

TOWN OF COEYMANS PLANNING/ZONING BOARD MEETING
April 16, 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.

Approval of Minutes

Motion was made by Mr. Cronin to approve the minutes from the April 2, 2026 meeting; seconded by Mr. Deitz; all in favor; Mr. Collins abstained.

Lot Line Adjustment

Coeymans Recycling Center, LLC. (26-001 LLA): An application for a Lot Line Adjustment on the property owned by Coeymans Recycling Center, LLC. Properties are located on Coeymans Industrial Park Lane and Village Industrial Park Lane, Tax Map #s 156.-4-12, 156.-4-14, 156.-4-6.13, and 156.-4-6.11.

Mr. Cronin was recused. Mr. Nick Laraway was present and provided background/description of the lots; lot line adjustment would make the lots all manageable and useful. The map was reviewed with the Board.

Discussion was held between the Board and Mr. Kinery, which included:

No public hearing is required unless the Board wants one.

Upon approval, survey map has to be filed within 30 days.

The procedure is send application to Albany County Planning Board; public hearing is optional; state regulation is no new lots can be created; need to make a determination on SEQRA Type 2 exempt from review.

Mr. Boomer made motion to accept the application for lot line adjustment; seconded by Mr. Collins; all in favor.

Mr. Boomer made motion to declare Type 2 action; seconded by Mr. Collins; all in favor.

Mr. Chmielewski will send the application to the Albany County Planning Board.

Mr. Boomer made motion to not schedule a public hearing; 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. Cronin acted as Chair.

At the last meeting everyone was reminded of the criteria for a use variance and Board members wanted to take a closer look at all of the uses in that zone to see what fits. Lengthy discussion was continued and Board concluded:

Applicant did not submit proof sufficient to address the required factors for a use variance.

The applicant did not show that applicable zoning regulations and restrictions have caused unnecessary hardship.

Applicant did not show that for each and every permitted use under the zoning regulations for a particular district where the property is located: (1) the applicant cannot realize a reasonable return, provided that lack of return is substantial as demonstrated by competent financial evidence; (2) The alleged hardship relating to the property in question is unique and does not apply to a substantial portion of the district or neighborhood; (3) The requested use variance will not alter the essential character of the neighborhood; and (4) The alleged hardship has not been self-created.

Mr. Cronin made motion to deny the application for the use variance; seconded by Mr. Collins; all in favor.

Adjournment

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