

**TOWN OF COXSACKIE PLANNING BOARD  
MINUTES OF SPECIAL MEETING  
March 19, 2025**

Chairman Joseph Garland called the meeting to order at the Coxsackie Town Office Building at 7:35 PM followed by the Pledge of Allegiance.

**ROLL CALL**

The following members were in attendance: Frank Gerrain, JoAnne Conway, Chairman Joe Garland, Nathan Tailleir, Linda Deubert, Chris Fisher, Attorney Tal Rappleyea and Secretary Patty McIntyre. A quorum was declared. Also, in attendance were Robert Lesperence representing Land & Lakes Development, LLC, Bek Andersen, Beth Tailleir, and Malcolm Travelstead.

**MINUTES**

A motion to accept the minutes of the March 6, 2025, meeting was made by JoAnne Conway and seconded by Frank Gerrain. 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). Question # 8 of Part 2 of the Full Environmental Assessment Form was discussed. Robert Lesperence summarized the document that Project Manager, Alan Lord, had sent to the Board regarding the impact on agricultural resources. The soil groups 1-4 identified within the project, appear to have a small impact. Nathan Tailleir read several counter arguments, and felt as though the proposed action would have a moderate to large impact on agricultural resources. Although most of the land has not been active farmland recently, he would like to investigate whether active farmland generated \$10,000 or more within the past 5 years. Chairman Garland shared that in his opinion the proposed action would not irreversibly convert the land to non-agricultural, as there is no way of predicting what potential buyers would use the land for. Attorney Rappleyea shared that it would be logistically difficult legally to justify a positive declaration as the Board would be going against the recommendations of our own Engineers, as well as the engineers hired by NY Land & Lakes. This could leave the Board open to a lawsuit. Mr. Lesperence suggested perhaps this could be mitigated by having a conservation easement put into place on the parcels that fall within the soil groups 1-4. Attorney Rappleyea shared that the Town has no structure to govern this, no internal controls or regulations.

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

Joseph Garland	Nay	Nathan Tailleir	Aye
Linda Deubert	Nay	Chris Fisher	Abstain
Frank Gerrain	Nay	Louis Betke	Absent
JoAnne Conway	Nay		

The motion failed.

A motion to declare a negative declaration was made by Joseph Garland and seconded by Frank Gerrain. Voting was as follows:

Joseph Garland	Aye	Nathan Tailleir	Nay
Linda Deubert	Aye	Chris Fisher	Abstain
Frank Gerrain	Aye	Louis Betke	Absent
JoAnne Conway	Aye		

The motion passed.

A motion to schedule a public hearing for Thursday, April 3, 2025, at 7:00pm was made by Joseph Garland, and seconded by Chris Fisher. The motion passed unanimously.

The Board asked that NY Land & Lakes notify all neighbors within 500ft of the properties via certified mail and send a copy of the receipts to the clerk prior to the public hearing.

#### **CLOSING**

A motion to close the meeting was made by Joe Garland at 8:07pm and seconded by Frank Gerrain. All were in favor.

Respectfully submitted,

*Patricia McIntyre, Clerk*