

TOWN OF COEYMANS PLANNING/ZONING BOARD MEETING
August 6, 2026

Attendees

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

Members Absent: Mr. Englehardt

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. Mr. Boomer led the Pledge of Allegiance.

Approval of Minutes

Motion was made by Mr. McGuire to approve the minutes of the July 2, 2026 meeting; seconded by Mr. Cronin; all in favor. Mr. Deitz abstained.

Subdivision

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

Mr. Michael Biscone was present representing the applicants and provided information relating to the subdivision. Discussion was held and included: unlisted action; no triggers for a 239.

Mr. McGuire made motion to accept the application; seconded by Mr. Collins; all in favor.

Mr. Cronin made motion to declare an unlisted action under SEQRA; seconded by Mr. Collins; all in favor.

Mr. Kinery provided answers to the 11 questions re SEQRA Relevance of Significance. All of the answers were "no or small impact may occur."

Mr. Boomer made motion to declare subdivision a negative declaration; seconded by Mr. Cronin; all in favor.

Mr. Boomer made motion to schedule a public hearing for September 3, 2026 at 7:00 P.M.; seconded by Mr. Collins; all in favor.

Lot Line Adjustment

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

Mr. Biscone was present representing the applicant.

Albany County Planning Board recommendation has been received. Their recommendation was defer to local consideration - Board has found that the proposed action will have no impact upon the jurisdictional determinant referring to this case nor will it have significant countywide or intermunicipal impact.

This is a Type 2 action exempt from review.

Mr. McGuire made motion to approve the lot line adjustment application; seconded by Mr. Cronin; all in favor.

Subdivision

Michael and Mindi Roemer (26-002SPR): An application for a three lot minor subdivision on the property owned by Michael and Mindi Roemer. Property is located at 250 Gedney Hill Road, Tax Map #178.1-16.2.

Applicants were present. Mr. Roemer explained reasons for the subdivision: currently has a marijuana farm; wants to have house on the property - needs two acre plots which have to be in his or his son Maxwell's name, remainder he can get an exemption for; he will have deeds written up; he had a septic engineer come to the site; there is a well on the site. Discussion was held which included: it is in an Ag District; application will need to be sent to the Albany County Planning Board; could be an unlisted action.

Motion was made by Mr. Boomer to accept the application; seconded by Mr. Collins; all in favor.

Mr. Boomer made motion to declare the subdivision as an unlisted action; seconded by Mr. Collins; all in favor.

Mr. Kinery provided answers to the 11 questions re SEQRA Relevance of Significance. All of the answers were "no or small impact may occur".

Mr. Boomer made motion for a negative declaration; seconded by Mr. Deitz; all in favor.

Mr. Boomer made motion to schedule public hearing for September 3, 2026 at 7:00 p.m.; seconded by Mr. Collins; all in favor.

Site Plan Review

Marc and Michelle Dorsey (26-002SPR): An application for a site plan review on the property owned by Marc and Michelle Dorsey. Property is located at 880 Bridge Street, Tax Map #131-4-12.1

Mr. Dorsey was present and distributed written material to the Board members.

Mr. Boomer made motion stating the application is complete and to accept the application; seconded by Mr. Cronin; all in favor.

Discussion was held which included:

Building Department has not received a letter from the Fire Company.

Applicant needs to set up an escrow account for the Town engineer (MJ Engineering) - may need a coordinated review. Application will be sent to the engineer for their recommendations. Escrow account is needed for that. Account has to be set up first.

Mr. Boomer made motion to forward the site review to the Town's engineer for review after the account has been set up; seconded by Mr. Collins; all in favor.

Mr. Chmielewski will contact the engineer re costs and will get back to the applicant. The Town engineer does an assessment and comes back with their report within 30 days.

Miscellaneous/Updates

Mr. Chmielewski provided an update on Lois Realty: there are issues with Department of Health. There is another site plan review in the works for the former Marco's Diner property.

Mr. Boomer stated that he will not be attending the August 20, 2026 meeting.

Adjournment

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