

**TOWN OF COXSACKIE PLANNING BOARD
MINUTES OF REGULAR MEETING
November 7, 2024**

Chairman Joseph Garland 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: Frank Gerrain, JoAnne Conway, Linda Deubert, Joe Garland, Nathan Tailleir, Louis Betke, Attorney Tal Rappleyea and Secretary Patty McIntyre. A quorum was declared. Also, in attendance were Jack Melsom, Mark Gustavson, Dawn Marie Smith, Robert VanValkenburg, Bobby VanValkenburg, Bridgette Shoemaker, and Charles Holtz.

MINUTES

A motion to accept the minutes of the October 3, 2024, meeting was made by Louis Betke and seconded by JoAnne Conway. All were in favor.

EXISTING BUSINESS:

Dawn Marie Smith/Robert VanValkenburg – 113 & 43 Johnnycake Lane – Lot line adjustment.

Bobby VanValkenburg presented surveys adjusting 113 Johnny Cake Lane (71.00-3-49.2) from 23 acres to 14 acres, and 43 Johnny Cake Lane (71.00-3-21.2) from 9.6 acres to 18.6 acres. A Public Hearing and SEQR are not required. A motion to approve the lot line adjustment was made by Louis Betke and seconded by Linda Deubert. Voting as follows:

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

The motion passed unanimously.

NEW BUSINESS:

Brenda Gebhard/Geblux Group LLC – SHL lot-line adjustment D-69 & D-70.

Charles Holtz presented surveys for a lot-line adjustment in Sleepy Hollow Lake. A motion to approved was made by JoAnne Conway and seconded by Nathan Tailleir. Voting as follows:

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

The motion passed unanimously.

V. Hillicoss & C. Mergendahl – NYS Rt. 81 – Lot line adjustment

Charles Holtz presented surveys for a lot-line adjustment that had been submitted in 2023 for 1171 NYS Rt. 81, Climax (54.00-3-14) which would go from 3.55 acres to 4.01 acres and 1131 NYS Rt. 81, Climax (54.00-3-13.2) which would be adjusted from 4.62acres to 4.16acres. This adjustment will also

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serve as “clearing up” the existing right of way. The application had been put on hold due to litigation with the Town at the time. It was determined that there is a fine of \$250 still outstanding from this. A motion to approve the adjustment contingent on payment of the fine to the Town was made by Louis Betke and seconded by Frank Gerrain. Voting as follows:

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

The motion passed unanimously.

Mark Gustavson – inquiry on zoning – SR 9W

Mr. Gustavson wanted to inquire about the zoning on the vacant land across from the Sheriff’s office on Rte. 9W. He is considering purchasing the land to build a Doggy Day Care & Grooming business at that location. It was determined that it is zoned Commercial.

Ayzo Ridge Design – 1 VanBergen St., W. Coxsackie- Sign Permit

Bridgett Shoemaker, representing Azyo Ridge Design (Wynnstanley Enterprises) presented plans for updating the old Save-A-Lot signage. The existing truck entrance sign will be eliminated and not replaced, and the monument sign will be replaced to allow for more than one occupant. A motion to approve the application was made by Louis Betke and seconded by JoAnne Conway. Voting as follows:

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

The motion passed unanimously.

BOARD DISCUSSIONS:

A couple of thoughts on the Local Law for Mining Operations –

- This Town is full of possible mining sites, and this will shut down possibilities for future lots of small quarries
- The Town should consider an amortization rule. (transfer of property, does not grandfather in)

It was noted that Hatchet Hardware is installing a digital sign and has not come before the Planning Board for a permit. Chairman Garland will notify code enforcement.

CLOSING

A motion to close the meeting was made by Frank Gerrain at 7:35pm and seconded by Louis Betke. All were in favor.

Respectfully submitted,

Patricia McIntyre, Secretary

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