

**TOWN OF COXSACKIE PLANNING BOARD**  
**MINUTES OF REGULAR MEETING**  
**August 7, 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: Chairman, Joseph Garland, Frank Gerrain, Linda Deubert, Louis Betke, Chris Fisher, Attorney Tal Rappleyea and clerk Patty McIntyre. A quorum was declared. Also in attendance were Alan Lord, representing NY Land & Lakes, Gary Harvey, Rudy Geiger, Andrew Harris, Kyle Harris, Bill Ferenczy, Trevor Smith, Carol Metz, Margaret Jones and Jeff Jones.

**MINUTES**

A motion to accept the minutes of July 3, 2025, was made by Louis Betke and seconded by Chris Fisher. All were in favor.

**EXISTING BUSINESS:**

**Robert Schrader – subdivision 3582 Schoharie Tpk. 68.00-2-39**

Gary Harvey, representing Robert Schrader, presented the surveys to subdivide Mr. Schrader's 7.06 acres on Schoharie Turnpike into one lot of 5.05 acres and the other 2.01 acres. The minimum lot acreage is 3 acres in the RA1 zone. A notice of action from the zoning board of appeals granting a area variance was obtained on June 30, 2025. A motion to waive a public hearing was made by Joe Garland and seconded by Louis Betke. All were in favor. Mr. Garvey submitted a SEAF Part 1, Attorney Tal Rappleyea read through Part 2 questions and the Board answered "no" to all. A motion to determine a negative declaration was made by Joe Garland and seconded by JoAnne Conway. All were in favor. A motion to approve the subdivision was made by Linda Deubert and seconded by Chris Fisher with voting as follows:

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

The motion passed unanimously.

**Steven Kiselev – lot-line adjustment 441 Scheller Park Rd – 40.00-8-11**

Mr. Kiselev has previously been before the Planning Board to acquire a lot-line adjustment on land that borders the Town of New Baltimore. He has gone before the New Baltimore Planning and Zoning Boards to annex the driveway for the property which is in the Town of New Baltimore. He provided a copy of the approved variance from the Town of New Baltimore. A copy of the SEQR and comments from the County are needed. He will be purchasing the property and will return to the Planning Board at such time to do a lot-line adjustment. No action has been taken.

**Robert Ellis – Cannabis Cultivation Facility, 200 Plank Rd., Coxsackie**

No action was taken

### **Coxsackie-Athens Central School District – LEAF Review -302 Adams Road**

Trevor Smith representing ecosystem-energy and Coxsackie-Athens School District presented the Planning Board with the Full Environmental Assessment Form Part 1 for review. It was determined that the Planning Board will need documentation from SHIPO (State Historic Preservation Officer), and a letter from DEC regarding wetlands evaluation and endangered species (short-eared owls). A jurisdiction permit application has been prepared, but not yet submitted to the DEC. They will continue to gather the necessary information and will return to the Planning Board in October. Members of the community had some concerns. Margaret Jones shared a map of the school property to show other parts of the property that the solar may fit. Rudy Geiger concurred with trying to fit the solar on the campus on Sunset Blvd. Bill Ferenczy shared his confusion with the process and wondered about the possibility that at the time that this parcel of land was given to the district, could there have been stipulations. Neighbors asked how to get copies of the FEAF, and other studies done by the district. They were advised that they could FOIL them, and to ask the Board of Education to help answer questions. No action was taken at this time.

### **NEW BUSINESS:**

#### **New York Land & Lakes – lot-line adjustment (2) -174 Vandenburg Road -55.1.16**

Two applications for lot-line adjustments to “clean-up” the major subdivision on the property at 174 VanDenburg Road where the property line crossed through existing buildings. New York Land & Lakes is conveying parts of the parcel to the homeowners there. One lot is located at 22 VanDenburg Road (55-1-4) owned by Brian Plew. This lot will go from 0.651 acres to 0.875 acres. The second lot is located at 36 Vandenburg Road (55-1-3) owned by Francis Millett and will go from 1.001 acres to 1.402 acres. The lot at 174 Vandenburg Road will go from 5.719 acres to 5.094 acres. A motion was made by Joe Garland and seconded by Louis Betke to resolve that a SEQR was not applicable in this case as it is a Type 2 action and to approve the lot-line adjustments contingent of receipt of the deed description. Voting as follows:

Joe Garland	Aye	Nathan Tailleux	Absent
Louis Betke	Aye	Linda Deubert	Aye
Frank Gerrain	Aye	Chris Fisher	Aye
JoAnne Conway	Aye		

The motion passed unanimously.

#### **Kyle Harris - 11053 Rte. 9W Auto Repair Shop- Site Plan/Special Use Permit-**

Andrew Harris (brother) described preliminary plans for an auto repair shop on the property in the existing garage. The property is zoned commercial. A SEQR will need to be done, and a 239 Referral to the County as well. No action was taken at this time.

### **BOARD DISCUSSIONS:**

### **CLOSING**

A motion to close the meeting was made by JoAnne Conway at 7:55pm and seconded by Louis Betke. All were in favor.

Respectfully submitted,

*Patricia McIntyre, Clerk*