

TOWN OF COXSACKIE PLANNING BOARD
MINUTES OF REGULAR MEETING
August 4, 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 Tailleir, Secretary Patty McIntyre, and Attorney Tal Rappleyea. A quorum was declared. Also, in attendance were Michael Bujala, representing Central Hudson Technologies, Jennifer Crawford of Crawford & Associates representing Matthew Romito, Carla Picayo, Helen Meier, David Meier, Patrick Doyle, MK Garvey, Mark Flach, John Halsted.

OPEN TO PUBLIC

PUBLIC HEARINGS

SUBDIVISION – Matthew Romito - Meier Road

A motion to open the public hearing was made by Bill Whitbeck and seconded by JoAnne Conway at 7:00pm. All were in favor. Jennifer Crawford presented maps of property to be subdivided into two lots of 97.1 and 30 acres. The 200-foot lot frontage is provided on a 50- foot easement. There is an existing private road on the upper north side that will access the upper lot. (A private road is defined as a right-of-way, other than a street, which provides vehicular access to two or more lots.) The right-of-way to be added on the South end is proposed to pass through the lands of Frank Drewello and exit onto Flint Mine Road and be improved at the time of improvement of the site. The Board requests a certified/notarized letter of authorization from Frank Drewello along with having him sign the maps before the subdivision can be approved. A motion to keep the public hearing open until September 1, 2022 was made by Bill Whitbeck and seconded by JoAnne Conway. All were in favor.

SUBDIVISION – Tao Fai Lee – Flint Mine Road

A motion to open the public hearing at 7:23pm was made by Bill Whitbeck and seconded by Frank Gerrain. All were in favor. Jennifer Crawford presented maps of the property to be subdivided into 2 lots of 42.4 and 106 acres respectively. The lots will be used as Raptor Habitat in connection with the Flint Mine Solar. All setbacks are met, and access will be off Flint Mine Road. Part 2 of the SEAF was reviewed and the Board found no significant negative environmental impacts. A motion to declare a negative declaration was made by Bill Whitbeck and seconded by Frank Gerrain. All were in favor. A motion to approve the subdivision was made by Linda Deubert and seconded by Bruce Haeussler. The application was approved on a 6-0 vote, with one Board member absent. A motion to close the public hearing was made by Bill Whitbeck and seconded by Frank Gerrain at 7:35pm and was accepted unanimously.

SUBDIVISION/LOT-LINE ADJUSTMENT– Carla Picayo – Flats Road

A motion to open the public hearing at 7:37pm was made by Bill Whitbeck and seconded by Nathan Tailleir. All were in favor. Jennifer Crawford presented drawings on behalf of Carla Picayo for a Lot Line Adjustment between 3 parcels into 3 lots of 5 acres, 29.72 acres and 185.4 acres, respectively. A 50-foot-wide easement will provide access to the first lot via Route 9W. A small parcel will be conveyed to National Grid for a substation in the future. The Board requested DOT approval for a curb cut on 9W as to not create a land-locked piece of property. A motion to keep the public hearing open until September 1, 2022 to have the applicant return with a letter from DOT for approval of the curb cut was made by Bill Whitbeck and seconded by Nathan Tailleir. All were in favor.

EXISTING BUSINESS

JOHN HALSTED – MINING EXPANSION

Mr. Halsted is in the beginning stages of expanding his current mining “footprint” at 312 Old Plank Road. He has submitted the environmental study and a copy of an application to DEC. Nothing will change except for the size. He showed the maps to the Board and wanted to keep them up to date with the progress.

MIKE BUJALA – CENTRAL HUDSON TECHNOLOGIES – 2 Flint Mine Road

Mr. Bujala was asked at the last Planning Board meeting to bring specifically 3 items:

- 1) architectural drawings of the space to be used, including location of power sources and internet connections;
 - 2) a redacted copy of one of his current contracts with a user in his PA facility and photos of the equipment in use there; and
 - 3) bring to the next meeting a networking engineer to provide a better description of the proposed use.
- He did bring large plans, but they were not stamped by an engineer. Mr. Bujala was not able to fulfill this obligation and will work on getting the required stamped drawings.

BOARD DISCUSSIONS

The Board was given a copy of Local Law #1 of 2022 (Zoning Amendment to regulate sale of Cannabis) and Local Law #2 of 2022(Town of Coxsackie Solar Energy System PILOT Law) for filing. Discussion regarding the blasting at Gary’s Stone Quarry (SM Galivan Mining) took place. The Board would like to have Attorney Rappleyea draft a letter to the owner to encourage them to be good corporate neighbors when it comes to their operation, and possibly attend a Planning Board meeting. Updates were given regarding the Tire dump, demolition and clean-up of the Quarry Steakhouse, letter of authorization for Ace Hardware and notice of non-compliance for Meadow Ridge event venue. No report from the CEO was available.

ADJOURNMENT

A motion was made by Bill Whitbeck and seconded by Bruce Haeussler to adjourn the meeting at 8:45pm. The motion was accepted unanimously.

RESPECTFULLY SUBMITTED,

Patricia McIntyre, Secretary