

TOWN OF COEYMANS PLANNING/ZONING BOARD MEETING
August 27, 2025

Attendees

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

Members Absent:

Also Present: Mr. Keniry, Mr. Chmielewski, Ms. Ziegler

Public Present:

Call to Order/Pledge of Allegiance

Meeting was called to order by Ms. Grogan at 7:00 p.m. There was a quorum - all members present. Ms. Grogan led the Pledge of Allegiance.

Approval of Minutes

Mr. Collins made motion to approve the minutes of August 11, 2025; seconded by Mr. McGuire; all in favor. Ms. Grogan and Mr. Boomer recused.

Lot Line Adjustment

Lois Realty, LLC (25-003LLA): An application for a Lot Line Adjustment on this property owned by Lois Realty, LLC. Property is located at 1737 US Route 9W, Tax Map #144.-1

Mr. Aaron Jackson, engineer was present representing Lois Realty. He presented background information relating to the lot line adjustment.

He explained that a few years ago Lois Realty had started a project to put in a road and to expand the park; the project was abandoned. The road is now a gravel road. They want a longer and safer road to enter and exit the park; it is dangerous with only the current exit. The length of the road would increase by 400 or 500 feet; not going to increase the number of homes – they are not expanding the park. Site plan review and special use permit for expansion were previously done. This is the first step before anything else. Main goal is to get access out and gives residents another outlet.

Discussion was held which included: SEQRA review and EAF; will need to amend site plan at some point if they want to utilize lands; don't want to create a non-compliance condition; Mr. Chmielewski does have the EAF.

Ms. Grogan made motion to accept the lot line adjustment application; seconded by Mr. Collins; all in favor.

Mr. Chmielewski will send the 239 to Albany County Planning Board along with the EAF.

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. Discussion was held and included:

Ms. Grogan read letter into the record which was received from neighbor Benjamin Hafenstein stating he has no objections and supports the application.

Ms. Grogan also read letter which was received from ING-Civil, Inc. Project Superintendent Eric Fancher stating the company would be bringing in clean fill, processed concrete, gravel and processed asphalt; there will be no construction debris sent to the site location.

The Town of Coeymans Highway Superintendent will be contacted and a response requested re potential impact of truck traffic on Old Ravena Road.

A 239 is required and also a public hearing.

Motion was made by Mr. Boomer to schedule public hearing for September 24, 2025 at 7:00 p.m.; seconded by Mr. Collins; 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. They informed the Board that their attorney has a conflict and will not be present at the September 8th meeting. Further discussion will be held at that meeting.

Miscellaneous

Ms. Grogan made motion to change the October 14, 2025 meeting at 7:00 p.m. to October 6, 2025 at 7:00 p.m.; seconded by Mr. Collins; all in favor.

Adjournment

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