

**TOWN OF COXSACKIE PLANNING BOARD
MINUTES OF REGULAR MEETING
December 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, Joe Garland, Vice Chairman, Frank Gerrain, Linda Deubert, Nathan Tailleir, William Whitbeck, JoAnne Conway, Secretary Patty McIntyre, and Attorney Tal Rappleyea. A quorum was declared. Also, in attendance were Theresa Fuller representing Crawford & Associates Engineering and Greenew, LLC, Gary Harvey, Gary Walkley, Cheryl Tobin, Theresa Fuller, John Blaschke and Jake Halsted.

MINUTES

A motion to accept the minutes of the November 2, 2023, meeting was made by Joe Garland and seconded by Linda Deubert. All were in favor except for Bruce Haeussler and JoAnne Conway who abstained due to absence.

PUBLIC HEARING

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

A motion to open the public hearing was made by Frank Gerrain and seconded by JoAnne Conway at 7:02pm. 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 19.2 and 10.3 acres. There was a slight adjustment to the maps presented last month. New maps were presented. In reviewing the maps, there was a discrepancy between the map being presented and the maps provided to the board. Chairman Haeussler asked for consistency and did not want to move forward until the maps were accurate. A motion to continue the public hearing at the January 4th meeting was made by Bill Whitbeck and seconded by Frank Gerrain and was so carried. Mr. Gary Walkley asked what the purpose of the subdivision was, and Ms. Fuller did not know the property owner's intent.

JAKE HALSTED – PRELIMINARY DISCUSSION – LOT LINE – MOR-POWR 11683 RTE. 9W

Mr. Halsted wanted to get a preliminary idea of what would have to be done to move a lot-line on the property on Route 9W. He will move ahead with an application and surveys.

ROBERT SCHRADER/MARGARET DEYO- LOT LINE ADJ. 3582 & 3630 Schoharie Tpk., 68.00-2-27

Mr. Gary Harvey presented plans for a lot-line adjustment on behalf of Robert Schrader. He provided authorization letters from both owners. The adjustment would "clean up" the lines between the properties. Ms. Deyo's property would go from 6.6 acres to 5.2 acres and Mr. Schrader's property would go from 5.7 acres to 7.1 acres. A motion to approve the lot line adjustment was made by Joe Garland and seconded by Nathan Tailleir. Vote was as follows:

Bruce Haeussler - Aye
Nathan Tailleir - Aye
JoAnne Conway - Aye
Joe Garland - Aye

Linda Deubert - Aye
Bill Whitbeck - Aye
Frank Gerrain - Aye

The motion was carried.

BOARD DISCUSSIONS

Member Nathan Tailleir expressed his concern for the structure of the ZBA meeting to be held next week in response to the Planning Board's Appeal to overturn the CEO's decision regarding Gallivan Mining. He would like CEO Pebler to attend and address the public explaining his decision. His feeling is that Gallivan should only be part of the public discussion, and that Mr. Pebler should be a part of the meeting. Attorney Rappleyea commented that it is Gallivan's land, so they are an interested party.

Member Linda Deubert commented that we should update our technology to make it easier for members and the public to see and hear what is happening when an applicant is presenting. Chairman Haeussler asked Mr. Michael Molinski (videographer) to put together a proposal for the board to help with this.

CLOSING

A motion to close the meeting was made by Bill Whitbeck at 7:48 PM, seconded by Joe Garland. All were in favor.

Respectfully submitted,

Patricia McIntyre, Secretary