TOWN OF COEYMANS PLANNING/ZONING BOARD MEETING
September 3, 2026

Attendees

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

Members Absent:

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 – all members were present. Mr. Boomer led the Pledge of Allegiance.

Mr. Boomer read the notices to open the two public Hearings (Nolan and Roemer).

Approval of Minutes

Motion was made by Mr. Deitz to approve the minutes of the August 20, 2026 meeting; seconded by Mr. Collins; all in favor except Mr. Boomer and Mr. Cinque who abstained.

Site Plan Review

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

Special Use Permit

Greener, LLA (26-003SUP): An application for a Special Use Permit on the property owned by Jerry Perrine. Property is located wat 2510 US Route 9W, Ravena, Tax Map #138.13-2-41

Mr. Nimesh Patel, Mr. John Biscone (attorney for the applicant) and Aaron Dare and Dave Kimmer from ABD Engineering were present. Mr. Biscone provided updates which included: Sign company provided a layout of the sign to be reviewed by the Building Department; Albany County Planning Board has to review the application; need to update EAF to match the application; Site Plan has not changed.

They received comments from the Town Engineer which included:

- Short EAF was completed and provided to the Planning/Zoning board tonight.
- Site is in a 100 year flood zone. Building is out of the flood zone.
- Building meets all setbacks; front drive access is 21 feet not 24; don't want to adjust the parking in the front.
- ADA compliant space - want to make sure it is compliant.
- Parking lot needs 10% green islands; has 21 spaces, no island in the lot. Board could grant a waiver.

A Board member voiced concern over odor – no odor will be produced on site. Packages are medically sealed; none will be put in trash. If opened they are returned to vendor.

OCM paperwork has been submitted for OCM license.

Mr. Boomer made motion to accept the applications for the site plan review and special use permit.; seconded by Mr. Collins; all in favor except Mr. Cronin who opposed on the grounds of completeness.

Mr. Cronin made motion to declare the Planning/Zoning Board lead agency; seconded by Mr. McGuire; all in favor.

Mr. Boomer made motion to declare unlisted action; seconded by Mr. Cronin; all in favor.

Mr. Boomer made motion to schedule public hearing on September 17, 2026 at 7:00 p.m.; seconded by Mr. Deitz; all in favor.

Ms. Jenny Lippmann from MJ Engineering read comments, which included: short form is acceptable; traffic egress 24 feet; make sure they are ADA compliant; comment #6 landscaping – discretion of the board.

Public Hearings

Subdivision

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

Mr. Michael Biscone (applicants attorney) provided update on the status of the map. He will keep the Board and the Building Department apprised of progress.

Mr. Boomer made motion to adjourn subdivision until the October 15, 2026 meeting; seconded by Mr. Collins; all in favor.

Michael and Mindi Roemer (26-002SD): An application for a two lot minor subdivision on property owned by Michael and Mindi Roemer. The property is located at 250 Gedney Hill Road, Tax Map #178.-1-16.2.

Recommendation of the Albany County Planning Board was received. Their recommendation: 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.

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

Mr. Boomer made motion to approve the subdivision; seconded by Mr. McGuire; 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. and Mrs. Dorsey were present. Ms. Jenny Lippmann from MJ Engineering was present at the Board's request to assist with questions the applicants had regarding the site plan review. Much discussion was held. No action was taken.

Adjournment

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