

TOWN OF COXSACKIE PLANNING BOARD
MINUTES OF REGULAR MEETING
April 1, 2021

CALL TO ORDER

Chairman Bruce Haeussler called the meeting to order at the Coxsackie Town Office Building at 7:00 PM followed by the Pledge of Allegiance.

ROLL CALL

The following members were in attendance: Chairman Bruce Haeussler, William Whitbeck, JoAnne Conway, Linda Deubert, Joe Garland, Nathan Tailleir and Secretary, Patty McIntyre. A quorum was declared. Also, in attendance were Pieter Wolfe, Richard Kornutik, Amin Dawoodan, Ahil Dawoodan, Daniel Bernesser, Paul Calcagno, Richard Gromek, Tom Harford, Mark Flach, and Melanie Lekovich, representing Hudson Valley 360.

MINUTES

A motion was made by JoAnn Conway and seconded by Joe Garland to accept the minutes of the March 4, 2021 meeting. The motion was unanimously approved.

BOARD DISCUSSIONS

Chairman Haeussler welcomed new member, Nathan Tailleir to the Planning Board. He is replacing Hal Beaumont who resigned last month. All were reminded of their obligation to complete 4 hours of continuing education per calendar year.

Linda Deubert brought to the Board's attention a document compiled by Friends of Flint Mine Solar which Saving Greene had shared with her. The document seems to portray the RA-2 Zone in Coxsackie as an industrial zone. Saving Greene's concern is that based on this document, the siting board for both large scale solar projects (Flint Mine Solar and the Hecate Project) will not see our area as the scenic place that it is but rather as industrial in appearance, despite being zoned as residential and agricultural. The hope is that some members of the Town Board and the Planning Board will be on hand when the siting board visits the area to make sure that they see the more scenic and residential areas that will be impacted by these 2 very large-scale projects. The siting board is scheduled to visit sometime in April.

PUBLIC HEARING – RICHARD KORNUK

Bill Whitbeck made a motion to open the public hearing, seconded by Chairman Haeussler. Mr. Kornutik presented his plans for two subdivisions of properties on Murders Kill Road. Tax ID Number 88.00.2-35 and 88.00-2-36. In doing so, he will create 4 residential building lots. He submitted detailed plans of the lots. Mr. Kornutik's plan for the properties is to build a single-family home on each lot. Mr. Richard Gromek asked why it is acceptable to subdivide and build on this land at this time, when in the past solar was denied because of the owls and other wildlife. He was told that the

difference is that the solar project is commercial, vs. this which is residential. Also, the solar project would have removed most of the trees and would disturb everything on the land. Tom Harford asked if the residential buildings were planned for the future or is it imminent. Mr. Kornutik said he would be building on one lot at a time but is beginning now. The properties would have their own septic and wells for each house. Bill Whitbeck made a motion to close the public hearing, seconded by JoAnn Conway. Joe Garland made a motion to approve the subdivision and Linda Deubert seconded the motion. All members voted yes to approve. Chairman Haeussler will sign the surveys, and a notice will be sent to the Code Enforcement Officer.

OPEN TO PUBLIC

P. A. WOLFE DEVELOPMENT, LLC – SUBDIVISION

Pieter Wolfe presented drawings for a subdivision of the land located at 11780 Rt. 9W Tax I.D. number 47-4497517. This would create one lot of 1.27 acres and the other would be 15.48 acres. Curb cuts were discussed with Mr. Wolfe. It will not be necessary to have a second curb cut, but he may apply for an easement at a later date if he sells one lot. He is subdividing his own land for tax purposes, as he has a triple net lease. It was decided that a public hearing would not be necessary, as he will remain the owner of the property. A motion to grant the subdivision was made by JoAnn Conway and seconded by Joe Garland. All were in favor.

DANIEL BERNESSEER -EASEMENT

Mr. Dan Bernesser was seeking information on how to proceed for the possibility of granting an easement through his land. Developers are in the process of buying part of the land owned by William Huckins to construct a gas station/convenience store across from McDonald's on Rt. 9W. The developers will have to go through the process of subdividing the land owned by William Huckins via a public hearing, etc. An easement would give the developers enough land to build the gas station. The Board needs to see a map of what is actually being purchased, and then determine what the easement is for. A right of way over Mr. Bernesser's driveway will be necessary. The Board had no objections to the parties proceeding with this and looks forward to working with Mr. Bernesser and the developers.

SUNMARK SIGN PERMIT

Two sign permit applications from Saxton Sign Corp. were reviewed by the Board for 12165 Rte 9W, West Cossackie. One sign just changes the existing pylon facing in the box, the other to change the freestanding monument sign to include Sunmark Credit Union. All fees and requirements were met. A motion to approve permit #1-21 was made by Bill Whitbeck and seconded by Chairman Haeussler. The motion passed unanimously. A motion to approve permit #2-21 was made by Chairman Haeussler and seconded by Joe Garland. This motion also passed unanimously.

CUMBERLAND FARMS SIGN PERMIT

A sign application from Karen Greenlee representing VSH Realty Inc regarding Cumberland Farms located at 351(359) Mansion St. was reviewed by the Board for a face replacement. A motion to

approve the application was made by Bill Whitbeck and seconded by Chairman Haeussler. All were in favor. The permit will be granted upon remittance of required fee.

COXSACKIE DENTAL ARTS SIGN PERMIT

A sign application from Matthew Signs LLC was reviewed by the Board. The applicant would like to replace the existing sign located at 12077 Rt 9W , West Coxsackie with an internally illuminate, double sided sign. The Town code does not allow illuminated signs, so the permit was denied at this time. A notice will be sent to the applicant.

FAMILY DOLLAR EXPANSION- Paul Calcagno

Mr. Calcagno submitted an application for Site Plan Review for the expansion of the existing Family Dollar store. He is at the beginning stage of the project and wanted to verify what was approved years ago when the store was first built. The original plans show the possibility for expansion. Any permits that were issued are probably expired. He would like to add on to the existing structure. He is willing to create additional parking on the South end. Mr. Chairman will ask the Town attorney to do some research on what would be allotted and asked that survey maps to be done to begin the process.

ADJOURNMENT

A motion was made by Bill Whitbeck and seconded by Chairman Haeussler to adjourn the meeting at 7:55pm. The motion was accepted unanimously.

RESPECTFULLY SUBMITTED,

Patricia McIntyre, Secretary