

TOWN OF COEYMANS PLANNING/ZONING BOARD MEETING
February 19, 2026

Attendees

Members Present: Mr. Boomer, Mr. Cronin, Mr. teRiele, Mr. Deitz

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

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

Public Present:

Call to Order/Pledge of Allegiance

Meeting was called to order by Mr. Boomer at 7:00 p.m. There was a quorum – two members and alternate absent. Mr. Boomer led the Pledge of Allegiance.

Approval of Minutes

Due to lack quorum, minutes from February 5, 2026, meeting to be approved at the next meeting.

Special Use Permit

Jason Ball (26-0001SUP): An application for a Special Use Permit on property owned by Joan Mahoney. Property is located at 134 Bucks Ranch Road, Tax Map #130.-2-20.1.

Mr. Ball was present and explained reason for special use permit: more capacity for campers. Discussion was held and included:

Mr. Ball would like to obtain a renewable permit – the process was briefly discussed; he is being pro-active; widened the roads; professional security to be used for 600 people.

Mr. Ball also mentioned the terrible condition of Bucks Ranch Road. Residents asked him to bring the issue up. Town Board and Highway Superintendent have been made aware. Vehicles are bottoming out and road conditions are impacting his business.

Mr. Cronin made motion to accept the application for the Special Use Permit; seconded by Mr. teRiele; all in favor.

Mr. Boomer made motion to declare the Planning/Zoning Board lead agency; seconded by Mr. Deitz; all in favor.

Discussion was held between Mr. Keniry and the Board regarding unlisted action classification.

Mr. Cronin made motion to declare an unlisted action; seconded by Mr. Deitz; all in favor.

Mr. Boomer made motion requesting Mr. Chmielewski to send the application to the Albany County Planning Board; seconded by Mr. Cronin; all in favor.

Mr. Boomer made motion to schedule a public hearing for March 5, 2026 at 7:00 p.m.; seconded by Mr. teRiele; all in favor. Mr. Chmielewski will send notices to adjoining property owners in a quarter mile radius.

Site Plan Review Amendment

Finke Enterprises, LLC (26-001SPR): An application for a Site Plan Review on the property owned by Finke Enterprises, LLC. Property is located at 1569 US Route 9W, Tax Map #144.-1-5.21.

John Finke was present. He indicated there was no new information. Discussion was held.

Mr. Kinery: Board can re-affirm the SEQRA – less intensive than what had previously been proposed and approved. Questions arose regarding what zoning would apply. There had been a change in zoning; amending plan subject to old or new zoning? Board should look at it and discuss. It does appear that the Board can apply lesser restrictions. Board should determine total expenditures – need to justify application of the old zoning. Further discussion to be held at the next meeting.

Mr. Boomer asked Mr. Chmielewski to work with the applicant and present information at the next meeting.

Mr. Boomer made motion to schedule public hearing for March 5, 2026 at 7:00 p.m.; seconded by Mr. Cronin; all in favor.

Zoning Use Variance

Bobby Joe Weidman (26-001ZUV): An application for a Use Variance on the property owned by Bobby Joe Weidman. Property is located at 57 Keir Road, Tax Map #142.-1-27.1

Mr. Weidman was present. Mr. Boomer was recused. Because there was no quorum, the use variance was tabled until the next meeting.

Site Plan Review

Lois Realty, LLC (25-002SPR): An application for a Site Plan Review on property owned by Lois Realty, LLC. Property is located at 1737 US Route 9W, Tax Map #144.--1-42.1; and

Special Use Permit

Lois Realty, LLC (25-002SPR): An application for a Special Use Permit on property owned by Lois Realty, LLC. Property is located at 1737 US Route 9W, Tax Map #144.-1-42.1

Nate Climenhaga from LaMont Engineers was present representing Lois Realty. He had provided a letter dated February 16, 2026 to the Planning/Zoning Board with response to the February 5, 2026 SEQR review Report from MJ Engineering, The response was reviewed with the Board. Some items need clarification. MJ Engineering has not yet responded to the letter. Mr. Chmielewski will contact MJ Engineering to request their response at the next meeting.

Miscellaneous

A Board member inquired if there were any updates on two proposed local laws (site plan review and agricultural trucking terminal and unmerging Planning/Zoning Boards): No updates available. P/Z Board members will e-mail Mr. Boomer any additional comments and recommendations

Adjournment

Mr. Cronin made motion to adjourn the meeting; seconded by Mr. teRiele; all in favor.