

TOWN OF COXSACKIE  
PLANNING BOARD MINUTES  
JULY 7, 2022

The meeting was called to order at 7:00 pm

Present: Linda Dubert, Bruce Haeussler, Frank Gerain, Bill Whitbeck, Joe Garland and Nathaniel Tailleir. Absent: Joanne Conway. 18 members of the public were also present.

Public Hearing

Halstead Event Venue: Motion by Bill Whitbeck, seconded by Frank Gerain open the hearing. The Board received the SEAF Part 1 and proof of mailings. There was no public comment.

Part 2 of the SEAF was reviewed and the Board found no significant negative environmental impacts. A Negative Declaration was adopted on a motion by Frank Gerrain, seconded by Bill Whitbeck. Joe Garland abstained. Conditions of approval were all requirements in the town zoning law. Also, lighting: 2 poles will be installed in the parking lot. The CEO will examine for sufficiency during the first event. Also, the Applicant will mark parking with signage for emergency access.

The Board noted that the County Planning Board determined the matter is a local decision. Motion by Nate Tailleir, seconded by Bruce Haeussler, Joe Garland abstained. Close public hearing. Motion by Bill, seconded by Frank. Application was approved on a 5-0-1 vote.

New Business

1. Hudson Valley Restaurants (John Hitchcock) – just south of Dunkin. The parcel is 53 acres and only 0.88 acres will be disturbed. A 5000 sq ft building with 2 curb cuts into 9W are planned. The applicant has delineated the wetland and they will not be disturbed. Applicant needs DOT to approve the second curb cut. The property is located in a commercial zone and will get water/sewer from the Village of Coxsackie. Access will be obtained via directional drilling under Route 9W. The Applicant will submit application info to town engineer Delaware. A SWPPP will be needed, and a minor subdivision application maybe needed. Applicant will get DOT approval of curb cuts.
2. Halstead Mining. The owner has not submitted a site plan review yet but asked the Board for any questions. He has received a DEC permit to expand. The matter was moved to the end of the meeting.

Old Business

Mike Bujala, Applicant: Applied for building permits on July 6<sup>th</sup> to fix roof, doors, windows, alarms. Would like to schedule a public hearing on his pending site plan review application.

In response to Board questions, Mr. Bujala stated that he will host equipment and provide data and internet access service. It will not be crypto mining. He will provide data, internet and

Approved September 1, 2022

cloud storage and video processing. He will upgrade the fiber network with State Tel. He also stated that he has another location in Allentown, PA providing the same service called Advanced Algorithm. Mr. Bujala also stated that he is getting power from Central Hudson electric who has stated that his normal usage will be 4.98 MW max 15 min. monitor load was stable and that he has a friend who is taking over the purchase of the Maranda property.

Bruce Haeussler requested that the Applicant provide engineers drawings and better information of the use. Mr. Bujala stated that he is only going to be renting space and providing power and internet connection. There will be two rows 80 foot long in building three and described the employees and maintenance people plan.

The Board agreed to refer the question to Ed Pebler CEO regarding the determination as to use.

**The Board also asked the Applicant to bring the following items to the next meeting: 1) Architect during with power location and internet; 2) a redacted contract with a current Allentown customer; and 3) Opinion or in person attendance a network engineer to describe the use.**

Subdivisions:

1. Matthew Romito – Crawford Associates presented for Solar. 2 lots 97 + 30 – have its own easement. Rear property will have access to its own row 200 feet wide easement. The application was set for Public Hearing for next month. However, updated paperwork is needed.
2. **Marcus Dolan: Route 385 just south of SH. 2.5 acres to 2.7 acres. There is adequate road frontage. The matter was set for public hearing next month.**
3. Ta Fai Lee – Solar. 2 lots Flint Mine Road – both with frontage. The lots will be used as Raptor Habitat in connection with the Flint Mine solar 106 acres + 42 acres. Public Hearing set for next month
4. Carla Picayo. Flats Road – Solar  
**Lot line adjustment. 3 lots to 3 lots. The small orange panel shown on the map will be substation and hidden behind a hill. Public Hearing next month**

New business:

1. John Halstead mining expansion. He is expanding north and will have some DEC-regulated blasting. The nearest neighbor (Jerry Donnelly) is 1000 feet away. The hours of operation will be 7 am to 7 pm 5 days a week. 7 am to 3 pm on Saturday.  
**Mr. Halstead**

The Planning Board minutes for the meeting on June 1, 2022 were approved on a motion by Linda Deubert and seconded by Joe Garland and carried.

Discussion followed regarding CEO reporting to Planning Board. All board wants it. Bruce Haeussler will speak with Supervisor Rick Hanse.

Bill Whitbeck then led a brief discussion of Gary's Stone Quarry located on Route 81. He presented a Lead Agency letter from DEC dated April 23, 2020---during the pandemic when the Planning Board was not meeting. The owner obtained a mining permit modification to expand and this spring, the massive expansion commenced with a huge increase in blasting. Mr. Whitbeck stated that his pool has 3 cracks and there has been a lot of other damage in area, also a lot of dust impact. The Board asked Attorney Rappleyea to research the matter and report back next month.

On a motion by Bill Whitbeck, seconded by Frank Gerain, the meeting was closed.