

Town of Cossackie Planning Board  
Meeting Minutes  
September 3, 2015

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I. Call to Order

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

II. Pledge of Allegiance

III. Roll Call

Board Members: Clark Pell, Frank Gerrain, Bill Whitbeck, Hal Beaumont and George Eignor were present; Richard Bruno and Betty Cure were absent. Tal Rappleyea appeared as Planning Board Counsel. A quorum was duly noted.

Guests in attendance were: Bill Galbraith, Mary Ann Patsy, Anthony Patsky, Peter Boeri, Michele Zerfuss, David Hans, Don and Barbara Meier.

IV. Approval of Previous Minutes

The Chairman requested two minor changes to the meeting minutes of August 6, 2015.

A motion to approve the revised minutes was made by Frank Gerrain; second by Bill Whitbeck. All were in favor; none opposed. So carried.

V. Correspondence/Handouts

- The Chairman suggested that Board Members consider attending the “Land Use Training Sessions for Local Officials” scheduled for October 5<sup>th</sup> at Columbia-Greene Community College.

- The Chairman related that he has requested the Town Board to set \-up an account in the Budget for application fees collected.
- The Rose's Special Use Permit has not yet been executed pending the County's 239-m review, which was submitted this month.
- The Chairman spoke with NYSDOT representatives in lieu of the letter authorized by the Board on behalf of Mr. Wolodkevich's commercial driveway request. He ascertained that DOT has no issues as long as no work is performed on the ROW; however, a building permit is required.
- ZBA meeting minutes of August 20, 2015 and letter of denial regarding Charles Izzo's application for building permits to renovate modulars into two-family homes.

VI. Public Hearing

**Anthony Patsky/ Lincoln Auction Service**

11265 Route 9W, W. Coxsackie

Tax Map #70.00-3-15

- Site Plan Review

Following the Board's independent review of SEQRA short form Parts 1 and 2, Frank Gerrain made a motion to declare lead agency status and determined a negative declaration; second by George Eignor. All were in favor; none opposed. So carried.

A motion was made by Hal Beaumont at 7:10 p.m. to open the public hearing on Mr. Patsky's application to rebuild the barn he lost to fire in April 2015; second by George Eignor. All were in favor; none opposed. So carried.

As there was no public comment, a motion to close the public hearing was made at 7:12 p.m. by Bill Whitbeck; second by Frank Gerrain. All were in favor; none opposed. So carried.

VII. Old Business

1. **Bradford Ellis**

- Sign Permit

No appearance; application remains tabled.

2. Aaron Flach/Aaron's Assets, LLC

**Sunset View Apartments**

1 Aaron Drive, Coxsackie

- Sign Permit

The Planning Board reviewed the application for a refurbished double-faced sign located at the entrance to the complex. No lighting is proposed.

A motion to approve the sign permit was made by Frank Gerrain; second by George Eignor. All were in favor; none opposed. So carried. The Chairman executed the application; a copy was placed in the Code Enforcements Officer's mailbox.

3. **Hudson Valley Foot Associates**

- Sign Permit

Although the application was not available at the meeting, both the Chairman and Frank Gerrain stated that they had reviewed it for compliance to Code and found no issues.

A motion to approve the sign permit was made by Bill Whitbeck; second by Hal Beaumont. All were in favor; none opposed. So carried. The Chairman executed the application; a copy was placed in the Code Enforcements Officer's mailbox.

VIII. New Business

1. **Donna Cerchia and Michelle Zerfuss**

Daredevil Drive, Sleepy Hollow Lake, Coxsackie

Tax Map #105.06-01-12; 105.06-01-11

- Lot consolidation

Ms. Zerfuss presented a survey map showing the consolidation of two adjoining lots in Sleepy Hollow Lake. Total acreage of both parcels is .68 acres; Tax Map # 105.06-01-11 was extinguished.

