

TOWN OF COXSACKIE PLANNING BOARD
MINUTES OF REGULAR MEETING
January 2, 2025

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, Nathan Tailleur, Attorney Tal Rappleyea and Secretary Patty McIntyre. A quorum was declared. Also, in attendance were MaryBeth Bianconi, Robert Lesperence, David Merchant, David Faul, Denis Kiefer, Fred Hinrichsen, Natalie Hinrichsen and Chip Tailleur.

MINUTES

A motion to accept the minutes of the December 5, 2024 meeting was made by Linda Deubert and seconded by Louis Betke. All were in favor.

EXISTING BUSINESS:

New York Land & Lakes – major subdivisions

The Board continues 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). Robert Lesperence represented NY Land & Lakes and provided updated descriptions. MaryBeth Bianconi reviewed a memo outlining considerations for the subdivisions. To date the applicant has submitted a Full Environmental Assessment Form, three plan sets, a description of proposed protective covenants and restrictions, and descriptions of each project. Highlights of the memo include:

- The project appears to be an Unlisted Action under SEQR
- The Jordan Road cul de sac will be constructed by NY Land & Lakes, and therefore the EAF should be modified to describe that action
- The project is located on the boundary of New Baltimore, so a GML 239 application to the Greene County Planning Board must be submitted.
- Determination as to whether this constitutes a Realty Subdivision. In compliance with the Town
- Consideration of the subdivision law (174-65), due to the size of the subdivision and topography, payment in lieu of land for recreation areas seems appropriate. (174-67)

Mr. Lesperence will provide updated EAF and application packets reflecting the suggestions of the memo for the next meeting. SEQR will be done at the February meeting as well, and then Form 239 will be submitted to the County.

Viacheslav Kiselev – Lot line adjustment – 441 Scheller Park Rd

No action was taken.

NEW BUSINESS:

B. Mackay & J. Rothman – Subdivision- 857 Flats Road 87.00-4-26.2

No one was present at the meeting to represent the applicant. The maps were reviewed by the Board, and there does not appear to be any “issues” with the subdivision, however since there has been no payment submitted for the application, a public hearing date could not be set.

Halsted Excavating Corp-Mining expansion

No action was taken.

BOARD DISCUSSIONS:

Memo regarding Greene County Planning Board’s restructuring and GML 239 requirements was shared.

Hatchet Hardware signage application was revisited, and it was determined that the digital sign was approved in the original application.

Linda Deubert will find prices for a flat screen TV and laptop and/or projector for use of the Planning Board to project projects on the screen.

CLOSING

A motion to close the meeting was made by JoAnne Conway at 8:05pm and seconded by Louis Betke. All were in favor.

Respectfully submitted,

Patricia McIntyre, Secretary