

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

Attendees

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

Members Absent: Mr. McGuire

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 board member was absent. Mr. Boomer led the Pledge of Allegiance. Mr. Boomer read notices for the two public hearings.

Approval of Minutes

Motion was made by Mr. Collins to approve the minutes from the March 5, 2026 meeting; seconded by Mr. Deitz; all in favor.

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 did not have anything new to add.

Mr. McGuire made motion to declare negative declaration; seconded by Mr. Cronin; all in favor.

Mr. Keniry read an e-mail he received from someone who wanted to remain anonymous whose comments included: restriction for 11:00 curfew; separate permit; festival in September; visual component.

Discussion had been held regarding setting the same conditions as in the past. Board has to decide on the conditions and if this will be a renewable permit. Mr. Chmielewski read the four new conditions:

- (1) The applicant shall obtain an annual written report from the Town Building Department describing significant occurrences, if any, which occurred over the prior year in connection with the use and/or the site and whether or not the applicant and the property owner have complied with the Town Code and all conditions relating to the use.
- (2) On an annual basis, and no later than 90 days prior to any use allowed by the special use permit, the applicant shall submit the written report together with a renewal application to the Planning/Board of Appeals, and, at the direction of the PZBA, appear before the Board to review compliance. The renewal application shall set forth the intended uses for the annual period and the applicant and property owner shall certify that there has been and will be complete compliance with all terms and conditions of the special use permit. At its discretion and based upon the facts and circumstances at the time, the PZBA may renew the permit on an annual basis. In the event that no annual renewal application is timely made, the special use permit shall expire on May 1 of that calendar year.
- (3) The Special Use Permit and all activities related thereto shall be immediately suspended on expiration or in the event of any noncompliance or violation of any conditions or the Town Code.
- (4) There shall be no expansion or enlargement of the permitted use.

Board members did not have any questions or concerns; they are okay with the conditions. Mr. Keniry asked if the Albany County Planning Board recommendation has been received; Mr. Chmielewski will follow-up.

Board should be prepared to make a decision at the next meeting (April 2, 2026)

Public Hearing: 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. Cronin made motion to open the public hearing; seconded by Mr. Collins. No one from the public spoke.

Motion was made by Mr. Cronin to close the public hearing; seconded by Mr. teRiele; all in favor.

Mr. Keniry read questions 1-11 from Short Environmental Assessment Form, Part 2 – Impact Assessment Determination of Significance; answers to all 11 questions were no or small impact may occur.

Mr. Cronin made motion for a negative declaration re SEQRA; seconded by Mr. Cinque; all in favor.

Mr. Keniry reviewed the factors to be considered for the use variance: reasonable return; unique hardship; character of the neighborhood; and self creation – no self created hardship. The Board could make a decision tonight or within 60 days; could hold off until the next meeting.

Mr. Collins made motion to continue review until the April 2, 2026 meeting; seconded by Mr. Cinque; all in favor.

Public Hearing: 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.

Mr. Collins made motion to open the public hearing; seconded Mr. Deitz; all in favor.

Mr. Don Fiacco was present representing Finke Enterprises.

Comments from the public:

Mr. and Mrs. Timothy Barror who reside at 240 Miller Road had a few concerns, which included the property border, dust and noise: there is no border fence or small tree line – want something to block the view, either a berm or fast-growing trees. They reviewed the map with applicant.

No one else from the public spoke.

Mr. Collins made motion to close the public hearing; seconded by Mr. Cronin; all in favor.

Mr. Boomer made motion to confirm this site plan review is complete and is based on the prior zoning approval; seconded by Mr. Collins; all in favor.

Discussion was held re conditions: six foot berm adjacent to Barror property and tree planting at property lines.

Motion was made by Mr. Boomer to approve the site plan review amendment subject to the conditions for a berm and tree planting; seconded by Mr. Cronin; all in favor.

Adjournment

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