

TOWN OF COXSACKIE PLANNING BOARD
MINUTES OF REGULAR MEETING
April 6, 2023

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, Nathan Tailleir, Linda Deubert, Joanne Conway, William Whitbeck, Attorney Tal Rappleyea, and Secretary Patty McIntyre. A quorum was declared. Also, in attendance were several members of the public (sign in sheet on file).

EXISTING BUSINESS

Slawek and Urzula Cerecki – Subdivision – Hamilton Rd. 88.00-1-27

Mr. Cerecki presented a survey map showing a subdivision dividing one lot into two. Lot no. 1 is adjacent to Hamilton Rd, with more than the required 200 ft. of road frontage. However, lot no. 2 which is adjacent to Farm to Market Road has less than the required 200 ft. of road frontage. The board advised Mr. Cerecki that lot no. 2 could be refigured to create 200 ft of road frontage. Mr. Cerecki will return to the board next month after he speaks with his surveyor. He indicated that there might be an error on the survey since the survey also shows the total width of the two lots as 402.80 ft.

NEW BUSINESS

Fred Ward – Subdivision -464 Rte. 45, Earlton 68.00-3-4

Mr. Ward presented a survey map showing a subdivision dividing one lot into two lots along Rte. 45. Lot no. 1 has more than 500 ft. of road frontage but lot no. 2 has less than 200 ft. The board agreed with Mr. Ward that it might be difficult to reconfigure the lots due to an existing home and a pond. The board advised Mr. Ward that he could go to the Zoning Board of Appeals for a variance. Or an alternative possibility might be to create a deeded right of way. Tal will look into the legality of creating a Right of Way and will advise Mr. Ward. Mr. Ward will return to the board with new maps once he decides how he wants to proceed.

GENERAL DISCUSSION

There was a discussion regarding last month's motion to apply to the Zoning Board of Appeals challenging the Code Enforcement Officer's inaction on the on the request from the Planning Board to shut down the operations of Gallivan Mining. Per the motion Nathan Tailleir filed the appeal on the basis that Gallivan was operating without a Special Use Permit, which was required in light of the expansion of the mining operation. The Planning Board received an email from the COE, subsequent to the March Meeting, stating that since Gallivan is a preexisting mining operation no Special Permit is required. The COE did not mention the mining expansion. No motions were made to rescind the March motion. Although the Town Board has refused to provide separate counsel to the Planning Board to argue the Appeal the Planning Board will continue with the appeal. Bruce Haussler requested to go on record that he opposes pursuing the appeal in light of the correspondence from the COE.

CLOSING

A motion to close the meeting was made at 7:43 PM by Bill Whitbeck, seconded by Frank Gerrain and all were in favor.

Unapproved April 6, 2023

Respectfully submitted,

Linda Deubert