TOWN OF COEYMANS PLANNING/ZONING BOARD MEETING
October 15, 2026

Attendees

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

Members Absent: Mr. Cinque, Mr. Engelhardt

Also Present: Mr. Clark, Mr. DeBacco, 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

Approval of the minutes of the September 17, 2026 and October 1, 2026 meetings were postponed until the next meeting.

Subdivision Public Hearing:

Robert and Mathew Nolan (26-0012SD): An application for a two-lot subdivision on the property owned by Robert Nolan and Mathew Nolan. Property is located at 235 Fares Road, Tax Map #155.-2-12.1.

Applicants requested an adjournment of the public hearing until after November 19. Mr. Boomer made motion to change the public hearing to December 3, 2026 at 7:00 p.m.; seconded by Mr. Collins; all in favor.

Site Plan Review

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

Special Use Permit

Lois Realty, LLC (25-002SPR): An application for a Special Use Permit on the property owned by Lois Realty, LLC. Property is located at 1737 US Route 9W, Tax Map #144.-1-42.

Mr. Aaron Jackson was not present.

Mr. Boomer made motion to declare the Planning/Zoning Board the lead agency for both the site plan review and the special use permit; seconded by Mr. Deitz; all in favor.

The Board does not have the results of SEQRA from MJ Engineering. Mr. Boomer had directed them to prepare a draft for the next meeting.

Mr. Kinery did a lot of research on zoning and code. The Board has the ability to grant a variance for the recreation area. The Building Department needs to direct Mr. Jackson to prepare an appeal for the variance.

Adjournment

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