

**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 \_\_\_\_\_  
Mr. Engelheart \_\_\_\_\_

The Planning Board/ ZBA  
meeting will be held on  
Thursday September 17th, 2026  
at 7:00 PM  
in the Town Hall  
18 Russell Avenue,  
Ravena, New York 12143

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**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**

- September 3rd, 2026

**NEW BUSINESS- NONE**

**PUBLIC HEARING**

**SITE PLAN REVIEW**

**Greener, LLC (26-003SPR):** An application for a Site Plan Review on the property owned by Jerry Perrine. Property located at 2510 US Route 9W, Tax Map #168.13-2-41

**SPECIAL USE PERMIT**

**Greener, LLC (26-003SUP):** An application for a Special Use Permit on the property owned by Jerry Perrine. Property located at 2510 US Route 9W, Tax Map #168.13-2-41

**OLD BUSINESS**

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### **SUBDIVISION**

**Robert and Matthew 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

### **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 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 – October 1<sup>st</sup>, 2026 at 7:00 PM

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