

Town of Coxsackie Planning Board
Meeting Minutes
October 1, 2015

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

Guests in attendance were: Alice Allen, Peter Boeri, Dot Davis, Matt Kusewich, Carl Draiss.

IV. Approval of Previous Minutes

The Chairman requested that “Executive Session” be changed to “Privileged Session” in the meeting minutes of September 3, 2015.

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

V. Correspondence/Handouts

- Rose: Special Use Permit for Commercial Event Venues issued and submitted to the Town Clerk; matter concluded; copy to file.
- Patsky/Lincoln Auction: 239-m approval from County.

- Two additional sign permit applications to be added to agenda: Ducommun and Essendant.
- Training information: “Woodlands, Wetlands, and Water” on October 29th and “NYS Floodplain Management Training” on October 30th .

VI. Public Hearing

Peter Boeri/Jake’s Lock-Up

11195 State Route 9W, W. Coxsackie

Tax Map #70.00-3-28

- Site Plan Review

At 7:10 p.m., Frank Gerrain made a motion to open the public hearing; second by George Eignor. All were in favor; none opposed. So carried.

Applicant gave a brief synopsis of his plan to create 4,700 sq. ft. of additional storage space by installing two new units. He noted the benefit to the Town of increased tax revenue without the expense of any further resources.

The Public Notice as published in *The Daily Mail* was submitted for the file.

There being no public comment, a motion to close the public hearing was made at 7:15 p.m. by Hal Beaumont; second by Betty Cure. All were in favor; none opposed. So carried.

VII. Old Business

1. **Peter Boeri/Jake’s Lock-Up**

11195 State Route 9W, W. Coxsackie

Tax Map #70.00-3-28

- Site Plan Review

Applicant's sketch shows the layout of the proposed additional units incorporated into those existing, facing east. The Board also reviewed a survey map dated 1985. Mr. Boeri indicated that he would like to have the footings in this Fall. He does not anticipate the units being delivered until Spring 2016

The Chairman advised that SEQR review and 239-m County approval are required.

In response to Frank Gerrain's concerns regarding lighting, landscaping and screening, Mr. Boeri related that no additional lighting is required. He also stated that he has attempted landscaping, but nothing seems to grow along State Route 9W; he noted that it might be prohibitive to larger vehicles accessing the units and snow removal. Betty Cure suggested contacting the Coxsackie Garden Club for their expertise.

The fully completed application was accepted for the file. Mr. Boeri was advised to complete Part 1 of the short-form SEQRA for review at the next meeting. It was noted that the proposal was deemed to be an unlisted action at the September meeting.

A motion to correct the number of units cited in the Meeting Minutes of September 3, 2015 was made by George Eignor; second by Frank Gerrain. All were in favor; none opposed. So carried.

VIII. New Business

1. Matt Kusewich/Matthew Signs, LLC, o/b/o

Ducommun Aerostructures New York, Inc.

171 Stacey Road, Coxsackie

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

- Sign Permit Application

Applicant submitted a completed application, fee, and a packet of sketches of all ten signs prepared on behalf of Ducommun, three of which require Planning Board approval. The locations of the two-sided monument signs are at the main entrance on Stacey Road and on Industrial Parkway; the third sign is attached to the building. None of the signage is lighted.

Following review of the packet, the Chairman noted that the Board had previously approved an entry sign; the full packet was retained for the file.

A motion to modify prior approval of the entry sign and approve the signage as presented was made by Hal Beaumont; second by Frank Gerrain. All were in favor; none opposed. So carried.

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

2. **Carl Draiss**

2 Hillside Court, Sleepy Hollow Lake, Coxsackie

Tax Map #88.18-3-20

- Lot Consolidation (811, 812)

Mr. Draiss presented a survey map showing the proposed consolidation of lots A-12 and A-11 into one 0.881-acre lot designated Lot A-12.

Bill Whitbeck made a motion to approve the lot consolidation; second by Frank Gerrain. All were in favor; none opposed. So carried.

A copy of the executed survey was kept for the file. Mr. Draiss was advised to file the survey map with the County.

3. **Attorney/Client Consultation**

A motion to enter into a privileged session to discuss litigation was made at 8:17 p.m. by Frank Gerrain; second by George Eignor. 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.

4. Saxton Sign Corp. o/b/o

Essendent

12089 State Route 9W, Coxsackie, NY

- Application for Sign Permit

Board members reviewed an application (fee paid to Town Clerk) to re-face three existing signs: one illuminated double-sided monument sign, and two single-face post and panel directional signs

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

Frank Gerrain made a motion to amend the approval with the condition that the size and lighting of the signs remains the same; second by Hal Beaumont. All were in favor; none opposed. So carried.

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

IX. Public Comment

Alice Allen

175 Jordan Road

Tax Map #40.00-9-20.11

- Boundary Dispute

Although not on the agenda, Ms. Allen was given the opportunity to voice her concerns. She requested review of the applications for Henry Boehm's two lot line adjustments that were approved on June 5, 2014 (Tax Map #40.00-9-21.11 and 40.00-9-12.1). She asserts that the tax maps are wrong and disputes the boundaries "to be established" on the survey.

Ms. Allen was advised that The Town of Coxsackie Planning Board Policy regarding Single Division of Plot does not require a public hearing; however, Mr. Boehm complied therewith by submitting letters stating that adjoining neighbors did not object to the division. Tal Rappleyea, Esq., informed her that it is the surveyor who certifies and is liable for the boundaries, not the Planning Board. She was reminded that the Planning Board has never received a writing from the property owner, and suggested that he retain an attorney to commence an action to quiet title in a court of law, as the Planning Board has no authority.

X. Adjournment

Hal Beaumont made a motion to adjourn the meeting at 9:25 p.m.; second by George Eignor. All were in favor. None opposed. So carried.

Respectfully submitted,

Marlin A. Henry
Planning Board Secretary