

**TOWN OF COXSACKIE PLANNING BOARD
MINUTES OF REGULAR MEETING
May 6, 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, Frank Gerrain, William Whitbeck, JoAnne Conway, Linda Deubert, Nathan Tailleir, Secretary Patty McIntyre, and Attorney Tal Rappleyea. A quorum was declared. Also, in attendance were Pieter Wolfe, Carol Metz, Daniel Josefsberg and Riebecca Ulill representing Speakeasy Tattoo Co., Cindy Northrup, Jason R. Peterson, representing Bethlehem Land Surveying, and Melanie Lekovekic, representing Hudson Valley 360.

MINUTES

A motion was made by Linda Deubert and seconded by Frank Gerrain to accept the minutes of the April 1, 2021 meeting. The motion was unanimously approved.

BOARD DISCUSSIONS

Chairman Haeussler welcomed Attorney Tal Rappleyea back to in-person meetings!

OPEN TO PUBLIC

PATRICK-STEVENSON LOT LINE ADJUSTMENT

Mr. Jason Peterson presented drawings for property located at 188 New York State Route 81 to have a lot line adjustment. The parcels to be adjusted are owned by Dorothy Patrick (tax I.D. 55.00-1-15) and Walter and Bridget Stevenson (7 North Street, tax I.D. 55.00-4-36). There are some issues with the tax map numbers having been changed, so those issues will be adjusted on the map, if this were to be approved. 0.43 acres will be given to the Patrick property to address issues with a deck that is on the Stevenson property and increase the size of the yard. Mr. Peterson described the location of the properties. The deck is currently on the Stevenson property, but belongs to the Patrick's. A building permit was issued when the deck was built, as the homeowner had always thought that this was her property, but it was not. The Stevenson's are willing to grant the land to the Patrick property to accommodate this. All setbacks will be met. A letter from the landowners (Stevenson's and Patrick's) that they agree to this adjustment, and survey maps will be necessary. Attorney Rappleyea asked that a note stating that the properties to be conveyed will merge with the existing parcel be added to the maps. A motion to waive the public hearing was made by Bill Whitbeck and seconded by JoAnne Conway. All were in favor. We will need 1 mylar and 6 copies submitted and a copy of the contract. At the next meeting on June 3, 2021, the paperwork will be presented, and maps can be signed.

RIVERTOWN PROFESSIONAL BUILDING SIGN PERMIT

After the last Planning Board meeting on April 1, 2021, a sign permit was denied because the sign was to be illuminated. The Planning Board, after further review, realized that there had been a change in that regulation, and it is allowed in a commercial zone. This will be a constant illumination, not blinking, or moving. A motion to approve the sign was made by Frank Gerrain and seconded by JoAnne Conway. The motion passed unanimously.

P. A. WOLFE DEVELOPMENT, LLC – SITE PLAN REVIEW

Mr. Pieter Wolfe was in attendance to start the process of a site plan approval. He presented maps of the proposal for building a hardware store on his property on Route 9W. The proposed building will be 100' X 100' with a 20' X 40' greenhouse. He was told that he will need a SEQR review, and a report from Delaware Engineering. His goal is to keep it under an acre of land, for disturbance. The next step will be to set up an escrow account and to have Delaware Engineering review the site plan application and SEQR review. The Board has no opposition to the project. He was advised to talk with Renee VanSchaack about hooking up with water and sewer. Mr. Wolfe will forward the application when completed so the process can move forward.

FREEPOINT SOLAR

A copy of the permits for Freepoint solar from DEC and DOT were received. Ms. J. Murray, the lawyer representing Freepoint solar, has asked the Board to look at these regarding the time frame for proceeding. Our law states that construction must be completed within one year. The Board had approved this in August 2020, so they are asking if the “clock could start ticking” as of March 1, 2021 due to COVID restrictions that had been in place causing a delay in the permits being issued. It took about 8 months for the permits to be issued, leaving time restraints on the construction. Bill Whitbeck made a motion to amend the start date to March 31, 2021, seconded by Frank Gerrain. The motion so carried. Construction must be completed by March 31, 2022. If it is not completed, they will need to come back before the Planning Board.

SPEAKEASY TATTOO – SIGN PERMIT

Speakeasy Tattoo Company submitted an application for changing the sign at 11824 State Route 9W Cocksackie. It is a 3' X 8' sign on the roof (currently Martial Arts sign). A sign permit fee of \$75.00 should be remitted. A picture of the existing sign needs to be forwarded to the Board. The light box will be re-mounted to illuminate the sign. The picture will be forwarded to Secretary McIntyre, and we will proceed from there.

ADJOURNMENT

A motion was made by Bill Whitbeck and seconded by Frank Gerrain to adjourn the meeting at 7:48pm. The motion was accepted unanimously.

RESPECTFULLY SUBMITTED,

Patricia McIntyre, Secretary