

TOWN OF COEYMANS PLANNING/ZONING BOARD MEETING
July 14, 2025

Attendees

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

Members Absent: Mr. Nolan, Mr. Cinque

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 and alternate absent. Ms. Grogan led the Pledge of Allegiance.

Approval of Minutes

Mr. Boomer made motion to approve the minutes of June 25, 2025; seconded by Mr. Cronin; all in favor.

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. Grogan reported that two meetings ago the Board had asked MJ Engineering to do the long form EAF. Ms. Lippmann was not in attendance tonight. In her absence Ms. Grogan read the answers to the questions on the report, which included Impact on:

Land: Yes - nothing significant

Geographic Features – none

Surface water: no

Ground water: no

Flooding: no

Air: no

Plants and animals: yes or small impact may occur
Agriculture: Yes, No or small impact may occur
Aesthetic Resources: none
Historical and Archeological Resources: none
Open Space and Restoration: none
Critical Environmental Areas: none
Transportation: none
Energy: none
Noise, Odor, Light: none
Human Health: none
Consistency with the Community: no
Consistency with Community Character: no

Part 3: Evaluation of Magnitude and Importance of Project Impact and Determination of Significance: There are no significant adverse impacts on the environment; do not need Environmental Impact Statement. Negative Declaration: everything that was gone over is indicated there.

Mr. Keniry stated that these are suggested answers. The appropriate direction to take between now and the next meeting is to study them to be sure these are the Board's findings. Board members are to look at the packet. If the members have a problem, the chart keys you to the questions - you can see each of the questions by the question number.

Mr. Jeremy Kauffman provided an update on the progress with the Albany County Water Board: The Water Board agreed to the design and their water line has been labeled. The attorneys are working on a final agreement.

Miscellaneous:

Mr. Chmielewski stated that at the next meeting the agenda will include a Special Use permit under Local Law #9 of 2023 re fill more than two feet. Applicant filled out the application and a short EAF. This is the first time dealing with the local law. Mr. Chmielewski will provide the Board members with the information and informed them that he will not be at that meeting.

Adjournment

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