

Town of Coxsackie Planning Board
Meeting Minutes
December 4, 2014

I. Call to Order

Chairman Clark Pell called the regular meeting of the Planning Board to order at 7:00 p.m. at the Coxsackie Town Hall.

II. Pledge of Allegiance

III. Roll Call

Board members Clark Pell, Hal Beaumont, Richard Bruno , Frank Gerrain and Bill Whitbeck were present; Gordon Pebler and George Eignor were absent. A quorum was duly noted.

Guests in attendance were: David Hans, Chris Baumgarden (sic), and Joe Wolodkevich

IV. Approval of Previous Minutes

A motion to approve the meeting minutes of November 6, 2014, was made by Hal Beaumont; seconded by Bill Whitbeck. All were in favor; none opposed. So carried.

V. Correspondence/Handouts

- Board Members reviewed correspondence from the Frenk's attorney, William Better, requesting a hearing regarding Mr. Hilscher's determination that the Code Enforcement Officer's Cease and Desist Order is not appealable; no action is required by the Planning Board.

The Chairman noted that after conversations with several long-term Code Enforcement Officers, it appears that other towns do not appoint CEO's to their Planning Boards based upon conflict of interest.

Chairman Pell advised the Board that Kerri Corrigan's appeal regarding her application to the State for a sprinkler system waiver was adjourned pending more information.

VI. Public Comment

The Chairman called for any public comments.

David Hans questioned why the Code Enforcement Officer shut down everyone but Kerri Corrigan's Owls Hoot Barn. He asserted that, without a sprinkler system, the barn could easily burn down as a consequence of smoking and drinking at her events, and that the Planning Board Members would be liable because they knew something was wrong and did not correct it.

Pursuant to the Chairman's query regarding his court hearing on second-degree harassment charges, Mr. Hans related that the Court had advised him that a trial would require a Columbia County District Attorney and he could not bring up illegal actions. The restraining order remains in effect pending an Adjournment in Contemplation of Dismissal in February 2015. He claims, "It's all one-sided."

VII. New Business

Joseph Wolodkevich

Intelligent Technology Solutions

11786 State Route 9W, W. Coxsackie

Tax Map #55.12-2-19 (0.84 acres)

- Site Plan Application

Mr. Wolodkevich owns two adjoining parcels on State Route 9W. He presented preliminary sketches of his proposal to construct a 3,000-5,000 sq. ft. one-story administrative office building on the vacant parcel (55.12-2-19). Both parcels are designated existing, non-conforming, commercial lots. Despite the moratorium, the IDA has granted preliminary approval to access municipal water and sewer. The structure will be located 200' from the wetlands as it lies within the 100-year flood plain. The buildings elevation will require only one or two steps. Signage is not required for the non-retail, commercial offices.

Applicant proposes using the existing driveway; although he may add another driveway at a later time. Several trees will be removed and the temporary construction driveway will be eliminated upon completion of the structure, and then graded to accommodate 25 parking spaces. Projected total permeability is 54% (Code maximum is 70%).

Mr. Wolodkevich assured the Board that he has no future plans to expand the existing 28,000 sq.ft. office building his adjacent parcel. He will remain owner of the new building and lease the offices to two of his existing clients, who are local residents and require easy access to the Thruway.

The Board advised that the proposal is a permitted use in the commercial district. The vacant parcel has 370' of road frontage on State Route 9W. The existing double lane driveway will provide ingress/egress for both parcels to/from State Route 9W.

In response to the Board Members questions, Mr. Wolodkevich related:

- Both parcels are on one survey map.
- Proposed structure dimensions of 40' x 125' can be scaled down to 40' x 100' if necessary.

- One front entrance; two side entrances facing parking lot.
- Building elevation at 3’-4’ below his existing building; will be naturally sloped with one or two steps into building; no fill is required.
- Stick-built exterior designed to match existing building with stone façade.
- Concrete slab; no basement.
- Attempting to become green-certified; may add solar panels.
- Two handicapped parking spaces per each parcel.
- Maximum 25-30 employees.
- GNH should have building plans completed within two weeks.
- Projected completion date is June 1, 2015.

Pursuant to their preliminary review, the Board advised:

- Contact the NYS Department of Transportation regarding use of the proposed construction driveway from State Route 9W.
- Future owner may require deeded ROW.
- Come back with application and formal site plan next month.
- Show parking and solar installation on plans.
- Sketch shows 20’ rear setback; revise to 25’ per Town Code.
- Request written agreement from IDA consenting to municipal water/ sewer.
- No action by the Planning Board is required at this time.

VIII. Adjournment

It was noted that Clark Pell’s and Hal Beaumont’s terms expire as of December 31

Appointments will be made by the Town Board at the January 2015 organizational meeting.

The January 2015 Planning Board meeting is scheduled for January 8 the holiday on the first Thursday.

A motion to adjourn the meeting at 8:05 p.m. was made by Richard Bruno. seconded by Hal Beaumont. All were in favor. none opposed. So carried.

Respectfully submitted,

Marlin A. Henry
Planning Board Secretary