

TOWN OF COXSACKIE PLANNING BOARD
MINUTES OF REGULAR MEETING
May 1, 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, Chairman Joe Garland, Linda Deubert, Attorney Tal Rappleyea and Secretary Patty McIntyre. A quorum was declared. Also in attendance was Alan Lord of NY Land & Lakes Development.

MINUTES

A motion to accept the minutes of the April 3, 2025 was made by Frank Gerrain and seconded by JoAnne Conway. All were in favor.

EXISTING BUSINESS:

New York Land & Lakes – major subdivisions

The Board continued 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 provided the Board with updated protective Covenants and Restrictions to reflect concerns from the public during the Public Hearing. Added to the covenants:

- 12) No commercial mining shall be allowed
- 13) These Protective Covenants may be enforced by.....the owner of any parcel within the subdivision or any adjacent landowners to the subdivision
- A. (4) Pumping and inspections (septic tanks)schedule and inspection report sent toas well as the Village of Coxsackie.....

Mr. Lord met with Highway Superintendent Larry Ross, and his Forman, to discuss the proposed cul-de-sac and approved the placement and grade. Mr. Ross asked that the cul-de-sac be paved however, so the plans were amended to include black top as per town specifications.

A motion to approve the preliminary subdivision of Apple View Farms (54.00-2-82) was made by Linda Deubert and seconded by Joe Garland with the condition that another Public Hearing for final approval will be held within 6 months. Voting as follows:

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

The motion passed.

A motion to approve the preliminary subdivision of Meadow Brook Farm (55.00-1-16) was made by JoAnne Conway and seconded by Frank Gerrain with the condition that another Public Hearing for final approval will be held within 6 months. Voting as follows:

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

The motion passed.

A motion to approve the preliminary subdivision of Willow Creek Farm (40.009-1, 20.11, 20.0, 20.12) was made by Joe Garland and seconded by JoAnne Conway with the conditions that another Public Hearing for final approval will be held within 6 months and all recreational fees be paid. Voting as follows:

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

The motion passed.

Recreational fees were discussed, and Mr. Lord provided a draft of possible fees based on an average price per acre of \$6,414. Attorney, Tal Rappleyea will look over the proposal for the next meeting.

A motion to amend the first two motions (Apple View Farm and Meadow Brook Farm) to include the condition of all recreational fees to be paid was made by Linda Deubert and seconded by JoAnne Conway.

Voting as follows:

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

The motion passed.

Mr. Lord would like to present the final maps at next month's meeting (June 5, 2025). Work will begin on the proposed cul-de-sac.

NEW BUSINESS:

None

BOARD DISCUSSIONS:

CEO's determination on the proposed ground-mount solar by the Cocksackie-Athens Central School District was that it is not a permitted use in the RA District and will need a variance from the Zoning Board of Appeals. An application was provided to the School District.

CLOSING

A motion to close the meeting was made by JoAnne Conway at 7:45pm and seconded by Joe Garland. All were in favor.

Respectfully submitted,

Patricia McIntyre, Secretary