A motion to approve the lot consolidation was made by Bill Whitbeck; second by Hal Beaumont. All were in favor; none opposed. So carried. Applicant was instructed to file the newly executed survey map with the County within 30 days.

2. **William Galbraith**

346 Tommy Trail, Sleepy Hollow Lake, Coxsackie

Tax Map #88.19-2-9; 88.19-2-10

- Lot consolidation

Mr. Galbraith presented a survey map showing the consolidation of Lots 32 and 33 in Sleepy Hollow Lake. Total acreage of both parcels is .463 acres; Lot #32 was extinguished.

A motion to approve the lot consolidation was made by George Eignor; second by Frank Gerrain. All were in favor; none opposed. So carried. Applicant was informed to file the newly executed survey map with the County within 30 days.

3. **Anthony Patsky/ Lincoln Auction Service**

11265 State Route 9W, W. Coxsackie

Tax Map #70.00-3-15

- Site Plan Review

Board Members reviewed the proposed site plan to replace the 50' x 100' barn that was destroyed by fire in April 2015. The previous non-conforming setback from State Route 9W was adjusted to comply with Town Code. No additions to landscaping are planned; a sprinkler system is not required; two handicapped bathrooms are included within the ground level structure; capacity accommodates 75-150 people for four hours once or twice per month; downcast exterior lighting will be attached to three sides of the building; concrete foundation pad measures 110' to accommodate the porch overhang.

Following the Board's independent review of SEQRA short form Parts 1 and 2, Frank Gerrain made a motion to determine a negative declaration for any significant environmental impact; second by Hal Beaumont. All were in favor; none opposed. So carried.

The Chairman will submit the 239-m packet to the County for review.

A motion to approve the site plan was made by George Eignor; second by Hal Beaumont. All were in favor; none opposed. So carried

4. **Peter Boeri/Jake's Lock-Up**

11195 State Route 9W, W. Coxsackie

Tax Map #70.00-3-28

- Preliminary Meeting for Site Plan Application

Mr. Boeri presented a preliminary sketch (as attached) of his proposal to add 4,700 sq. ft. of storage space within two new units. The new units will be ordered from the same company and have the same appearance as the existing units. Tal Rappleyea, Esq. advised that engineer/architect plans are required unless waived by the Planning Board. Shrubbery is not planned as nothing survives in that location.

The Chairman advised that a site plan application, SEQR and public hearing is required. Notice of the October 1<sup>st</sup> Public Hearing will be published in *The Daily Mail*; neighbors do not have to be individually notified.

Bill Whitbeck made a motion to declare lead agency status and determined an unlisted action; second by Frank Gerrain. All were in favor; none opposed. So carried.

A motion to waive the requirements for engineer/architect-designed site plans according to Sections 201-72(b) and 201-75 of Town Code was made by Hal Beaumont; second by Frank Gerrain. All were in favor; none opposed. So carried.

5. **Don and Barbara Meier**

10810 State Route 9W, W. Coxsackie

- Preliminary Site Plan Review

Applicants propose constructing a 16' x 40' addition to their existing 40' x 40' residence to accommodate the existing business on their 14-acre commercial site. They related that only 3-4 guests shop at one time; there is a handicapped bathroom on-site; a concrete pad is used for parking; water and septic have been upgraded. They already have the building permit.

Hal Beaumont made a motion for the record that no action is required by the Planning Board; second by George Eignor. All were in favor; none opposed. So carried.

**6. Attorney/Client Consultation**

A motion to enter into a privileged session to discuss litigation was made at 8:20 p.m. by Bill Whitbeck; seconded by Frank Gerrain. All were in favor, none opposed. Motion carried.

A motion to re-enter regular session was made by George Eignor; second by Bill Whitbeck. All were in favor, none opposed. Motion carried.

**IX. Adjournment**

Bill Whitbeck made a motion to adjourn the meeting at 8:55 p.m.; second by Hal Beaumont. All were in favor. None opposed. So carried.

Respectfully submitted,

Marlin A. Henry  
Planning Board Secretary