

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

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, Nathan Tailleir, Louis Betke, Attorney Tal Rappleyea and Secretary Patty McIntyre. A quorum was declared. Also, in attendance were John Halsted, Jeff Malone, Frank Palumbo, Matthew Weidman, Brittany Palmateer, Paul R Szafran, John Garland, Charles Holtz, Pieter Wolfe, Doug Matter, Carol Peters, and William Matter.

**MINUTES**

A motion to accept the minutes of the March 7, 2024, meeting 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/ INTELLIGENT TECHNOLOGY SOLUTIONS, INC. – Lot line – 11786 SR 9W – 55.12-2-20**

At last month’s meeting, a subdivision at 11780 SR 9W was approved with the condition that Parcel B be sold to ITS, Inc. and ITS, Inc. applies for a lot-line adjustment. The Planning Board reviewed the application by ITS for the lot-line to meet the conditions. The lot-line adjustment by ITS will convey .02 acres to Pieter Wolfe to meet the 150 feet road frontage. A motion to approve the lot-line adjustment was made by Louis Betke and seconded by JoAnne Conway with the conditions that the conveyance being completed, and a copy of the deed submitted to the Planning Board for the records. Voting was as follows:

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

Motion passed unanimously.

**PUBLIC HEARING -continued**

**JOHN HALSTED -STORAGE UNITS–11683 RTE. 9W**

Mr. Halsted submitted a site plan review application to put storage units on his (formally More Power) 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. They will be single story storage units open 7 days per week during daylight hours. The units will match the colors of existing buildings (beige and brown). Chairman Haeussler re-opened the hearing. Neighbor, Mr. Doug Matter contributed that he did not feel it was necessary to have more storage units at that location, since there are already several units across the street. There was no other public input. A motion to close the public hearing at

7:12pm was made by Louis Betke and seconded by Nathan Tailleir. Attorney Rappleyea read the SEAF Part 2 questionnaire. All answers were no. A motion to declare a negative declaration was made by Frank Gerrain and seconded by Bruce Haeussler. All were in favor. A motion to approve the Site Plan was made by Frank Gerrain and seconded by Louis Betke. Voting was as follows:

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

Motion passed unanimously.

#### **WA & AF PARTNERSHIP – STORAGE UNITS 11680 SR 9W -55.00-5-46**

Doug Matter presented an application for site plan review to expand the number of storage units on his property where 4 units already exist. They would be adding 6 more units (one of which was approved in 1999) and a fenced in area for RV storage. They were asked to come back to next month’s meeting with a more detailed drawing (sizes and setbacks) and a plan for site lighting. Also, SEAF Part 1 should be completed.

#### **SLEEPY HOLLOW LAKE CONSOLIDATION – John English**

A lot-line adjustment to combine lots OO-089 & OO-065 was presented. The Planning Board had questioned last month whether it was ok to have exits on 2 roads for one lot. Mr. Holtz said it was approved by Sleepy Hollow. A motion to accept the consolidation was made by Louis Betke and seconded by Frank Gerrain. All were in favor.

#### **THE GREEN HUT, LLC – ADULT USE DISPENSARY 12187 Route 9W**

Brittany Palmateer and Matthew Weidman described preliminary plans to open an adult-use retail dispensary in the 8000 sq ft storefront (previously Dollar Tree) on Rte. 9W. They have been awarded a license by the State of New York and will be moving forward with their plans. They have been given Town approval as well, and are waiting to hear from Code Enforcement as to their next steps. JoAnne Conway went on record to say that the traffic pattern in that plaza is very dangerous. Since it has already been established, the Board will not have input on that. They will return at a later date for site plan review, special use and sign application approvals.

#### **MOUNTAIN VIEW ESTATES – Paul Szafran**

Mr. Szafran recently acquired this land off Mountain Road and is looking to put houses on some of the lots. The subdivision was previously approved (2006). There is a road that goes through the lots that is not a Town road. Attorney Rappleyea suggests that he draw up a road maintenance agreement. The Board will need stamped maps for their records and will look into the original subdivision agreement.

#### **NEW BALTIMORE SUNNY FARMS, INC – SUBDIVISION 41.00-5-3**

Frank Palumbo and Attorney Jeff Malone presented drawings for a subdivision of property located off Route 61 along railroad tracks. The purpose of the subdivision is for an underground transmission line by the Champlain Hudson Power Express, LLC. Coxsackie Town Law allows for waivers under

certain conditions. They were asked to return to the Planning Board next month with an itemized rationale for granting the waiver.

**CLOSING**

A motion to close the meeting was made by Louis Betke at 8:15pm and seconded by Bruce Haeussler. All were in favor.

Respectfully submitted,

*Patricia McIntyre, Secretary*