

TOWN OF COXSACKIE PLANNING BOARD
MINUTES OF REGULAR MEETING
September 1, 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 Tailleux, Joe Garland, Secretary Patty McIntyre, and Attorney Tal Rappleyea. A quorum was declared. Also, in attendance were Michael Bujala, Alexander Lonstein, and Chris Lacey, representing Central Hudson Technologies, Theresa Fuller and Jennifer Crawford of Crawford & Associates representing Matthew Romito, Carla Picayo, David Meier, Patrick Doyle, MK Garvey, Marcus Dolan, and Cathy Hewitt.

MINUTES

A motion to accept the minutes of the July 7, 2022 meeting was made by Joe Garland and seconded by JoAnne Conway. All were in favor.

A motion to accept the minutes of the August 4, 2022 meeting was made by JoAnne Conway and seconded by Linda Deubert. All were in favor.

OPEN TO PUBLIC

MIKE BUJALA – CENTRAL HUDSON TECHNOLOGIES – 2 Flint Mine Road

Mr. Bujala introduced attorney Alex Lonstein and IT Contractor Chris Lacey.

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;

The drawings provided were not what the Board had asked for. Chairman Haeussler explained that detailed drawings were required as indicated on the Site Plan checklist. Placement of the servers, the electrical, parking at the site, etc. Attorney Lonstein will work closely with Attorney Rappleyea to ensure that this is done for the October meeting.

- 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;

A copy of a Hosting Services Agreement was provided to the Board.

- 3) networking engineer to provide a better description of the proposed use.

Mr. Lacey explained to the Board the type of business Mr. Bujala is looking to open. Basically, it is to provide a place for individuals and businesses to use as a place for secure servers. Initially it would be “bring your own servers”. After he is established, he will buy his own for local businesses to host their servers at his site. The Board asked about security measures, number of servers, cooling, noise and nuisance factors. Mr. Bujala was able to provide information on all these things. Initially, only building 3 will be used. If the business

takes off, he will rehab building 1, and perhaps use building 2 as retail (maybe lease it? Or use as a computer repair shop?) Attorney Lonstein sees this as a boon to the economy.

Attorney Rappleyea will speak with Ed Pebler regarding the categorizing of this type of business in the Town code. It looks as if it would fit under “warehousing, distribution and storage”.

PUBLIC HEARINGS

SUBDIVISION – Matthew Romito - Meier Road (continuation)

A motion to re-open the public hearing was made by Bill Whitbeck and seconded by Joe Garland at 7:49pm. All were in favor. The Board had requested a certified/notarized letter of authorization for an easement through his property from Frank Drewello along with having him sign the maps before the subdivision can be approved. Jennifer Crawford supplied these to the Board. There was no public input. A motion to close the hearing was made by Bill Whitbeck and seconded by Bruce Haeussler at 7:51pm. A motion to make a negative declaration for SEAF Part 2 was made by Bill Whitbeck and seconded by Bruce Haeussler. All were in favor. A motion to approve the subdivision was made by Joe Garland and seconded by Frank Gerrain. A vote of 7-0 in favor was recorded.

SUBDIVISION/LOT-LINE ADJUSTMENT– Carla Picayo – Flats Road (continuation)

A motion to re-open the public hearing at 7:57pm was made by Bill Whitbeck and seconded by Frank Gerrain. All were in favor. Jennifer Crawford was asked to present a letter from DOT for approval of the curb cut on 9W. She presented a checklist for commercial access highway work permit from DOT that was provided to Patrick Doyle for this site. Board members questioned whether this was sufficient as to the relationship between Flint Mine Solar, Carla Picayo and Jennifer Crawford. There was no public input currently. A motion to close the public hearing was made by Bill Whitbeck and seconded by Joe Garland at 8:05pm. A motion to declare a negative declaration was made by Joe Garland and seconded by Bruce Haeussler. All were in favor. A motion to approve the subdivision with condition of receipt of proof of relationship between Flint Mine Solar, Carla Picayo, and Crawford Associates was made by Frank Gerrain and seconded by JoAnne Conway. The motion was approved with a 7-0 vote.

SUBDIVISION – Marcus Dolan- 1594 State Route 385

A motion to open the public hearing was made by Frank Gerrain and seconded by Bill Whitbeck at 8:07pm. There was no public input. A motion to close the public hearing was made by Bill Whitbeck and seconded by JoAnne Conway at 8:08pm. A motion for a negative declaration was made by Bill Whitbeck and seconded by Nathan Tailleir. All were in favor. A motion to approve the subdivision was made by Joe Garland and seconded by Linda Deubert with a 7-0 vote in favor.

BOARD DISCUSSION

-Chairman Haeussler put a question before the Board regarding Sleepy Hollow Lake lot-line adjustment approvals. All Board members are okay with the current process of approving these applications and feel that public hearings are not necessary.

-Member Linda Deubert asked about e-mail communications with the public. A link has been added to the website that members of the public can contact Bruce or Patty directly with questions.

-Questions regarding approval of an event venue at Rose Hill (Aaron Flach). There has not been approval, but the CEO has followed-up on recent events held there and it was determined that they

are not of a business nature but are private. Mr. Flach has no intention of holding events there regularly.

-Member Linda Deubert suggested that since it is budget time for the Town, that perhaps we should look for money to work on updating the Comprehensive Plan (currently it does not address solar, event venues, short-term rentals to name a few). Also, investing in updated technology (i.e. a screen for displaying maps and applications visually instead of all the paper). Chairman Haeussler will follow-up on this.

-Board members questioned a new building at the Halsted mining property on 9W that has not come before the Planning Board, and whether a DEC SWPP permit was issued for filling in one of the retention ponds. This is an issue for the CEO.

-Chairman Haeussler would like to try to institute a new procedure for people to be able to come before the Planning Board. He will work with Tal to devise a form where the CEO must sign off prior to coming before this Board.

-Attorney Rappleyea gave an update on the tire dump on Rte. 81.

CLOSING

A motion to close the meeting was made at 8:43pm by Bill Whitbeck, seconded by Nathan Tailleur and all were in favor.

Respectfully submitted,

Patricia McIntyre, Secretary