

**TOWN OF COXSACKIE PLANNING BOARD
MINUTES OF REGULAR MEETING
December 5, 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, Louis Betke, Attorney Tal Rappleyea and Secretary Patty McIntyre. A quorum was declared. Also, in attendance were Alan Lord, David Merchant, Irina Kurdiani, Robert Lespereno, Jeff Ostertag, April Ernst, Brooke & Malcolm Travelsled, and Christopher Leary.

MINUTES

A motion to accept the minutes of the November 7, 2024, meeting was made by Frank Gerrain and seconded by Louis Betke. All were in favor.

EXISTING BUSINESS:

New York Land & Lakes – major subdivisions

The Board began the review process for 3 major subdivision applications made by New York Land and Lakes Development, Inc. The properties are located at 1008 SR 81 (Apple View Farms), 120 Jordan Road (Willow Creek), and 174 Vandenburg Rd (Meadow Brook). Alan Lord presented preliminary maps for each subdivision. Soil tests have been done on all properties, and stormwater management has been completed. Lots would range from 3 acres to 51 acres. Apple View Farms will be subdivided into 9 lots, Willow Creek will be subdivided into 16 lots, and Meadow Brook will be subdivided into 12 lots. Two storm-water reports were submitted, Full Environmental Assessment Form Part 1 was submitted. It was noted that a small cemetery was discovered on the Meadow Brook property, so an easement will have to be added. Also, a right-of-way will be needed for access to the Village Reservoir. There will be some deed restrictions for the properties located on Willow Brook Farms. Delaware Engineering was not able to attend the meeting but sent a memo after reviewing the submitted documents with some suggestions for the next steps. Adjustments to the surveys will be made, and Attorney Rappleyea, and Mary Beth Bianconi of Delaware Engineering will review the maps in more detail.

NEW BUSINESS:

Shonda & Charles Hynes – SHL lot-line adjustment – UU60, 61, & 62

Jeff Ostertag, representing Santo Associates, presented surveys for a lot-line adjustment in Sleepy Hollow Lake. Owners are combining 3 lots (34 Ichabod Crane Circle 88.10-3-24, 28 Ichabod Crane Circle 88.10-3-25 and 26 Ichabod Crane Circle 88.10-3-26) into 1. A motion to approve was made by Linda Deubert and seconded by Louis Betke. Voting as follows:

Joe Garland – Aye
Frank Gerrain – Aye
Linda Deubert – Aye

JoAnne Conway - Aye
Louis Betke – Aye

The motion passed unanimously.

Teresa Santemaria & Jose Vascos – SHL lot-line adjustment - F-84 & 85

Jeff Ostertag, representing Santo Associates presented surveys for a lot-line adjustment in Sleepy Hollow Lake. The owners are combining 2 lots (83 Tommy Trail 88.15-5-8 and 10 Woodpecker Court 88.15-5-7) into 1. A motion to approve was made by JoAnne Conway and seconded by Louis Betke.

Voting as follows:

Joe Garland – Aye
Frank Gerrain – Aye
Linda Deubert – Aye

JoAnne Conway - Aye
Louis Betke – Aye

The motion passed unanimously.

Greene IDA – sign permits

April Ernst, representing Greene IDA, presented 3 sign permit applications to replace the signs on SR 9W at the Greene Business Parks and Kalkenberg Commerce Park. A motion to approve all three applications was made by Louis Betke and seconded by JoAnne Conway. Voting as follows:

Joe Garland – Aye
Frank Gerrain – Aye
Linda Deubert – Aye

JoAnne Conway - Aye
Louis Betke – Aye

The motion passed unanimously.

Christopher Leary – SHL lot-line adjustment – G-018 & G-001

The owner, Christopher Leary, presented surveys for a lot-line adjustment in Sleepy Hollow Lake. He will be combining 2 lots (64 Tommy Trail 88.15-5-10 and 70 Tommy Trail 88.15-5-9) into 1. A motion to approve was made by Linda Deubert and seconded by Louis Betke. Voting as follows:

Joe Garland – Aye
Frank Gerrain – Aye
Linda Deubert – Aye

JoAnne Conway - Aye
Louis Betke – Aye

The motion passed unanimously.

Irina Kurdiani -Lot Line Adjustment – 441 Scheller Park Rd

Mr. Kurdiani is in the preliminary stages of combining property on Scheller Park Road. He would like to also include a small strip of land that is in the Town of New Baltimore. The Town of Coxsackie agreed to assume Lead Agency for the Environmental Review. The strip of land involved is the driveway to access the parcel in Coxsackie. He will return to the Board next month.

BOARD DISCUSSIONS:

-Questions again regarding the digital sign located at Hatchet Hardware. Chairman Garland will send a letter to Ed Pebler and cc the Town Board.

-It was noted that the Hillicoss/Mergendahl lot-line conditions were met, and the application is now approved.

-Members were reminded of their obligations to do 4 hours of Training before the end of the year, and provided with some suggestions.

CLOSING

A motion to close the meeting was made by Frank Gerrain at 8:20pm and seconded by Louis Betke. All were in favor.

Respectfully submitted,

Patricia McIntyre, Secretary