

**TOWN OF COEYMANS PLANNING/ZONING BOARD MEETING**  
**August 11, 2025**

**Attendees**

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

Members Absent: Ms. Grogan, Mr. Boomer  
Mr. Chmielewski was also absent

Also Present: Mr. Keniry, Ms. Ziegler

Public Present:

**Call to Order/Pledge of Allegiance**

Meeting was called to order by Mr. Collins at 7:00 p.m. There was a quorum - two members absent. Mr. Collins led the Pledge of Allegiance.

**Approval of Minutes**

Mr. McGuire made motion to approve the minutes of July 14, 2025; seconded by Mr. Nolan; all in favor.

**Appeal**

**Marc and Michelle Dorsey (25-001 Appeal)**: An appeal for the denied application for Change of Occupancy on property owned by Marc and Michelle Dorsey. Property is located at 880 Bridge Street, Tax Map #131.-4-12.1

The applicants were present. Applicants disagree with the denial. Mrs. Dorsey read a statement in response to denial for change of occupancy classification of "U" to "A-2".

Mr. McGuire made motion to accept the application; seconded by Mr. Cronin; all in favor.

Next steps for the Board would include classification under SEQRA, schedule public hearing, and think about 239 referral to the Albany County Planning Board.

### Special Use Permit

**William and Lauren Horner (25-003SUP):** An application for a Special Use Permit on property owned by Lauren Horner. Property is located at 314 Old Ravena Road, Tax Map #144.-2-2.1

Applicants were present and explained reason for the Special Use Permit – more than two feet of fill requires a Special Use Permit. They described the property: it is a gigantic hole on a big hill. They want to level it off and use as pasture for their horses. Discussion was held including:

- Neighbors are okay with it.
- They have a letter from the company bringing in the fill: it is clean fill
- Nearby nature preserve will not be affected.
- They questioned the ten day application timeframe for submittal; application was submitted too late for July 23 meeting (which was subsequently cancelled)

Mr. teRiele made motion to accept the application; seconded by Mr. Nolan; 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.

Mr. Jerry Kaufmann and Jenny Lippmann were present.

At the last meeting Ms. Grogan read the answers to the impact questions on the long form EAF report, Part 3 Evaluation of Magnitude and Importance of Project Impact and Determination of Significance. At tonight's meeting Ms. Lippmann reviewed the findings/justifications:

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.

Ms. Lippmann stated that a negative declaration would be warranted.

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

Mr. Collins made motion to send the 239 to Albany County Planning Board; seconded by Mr. Nolan; all in favor.

Mr. Collins made motion to schedule public hearing for September 8, 2025, at 7:00 p.m.; seconded by Mr. Cronin; all in favor.

Miscellaneous:

Mr. DeBacco, who was present at the meeting, stated that he wanted to clarify some statements made by the applicants. He feels that Mr. Chmielewski acted appropriately.

Adjournment

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