

**TOWN OF COXSACKIE PLANNING BOARD
MINUTES OF REGULAR MEETING
January 4, 2024**

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, Louis Betke, JoAnne Conway, and Secretary Patty McIntyre. A quorum was declared. Also, in attendance were Theresa Fuller and Jen Crawford representing Crawford & Associates Engineering and Greenew, LLC, Mary Harvey, John Halsted, William Whitbeck, and Michael Molinski. Chairman Haeussler publicly thanked Mr. Whitbeck for his several years of service to the Town of Coxsackie Planning Board and wished him well. Mr. Louis Betke was welcomed to his position on the Board.

MINUTES

A motion to accept the minutes of the December 7, 2023, meeting was made by Linda Deubert and seconded by JoAnne Conway. All were in favor, except for Louis Betke who abstained.

PUBLIC HEARING

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

Jennifer Crawford 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. There was no input from the public. Secretary McIntyre read through SEAF Part 2 questions. All responses were no. A motion to make a negative declaration was made by Frank Gerrain and seconded by Joe Garland. The motion carried. A motion to close the public hearing was made by Frank Gerrain and seconded by Bruce Haeussler, and all were in favor. A motion to approve the subdivision was made by Linda Deubert and seconded by Joe Garland. The vote was as follows:

Bruce Haeussler - Aye	Linda Deubert - Aye
Nathan Tailleir – Aye	Louis Betke - Abstained
JoAnne Conway – Aye	Frank Gerrain - Aye
Joe Garland - Aye	

The motion was carried.

Chairman Haeussler signed the maps, but will be waiting on a copy of the mylar.

JOHN HALSTED – LOT LINE ADJUSTMENT/STORAGE UNITS–11683 RTE. 9W

Mr. Halsted presented maps depicting a lot line adjustment at 11683 SR 9W. He will remove a line on tax ID 55.00-5-32.2, and extend the line on the south side to make the two properties about the same size (tax ID 55.00-5-32.1). He was asked to bring maps next month depicting the new lines for

approval. Mr. Halsted also submitted a site plan review application to put storage units on these two properties. The parcels are zoned commercial. He will return to the February meeting with maps depicting the location of the storage units, access to the units and site lighting for Planning Board review.

BOARD DISCUSSIONS

Member Linda Deubert asked if there was anything further from the Town Board regarding updating technology. Mr. Molinsky said he is writing up a proposal, but he estimates that it would cost about \$6,500 for the equipment necessary.

Member Nathan Tailleir reminded the board members that the ZBA public hearing regarding the CEO's decision to allow Gallivan Mining to continue to operate will be on January 17, 2024, at 6:30pm. He stated that they have increased operations by at least 5 times. Mr. Whitbeck added that they have continued to blast with no notice since August. Joe Garland stated for the record that he does not agree with this appeal. He respects the Town of Coxsackie Attorney's advice regarding lead agency and timing of the appeal.

CLOSING

A motion to close the meeting was made by Frank Gerrain at 7:37pm, seconded by Joe Garland. All were in favor.

Respectfully submitted,

Patricia McIntyre, Secretary