

**TOWN OF COXSACKIE PLANNING BOARD
MINUTES OF REGULAR MEETING
November 2, 2023**

CALL TO ORDER

Deputy Chairman Joe Garland 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: Deputy Chairman Joe Garland, Vice Chairman, Frank Gerrain, Linda Deubert, Nathan Tailleir, William Whitbeck, Secretary Patty McIntyre, and Attorney Tal Rappleyea (via phone). A quorum was declared. Also, in attendance Theresa Fuller representing Crawford & Associates Engineering and Greenew, LLC, John Crist, and Steve Gonzalez.

MINUTES

A motion to accept the minutes of the October 5, 2023, meeting was made by Linda Deubert and seconded by Nathan Tailleir. All were in favor.

GREENEW LLC -SUBDIVISION – 857 Flats Rd, Coxsackie 87.00-4-26

Theresa Fuller of Crawford & Associates presented maps for a minor subdivision of the 29.81-acre lot located at 857 Flats Rd, Coxsackie into 2 lots of 14.45 and 15.53 acres. A copy of the deed for the property was provided to show ownership as requested last month. Also, a letter was provided acknowledging that Lot 1 (along Flats Road) will not have access to the existing CSX railroad crossing. New maps were presented integrating the north section of the subdivision as part of Lot 1 instead of making a right-of-way. A question about the property's subdivision was addressed, as these parcels are part of another subdivision that was approved at the beginning of this year. There is a 5-year look back on subdivisions if the new subdivision were to be considered major. Since the first subdivision was only 2 lots, and this one is also 2 lots, it is not considered a major subdivision. A motion to hold a public hearing on Thursday, December 7, 2023, at 7:00pm was made by Linda Deubert and seconded by Frank Gerrain. The motion passed unanimously.

JOHN CRIST- LOT LINE ADJUSTMENT-1819 HIGH HILL ROAD, EARLTON

John Crist presented maps for a lot line adjustment on this property located at 1819 High Hill Road, Earlton. Currently there are 2 lots; lot 1 is 2.281 acres and lot 2 is 66.646 acres. He will be adjusting the line to bring lot 1 up to 5.138 acres which will then meet code. A motion to approve the application was made by Nathan Tailleir and seconded by Joe Garland. The vote was as follows:

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

The motion was carried.

VIA RAVIOLI – SIGN PERMIT- 11865 Rte. 9W, West Coxsackie

Steve Gonzalez presented a rendition of the proposed sign for a fresh pasta store at the former Empire Alliance on Rte. 9W. The sign will replace the existing sign and be lit via solar landscaping lights on each side. The current lettering on the building will be removed. A motion to approve the sign was made by Frank Gerrain and seconded by Nathan Tailleir. The vote was as follows:

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

The motion was carried.

BOARD DISCUSSIONS

Question as to whether a date has been set for a ZBA public hearing regarding the appeal made by the Planning Board. Notification will be sent once a date has been set, but it should be some time in November. Also, a question as to whether CEO Pebler will be attending. He will be invited.

CLOSING

A motion to close the meeting was made by Frank Gerrain at 7:20 PM, seconded by Joe Garland. All were in favor.

Respectfully submitted,

Patricia McIntyre, Secretary