

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

Attendees

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

Members Absent: Mr. teRiele

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 the public notices for Kalney and Dorsey public hearings.

Approval of Minutes

Motion was made by Mr. McGuire to approve the minutes of the June 18, 2026 meeting; seconded by Mr. Deitz; all in favor. Mr. Collins and Mr. Cinque abstained.

Public Hearings:

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

Mr. Kalney was present.

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

No one from the public spoke.

Discussion was held and included: Mr. Kalney needs 17 feet of relief for front yard set-back. Mr. Clark read the factors for the variance. It had been classified as a Type 2 action.

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

Mr. McGuire made motion to approve the zoning area variance; seconded by Mr. Cronin; all in favor.

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 re-open the public hearing; seconded by Mr. McGuire; all in favor.

Joanne Cunningham, Chair of the Albany County Legislature, spoke on behalf of the use variance; she went to the property and felt compelled about coming to the meeting tonight. She relayed the history of the property. She hoped the Board approves the variance and thanked the Board members for their hard work.

Mrs. Dorsey provided additional information which included: the history of the farm; wants to preserve the character of the farm; they are the next stewards of this property.

Mr. Boomer made motion for the Board to enter into Executive Session with Counsel; seconded by Mr. Cronin; all in favor. No action will be taken at the Executive Session.

Mr. Boomer made motion to re-convene the meeting; seconded by Mr. Collins; all in favor.

Mr. Clark provided information re SEQRA: unlisted action; Board is the lead agency; and read the 11 questions relating to impact – all answers were no or small impact.

Mr. Collins made motion for a negative declaration re SEQRA; seconded by Mr. Collins; all in favor.

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

Mr. Clark read the four factors to be considered for the use variance: (1) lack of reasonable return; (2) unique hardship; (3) no alteration of character of the neighborhood; and (4) self creation.

Mr. Cronin read the answers to those four factors: (1) there is no reasonable return; (2) there is unique hardship; (3) will not alter character of the neighborhood; and (4) not self-created.

Mr. McGuire made motion to approve the application with the following conditions:

- (1) Compliance with applicable laws and permits. This approval does not relieve the applicant from complying with all applicable federal, state, county, and local laws, regulations, ordinances, codes and permit requirements. The applicant shall obtain all required permits, licenses, and approvals from any governmental agency or authority who have jurisdiction prior to the commencement of construction, occupancy, or operation of the approved use.

- (2) Site Plan Review and approval: Pursuant to Chapter 165 of the Town of Coeymans Code, this approval is subject to site plan review and approval by the Town of Coeymans Planning Board. No building permit shall be issued and no construction or operation of the approved use shall commence until final site plan approval has been obtained and all conditions of such approval have been satisfied.

Motion was seconded by Mr. Collins. A roll call vote was taken: Mr. McGuire, Mr. Deitz, Mr. Cronin; Mr. Boomer; Mr. Collins, and Mr. Cinque all voted yes.

Adjournment

Mr. Collins made motion to adjourn the meeting; seconded by Mr. Cinque; all in favor.