

**TOWN OF COXSACKIE PLANNING BOARD**  
**MINUTES OF REGULAR MEETING**  
**June 3, 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, Secretary Patty McIntyre, and Attorney Tal Rappleyea. A quorum was declared. Also, in attendance were Pieter and Amanda Wolfe, TJ and Gabrielle Hunt, Cindy Northrup, Jason R. Peterson, representing Bethlehem Land Surveying, Randall Schmollinger, Barbara Brumell, Mike Barkman, David Meier, Patrick Doyle, representing Flint Mine Solar, 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 May 6, 2021 meeting. The motion was unanimously approved.

**BOARD DISCUSSIONS**

Regarding litigation between S. Pilato and Marrone, a request was made by the attorneys for the modified site plan approval and settlement to be filed with the Town Planning Board. The Board has denied this request, because it was not approved by this Board, and therefore does not belong in this file.

**OPEN TO PUBLIC**

**PATRICK-STEVENSON LOT LINE ADJUSTMENT**

Mr. Jason Peterson presented updated 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). Forty-three hundredths of an acre 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 Stevenson's are willing to grant the land to the Patrick property to accommodate this. All setbacks are met. A letter from the landowners (Stevenson's and Patrick's) that they agree to this adjustment, survey maps, along with the contract between the two parties were given to the Board. A motion to approve the lot line adjustment was made by Bruce Haeussler and seconded by Joe Garland. All were in favor.

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

It was determined that the previous site plan approval (2014) would be acceptable for Wolfe Builders to move forward with the plans for Ace Hardware. Once drawings are secured and an application for a building permit is filed, another visit to Planning Board will be required for review of the exterior of building and signage.

### **SPEAKEASY TATTOO – SIGN PERMIT**

Speakeasy Tattoo Company previously applied for changing the sign at 11824 State Route 9W Coxsackie. It is a 3' X 8' sign on the roof (currently Martial Arts sign). A picture of the existing sign was forwarded to the Board. The light box will be re-mounted to illuminate the sign. A motion to approve the sign was made by Bill Whitbeck providing the drawings submitted will be used in the existing sign structure. Joe Garland seconded the motion, which passed unanimously.

It was noted that another Tattoo Parlor sign has been erected on 9W that has not gone to the Planning Board for approval. Ed Pebler will be notified, and it will be recommended that they come before the Board for approval.

JoAnne Conway also asked about the lighting on the Sleepy Hollow sign on Rte. 385 that was previously approved. It does not appear to be what was approved, as at night, it is "blinding". Mr. Pebler will also be notified of this.

### **HUNT/GERRAIN – SUBDIVISION**

Mr. Timothy Hunt of South Main St., Coxsackie presented plans to subdivide property at 451 Riverside Ave. (56.00-3-2) The property owners are his in-laws, Mark and Lisa Gerrain, and they would like to convert an existing barn into a house once the land is subdivided. The property is currently 3.9 acres. Town law requires a minimum of 2 acres per lot. The subdivision would be 2 parcels one would be 2 acres, and the other 1.9 acres, so a variance was granted by the Zoning Board. A motion to waive the Public Hearing was made by Joe Garland and seconded by JoAnne Conway. Mr. Frank Gerrain recused himself, and all others were in favor. A motion to approve a negative declaration was made by Joe Garland and seconded by JoAnne Conway. Again, Frank Gerrain recused himself, and all other were in favor. Joe Garland made a motion to approve the subdivision, seconded by Linda Deubert. Frank Gerrain recused himself, and all others were in favor. The subdivision was approved.

### **OPEN TO PUBLIC**

Mr. Mike Barkman of 69 Country Lane inquired about having a neighbor gift him a small piece of land through a lot line adjustment. He was informed that it will be a new tax parcel for tax purposes. The Board would like a letter of agreement from both parties, copies of the plans, and the lot line application with payment. Mr. Barkman will proceed from there.

Patrick Doyle of Flint Mine Solar presented some questions regarding procedure for subdivisions. Some of the original property owners would like to keep part of their land surrounding their house, and they would like to try to accommodate them. He had heard that the Town Board approved the ability of the Planning Board to forego Public Hearings for subdivisions and lot line adjustments in some cases (i.e. agreements of family members/neighbor land owners) and wanted to know if this could apply. Chairman Haeussler indicated that because of the controversy involved, and the number of subdivisions that may exist (10 or 12), that a public hearing will be required.

Mr. Randall Schmollinger asked for an explanation of the difference in foregoing a Public Hearing in this case as opposed to the lot-line adjustment and subdivision approved earlier in the meeting. He was told that the difference was the context. One subdivision may be minor, but several in the same area might have an environmental impact, and SEQR will have to be done.

At 7:42pm, Chairman Haeussler asked to go to executive attorney/client discussion.

**ADJOURNMENT**

A motion was made by Bill Whitbeck and seconded by Joe Garland to adjourn the meeting at 8:00pm. The motion was accepted unanimously.

**RESPECTFULLY SUBMITTED,**

**Patricia McIntyre, Secretary**