



TOWN OF COEYMANS PLANNING/ZONING BOARD MEETING
April 2, 2026

Attendees

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

Members Absent: Mr. Collins

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 notice for the Kalney public hearing.

Approval of Minutes

Motion was made by Mr. Boomer to approve the minutes from the March 19, 2026 meeting; seconded by Mr. Cronin; all in favor; Mr. McGuire abstained.

Special Use Permit

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

Mr. Michael Biscione was present representing AJ Signs and Mr. Nolan.

Discussion was held and included: Mr. Biscione stated denial letter was received from the Building Department indicating that the sign was in excess of 150 feet; he referred to Chapter 135.5 and 135.9; he wants an advisory opinion.

Mr. Keniry stated advisory opinions are not given by the P/Z Board – the application is for a SUP; if applicant is seeking an advisory opinion then this is the wrong board and the wrong application; should be addressed by the Building Department not the P/Z Board. Applicant could withdraw application and seek some other form of relief or another approach. Options are applicant can withdraw or table until Mr. Chmielewski takes a look at it. Applicant can ask the Building Department to review the information. If the sign was improved, a sign variance would be

needed. Mr. Biscone indicated that applicant wants to consolidate all businesses in the plaza onto one sign.

Mr. Biscone withdrew the application.

Public Hearing – Zoning Area Variance

Russell Kalney (26-002 ZAV): An application for a Zoning Area Variance on property owned by Russell Kalney. Property is located at 9 Uthe Boulevard, Tax Map #168.9-2-5.1.

Mr. Kalney was present.

Mr. Cronin made motion to open the public hearing; seconded by Mr. McGuire; all in favor.

One resident from the public was present: Neighbor Audrey June of 15 Uthe Boulevard, stated she is fine with it as long as it is appealing to the eye.

Mr. Boomer made motion to close the public hearing; seconded by Mr. McGuire; all in favor.

Albany County Planning Board recommendation was received. Their recommendation was: defer to local consideration - Board found that the proposed action will have no impact upon the jurisdictional determinant referring to this case nor will it have significant countywide or intermunicipal impact.

Mr. McGuire made motion to approve the application; seconded by Mr. teRiele. 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.

The recommendation from the Albany County Planning Board was received. Their recommendation was: Modify local approval to include: (1) Review by the Albany County Department of Health for temporary arrangements for water supply, wastewater discharge and other required permits; and (2) The local fire department should review emergency services access to the site.

Mr. Kinery read the conditions for the Special Use Permit including the four conditions for the annual renewal.

Mr. McGuire made motion to approve the Special Use with the conditions noted (see attached); seconded by Mr. Cronin; all in favor.

Mr. McGuire made motion to approve the annual renewable permit; seconded by Mr. teRiele; all in favor.

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 acted as Chair.

Albany County Planning Board recommendation has not been received. They will be putting it on their agenda next month. This Board went as far as it could go – NYS Law requires that the application be sent to the ACPB and our Board has to abide and give ACPB time to act on the application.

Discussion was held concerning factors to be considered for the variance; the terrain – ravine in the back limits the use; 60 foot roadway; neighbor's well is close by; it's vacant land; property was passed down. Board wants to take a closer look at the different possible uses. Further discussion to be held at the next meeting.

Adjournment

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

TOWN OF COEYMANS
RESOLUTION OF PLANNING AND ZONING BOARD OF APPEALS
APPROVING
SPECIAL USE PERMIT

WHEREAS, Jason Ball, Applicant, did present for approval, on behalf of Joan Mahoney, Property Owner, pursuant to the Town Law, an application for a special use permit (and annual renewal) dated December 5, 2024, entitled “Magic Forest Farms Campground”, situate at or about 134 Bucks Ranch Road, Town of Coeymans, County of Albany and State of New York, SBL:130-2-20.1; and

WHEREAS, notice of a public hearing on such matter was duly published according to law, and said Planning and Zoning Board of Appeals did meet and conduct a public hearing and did then and there consider all the relevant facts, circumstances and subject matter concerning the special use permit application,

Now, **THEREFORE, BE IT RESOLVED**, that the following findings in accord with the Town Code were and are hereby made:

The location and size of the use, the nature and intensity of the operations involved, the size of the site in relation to it, and the location of the site with respect to the existing or future streets giving access to it shall be such that they will be in harmony with the orderly development of the district, and the location, nature and height of buildings, walls and fences will not discourage the appropriate development and use of adjacent land and buildings or impair the value thereof.

