

Town of Coxsackie Planning Board  
Meeting Minutes  
April 2, 2015

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I. Call to Order

Chairman Clark Pell called the regular meeting of the Planning Board to order at 7:05 p.m. at the Coxsackie Town Hall.

II. Pledge of Allegiance

III. Roll Call

Board Members: Clark Pell, Hal Beaumont, Richard Bruno, George Eignor, Frank Gerrain, Bill Whitbeck and Betty Cure were present; none of the Board Members were absent. A quorum was duly noted.

Guests in attendance were: Harbalwant Singh/HSK Properties, LLC; David Hans; Alex Betke, III; Carol A. Metz.

IV. Approval of Previous Minutes

A motion to approve the minutes of March 12, 2015, was made by Frank Gerrain; seconded by Hal Beaumont. All were in favor; none opposed. So carried.

V. Correspondence/Handouts

- Copy of letter from the Army Corp of Engineers to CSX regarding the proposed 1,000 ROW. It was noted for the record that the Planning Board had concerns with the initial proposal and had deferred to the Department of Environmental Conservation for environmental review. The Chairman advised that representatives from CSX in Florida had cancelled a scheduled meeting with the Planning Board.

- Revision of Local Law to regulate Commercial Event Venues.

VI. Public Comment

David Hans stated that it is now Year 2 of Owls Hoot Barn operating without permits. He asked why the venue is not shut down until in compliance with Town Code. He advised that the NYS Troopers and the Greene County Sheriff will be involved again this summer unless the Code Enforcement Officers follow and enforce Code. He is upset that he cannot sleep or open his windows because of the music and noise less than 300' from his primary residence.

The Chairman stated that he had attended and spoke at the Department of State Albany Review Board regarding Kerri Corrigan's request for a sprinkler system variance. He expressed the Planning Board's concerns regarding the structure of the old barn, the large number of people in attendance, and alcohol consumption at the events. Although a variance was approved with conditions, the sprinkler system must be installed according to Uniform Fire Code. The Chair will forward the transcript to all Board Members upon receipt thereof.

VII. New Business

1. Harbalwant Singh/HSK Properties, LLC

o/b/o **Crazy Beer World, Inc.**

11684 Route 9W, W. Coxsackie, NY

- Sign Application

Mr. Singh submitted an application to install new signage using the existing sign cabinet; wall sign design drawings and specifications provided by Matthew Signs were reviewed by the Board. The two internally lit, non-moving, identical signs will face Greene County Route 385 and NYS Route 9W. Mr. Singh was advised not to install flashing window signs.

Mr. Singh and his wife will lease and manage the retail/wholesale beverage distribution center, in addition to several already in existence. Three full-time and six part-time employees will be hired. Parking behind the building is adequate. He approximates opening by the end of May upon receipt of his liquor license.

A motion to approve the sign permit application as presented was made by Hal Beaumont; seconded by Richard Bruno. All were in favor; none opposed. So carried.

The Board Secretary will provide a copy of the approved application and sketch to Code Enforcement, and the filing fee to the Town Clerk.

The Chairman noted that Stewart's Shops are planning an attractive reconstruction in the heart of the commercial zone and hopes the new beverage center will strive to be aesthetically pleasing, as well. Mr. Singh related that the landlord has plans to improve the façade; he will suggest adding landscaping and offer to assist him in obtaining grants.

## **2. Proposed Commercial Event Venue Law**

The Town Board has scheduled a second public hearing on April 7<sup>th</sup>. The Chairman requested the Planning Board's recommendations of the revised law for submission to the Town Supervisor. They hope to adopt the new law at the Town Board meeting on April 14, 2015.

Discussion/comments by Board Members included:

- Frank Gerrain, Hal Beaumont and Clark Pell attended the workshop.
- Applications for Special Use Permits require drawings by a licensed architect/engineer for site plan review.
- Applicants may require a variance.
- The Planning Board has discretion regarding unlimited events.
- Hours of operation will be no more than six hours in duration, and cease no later than 10:00 p.m.
- A schedule of events must be submitted to the Planning Board annually by April 1<sup>st</sup>; with updates as they occur.
- Contact information for an on-site event manager is required.
- Commercial kitchens are not allowed.
- Septic system design and/or sanitary facilities require Planning Board approval.

Planning Board recommendations:

- ZBA should follow strict guidelines.
- Bill Whitbeck proposed a 9:00 p.m. cut-off time.
- The timeframe for each event should be indicated on the application.
- Amend (i) to require that public hearing notices to all property owners within 500' be sent by certified return receipt mail

The Chairman noted that the new law defines the general guidelines; however, the Planning Board has the discretion to impose restrictions by Special Use Permit, which may be revoked at any time. Wedding guests could be required to use off-site transportation to alleviate traffic issues.

A motion to endorse the current version of the Local Law to amend the Zoning Law of the Town of Coxsackie to regulate Commercial Event Venues was made by Hal Beaumont; seconded by Frank Gerrain. All were in favor; none opposed. So carried.

### **3. Special Board Meetings: April and May**

The Chairman advised that special meetings of the Planning Board will be required to accommodate all applicants by June 1<sup>st</sup>. A list of possible meeting dates will be transmitted to determine availability.

It was noted that Owl's Hoot Barn must be given priority as they have events scheduled in early June. Judge Roberg must be petitioned to lift the Frenk's Cease and Desist Order before their Special Use Permit can be issued.

VII      Adjournment  
I.

A motion to adjourn the meeting at 8:30 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