

Town of Coxsackie Planning Board
Meeting Minutes
November 6, 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, George Eignor, Bill Whitbeck and Hal Beaumont were present; Gordon Pebler, Frank Gerrain and Richard Bruno were absent. A quorum was duly noted.

Guests in attendance were: David Hans, Matt Kusevich/Matthew Signs

IV. Approval of Previous Minutes

A motion to approve the meeting minutes of September 4, 2014 was made by Hal Beaumont; seconded by George Eignor. All were in favor; none opposed. So carried.

The Chairman requested two minor changes to the meeting minutes of October 2, 2014.

A motion to approve the minutes of October 2 made by George Eignor; seconded by Hal Beaumont. All were in favor; none opposed. So carried.

V. Correspondence/Handouts

- Letters dated September 24, 2014 and October 23, 2014, from Planning Board Counsel to William Better, who represents the Frenks. The Chairman noted that the matter would be added to December's agenda.

VI. Public Comment

The Chairman called for public comments.

David Hans stated that he was ticketed for 2 Order of Protection was issued to prevent him from having a party or mowing his lawn during Owls Hoot Barn events. He said that law enforcement also stopped Warren Mueller from mowing. His court date has been twice postponed and is now scheduled for November 10, 2014.

Mr. Hans also related that last Saturday evening, when the music became too loud, he texted Keri Corrigan, as she previously requested, to no avail. Mr. Hans asserted that the Town Board and the Code Enforcement Officers selectively enforce rules and continue to allow Owls Hoot to operate without permits and against regulations.

Having been called by neighbors that particular evening, several Board members agreed that the music was very loud at 10:45 p.m. and that restrictions must be incorporated into the commercial event regulations.

VII. Old Business

1. **Pieter and Amanda Wolfe/Wolfe Modular Homes, Inc.**

State Route 9W, W. Coxsackie

Tax Map #55.00.5-71; Commercial Zone

- Site Plan Review

The Chairman announced that the County 239-m review was approved by default, as the County Planning Board did not have a quorum to vote within the allotted timeframe. He noted that DOT does not have any issues; however, a building permit is still required from Code Enforcement.

2. **Frank Agovino**

10429 State Route 9W, Coxsackie

Tax Map #87.00-3-6; 139.9 acres; RA-2

- Peddler's Permit

Although not on the agenda, the Chairman informed the Board that he discussed the proposed food truck on State Route 9W with Steve Shepherd, NYS Department of Transportation, and was advised that the change in use of the curb cut/driveway from residential to commercial requires DOT review. Mr. Agovino has indicated that he is working toward a springtime opening.

3. **Scenic Hudson Land Trust, Inc.**

Rt. 385, Coxsackie

Tax Map #88.00-3-31

Robert F. LuPone & Virginia R. Robinson

296 Four Mile Point Road, Coxsackie

Tax Map #88.00-3-13

- Lot Line Adjustment

The Chairman acknowledged receipt of the corrected survey maps delineating the 2.7-acre land swap between the adjoining parcels.

A motion to execute the corrected maps was made by Bill Whitbeck; seconded by George Eignor. All were in favor; none opposed. So carried.

VIII. New Business

1. **Escrow Refunds**

- Ducommun Aerostructures: \$10,000 escrow account for site plan approval and special use permit; \$9,023.43 balance remaining.

A motion to approve an escrow refund in the amount of \$9,023.43 was made by George Eignor; seconded by Hal Beaumont. All were in favor; none opposed. So carried.

- Stewarts Shops: \$15,000 escrow account; site plan application withdrawn; \$14,473.43 balance remaining.

A motion to approve the escrow refund in the amount of \$14,473.43 was made by Bill Whitbeck; seconded by Hal Beaumont. All were in favor; none opposed. So carried.

2. **Ducommun Aerostructures New York, Inc.**

171 Stacey Road, Coxsackie

Tax Map #71.00-1-25 and 71.00-1-27

- Sign Application

The application submitted to replace the Brockway-Smith sign at the entrance of the property was reviewed by the Board. The proposed design shows a permanent, non-illuminated, aluminum monument sign measuring 6' 6.5" x 16' 2" x 10" deep, with applied vinyl graphics.

A motion to approve the sign application was made by Bill Whitbeck; seconded by Hal Beaumont. All were in favor; none opposed. So carried.

A copy of the approved application was forwarded to Code Enforcement.

3. **McDonald's**

Coxsackie Commons

12183 Route 9W, W. Coxsackie

- Sign Permit Application

Matt Kusewich/Matthew Signs appeared on behalf of McDonald's. He stated that the new double-faced internally lit sign is an addition to the existing monument sign by raising the height by 20 inches. Three lines of 6" vinyl letters will advertise McDonald's specials under their logo. The total height of the sign will measure 15'.

The Board restricted the signage to change copy no more than once daily and to be used for business related advertising only.

A motion to approve the application with conditions as noted was made by Hal Beaumont; seconded by George Eignor. All were in favor; none opposed. So carried.

The Board provided Mr. Kusewich with a copy of the approved application; a copy was also provided to Code Enforcement.

IX. Adjournment

A motion to adjourn the meeting at 7:50 p.m. was made by George Eignor; seconded by Hal Beaumont. All were in favor; none opposed. So carried.

Respectfully submitted,

Marlin A. Henry
Planning Board Secretary

MAH/ccp