

TOWN OF COEYMANS PLANNING/ZONING BOARD MEETING
June 18, 2026

Attendees

Members Present: Mr. Boomer, Mr. McGuire, Mr. Cronin, Mr. Deitz, Mr. Engelhardt

Members Absent: Mr. teRiele, Mr. Collins, Mr. Cinque

Also Present: Mr. Clark, 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 – three board members were absent. Mr. Boomer led the Pledge of Allegiance. Mr. Boomer read notice of Dorsey use variance public hearing into the record.

Approval of Minutes

Motion was made by Mr. McGuire to approve the minutes of the June 4, 2026 meeting; seconded by Mr. Cronin; all in favor.

Lot Line Adjustment

RMN Properties, LLC (26-002LLA): An application for a Lot Line Adjustment on the properties owned by RMN Properties, LLC. Properties are located at 40 Mountain Road Ext., Tax Map #s 168.9-2-3 and 168.9-2-1.

Mr. Nolan was present and was represented by Mr. Biscone. Mr. Biscone explained reasons for the lot line adjustment: it is an interior lot line adjustment between the tank farm lot and a vacant RA lot to the north.

Discussion was held. Mr. Clark stated that the Planning/Zoning Board can hold a public hearing and it is discretionary to refer to Albany County Planning Board.

Mr. Cronin made motion to accept the application; seconded by Mr. Deitz; all in favor.

Mr. McGuire made motion to refer the application to the Albany County Planning Board; seconded by Mr. Cronin; all in favor.

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

Mr. McGuire made motion to declare a Type 2 action; seconded by Mr. Cronin; all in favor.

Public Hearing: Zoning Use Variance

Michele and Marc Dorsey (26-003ZAV): An application for a Use Variance on the property owned by Michele and March Dorsey. Property is located at 880 Bridge Street, Tax Map #131.-4-12.1

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

The following members of the public spoke:

Rebecca Flach, Vice Chair of the RCS Community Business Association, spoke on behalf of the Association of which the applicants are members. She encouraged the Board to approve the application.

Marlene McTigue, who is an advisor to the RCS Community Business Association, is in favor of approval of the use variance.

Stephen Schmitt stated he was present tonight as a resident of the Town. He read his letter of support.

Anthony Litner of 34 North Lane: He stated that both he and his wife are in favor of the use variance and encouraged the Board to grant approval.

Mr. Boomer stated that the Board needs time to digest all of the information including the information provided tonight; they will not take any action tonight. At the next meeting the Board open the meeting and then will go into Executive Session - wants to be sure everyone on the Board is on the same page and to get it correct.

Mr. Boomer made motion to adjourn the public hearing until July 2, 2026 at 7:00 p.m.; seconded by Mr. Deitz; all in favor.

Mrs. Dorsey reiterated information previously stated (not self-created, zoning from 1961 is part of the problem, wants Board to do the right thing.

Miscellaneous

Local Law #1: Mr. Boomer stated he sent an e-mail to the Town Board regarding a possible amendment which is easier to pass – the Town Board is considering it.

Adjournment

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