

**TOWN OF COXSACKIE PLANNING BOARD**  
**MINUTES OF REGULAR MEETING**  
**June 2, 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, Rich Sitcer, Jacob Halsted and John Halsted.

**MINUTES**

A motion to accept the minutes of the May 5, 2022 meeting as written was made by Linda Deubert and seconded by JoAnne Conway. All were in favor.

**BOARD DISCUSSIONS**

Chairman Haeussler updated the Board on the items from last month's meeting that were requested. He had a meeting with Board liaison, Mike Veeder, regarding taking a look at the Comprehensive Plan, but has not heard back from him. A letter was sent to the Town Board regarding communication with Code Enforcement and has not heard feedback from them. Currently the violations exist at the tire dump on Rte. 81, the plantings at the FPS Solar site on Rte. 9W and there are some issues with over blasting at the Hillicoss Mine (Gary's) on Rte. 81. All of these issues should be enforced by the Town, but there has not been any communication as the status. Attorney Rappleyea informed the Board that DEC is waiting for the ALJ for a decision regarding the tires and that a notice of violation has been served. He anticipates that within the next month he may be starting action in the Supreme Court. Chairman Haeussler was told that Inspector Vincent Hales has been to the FPS Solar site and had some discussions, but he has not been filled in on that conversation. Linda Deubert reiterated the need for better communication with the Town Board, Inspectors, etc. and suggested that a member of the Planning Board attend Town Board meetings, so that some of these issues can be addressed. It was discussed that Chairman Haeussler will set up a meeting with Rick Hanse, Mike Veeder, and himself to address some of the communication issues.

Linda Deubert informed the Board that the DEC mapper can be accessed on-line to help fill out the Environmental Assessment Form and suggested that applicants be given this information when submitting an application. The website is [www.DEC.NY.GOV](http://www.DEC.NY.GOV).

JoAnne Conway had concerns with the maintenance on R & R Solar (end of Sunset Blvd.). The grass is almost as high as the fence. She offered to call Mayor Mark Evans to rectify this situation.

## **OPEN TO PUBLIC**

## **OLD BUSINESS**

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

Mr. Bujala has not yet submitted a site plan review application or fees as requested by the Board. Chairman Haeussler stated that he felt that Mr. Bujala has misled the Board regarding ownership of the property. Mr. Bujala included a copy of the lease agreement and other legal papers. He clarified that he will not be doing a bit-coin operation. He reached out to clients for a legit data service. Rich Sitcer of Sitcer Construction said that when he was approached by the applicant, he contacted Mr. Pebler, and we were told to stop. The only way he will remain on board is if it is done according to Town Code. Mr. Bujala was directed to fill out the application and pay the fees to start the process. Attorney Rappleyea will review the submitted papers and set up an escrow account. Bill Whitbeck asked that Mr. Bujala also submit 4 months of electric bills at the next meeting as well.

## **NEW BUSINESS**

### **JOHN HALSTED – EVENT VENUE- 568 Old Plank Road**

Jacob Halsted presented his proposal for an event venue in the barn on his father's property located at 568 Old Plank Road. An area variance was granted by the ZBA on May 31, 2022. There are two buildings on the property, only the barn will be used. Jacob submitted an aerial view of the property and explained that they would like to hold weddings at the site. Maximum capacity is 150 people. Parking will be on the grass. There are solar lights for illuminated walkways, but no lighting currently in the parking area. Access to the parking is from Old Plank Road, which is a County Road, so a 239 Referral form will need to be filed. There will be a designated no parking area for emergency vehicle access. There will be no parking anywhere near the barn. A site plan drawing will need to be submitted (engineer). The Board asked to see some lighting in the parking area. Items discussed included no amplified music after 10pm, no selling of alcoholic beverages, no overnight accommodations, and no cooking on site. They will be using portable bathrooms, so no water on site. The barn is not heated, so operation would be from April through November, 15 events per year. They have already spoken to CEO Ed Pebler regarding interior lighting and exit signs. The Board asked that the applicant write up a narrative including all of these conditions as well as an environmental assessment form. A motion to schedule a public hearing for Thursday, July 7, 2022 at 7:00pm provided engineered site plans and a narrative are submitted was made by Frank Gerrain and seconded by Bruce Haeussler. Motion passed with 6 ayes and 1 abstained.

## **CLOSING DISCUSSION**

None

## **ADJOURNMENT**

A motion was made by Bill Whitbeck and seconded by Bruce Haeussler to adjourn the meeting at 7:55pm. The motion was accepted unanimously.

## **RESPECTFULLY SUBMITTED,**

**Patricia McIntyre, Secretary**

Approved July 7, 2022