

**TOWN OF COXSACKIE PLANNING BOARD  
MINUTES OF REGULAR MEETING  
August 3, 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, JoAnne Conway, Linda Deubert, William Whitbeck, Joseph Garland. A quorum was declared. Nathan Tailleir arrived just after the motion to accept the minutes. Also, in attendance Jeff Ostertag, Steve Gonzalez, Kate Galassi, and John Halstead.

**MINUTES**

A motion to accept the minutes of the July 6, 2023 meeting was made by Joe Garland and seconded by Bruce Haeussler. All were in favor.

**EXISTING BUSINESS**

**Mark and Kaitlin Anderson- subdivision 323 &351 Potic Creek Rd 69.00-1-12.12 & 69-1-12.2**

Jeff Ostertag, of Santo Associates, Land Surveying and Engineering presented a revised map showing the proposed subdivision creating 3 lots from the existing two lots, with a lot line adjustment. The proposed changes meet the zoning requirements. The last subdivision change to this property was 5 years ago plus one day which meets the code requirement. Bruce moved to accept the plans as ready for a public hearing at the September meeting providing all notifications are completed as required. Joanne seconded. The motion was unanimously approved.

**S.M.Gallivan, LLC – sign permit Rte. 81**

Zach Saccoccie and Frank Maxwell presented photos of the existing sign and the banner for the new sign along with the existing road set back. The application received at the July meeting was missing information regarding illumination, setbacks, graphic design, etc. There is no illumination and the only change is the banner on the sign. The existing sign was grandfathered in since it was installed prior to zoning but the setback meets the current code. Patty will follow up with Gallivan for a completed application. Since no changes were made to the sign, other than graphics, nothing further is required.

**NEW BUSINESS**

**John Halstead – 3 Bay addition to his current building on 9W**

This will be 9 ft. from the property line in the rear, instead of the required 10 ft. This project is pending approval from the ZBA

**Kate Galassi and Steve Gonzalez – Fresh Pasta Business**

Kate Galassi and Steve Gonzales, current owners of Sfoglini Pasta, advised that they had purchased the building on the west side of 9W, just north of Stewarts, formerly owned by Empire Alliance. They plan to convert the building to a Fresh Pasta, wholesale and retail business. There will be no inside dining. Since it will remain a commercial business, in an area zoned commercial, the applicants will only need to return to the Planning Board for sign approval.

**Greater Things Roaster – Sign Permit Rte. 9W**

Patty will let the applicant know that unfortunately the application was not included in the Planning Board Packets, but it will be reviewed at the September meeting and will most likely be approved.

**BOARD DISCUSSIONS**

Joanne requested that the CEO notify Sleepy Hollow that the sign lighting on Rte. 385 is not what was submitted to and approved by the Planning Board. The lighting that was installed is blinding to cars traveling 385 at night.

Nathan asked if there have been any developments regarding the Comprehensive Plan. Linda will follow up with Supervisor, Rick Hanse, when he returns from vacation.

**CLOSING**

A motion to close the meeting was made by Bill Whitbeck at 8:10 PM, seconded by Frank Gerrain and all were in favor.

Respectfully submitted,

Linda Deubert. Planning Board Member