

TOWN OF COXSACKIE PLANNING BOARD
MINUTES OF REGULAR MEETING
October 7, 2021

CALL TO ORDER

Vice Chairman Frank Gerrain 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: Vice Chairman, Frank Gerrain, William Whitbeck, JoAnne Conway, Linda Deubert, Joseph Garland, Secretary Patty McIntyre, and Attorney Tal Rappleyea. A quorum was declared. Also, in attendance were Jennifer Crawford, representing Crawford & Associates Engineering, Patrick Doyle, John Sickles, William Matter, Diane and Frank Oringer, Haylee and Caleb Adkins, representing The Grange, Robert E. Queirolo, Nikki and Jake Halsted, Randy Robinson, Barb Lisa, Dan and Helen Meier, Steve Ritter, Herman Ritter, Jr., Kipp Gertz, Alden Kaplan, and Ben Potiker.

MINUTES

A motion was made by Linda Deubert and seconded by Joe Garland to accept the minutes of the September 2, 2021 meeting. The motion was unanimously approved.

BOARD DISCUSSIONS

Member JoAnne Conway had some concerns regarding the Solar arrays on Bailey Street (R & R). The landscaping is again looking messy, it was approved with the idea that it would be maintained. Frank Gerrain suggested that a letter be written to Mayor of Coxsackie as to their responsibility to maintain.

OPEN TO PUBLIC

PUBLIC HEARING – John Sickles subdivision

A motion was made by Bill Whitbeck and seconded by JoAnne Conway to open the public hearing for a subdivision of land located at 135 Johnny Cake Lane, Coxsackie (71.00-3-49.1). John Sickles was asked to update his plans to clarify the driveway. He submitted the maps along with the requested road maintenance agreement. He also submitted proof of mailings to neighbors within 500 feet. There was no public input. Tal Rappleyea read through the eleven questions for the SEQR Part 2 review. A motion was made by JoAnne Conway and seconded by Joe Garland to accept a negative declaration. All were in favor. A motion to close the Public Hearing at 7:15pm was made by Bill Whitbeck and seconded by Frank Gerrain. All members were in favor. A motion to approve the subdivision was made by Linda Deubert and seconded by Joe Garland. The motion passed unanimously.

THE GRANGE EVENT VENUE – Haylee and Caleb Adkins

An application for site plan review and special use permit for event space for community and personal events has been submitted by Haylee and Caleb Adkins for the property located at 2551 Route 385, Cocksackie (88.00-2-39). They are waiting on an engineer regarding the sprinkler system required. They also had a water report done. The water is running at 2.2rpms and there are 3 cisterns and 1 well on the property. Ms. Adkins asked how many people qualified as an event. Mr. Whitbeck answered that any event that they are being renumerated for, up to 150 people. Vice Chairman Gerrain reminded them that they will have to submit their planned events to the Town for the year. Mr. Whitbeck again asked that they provide a letter from DOT regarding a curb cut. They will come back with this information along with the information regarding the sprinklers.

BILL MATTER – EVENT VENUE

Bill Matter is applying for a special use permit and site plan review for the use of his barn as an event venue, located at 1754 High Hill Rd. He has held family weddings there and has been cited for not being permitted. His plan is to hold weddings/social and family events, with a maximum of 5 per year. There is ample parking across the street. Mr. Matter provided pictures of the location and a sample pamphlet regarding the venue. His plan is to host between 100-110 people. There is no heat source in the barn, so it would be seasonal. The Board asked that he submit Part I of the Environmental Review (SEQR) and to notify all adjoining property owners within 500 feet by return receipt. A motion was made by Joe Garland and seconded by Linda Deubert to schedule a Public Hearing for November 4, 2021 to review the site plan application and special use permit contingent on the SEQR Part 1 and return receipt notifications. The motion passed unanimously.

PUBLIC HEARING -FRANK AND DIANE ORINGER – SUBDIVISION

A motion to begin the Public Hearing was made by Bill Whitbeck and seconded by Joe Garland. All were in favor. An application for subdivision of the property located at 770 Rt. 49 Cocksackie (87.00-2-8) was made by Crawford and Associates Engineering on behalf of Frank and Diane Oringer. Chairman Haeussler had requested that the correct owners be listed on the survey, as those on the southeast corner of the map were incorrect. Updated maps were presented by Jennifer Crawford of Crawford and Associates Engineering. There was no public input. A motion to close the Public Hearing at 8:00pm was made by Bill Whitbeck and seconded by Joe Garland. All agreed. All return receipts were provided to Secretary McIntyre. Tal Rappleyea read through the eleven questions for the SEQR Part 2 review. A motion for a negative declaration was made by Bill Whitbeck and seconded by Joe Garland. All were in favor. A motion to approve the subdivision was made by Joe Garland and seconded by Frank Gerrain. The motion passed unanimously. Ms. Crawford will forward maps to the office for signatures.

