper Mill Park (24-002ZAV):** An application for an Area Variance on the property owned by the Town of Coeymans. Property located at 9 County Route 111, Tax Map #165.-1-15.

**SUBDIVISION**

**Alexander Pelow (24-003SD):** An application for a two-lot Subdivision on the property owned by Alexander Pelow. Property located at 39 Cedar Grove Road, Tax Map #131.-3-19.14.

**LOT LINE ADJUSTMENT**

**Alexander Pelow (24-002LLA):** An application for a Lot Line Adjustment on the property owned by Alexander Pelow. Property located at 39 Cedar Grove Road, Tax Map #131.-3-19.14.

**SUBDIVISION**

**Stanley and Marisa Tutay (24-004SD):** An application for a four-lot Subdivision on the property owned by Stanley and Marisa Tutay. Property located at 524 Copeland Hill Road, Tax Map #130.-2-3.1.

Date of Next Scheduled Meeting – January 22<sup>nd</sup>, 2025 at 7:00 PM

~All meeting materials can be obtained during regular business hours at the Coeymans Building Department~