

**TOWN OF COXSACKIE PLANNING BOARD  
MINUTES OF REGULAR MEETING  
May 2, 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, Linda Deubert, Attorney Tal Rappleyea and Secretary Patty McIntyre. A quorum was declared. Also, in attendance were John Halsted, Jeff Malone, Frank Palumbo, Alan Lord, Robert Lesperence, Dave Merchant, David De La Cruz, Brooke Travelstead, Bek Andersen, Beth Tailleir, Kim Nazi, Lek Nazi & Salvatore Tassone.

**MINUTES**

A motion to accept the minutes of the April 4, 2024, meeting was made by Frank Gerrain and seconded by Louis Betke. All were in favor, with the abstention of Linda Deubert who was not present on April 4, 2024.

**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. A request for a waiver from the subdivision requirements was submitted. Coxsackie Town Law allows for waivers under certain conditions. “The land is being subdivided strictly for the purpose of executing the fee simple sale of the property to the Champlain Hudson Power Express Project (electrical transmission line). Additionally, the land which the applicant is seeking to subdivide is already landlocked and lacks access to public roads and utilities, meaning the requested subdivision will merely maintain this status quo.” A motion to grant the waiver and accept the application for the minor subdivision was made by Louis Betke and seconded by Frank Gerrain. Voting as follows:

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

The motion passed unanimously.

**DAVID & MARY DE LA CRUZ – lot -line adjustment SHL**

A motion to accept the lot line adjustment for a Sleepy Hollow Lake consolidation at 1706 and 1716 Sleepy Hollow Road (88.06-1-30 & 88.06-1-17) was made by Louis Betke and seconded by Frank Gerrain. All were in favor.

**SALVATORE & JEANANN TASSONE -lot-line adjustment SHL**

A motion to accept the lot line adjustment for a Sleepy Hollow Lake consolidation at 17 Ichabod Crane Circle & 27 Ichabod Crane Circle (88.10-3-29 & 88.10-3-30) was made by JoAnne Conway and seconded by Frank Gerrain. All were in favor.

**ALAN LORD – MAJOR SUBDIVISIONS (465.92 ACRES) – NEW YORK LAND AND LAKES**

Mr. Alan Lord, Project Manager of New York Land and Lakes presented preliminary sketch plan applications for major subdivisions. NY Land & Lakes, Inc. buys, subdivides, and then re-sells land as vacant lots. The 465.92 acreage has been separated into three major areas for subdividing: Meadow Brook Farm (Vandeenburgh Road, 12 parcels, ranging in size from 5 to 18 acres), Willowcreek Farm (County Hwy 26 & Jordan Road, 16 parcels ranging from 3 to 36 acres) and Apple View Farm (County Rd 51 & Maroarace Lane, 10 parcels, ranging in size from 3 to 52 acres). Maps will be adjusted for next month to meet the 200 feet of road frontage as required by code. Apple View Farm will need a 239 filed with the County. Willow Creek Farm will add a cul-de-sac, which Attorney Rappleyea will verify as far as road frontage requirements. The next step will be to adjust the maps to meet the code and present them at the next meeting.

**BOARD DISCUSSION**

Nathan Tailleir shared that he thought it might be a good idea for the Town to adopt Amortization Provisions for non-conforming uses. It would make nonconforming uses expire when land is transferred to new owners. Attorney Rappleyea will speak to Supervisor Hanse regarding this idea.

**CLOSING**

A motion to close the meeting was made by Louis Betke at 7:42pm and seconded by Bruce Haeussler. All were in favor.

Respectfully submitted,

*Patricia McIntyre, Secretary*