

TOWN OF COEYMANS PLANNING/ZONING BOARD MEETING
January 15, 2026

Attendees

Members Present: Mr. Boomer, Mr. Collins, Mr. McGuire, Mr. Cronin, Mr. teRiele

Members Absent: Mr. Cinque

Also Present: Mr. Andrew Clark (for 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 – alternate member absent. Mr. Boomer led the Pledge of Allegiance.

Approval of Minutes

Mr. Boomer made motion to accept the minutes for December 8, 2025 meeting; seconded by Mr. Collins; all in favor; Mr. Boomer abstained.

Mr. Boomer made motion to accept the minutes for December 17, 2025 meeting with correction to the attendees; seconded by Mr. McGuire; 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 #1440-1-42.1; 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 #1440-1-42.1

Mr. Aaron Jackson, engineer, was present.

Mr. Boomer made motion to accept the application for the Site Plan Review; seconded by Mr. Collins; all in favor. Mr. McGuire made motion to accept the application for the Special Use Permit; seconded by Mr. Cronin; all in favor.

Discussion was held regarding classification under SEQRA. Mr. Boomer made motion to declare a Type 1 action and declare the Board's intent to be lead agency; seconded by Mr. Collins; all in favor.

Adjournment

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