

**TOWN OF COXSACKIE PLANNING BOARD
MINUTES OF REGULAR MEETING
February 1, 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, Attorney Tal Rappleyea and Secretary Patty McIntyre. A quorum was declared. Also, in attendance were John Halsted, Susanne Frenk, Jeff Ostertag, Pieter Wolfe, Mike Veeder, Jeff Wagoner.

MINUTES

A motion to accept the minutes of the January 4, 2024, meeting was made by Louis Betke and seconded by Bruce Haeussler. All were in favor.

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). A motion to approve the lot-line adjustment as presented was made by Frank Gerrain and seconded by Nathan Tailleir. Vote was as follows:

Bruce Haeussler	Aye	JoAnne Conway	Absent
Frank Gerrain	Aye	Louis Betke	Aye
Joseph Garland	Abstained	Linda Deubert	Aye
Nathan Tailleir	Aye		

The motion carried.

Mr. Halsted also submitted a site plan review application to put storage units on these two properties. The parcels are zoned commercial. Maps were presented depicting the location of the storage units on the property. There are four buildings measuring 200' by 40', gravel will be used, and they will not be climate-controlled. A motion to schedule a public hearing for March 7, 2024, was made by Frank Gerrain and seconded by Linda Deubert. Joe Garland abstained, JoAnne Conway was absent, and all others were in favor. Letters to homeowners within 500 feet will be sent out, and Part 1 SEAF will need to be done.

MIKE VEEDER – GROUND-MOUNT SOLAR – 149 High Hill Rd., Earlton

Mr. Veeder submitted plans for ground mount solar on his residential property. It will be 16.800KW DC and 12.000 KW AC. A motion to schedule a public hearing for March 7, 2024, was made by Louis Betke and seconded by Joe Garland. All present were in favor. Letters to homeowners within 500 feet will be sent out, and Part 1 SEAF will need to be done.

396 AUTO LLC – Jeffrey Wagoner – 382 Mansion Street, W. Coxsackie

Mr. Wagoner is applying for a sign permit and a special use permit to operate a used car sales and service business at this location. The owner of the property, Raman Properties was issued a violation notice on January 24, 2024, for the illegal storage of unregistered or junk motor vehicles. (section 130-4c of the Town Code and 302.8 of the NYS Property Maintenance Code). Until these violations are rectified, the Planning Board will not move forward with these applications.

WINDRIFT HALL -Suzanne Frenk – request to amend Special Use Permit

Ms. Frenk would like to modify the existing Special Use Permit to allow for additional events at the venue located at 256 Smith Road, Coxsackie. A motion was made by Joe Garland and seconded by Nathan Tailleir to hold a public hearing on March 7, 2024, for the purpose of modifying the existing permit. All were in favor. Letters to homeowners within 500 feet will be sent out, and Part 1 SEAF will need to be done if there is not one on file.

SLEEPY HOLLOW LAKE CONSOLIDATION – David Bush & Kellie Cronin

A lot-line adjustment to combine lots D-33 and D-34 was presented by Jeff Ostertag of Santo Associates. Fees have been paid and the SHL Consolidation Agreement has been received. A motion to accept the lot-line adjustment was made by Louis Betke and seconded by Bruce Haeussler. All were in favor.

PA WOLFE DEVELOPMENT – SUBDIVISION – 11780 SR 9W – 55.00-5-71.1

Mr. Wolfe presented plans to subdivide his property into two parcels of 7.42 and 8.06 acres respectively. His intention is to sell Parcel B to the adjacent neighbor, Intelligent Technology Solutions, Inc., as there is a solar array belonging to them on his property. The subdivision can be approved with the condition that Parcel B be sold and ITS, Inc., applies for a lot-line adjustment. A motion to schedule a public hearing for March 7, 2024, was made by Joe Garland and seconded by Louis Betke. The motion passed unanimously. Letters to homeowners within 500 feet will be sent out, and Part 1 SEAF will need to be done.

CLOSING

A motion to close the meeting was made by Joe Garland at 7:52pm and seconded by Bruce Haeussler. All were in favor.

Respectfully submitted,

Patricia McIntyre, Secretary