

**TOWN OF COXSACKIE PLANNING BOARD
MINUTES OF REGULAR MEETING
February 6, 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, Nathan Tailleir, Attorney Tal Rappleyea and Secretary Patty McIntyre. A quorum was declared. Also, in attendance were MaryBeth Bianconi, Alan Lord, David Merchant, and Charles Holtz.

MINUTES

A motion to accept the minutes of the January 2, 2025, meeting was made by Linda Deubert and seconded by Joe Garland. 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). Alan Lord, Project Manager for New York Land and Lakes Development LLC reviewed updated materials and responded to suggestions from last month’s meeting. He provided a dimensional table for each section as suggested by Delaware Engineering. Next steps for preliminary plat approval include: SEQR Parts 2 and 3, schedule/hold a public hearing, County 239 review submission, and all forms updated as suggested. Once the preliminary plats are approved, NY Land & Lakes will need to submit a design for the cul de sac, a cost estimation for a bond amount, and a determination of payout in lieu of recreation, for final plat approval.

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

Chuck Holtz, representing Holtz Engineering presented maps for a simple subdivision at 857 Flats Road. A motion to approve the subdivision was made by Joe Garland and seconded by JoAnne Conway. Voting as follows:

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

Motion passed unanimously.

Compound 24LLC – 8 Pipe Court, Unit 2134 -SHL Lot Line Adjustment

Chuck Holtz also presented surveys for a Lot Line adjustment application for lots PP-65 & PP-66 in Sleepy Hollow Lake. A motion to accept was made by Frank Gerrain and seconded by JoAnne Conway.

Voting as follows:

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

Motion passed unanimously.

BOARD DISCUSSIONS:

Linda Deubert began investigating possible scenarios of having either a Flat Screen TV or projector to display information at Planning Board Meetings and what the cost might be. Discussions with the Town are ongoing.

Chairman Garland shared with the Board that the old DynaBil unpermitted business has been shut down. Central Hudson turned off power pending a certificate of occupancy, and the owner has pulled out.

CLOSING

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

Respectfully submitted,

Patricia McIntyre, Secretary