

**TOWN OF COXSACKIE PLANNING BOARD  
MINUTES OF REGULAR MEETING  
August 1, 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 Tailleur, Louis Betke, Linda Deubert, Joe Garland, and Secretary Patty McIntyre. A quorum was declared. Also, in attendance were Matt Weidman, Guy Weidman, Brittany Palmateer, Poliany Weidman, Bill Matter, Doug Matter, Carol Matter-Peters, Kate Konopka, Joe Salvino, Christine St. Onge, Cindy Northrup, and Derek Deland(sp?).

**MINUTES**

A motion to accept the minutes of the June 6, 2024, meeting was made by Louis Betke and seconded by Joe Garland. All were in favor.

**PUBLIC HEARING- THE GREEN HUT, LLC - 12187 Rte. 9W, West Coxsackie- Special Use Permit**

A motion to open the public hearing was made by Joe Garland and seconded by Louis Betke at 7:03pm. Brittany Palmateer, Poliany Weidman and Matthew Weidman presented plans for opening a cannabis retail store in the former Dollar Tree. It would operate 7 days a week (M- Th 10-8, Fri/Sat 10-10 and Sun 12-6). The process involved up to this point was addressed giving operational details, security, parking, and compliance with local regulations. The positive impact on the community was also shared. There were no public comments offered. A motion to close the public hearing was made by Frank Gerrain and seconded by Louis Betke at 7:20pm. A motion to approve the Special Use Permit was made by Linda Deubert and seconded by Joe Garland. Voting as follows:

Bruce Haeussler - Aye	JoAnne Adamo Conway - Aye
Frank Gerrain - Aye	Louis Betke - Aye
Joe Garland - Aye	Linda Deubert - Aye
Nathan Tailleur - Aye	

The motion passed unanimously.

**WA & AF PARTNERSHIP – HIDE-A-WAY STORAGE – 11680 SR 9W 55.00-5-46**

Doug Matter distributed surveys and pictures of the proposed addition of 5 new storage units. (The addition of one of the units was approved in 1999). A motion to set a public hearing for September 6, 2024, was made by Joe Garland and seconded by JoAnne Conway. All were in favor. Letters to neighbors within 500 feet must be sent, and notice will be sent to the paper.

**GRAY WILLOW – 2168 Route 81, Earlton – sign permit**

Kate Konopkka submitted all required information for signage at the Gray Willow Brewery on SR 81. There will be a free-standing sign as well as a sign on the building. Both will be “halo” lit. All code requirements were met. A motion to approve the signs was made by JoAnne Conway and seconded by Linda Deubert. Voting as follows:

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

The motion passed unanimously.

**CHRISTINE ST. ONGE – 1698 Sleepy Hollow Rd & 20 Tree Toad Ct., Cocksackie - lot-line adjustment**

Plans were submitted to combine lot UU-83 & UU84 in Sleepy Hollow Lake. The Board was unsure about how the surveys were drawn and would like some clarification. A motion to approve the application contingent on the surveys being re-drawn for clarity to the Board by Joe Garland and seconded by Bruce Haeussler. The motion was approved.

**BOARD DISCUSSION**

Chairman Haeussler reminded the Board members that they must complete 4 hours of training per year.

Nathan Tailleir shared that he attended a meeting of the IDA and learned that they will be helping to fund work on the Comprehensive Plan for the Town and Village. Each would contribute 1/3 of the funds needed. It seems that the Town of Cocksackie is “out of” Industrial land and would like to see some lands re-zoned to industrial.

**CLOSING**

A motion to close the meeting was made by JoAnne Conway at 8:00pm and seconded by Nathan Tailleir. All were in favor.

Respectfully submitted,

*Patricia McIntyre, Secretary*