

TOWN OF COEYMANS MEETING MINUTES

May 5, 2026 6:00PM

The Town Board Workshop were held Tuesday May 5, 2026 at 6:00p.m. at 18 Russell Avenue, Ravena N.Y.

PRESENT: Stephen Donnelly, Supervisor
Michael J. Stott, Deputy Supervisor
Stephen J. Schmitt, Council Member
Patricia Grogan, Council Member

ALSO PRESENT: Sherle Slingerland, Deputy Town Clerk
Richard C. Reilly, Town Attorney

Old Business – Local Law 1 of 2026 - Definitions

Local Contractor Yard: means a lot or portion of a lot used to store and maintain equipment and other materials and facilities customarily required in the contractor’s trade, but excluding the storage of materials or equipment for off-site sale. The owner of such business activity shall either reside on the same parcel as the Local Contractor Yard or on a separate parcel that (i) has common beneficial ownership with the parcel on which the Local Contractor Yard is located; and (ii) is directly contiguous with the parcel on which the Local Contractor Yard is located or is contiguous through other lands under common beneficial ownership or ownership by an immediate family member. The Local Contractor Yard shall be an Accessory Use to the parcel on which the Local Contractor resides. Exterior evidence of a Local Contractor Yard may include one or more of the following: a sign; exterior dumpsters or waste receptacles; stored vehicles or equipment; or vehicles or equipment directly related to the business activity conducted on-site. The minimum lot size for a Local Contractor Yard shall be 1.84 acres (80,000 square feet). This Accessory Use shall be subject to Site Plan Review and a Special Use Permit. A Local Contractor yard is not intended, and shall not be employed, to cause an expansion of a use lawfully existing in the I-1, I-2 or I-3P Zone.

Agricultural Related Transportation Terminal: means a yard or transfer site used for the storage and/or transfer of agriculture-related produce, goods or materials that are grown, cultivated, harvested or produced as a result of a permitted Principal Use within the Residential-Agricultural (R-A) District.

Discussion: Council member Stott stated he thinks our attorneys did a good job creating the framework for this law. He did ask the board if there should be a maximum size. Council member Schmitt does not feel a maximum is necessary. He feels the wording gives the PBZBA the opportunity to regulate the size as they will have more detail regarding the project. Council member Grogan stated she was torn and doesn’t feel like this definition is warranted as people still have to go to the planning board. She feels the piecemealing needs to stop and a full zoning

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overhaul needs to be done. She understands what stemmed this but does not feel this definition is warranted. Council member Stott stated he feels the 2020 board defined transportation terminal in a very specific way for a specific purpose. He does not understand why you would have the same definition apply to an agricultural zone. He does not feel this limits anyone, but gives more opportunity to people in the RA district. Council member Schmitt explained there was a “term” but not a definition before 2020. He questioned how it would be interpreted. Mr. Reilly feels this is adding more protections to those in the RA district. He stated past interpretations have set a precedence. That interpretation was not formal though. Council member Schmitt is struggling because he is of the opinion in which he does not like to restrict people from doing what they want on their own property. He isn’t necessarily comfortable creating definitions when only one application which was withdrawn, pertained to this. Council member Stott feels anyone in the RA zone is gaining with this definition. Council member Grogan stated she would hate to see a business come in because they can’t use a piece of property for something temporary. The project that this definition stemmed from never came to fruition. Council member Stott asked the question if using RA land to temporarily store something industrial, is it an accessory to agriculture or an accessory to industry? He said the comprehensive plan clearly states there needs to be a separation between industry and agriculture. Council member Schmitt stated the next step is to get a formal opinion from the PBZBA. He is interested in what they have to say. Council member Schmitt would like the minimum size to be looked at as well. Council member Grogan suggested listing a recommended size as opposed to a definite size? Council member Stott feels the size should remain and if needed the person can file for an area variance. The board would like to ask the PBZBA for a formal opinion on Local Law 1 of 2026.

Council member Schmitt was under the impression the Agricultural Event Center definition would be discussed tonight as well. He wants to make sure it does not fall off the board’s radar. Council member Grogan suggested putting that definition on the June workshop agenda.

New Business

2026 Summer Youth Employment: Supervisor Donnelly spoke with Linda Bruno and Linda Mueller who have in the past reviewed the applications. Council member Grogan offered to be a liaison for this program. Council member Schmitt has reservations with their involvement due to current circumstances. Council member Grogan likes the fact the Town is providing youth employment but does find it interesting how it intertwines with the school. She feels the school administration may need to be more informed. Mr. Reilly recalled an intermunicipal agreement being set up between the school and the town. Council member Grogan asked if the hiring process can start while they work on the renewal of the intermunicipal agreement if necessary. She mentioned working with Linda Bruno and Linda Mueller on the hiring process. Council member Grogan suggested having 14 counselors and 1 head counselor to allow room for pay increases to returning counselors. Council member Schmitt agreed as long as it fits within the budget.

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250th Celebration/ Gazebo: Supervisor Donnelly stated there are some volunteers who would like to see the gazebo painted and decorated for the 250th Celebration. The town court had suggested having mandated community service individuals do the painting. Liability issues were discussed along with students in need of hours. Our attorney advised checking with our insurance carrier about coverage for those types of situations. Council member Stott will give a detailed update at the next meeting about the Celebration

Motion to enter into Executive Session by Supervisor Donnelly to discuss a FOIL Appeal was made and seconded by Council member Grogan - APPROVED - VOTE - AYES 4 - NAYS 0 - ABSENT - SO MOVED 7:15pm

Motion to come out of Executive Session by Supervisor Donnelly was made and seconded by Council member Stott - APPROVED - VOTE - AYES 4 - NAYS 0 - ABSENT - SO MOVED 7:52pm

A Motion was made by Council member Schmitt to uphold the decision of the FOIL officer regarding proper redaction for the reason of inter/intra office emails and attorney client privilege. The Attorney was directed to send the determination to the requestor which was seconded by Council member Donnelly - APPROVED - VOTE - AYES 4 - NAYS 0 - ABSENT - SO MOVED

Motion to enter into Executive Session by Council member Grogan to discuss a Personnel matter and no decision will be made which was seconded by Council member Stott - APPROVED - VOTE - AYES 4 - NAYS 0 - ABSENT - SO MOVED

Motion to come out of Executive Session by Council member Grogan was made and seconded by Council member Stott - APPROVED - VOTE - AYES 4 - NAYS 0 - ABSENT - SO MOVED 8:18pm

Motion to Adjourn was made by Council member Schmitt and Seconded by Council member Stott APPROVED - VOTE - AYES 4 - NAYS 0 - ABSENT - SO MOVED 8:18pm

Respectfully Submitted,

Candace McHugh, Town Clerk

