

**TOWN OF COXSACKIE PLANNING BOARD  
MINUTES OF REGULAR MEETING  
May 5, 2022**

**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, Vice Chairman, Frank Gerrain, William Whitbeck, JoAnne Conway, Linda Deubert, Nathan Tailleur, Joe Garland, Secretary Patty McIntyre, and Attorney Tal Rappleyea. A quorum was declared. Also, in attendance were Michael Bujala, representing Central Hudson Technologies and M.K. Garvey.

**MINUTES**

A motion to accept the minutes of the April 7, 2022 meeting as written was made by Linda Deubert and seconded by Frank Gerrain. All were in favor.

**BOARD DISCUSSIONS**

A memo regarding GML 239 referrals to the County Planning Board was shared with members.

**OPEN TO PUBLIC**

**OLD BUSINESS**

**MIKE BUJALA – CENTRAL HUDSON TECHNOLOGIES – 2 Flint Mine Road**

Mr. Bujala provided the Board with information regarding the capacity of the transmission system for his proposed business on Flint Mine Road, as well as evidence of a possible solution for noise reduction at the site. Chairman Haeussler asked him if he was already operating, and he said that he was, but not in full. He has hired a construction engineer and an electrician. He was asked to stop operation until such time that he has applied for a site plan review of the Planning Board. He had submitted a building permit application earlier that day. The process of site plan review was explained to him once again, and he was asked to come back to the June meeting with the necessary information and fees. Mr. Bujala left the meeting and returned and said he has shut down the process and will attend the meeting in June.

**NEW BUSINESS**

None.

**CLOSING DISCUSSION**

The Board discussed the language in the Town code regarding lot-line adjustments vs. subdivisions. There seems to be a contradiction between the definition of subdivision and minor subdivision, as well as the wording on the fee schedule. Any changes would have to be presented to the Town Board and changed through local law. A motion to have Attorney Rappleyea draft a re-wording of the

definitions/laws to be reviewed at the next Planning Board meeting was made by Bill Whitbeck and seconded by Linda Deubert. The motion was so carried.

As discussed at the last meeting, Linda Deubert presented a draft of a letter to be presented to the Town Board regarding communications between Code Enforcement and the Planning Board. A motion to accept the letter was made by JoAnne Conway and seconded by Frank Gerrain. All were in favor. Secretary McIntyre will prepare the letter for Chairman Haeussler's signature.

A discussion regarding the trees that are being planted at the FPS Solar site on Rte. 9W was had. It appears that they are arborvitae. The Planning Board denied the request to substitute these trees for the Balsam Fir and White Birch that were in the original plan at the April 7, 2022 meeting. Chairman Haeussler will write a letter requesting Code Enforcement to visit the site and notify the Planning Board of the findings.

Attorney Rappleyea requested to have an attorney-client discussion at 8:19pm.

**ADJOURNMENT**

A motion was made by Bill Whitbeck and seconded by Bruce Haeussler to adjourn the meeting at 8:26pm. The motion was accepted unanimously.

**RESPECTFULLY SUBMITTED,**

**Patricia McIntyre, Secretary**