

TOWN OF COEYMANS PLANNING/ZONING BOARD MEETING  
February 5, 2026

Attendees

Members Present: Mr. Boomer, Mr. Collins, Mr. McGuire, Mr. Cronin, Mr. Deitz, Mr. Cinque

Members Absent: Mr. teRiele

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 – one member absent. Mr. Boomer led the Pledge of Allegiance.

Approval of Minutes

Mr. McGuire made motion to accept the minutes for January 15, 2026 meeting; seconded by Mr. Cronin; all in favor.

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 and Cameron Caswell were present. Mr. Finke explained reason for the amendment: They were previously approved to build five new buildings – wants to reduce the number of buildings; nothing changed re assess; nothing got bigger.

Discussion was held and included:

Mr. Keniry advised the Board that this would be an amendment to the site plan; SEQRA was done on a more extensive plan; don't have to do the SEQRA again but Board can always re-visit it; Project was approved by Town engineer; Board should look at the correspondence.

Mr. Keniry further stated that this is a downgrade; Board could reaffirm their determination; a public hearing is required; need to determine what impact, if any; Board could discuss and act now; change has less of an impact.

Mr. Cronin made motion to reaffirm the SEQR as it was in September 2023; seconded by Mr. Collins; all in favor.

Mr. McGuire made motion to send the application to the Albany County Planning Board; seconded by Mr. Collins; all in favor.

Mr. Boomer made motion to refer application to the Town's attorney for comment; seconded by Mr. Cronin; all in favor.

Mr. McGuire made motion to accept the application; seconded by Mr. Collins; 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.

Mr. Weidman explained that he wants to build a 30'x40' (1200 sq. ft.) garage as an accessory structure (no principal) on vacant piece of property.

Mr. Keniry reviewed criteria for a use variance which includes: should consider a reasonable return; hardship must be unique; consider character of the neighborhood; was hardship self-created; relief is minimum amount necessary to achieve the end.

Mr. McGuire made motion to accept the application; seconded by Mr. Cronin; all in favor.

Mr. McGuire made motion to classify this as an unlisted action under SEQR; seconded by Mr. Cronin; all in favor.

Mr. Collins made motion to send application to the Albany County Planning Board for review; seconded by Mr. Cinque; all in favor.

### Site Plan Review

**Louis 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

**Louis 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

Report from MJ Engineering dated February 4, 2026 has been received. Ms. Powell was present representing Jenny Lippmann from MJ Engineering. The letter was briefly reviewed. Applicant has not yet commented. Mr. Chmielewski had sent Mr. Jackson (applicant's representative) a copy of the letter today.

Nothing else to be done until applicant gets back to the Board.

#### Adjournment

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