

TOWN OF COEYMANS PLANNING/ZONING BOARD MEETING
October 22, 2025

Attendees

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

Members Absent: Mr. Collins, Mr. Boomer

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 into the record the notice for the Dorsey public hearing.

Approval of Minutes

Ms. Grogan made motion to approve the minutes of October 6, 2025; seconded by Mr. Cronin; all in favor. Mr. McGuire and Mr. Nolan abstained (did not attend 10/6 meeting).

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.

Mr. Robert Fiello was present. Mr. Fiello presented an overview of the materials that had been provided and also provided updates, which included: Cemetery - protection during construction: plans have been modified re buffer/fencing; impact on Sunday services at the nearby church – no construction related activities will occur on Sundays; are willing restrict on Saturday with two weeks' notice; decommissioning bond – Town prefers a cash bond.

Discussion was held regarding the recommendation of the Albany County Planning Board concerning run-off from the array. Applicant feels they have addressed this.

Water line appropriation agreement update: Mr. Fiello stated they have an actual draft in place; they are working thru details. Planning/Zoning Board could make the agreement a condition of approval.

The Board needs to digest the information that was presented.

Discussion was held regarding extending the 62 day window; applicant is okay with that, no issue.

Motion was made that Board will extend the 62 day window (with the applicants consent) to November 30, 2025; seconded by Mr. McGuire; 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

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

Mrs. Dorsey and applicants' attorney Scott Olson were present.

Mr. Olson reiterated what had been stated and discussed at previous meetings, including: change of occupancy, remodeling; he feels the Town of Coeymans Zoning Law is outdated and ambiguous; zoning has to be fair; farming in the past is different than what it is today; agri-tourism is included in Coeymans' Comprehensive Plan and Strategic Plan.

Mrs. Dorsey: They are in Ag District which has protections; didn't need a permit for a barn; had to do a change of occupancy; it is still a farm in an Ag District; traffic is all in the Town of Bethlehem; it is not exclusively wedding venues, want to do other events. They are not trying to go behind the Board's back; want to work together with the Town.

Applicant read letter of support from Mike and Roxanne Stanton. They feel the proposed use of the property for farm to table gatherings, AG events and weddings will not have any negative impact on the property; intent is to make it better; change of use – should already exist and is an approved use. As owners of the Sycamore Country Club in the AG district they also host events.

Applicant believes their use should already be an approved use.

Clarification was made by Mr. Chmielewski that the golf course is in a different zone – it is a commercial facility zone (CF1) not RA.

Mr. McGuire stated that Ag District protection is a voluntary program. The property owners elect to participate in it. It is not based on approval by the County Agricultural Board. There are still requirements for the occupancy of buildings that must be met for any use. It is building code specific requirement that is not part of the AG District protections that are awarded to properties that chose to enter into the AG District. The AG District protection does not remove property owners' responsibility for complying with zoning and building code requirements that are set forth in NYS. It is his understanding it is a change in occupancy use of the structure; it is a building code issue not an Ag District concern. There is a difference between a barn to house animals as opposed to one that is used for public events and gatherings.

Public Hearing Speakers:

Donna Cristafuli, 894 Bridge Street, read letter of support from Reverend Dr. Richard Lesser.

Ms. Cristafuli, who has lived at 894 Bridge Street since 1977, voided her support. She stated that the property has always been a farm. Before Dorseys purchased the property it had been in a state of neglect; they have made many improvements to bring it back to life again.

No one else from the public spoke.

Ms. Grogan stated that Albany County Planning Board re-scheduled their meeting to tomorrow. P/Z Board does not have any information from them. Mr. Olson stated that referral to the County is not required. Ms. Grogan read the NYS Law re the requirement for an application to the Zoning Board for an interpretation is referred to the County Planning Board if the application involves property within 500 feet of a municipal boundary.

Ms. Grogan thinks it would be unfair to the applicant if the Planning/Zoning Board did not send it to Albany County Planning Board for their recommendation. It is beneficial to both the applicant and the Board. Mr. Olson reiterated his disagreement – it is not an interpretation.

Mr. Keniry stated that it is a disservice to act on an application without having the Albany County Planning Board review. in instances where it is later determined that it is required, an approval for an application as matter of law is void.

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

The Albany County Planning Board meets tomorrow; their recommendation will be discussed at our November 10th meeting.

Adjournment

Mr. McGuire made motion to adjourn the meeting; seconded by Ms. Grogan; all in favor.