

**TOWN OF COEYMANS**  
**PLANNING BOARD / ZONING BOARD OF APPEALS**  
18 RUSSELL AVENUE  
RAVENA, NEW YORK 12143

Mr. Boomer (Chair) \_\_\_\_\_  
Mr. McGuire \_\_\_\_\_  
Mr. Collins \_\_\_\_\_  
Mr. teRiele \_\_\_\_\_  
Mr. Cronin \_\_\_\_\_  
Mr. Cinque \_\_\_\_\_  
Mr. Deitz \_\_\_\_\_

The Planning Board/ ZBA  
meeting will be held on  
Thursday April 2nd<sup>h</sup>, 2026  
at 7:00 PM  
in the Town Hall  
18 Russell Avenue,  
Ravena, New York 12143

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**AGENDA**

**CALL TO ORDER**

- A. Determination of a Quorum
- B. Pledge of Allegiance
- C. Reading or Waiver of Reading of Public (Notices)
- D. During Public Hearing you will have a maximum of three minutes to comment

**APPROVAL OF THE MINUTES**

- March 19<sup>th</sup>, 2026

**PUBLIC HEARING**

**ZONING AREA VARIANCE**

**Russell Kalney (26-002ZAV):** An application for a Zoning Area Variance on the property owned by Russell Kalney. Property located at 9 Uthe Boulevard, Tax Map #168.8-1-11.

**NEW BUSINESS**

**SPECIAL USE PERMIT**

**AJ Signs (26-002SUP):** An application for a Special Use Permit on the property owned by RMN Properties, LLC. Property located at 2381 US Route 9W, Tax Map #168.9-2-5.1

**OLD BUSINESS**

**ZONING AREA VARIANCE**

**Russell Kalney (26-002ZAV):** An application for a Zoning Area Variance on the property owned by Russell Kalney. Property located at 9 Uthe Boulevard, Tax Map #168.8-1-11.

**SPECIAL USE PERMIT**

**Jason Ball (26-001SUP):** An application for a Special Use Permit on the property owned by Joan Mahony. Property located at 134 Bucks Ranch Road, Tax Map #130.-2-20.1

**ZONING USE VARIANCE**

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

**SITE PLAN REVIEW**

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

**SPECIAL USE PERMIT**

**Lois Realty, LLC. (25-004SUP)**: An application for a Special Use Permit on the property owned by Lois Realty, LLC. Property located at 1737 US Route 9W, Tax Map# 144.-1-42.1

Date of Next Scheduled Meeting – April 16<sup>th</sup>, 2026 at 7:00 PM

~All meeting materials can be obtained during regular business hours at the Coeymans Building Department~