

TOWN OF COEYMANS
PLANNING BOARD/ZONING BOARD OF APPEALS
18 RUSSELL AVENUE
RAVENA, NEW YORK 12143

Mr. Boomer (Chair) _____
Mr. McGuire _____
Mr. Collins _____
Mr. teRiele _____
Mr. Cronin _____
Mr. Cinque _____
Mr. Deitz _____

The Planning Board/ ZBA
meeting will be held on
Thursday July 2nd, 2026
at 7:00 PM
in the Town Hall
18 Russell Avenue,
Ravena, New York 12143

AGENDA

CALL TO ORDER

- A. Determination of a Quorum
- B. Pledge of Allegiance
- C. Reading or Waiver of Reading of Public (Notices)
- D. During Public Hearing you will have a maximum of three minutes to comment

APPROVAL OF THE MINUTES

- June 18th, 2026

PUBLIC HEARING

ZONING AREA VARIANCE

Russell Kalney (26-004ZAV): An application for an Area Variance on the property owned by Russell Kalney. Property located at 9 Uthe Blvd, Tax Map #168.8-1-11.

(CONTINUED)

ZONING USE VARIANCE

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

NEW BUSINESS

SUBDIVISON

Robert and Mathew Nolan (26-001SD): An application for a two-lot minor Subdivision on the property owned by Robert Nolan and Mathew Nolan. Property located at 235 Fares Road, Tax Map #155.-2-12.1

OLD BUSINESS

LOT LINE ADJUSTMENT

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

ZONING AREA VARIANCE

Russell Kalney (26-004ZAV): An application for an Area Variance on the property owned by Russell Kalney. Property located at 9 Uthe Blvd, Tax Map #168.8-1-11.

ZONING USE VARIANCE

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

SITE PLAN REVIEW

Lois Realty, LLC. (25-002SPR): An application for a Site Plan Review on the property owned by Lois Realty, LLC. Property located at 1737 US Route 9W, Tax Map# 144.-1-42.1.

SPECIAL USE PERMIT

Lois Realty, LLC. (25-004SUP): An application for a Special Use Permit on the property owned by Lois Realty, LLC. Property located at 1737 US Route 9W, Tax Map# 144.-1-42.1

Date of Next Scheduled Meeting – July 16th, 2026 at 7:00 PM

~All meeting materials can be obtained during regular business hours at the Coeymans Building Department~