

**TOWN OF COXSACKIE PLANNING BOARD
MINUTES OF REGULAR MEETING
September 7, 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, Secretary Patty McIntyre, and Attorney Tal Rappleyea. A quorum was declared. Also, in attendance Jeff Ostertag, Mark & Kaitlin Andersen, Mike Bujala, David Buchakian and Jacob and John Halsted.

MINUTES

A motion to accept the minutes of the August 3, 2023, meeting was made by Frank Gerrain and seconded by JoAnne Conway. All were in favor.

PUBLIC HEARING

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

A motion to open the public hearing at 7:05pm was made by Bill Whitbeck and seconded by Joe Garland. Jeff Ostertag, of Santo Associates, Land Surveying and Engineering presented a 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. There were no comments from the public. SEQR Part 1 was submitted. Attorney Rappleyea read the required questions for the SEQR part 2. All answers were no. A motion to accept a negative declaration was made by Bill Whitbeck and seconded by Frank Gerrain. All were in favor. A motion to close the public hearing at 7:16pm was made by Joe Garland and seconded by Frank Gerrain. A motion to approve the subdivision/lot line adjustment was made by Joe Garland and seconded by JoAnne Conway. Vote as follows:

Bruce Haeussler	Aye	Linda Deubert	Aye
Frank Gerrain	Aye	JoAnne Conway	Aye
Bill Whitbeck	Aye	Joe Garland	Aye
Nathan Tailleir	Absent		

Motion was approved.

JOHN HALSTED/JACOB HALSTED

Review of an application for a subdivision of land at 1526 Rt. 81, Earlton (54.00-01-13) was presented by Jacob Halsted. Mr. Halsted had previously applied for this subdivision in 2019 but did not follow up on it at that time. A motion to authorize a re-signing of the maps based on prior approval was made by Bill Whitbeck and seconded by Frank Gerrain. All were in favor with the exception of an abstention by Joe Garland.

Mr. Halsted also applied for a lot-line adjustment on properties located at 1526 Rte. 81, Earlton (54.00-01-13), 1516 Rte. 81 (54.03-2-3) and 1536 Rte. 81 (54.03-2-2). Mr. William Ross currently has

a shed on Mr. Halsted's property. They want to move the lot line giving Mr. Ross that piece of property. In exchange, Mr. Ross will adjust a lot line on a piece of his property, to be given to Mr. Halsted. The Board has asked that written consent be given to them by Mr. Ross. Also, surveys are to be re-done showing both the property as it currently exists and the property with new lot lines. This will be re-visited at the October 5, 2023 Planning Board Meeting.

DELBOY INDUSTRIES (Dumpster Dave)

Mr. David Buchakian is looking to move his dumpster business from Athens. He purchased vacant land located on Rte. 9W (Southern corner of Flint Mine Road), tax no. 97.00-417. He was led to believe that the property was zoned for commercial use, but it is zoned Residential Agricultural 2. His intention currently is to store dumpsters on a part of the vacant property until such time as he is able to move his office to this space. Attorney Rapplelea recommended that he try to go to the Town Board and ask for them to re-zone the property and to also apply to the ZBA for a use variance.

BOARD DISCUSSIONS

Linda Deubert expressed her desire to review the Comprehensive Plan. Chairman Haeussler has had discussions with Supervisor Hanse, and there are no funds to begin work on the Plan. A motion to recommend to the Town Board that money be put in the budget to review and update the Comprehensive Plan was made by Frank Gerrain and seconded by JoAnne Conway. Vote as follows:

Bruce Haeussler	Nay	Linda Deubert	Aye
Frank Gerrain	Aye	JoAnne Conway	Aye
Bill Whitbeck	Aye	Joe Garland	Aye
Nathan Tailleir	Absent		

Motion passed.

A motion to ask the Town Board to form a committee of volunteers to start to review each section of the Comprehensive Plan was made by JoAnn Conway and seconded by Linda Deubert. Vote as follows:

Bruce Haeussler	Nay	Linda Deubert	Aye
Frank Gerrain	abstain	JoAnne Conway	Aye
Bill Whitbeck	Aye	Joe Garland	Aye
Nathan Tailleir	Absent		

Motion passed.

CLOSING

A motion to close the meeting was made by Bill Whitbeck at 8:13 PM, seconded by Joe Garland. All were in favor.

Respectfully submitted,

Patricia McIntyre, Secretary