

**TOWN OF COXSACKIE PLANNING BOARD  
MINUTES OF REGULAR MEETING  
March 6, 2025**

Chairman Joseph Garland called the meeting to order at the Coxsackie Town Office Building at 7:15 PM followed by the Pledge of Allegiance.

**ROLL CALL**

The following members were in attendance: Frank Gerrain, Louis Betke, JoAnne Conway, Chairman Joe Garland, Nathan Tailleir, and Secretary Patty McIntyre. A quorum was declared. Also, in attendance were MaryBeth Bianconi of Delaware Engineering and Alan Lord, representing Land & Lakes Development, LLC.

**MINUTES**

A motion to accept the minutes of the February 6, 2025, 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 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. The necessary cul-de-sac will be constructed by Land & Lakes once the subdivisions are approved contingent on building it. Mr. Lord will provide the Board with the design once it is available. It was determined that the preliminary plat is complete except for the FEAF Parts 2 and 3. Mary Beth explained that only one FEAF was necessary for the 3 separate areas, as it is considered a “common plan of development”. Secretary McIntyre read to the Board the questions necessary for completing the Full Environmental Assessment Form and the Board discussed and answered them. Much discussion centered around question 8d of the form. The Board was canvassed as to whether “The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.” Most members felt that there was no impact, or that a small impact may occur, with one dissention. Nathan Tailleir felt that there would be a moderate to large impact. A motion to declare a negative declaration was made by JoAnne Conway and seconded by Louis Betke. Voting was as follows:

|                |         |                 |        |
|----------------|---------|-----------------|--------|
| Joseph Garland | Aye     | Nathan Tailleir | Nay    |
| Louis Betke    | Aye     | Linda Deubert   | Absent |
| Frank Gerrain  | Abstain | Vacant          |        |
| JoAnne Conway  | Aye     |                 |        |

Motion did not pass. (The resolution would need 4 votes to pass with a quorum of the 7- member Board)

A motion to declare a positive declaration was made by Nathan Tailleir and seconded by Louis Betke. Voting was as follows:

|                |         |                 |        |
|----------------|---------|-----------------|--------|
| Joseph Garland | Nay     | Nathan Tailleir | Aye    |
| Louis Betke    | Nay     | Linda Deubert   | Absent |
| Frank Gerrain  | Abstain | Vacant          |        |
| JoAnne Conway  | Nay     |                 |        |

The motion did not pass.

A motion to schedule a Special Meeting of the Planning Board prior to the April meeting for the purposes of reviewing the FEAF and to possibly schedule a Public Hearing was made by Chairman Garland and seconded by Nathan Tailleir. All were in favor.

The next steps after FEAF are to schedule and conduct the public hearing, consider any comments from the Greene County Planning Board, approve the design for the cul-de-sac with a cost estimate for escrow, and payment of the fee required in lieu of land for recreational areas.

#### **Viacheslav Kiselev – Lot line adjustment – 441 Scheller Park Rd**

No action was taken.

#### **NEW BUSINESS:**

##### **Marisa & Nick Oringer – subdivision – County Rte. 49**

No action was taken.

#### **BOARD DISCUSSIONS:**

Town Bookkeeper, Donna Wasilewski has secured a grant from PERMA to receive a remote learning center. This consists of a laptop and a 55-inch flatscreen television to be used for training and display purposes at meetings. The Town will provide a rolling stand/cart for easy mobility. This may take up to 6 weeks to receive.

The Board members were given updated local laws for their records, and time was spent removing the old wording from their code books and inserting the new codes.

#### **CLOSING**

A motion to close the meeting was made by JoAnne Conway at 8:48pm and seconded by Nathan Tailleir. All were in favor.

Respectfully submitted,

*Patricia McIntyre, Secretary*