ALDEN KAPLAN-Lot line adjustment

Mr. Kaplan currently owns three lots in Sleepy Hollow Lake (TT-016, TT-017 & TT-027) at the shoreline. He is proposing the adjustment of the lot line between the parcels so that Lot 16, which includes his residence, be extended to include a drainage swale that currently effects Lot 27. He would like to do this so that he can address the drainage issues, and in the future if he decides to sell, he will not need to have an easement drawn up. At the February Planning Board meeting, Mr. Kaplan was asked to submit new surveys with mylar to have the Board approve the adjustment. The maps

were reviewed. A motion to approve the lot-line adjustment was made by Bill Whitbeck and seconded by Linda Deubert. All were in favor.

ERIN PEABODY – GROUND MOUNT SOLAR

Mr. Ben Potiker of Plug PV LLC spoke regarding installation of ground-mount solar on the Property of Erin Peabody located at 10287 Rte. 9W (87.00-3-7). Maps were distributed. The proposal is to install residential solar of 20.4 kw. There will be one array consisting of 60 panels, facing south. Only the side view will be visible from the road, and it sits back about 19 feet. There are evergreens there. If additional screening is needed, they could put in additional evergreens. A motion to schedule a public hearing for November 4, 2021 contingent on notification of neighbors within 500ft by return receipt was made Linda Deubert and seconded by Joe Garland. The motion passed unanimously.

KIPP GERTZ- AUTO RESTORATION

Mr. Gertz submitted an application for a site plan review and special use permit for the use of his existing garage/shop to be used as an automotive restoration and parts fabrication facility on the property located at 36 Potic Creek Rd., Earlton, NY 12058. No changes to the exterior are being proposed. The previous owner had a repair shop, which has not been in use. He will restore up to 2 vehicles per year. No spraying will occur, mostly bodywork and fabrication. It is zoned as RA 1. Mr. Gertz was reminded that he will need to complete a SEQR Part 1 and notify neighbors within 500 feet by return receipt. A motion to schedule a public hearing for November 4, 2021 was made by Bill Whitbeck and seconded by Joe Garland. The motion passed unanimously.

JACOB HALSTED – EVENT VENUE

Mr. Halsted is seeking a General Use Permit for the use of the barn located at 568 Old Plank Road. Have met with Ed Pebler, who gave some suggestions, such as putting up exit signs. Drilling a well currently will bring in port-o-lets for sewer. Parking would be next to the barn. They would not have more than 100 people at an event. Secretary McIntyre gave him applications for site plan review and special use permit.

ST. MARY’S CEMETERY-SIGN PERMIT

An application for a sign permit from AJ Sign Co. for the St. Mary’s Cemetery located on Route 385, Cossackie, NY 12051 was reviewed by the Planning Board. No one was present to speak to the details of the location of the sign. A motion was made by Joe Garland and seconded by Linda Deubert to approve the sign contingent on the necessary 50-foot set back being verified. The motion was carried. Secretary McIntyre will contact AJ Sign Co.

RANDOLPH & EARL ROBINSON – SUBDIVISION

Jennifer Crawford of Crawford & Associates Engineering presented drawings on behalf of the Robinsons to subdivide the parcel located at Undercliff Rd. (87.00-2-16) into 2 lots of 31 and 56.2 acres, respectively. The maps include a 50 ft. right of way will be constructed to provide a potential access to a public road. A motion to schedule a public hearing for November 4, 2021 and declare the Cossackie Planning Board as Lead Agency contingent on proof of notification of neighbors within 500ft. was made by Bill Whitbeck and seconded by Linda Deubert. All were in favor.

FRANK DREWELLO -SUBDIVISION

Jennifer Crawford of Crawford & Associates Engineering presented drawings on behalf of Frank Drewello to subdivide the property located at 1002 Flint Mine Road (87.00-4-4) into 2 lots of 22.16 and 107.7 acres respectively. The Board reviewed the engineering maps presented. A motion to schedule a public hearing for November 4, 2021 and declare the Cocksackie Planning Board as Lead Agency contingent on proof of notification of neighbors within 500ft. was made by Bill Whitbeck and seconded by Joe Garland. The motion passed unanimously.

STEPHEN RITTER – SUBDIVISION

Owner Herman Ritter gave a history of the lands that he owns located at 957 Flats Road (88.00-1-41). Jennifer Crawford of Crawford & Associates Engineering presented drawings on behalf of Frank Drewello to subdivide the property into 5 lots of 5.20, 23.82, 56.63, 5.83, and 37.27 acres respectively. The property is multi-zoned. All parcels will have road frontage. The Board reviewed the engineering maps presented. A motion to schedule a public hearing for November 4, 2021 and declare the Cocksackie Planning Board as Lead Agency contingent on proof of notification of neighbors within 500ft. was made by Bill Whitbeck and seconded by Joe Garland. The motion passed unanimously.

BOARD DISCUSSION

Vice Chairman Frank Gerrain reminded Board members that they need to complete their in-service requirement before the end of the year.

ADJOURNMENT

A motion was made by Bill Whitbeck and seconded by Joe Garland to adjourn the meeting at 8:44pm. The motion was accepted unanimously.

RESPECTFULLY SUBMITTED,

Patricia McIntyre, Secretary