Operations in connection with any special use shall not be more objectionable to nearby properties by reason of noise, fumes, vibration, or in any other manner, than would be the operations of any permitted use.

The application for a special use permit is hereby **approved**, subject to the conditions stated and upon the applicant's compliance with the submission requirements and modifications, if any, stated herein.

1. **This Special Use Permit for camping is limited, temporary and does not exceed up to one (1) specific weekend: June 26, 2026, through June 28, 2026, of the calendar year, as stated herein.**
2. **Quiet hours shall exist between the hours of: 11pm Friday June 26, 2026, until 10:30am Saturday, 11pm Saturday and 10:30am Sunday June 28, 2026. Quiet hours shall be strictly enforced by the Applicant, his representatives, contract vendees, and the Property Owner. During quiet hours, no noise shall cross the Applicant's/Property Owner's property line that can be heard by any person on any other property.**
3. **Applicant, his representatives, contract vendees, and the Property Owner shall make available at least 28 portable restrooms and lavatories on the property from June 26, 2026, through June 28, 2026. Lavatories must be cleaned and emptied regularly or replaced at least once in order to protect and promote sanitary restroom facilities at all times.**
4. **Applicant, his representatives, contract vendees, and the Property Owner must maintain upon the property sufficient potable water of no less than 7.4 liters per day per person, at no cost or charge accessible to all persons upon the property on demand beginning June 26, 2026, until June 28, 2026. Sufficient potable water is defined as no less than 7.4 liters per day per person.**
5. **Applicant, his representatives, contract vendees, and the Property Owner shall maintain at least two (2) properly qualified Emergency Medical Technicians (E.M.T.) on duty on the property throughout the duration of the Special Use Permit, and from June 26, 2026, through June 28, 2026. The EMT persons' names, direct mobile/emergency telephone number and proof of credentials shall be provided to the Building Department before issuance of the permit.**
6. **Applicant shall provide immediate and direct telephone contact information for a designated person to act as an immediately and at all times available point of contact throughout the duration of the Special Use Permit. This contact information shall be provided to the Coeymans Hollow Fire Department, Town of Coeymans Police Department and Code Enforcement Officer and Albany County Sheriff's Department prior to camp opening. The designated point of contact shall**

be immediately and directly accessible and available by telephone for the duration of the Special Use Permit.

- 7. Access to the property shall be made available to the Town Code Enforcement Officer at all times for the duration of the Special Use Permit to ensure compliance with these conditions.**
- 8. Failure to adhere to any lawful order by any authorized government official shall result in the immediate revocation of this temporary and limited duration Special Use Permit.**
- 9. All conditions herein must be strictly followed and complied with by Applicant, his representatives, contract vendees, and the Property Owner.**
- 10. Pursuant to Albany County Planning Board recommendation dated March 19, 2026, applicant shall undertake and complete a satisfactory review and obtain all permissions, consents, permits and approvals by and from the Albany County Department of Health for temporary arrangements for water supply, waste water discharge and all other required and necessary permits prior to undertaking any activities permitted or allowed by this Special Use Permit.**
- 11. Applicant and/or Property Owner shall obtain, keep and maintain general liability insurance in full force throughout the duration of this Special Use Permit naming and affording affirmative coverage in favor of the Town of Coeymans, the Applicant and the Property Owner, on an occurrence basis, with coverage no less than one million dollars (\$1.0M). Written proof of said insurance shall be delivered to the Building Department, in a form satisfactory to the Town Attorney before issuance of this permit and commencement of any and all activities allowed by the Special Use Permit described herein.**

12. NEW CONDITIONS RE POSSIBLE ANNUAL RENEWAL OF PERMIT

The special use permit is renewable by the Applicant and the Property Owner on an annual basis, subject to the following:

- A. 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 in all respects with the Town Code, and all conditions relating to the use.**

- B. On an annual basis, and no later than ninety (90) days prior to any use allowed by the special permit, the applicant shall submit the written report together with a renewal application to the PBZBA, and at the direction of the PBZBA 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 permit. In its discretion and based upon the facts and circumstances at the time, the PBZBA may renew the permit on an annual basis. In the event that no annual renewal application is timely made the special permit shall expire on May 1, of that calendar year.
- C. 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.
- D. There shall be no expansion or enlargement of the permitted use.

Dated: April __, 2026

Nathan Boomer, Chairperson
Town of Coeymans Planning and Zoning Board of Appeals