

TOWN OF COEYMANS PLANNING/ZONING BOARD MEETING  
October 6, 2025

Attendees

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

Members Absent: Mr. McGuire, Mr. Nolan

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.

Approval of Minutes

Mr. Cronin made motion to approve the minutes of September 24, 2025; seconded by Mr. Collins; all in favor. Mr. teRiele and Mr. Cinque abstained (did not attend 9/24 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.

Applicant was not present. Further review will take place at the next meeting. The Board has three options: grant the permit; don't grant the permit; grant the permit with conditions.

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. and Mrs. Dorsey were present. Mr. teRiele was recused. Applicants were asked if they had anything to add from the last meeting; they did not.

The Board has received the new EAF, which they discussed, including:

Ms. Grogan stated a few things that jumped out at her: Brief description of proposed action listed some things they want to do – wedding is an assembly – one of the reasons it was denied. Applicants' attorney had messaged her stating that applicants did not change the traffic answer on the EAF. She feels it will impact the traffic.

#5 – Is the proposed action a permitted use under zoning regulations and is it consistent with the adopted comprehensive plan? Yes was checked. The Board disagrees with those answers.

# 8 (a) - increase in traffic - applicant answered no; Board disagrees – weddings and other events will impact traffic.

Other concerns expressed by Board members included: Let county know that Board disagrees or the applicant can; does not go with our zoning; Certificate of Occupancy – how many people; Certificate of Compliance issued to Father Lester was for horse boarding not occupancy; make county aware of traffic questions 5a and b; there will be an impact on traffic; it is not a permitted use and is not consistent with our Town's Comprehensive Plan.

EAF was submitted today. County will meet on 10/16; next Planning/Zoning Board meeting is on 10/22. Public hearing will need to be scheduled.

Ms. Grogan made motion to schedule the public hearing for October 22, 2025 at 7:00 p.m.; seconded by Mr. Cronin; all in favor. Notices will be sent to residents on Route 396 from Starr Road to Blodgett Hill and will also be sent to residents on Starr Road.

Applicants were advised that they cannot do unpermitted work - it is a violation of the Building Code.

#### Adjournment

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