

TOWN OF COEYMANS PLANNING/ZONING BOARD MEETING
September 24, 2025

Attendees

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

Members Absent: Mr. McGuire, Mr. teRiele, Mr. Cinque

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 – two members absent. Ms. Grogan led the Pledge of Allegiance.

Ms. Grogan read the public hearing notice for the Horner Special Use Permit.

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

Approval of Minutes

Mr. Collins made motion to approve the minutes of September 8, 2025; seconded by Mr. Boomer; all in favor.

Site Plan Review

Coeymans PV, LLC (25-001SPR): 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.

Coeymans PV, LLC (25-002SUP): 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.

Alexa Marinos and Mark Strzalowski were present. There were some revisions to their plan regarding the driveway entrance – lowered the elevation of their access road, DOT wanted 90 degrees from center line of the road; driveway apron was changed.

Tentative license agreement was received from the Albany County Water Board. Ms. Grogan had e-mailed it to the Board members.

Recommendation from Albany County Planning Board was received. Their recommendation was to modify local approval to include: (1) A Notice of Intent filed with the NYS Department of Environmental Conservation affirming that a Stormwater Pollution Prevention Plan has been prepared and is being implemented or submission of a Stormwater Pollution Prevention Plan (SWPPP) that is consistent with the requirements included in the NYS Dept. of Environmental Conservation SPDES General Permit for Stormwater Discharges (GP-0-25-001) effective January 2025) for construction activities that disturb more than one acre of land should be required prior to final approval; (2) A decommissioning plan or established conditions requiring abandoned solar systems to be removed by the owner should be required to be included as part of an approval for this project; and (3) The Town should consider options to control runoff from solar array that run downhill toward Hannacrois Creek and State Route 143.

Discussion was held and included:

Decommissioning – Cash Bond: Mr. Keniry reported the he had a good discussion with the applicants and their counsel. He informed them that a cash bond is the Town Board's preference.

Ms. Grogan had a few issues – wants a more detailed plan from Mr. Kauffman:

- (1) How to control dust and debris – wants more specifications.
- (2) Cemetery/how to protect and preserve it – a detailed plan: there should be a public entry for members of the public or family to access it.
- (3) Hours of operation: Wants it laid out in detail.

The Board has 62 days to act.

Mr. Keniry thinks it's a good idea that the applicant takes to heart this Board's desire for some clear, specific specifications relative to mitigation of construction events including dust and mud on the road.

Mr. Strzalowski stated that an orange fence surrounds the existing cemetery to assure no disturbance. Once construction activities are completed the public will be able to access that portion of the parcel.

He also stated that he will talk to Mr. Kauffman to let him know of any info that is needed and it will be provided at the next meeting.

Lot Line Adjustment

Lois Realty, LLC. (25-003LLOA): An application for a lot line adjustment on property owned by Lois Realty, LLC. Property is located at 1737 Route 9W, Tax Map #144.-1-420.1

Mr. Mylan Jackson, Engineer, was present.

Albany County Planning Board Recommendation was received. Recommendation: Defer to local consideration – This Board has found that the proposed action will have no impact upon the jurisdictional determinant referring to this case nor will it have significant countywide or intermunicipal impact.

Ms. Grogan made motion to declare a Type 2 exempt from review; seconded by Mr. Nolan; all in favor.

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

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.

The applicants were present.

Public Hearing: no one from the public spoke.

Albany County Planning Board recommendation was received. Their recommendation is to defer to local consideration – this board has found that the proposed action will have no impact upon the jurisdictional determinant referring to this case nor will it have significant countywide or intermunicipal impact.

Mr. Keniry stated there is no SEQRA; Board classified this as an unclassified action at 8/27/2025 meeting but did not proceed with relevance of significance, Mr. Keniry provided answers to the 11 questions: the answer to all 11 was “no or small impact will occur”. Board could make a negative declaration of significance.

Ms. Grogan made motion for a negative declaration; seconded by Mr. Collins; all in favor.

Motion was made by Ms. Grogan to approve the application; seconded by Mr. Collins; all in favor.

Ms. Grogan made motion to close the public hearing; seconded by Mr. Cronin; all in favor.

Mr. Horner advised the Board that the bridge construction project is currently on hold. Discussion was held concerning various options, including an extension.

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

Mr. and Mrs. Dorsey and their attorney Scott Olson were present. Mr. Olson distributed a printed power point presentation to the Board which included:

Change in occupancy – there is no change

Will continue to use it as a farm; Can't say it is not a farm

They are trying to make some repairs to the barn; barn had a kitchen, electricity and a bathroom and it's still a barn

Want to make it a high-end barn; have some nice plans for it; it is a starting point

They did not think they needed a building permit; confusion comes from stating it is a banquet hall is not allowed which is not allowed in the Town.

They can have the highest end barn; want to host some farm to table events which zoning allows.

There are three uses in his view: farming, recreational facility, riding academies'

He listed goals from our Town's Economic Development Strategic Plan Goals. This is consistent with that.

Allows them to host events in the barn

Want to continue to take in abused horses

No definition in zoning code – Town doesn't know what farming is; there is ambiguity in the code; have to interpret it broadly and in favor of the land.

Wants Board to be consistent with what the State and Town say about farming.

Comments from Planning Board members included:

Ms. Grogan wanted to clarify something. The attorney had sent an e-mail questioning the Board's reasoning for letting clients know why we were sending it to the County. She stated NYS law requires that applications to a Zoning Board for interpretation be referred to Planning Board if the application involves property within 500 feet of a municipal boundary. This property is located both in the Town of Coeymans and in the Town of Bethlehem.

Board has to do SEQRA. They now have the EAF. Board can go forward and do classification under SEQRA. Is the Board going to refer to Albany County Planning Board? A Public Hearing to be scheduled.

Pursuant to Chapter 71-4: it is required to have a permit in the Town of Coeymans.

Applicant did not file a use variance. What is their intent? They will sell horses – It will be a high-end barn; want to showcase farm to table events. What use under the Coeymans code? farming,

recreational facility and riding academy. There are different options to get things done; thinking it appropriate to get it done here.

Mr. Olson stated that the applicants made a mistake in reference to the permit; don't want a change of occupancy to use as a banquet hall. There was a miscommunication on their part. They can pull the appeal, get the right permits and work it another way. Best option is to be up front.

Applicant could continue with the appeal and then the Board could refer it to the County.

Board members reviewed the EAF that had been submitted and asked questions. Corrections need to be made. A new EAF will be sent to Mr. Chmielewski who will forward it to the Board members.

Miscellaneous

Reminder: October 14th meeting was changed to October 6, 2025.

Adjournment

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