

**TOWN OF COXSACKIE PLANNING BOARD**  
**MINUTES OF REGULAR MEETING**  
**July 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, Frank Gerrain, William Whitbeck, JoAnne Conway, Linda Deubert, Nathan Tailleir, Joseph Garland and Secretary Patty McIntyre. A quorum was declared. Also in attendance were, David Meier, Helen Meier, Jennifer Crawford, representing Crawford & Associates Engineering, Laura Darling, representing Yang/Sommer, LLC, and Patrick Doyle, representing Flint Mine Solar.

**MINUTES**

A motion was made by Linda Deubert and seconded by JoAnne Conway to accept the minutes of the June 3, 2021 meeting. The motion was unanimously approved.

**BOARD DISCUSSIONS**

Board members were given updated “codebooks” which include Chapter 167 Solar Energy Collection Systems, Chapter 174 Subdivisions, and Chapter 201 Zoning for their use. As updates occur, Secretary McIntyre will provide hard copies to the Board to add to the books.

**OPEN TO PUBLIC**

**KOOL TEMP POLE BARN**

Code Enforcement Officer, Ed Pebler asked that the Planning Board look over the plans for a pole barn to be erected at 11639 Rt. 9W for commercial use. All members were satisfied with the plans, so Kool Temp can proceed with the proper permits.

**ERIC MEIER – SUBDIVISION**

Jennifer Crawford from Crawford & Associates presented the plans for a subdivision on behalf of Eric Meier. The property is located at 580 Flint Mine Rd, parcel 70.00-4-27 and would be divided into two lots of 46.06 and 18.56 acres . A proposed right-of-way would be constructed through Daniel Meier’s lots 71.00-4-16 and 71.00-4-14, as there is not road-frontage on these lots. The land is in the RA-2 district. There was some confusion as to what the code would allow in regard to road frontage. Under code 174-3 the definition of Right-of-way is stated as “ a private driveway or easement which serves as the access to no more than two lots or parcels of land”. The code allows for a right-of-way in all zoning districts but specifies what would be required (174-70 C.) in creating one. Also, Chapter 201-4 E. states “....nor shall any new lot be created which does not have the minimum frontage required for the district in which it is located, upon a public road or fifty-foot-wide right-of-way”. Chairman Haeussler stated that in the Town of Coxsackie, 200ft of road frontage is required, and a variance would be required to allow for the right-of-way from the Zoning Board. Frank Gerrain reminded them that they would not be able to build more

than two homes on the lots. The Board felt that they would like to consult the Town Attorney regarding the Code. Also, this property borders property owned by the Archaeological Society. An agricultural data statement and a Short Environmental Assessment Form were provided. Ms. Crawford asked that we move ahead with scheduling a Public Hearing. A motion was made by Bill Whitbeck and seconded by Frank Gerrain to schedule a Public Hearing contingent on a consultation with the Town lawyer, a review by Delaware Engineering and the Town Zoning Board, and an ESCROW account be established. All were in favor. Ms. Crawford will send the paperwork to Kevin Schwenzfeier of Delaware Engineering, and Chairman Haeussler will find out the amount to be posted. Proof of notification to landowners within 500 feet will be sent to Secretary McIntyre.

**ADJOURNMENT**

A motion was made by Bill Whitbeck and seconded by Joe Garland to adjourn the meeting at 8:20pm. The motion was accepted unanimously.

**RESPECTFULLY SUBMITTED,**

**Patricia McIntyre, Secretary**