

TOWN OF COEYMANS PLANNING/ZONING BOARD MEETING
September 8, 2025

Attendees

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

Members Absent: Mr. McGuire

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 – one member absent. Ms. Grogan led the Pledge of Allegiance.

Ms. Grogan read the public hearing notice for Coeymans PV LLC site plan and special use permit.

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

Approval of Minutes

Mr. Cronin made motion to approve the minutes of August 27 2025; seconded by Mr. Boomer; all in favor.

Public Hearing

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.

Jeremy Kauffman, Alexa Marinos, and William Anterline were present. Mr. Kauffman distributed a printed power point which included: information about the company RIC Energy; location and project description; technology; panel materials; groundwater – all their materials will not release any chemicals or toxic substances; minimal tree cutting; visual impacts; entrance #1 and 2 will be off State Route 143, #3 will be on Blodgett; decommissioning plan – Board will

recommend cash bond; benefits include homeowners will have opportunity for subscription benefits; will hire locally for maintenance.

The following members of the public spoke:

Paul Caswell, 1327 SR 143: He lives across the street from the site. He is not concerned about how the land is being used; wanted to know where on Rte. 143 are the poles. Mr. Kaufmann explained there is an existing pole which he showed him on the map.

Dan Baker, Town of Coeymans Highway Superintendent: He stated he supports the project. He asked when will the construction be going on; need to control stone and dirt coming down the road; how high is the buffer which will be built; cemetery should be fenced. Mr. Kaufmann explained construction will only be on Monday-Friday; buffer will be 8 feet high and it grows very quickly and straight up; the cemetery will be fenced.

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

Board has not heard from the Albany County Planning Board and need to hear from the Albany County Water 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.

Lauren Horner was present. Discussion was held and included:

Town Highway Superintendent Dan Baker was present and stated that he went to the site. He stated that the Town of Coeymans Highway Department will maintain the road and Eric Fancher of ING-CIVIL informed him that only two trucks and a bulldozer will be used. No issues or problems are anticipated.

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

Mr. Dorsey was present. Mr. teRiele was recused (he is a neighbor).

Mr. Chemielewski presented his comments/response to the appeal letter submitted by the applicants:

Page 1, Paragraph 4, Definition of Agri-tourism: Disregard the definition agri-tourism. The focus of the denied building permit application is due to zoning – this change of occupancy is non-conforming use for the R/A Zone.

Page 2, Paragraph 2: Venue is stated twice in this paragraph and examples for the use of this pre-existing building. These examples are classified as an Assembly.

Page 2, Paragraph 4: Mr. Chmielewski quoted the sentence “it is not just changing the usage to a banquet hall but rather converting a space that already exists to host events to support and develop agriculture awareness in our community”. This is an alteration – Town Code Chapter 165-3 definitions.

Page 2, Paragraph 5, sentence two: This statement is null and void.

Page 3, Paragraph 1: Agri-tourism event center is stated – which is an Assembly.

Page 3, Paragraph 4. Last sentence states “What we are looking to do is expand our occupancy” which is an Assembly.

2020 NYS Building code, Chapter 3: Occupancy Classification and Use. Section 303.3 Assembly Group A-2: Group A-2 occupancy includes assembly uses intended for food and/or drink consumption, including but not limited to banquet halls, casino, nightclubs, restaurants, taverns and bars. The prints that the Building Department have received from the applicants depicted a banquet hall and bar room.

Mr. Chmielewski stated to the members of the board that the focus of this denied building permit application is due to the non-conforming use of the pre-existing building. Chapter 165 Zoning, Schedule of Districts for the R/A Zone, banquet hall or bar is not listed for the R/A zone for any use. If the applicants want to proceed any further with this project (which is roughly 50% completed without a building permit), a Use Variance Application shall be completed then reviewed by Board members. A Stop Work Order is still in place for this building - a violation of Town Code, Chapter 71-4 Building Permits.

In conclusion Mr. Chmielewski stated he has pointed out key points of the applicants' letter to validate the denied building permit application – this change of occupancy classification of “U” (Barn) to an Assembly “A-2” is a nonconforming use for the R/A Zone according to Town Code.

Ms. Grogan stated that she received an e-mail from the applicants' attorney today; a hard copy of the letter is in each Planning/Zoning Board member's folder.

Discussion was held by Board members and Mr. Keniry. This application does not conform to Town code; it has to go to the Albany County Planning Board; needs a public hearing; Board

should consider Type 2 classification, exempt from review; need an EAF; could declare a Type 2 after receiving the EAF.

Applicant requested a copy of Mr. Chmielewski's response which will be done.

Miscellaneous

Ms. Grogan reminded everyone that the 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.