

**TOWN OF COSACKIE PLANNING BOARD  
MEETING MINUTES  
FEBRUARY 1, 2018**

**CALL TO ORDER**

Chairman Bruce Haeussler called the meeting to order at the Town Office Building at 7 p.m. with the Pledge of Allegiance.

**ROLL CALL**

The following Board Members were in attendance: Betty Cure, Hal Beaumont, Frank Gerrain, Joann Conway, Bill Whitbeck and Secretary Dawn Smith. Richard Bruno was absent. The Chairman declared a quorum.

Also in attendance were: Attorney Tal Rappleyea; Mary Beth Bianconi, representing Delaware Engineering; Dan Anderson, representing Dan's Gun Shop; Patrick Prendergast, representing Sunset Vista Trailer Park; Kim Bender, representing Meadow Ridge Farm; Patrick Doyle, representing Flint Mine Solar; and Bob Gaus.

**MINUTES**

The minutes of the regular meeting of December 7, 2017 and the Special Meeting of December 14, 2017 were held for the next meeting. The January 4<sup>th</sup> meeting was cancelled.

**MEADOW RIDGE FARM**

A motion was made by Frank Gerrain and seconded by Betty Cure to approve the Special Use Permit and Certificate of Occupancy issued for the Meadow Ridge Wedding Venue. Chairman Haeussler abstained. The motion carried.

**RER SOLAR**

The company is delinquent in their escrow account by \$2,465. In addition, a bond will be required to cover demolition work. Mary Beth Bianconi will send us their plan for pole placements.

The Company has been required to shrink the size of the project to conform with regulations and will be asking for an exception to the moratorium based on "hardship" and a public hearing regarding the issue.

**ROGER WOOD REQUEST FOR SIGNAGE**

Mr. Wood has requested permission to erect a tent and signage for the sale of fireworks prior to July 4<sup>th</sup>. He will be required to file an application for approval.

**REVIEW OF PENDING SOLAR PROJECTS**

Chairman Bruce Haeussler reported that 8 companies have contacted him regarding solar projects. The Town has placed a moratorium on solar projects until June, 2018. In the

meantime, a committee has been appointed to research and develop regulations for future solar installations.

#### **PUBLIC HEARING FOR ANDERSON'S GUN SHOP**

Chairman Haeussler opened the public hearing concerning the establishment of a gun shop at the residence of Dan Anderson in Earlton New York. There were no audience comments or objections.

The Board completed and approved the Short Form SEQR Review for the Gun Shop. Mr. Anderson needs a letter from the Planning Board in order to apply for a Federal Firearms License and a permit from ATF to operate a gun shop. He will be required to provide the Planning Board with a copy of the license and permit.

A motion was made by Bill Whitbeck and seconded by Frank Gerrain to approve the application for the operation of a gun shop at the residence of Dan Anderson at 37 Medway-Earlton Road, Earlton, New York. The motion carried

Attorney Tal Rappleyea will notify Mr. Anderson that his application for approval of a gun sales and repair shop has been approved. Approval includes both the Special Use Permit and Site Plan Review. Approved hours of operation are included in the Special Use Permit.

#### **PUBLIC HEARING CLOSED**

A motion was made by Bill Whitbeck and seconded by Frank Gerrain to close the public hearing at 7:46 p.m. The motion carried.

#### **SUNSET VISTA MOBILE HOME PARK**

Sunset Vista Mobile Home Park has applied for permission to expand the number of home sites in the Park by adding 5 sites in a cul-de-sac at the west end of the property. The site is zoned "mixed use." Chapter 136 of the Town of Coxsackie Code regarding manufactured and Modular Home requirements is used as the standard for review of the application.

Mary Beth Bianconi reviewed the site plan application with Chapter 136 Code Requirements and presented the Board with a memo concerning the issues. (See copy of memo attached).

The applicant has been advised to resubmit new or updated plans and application materials for Board review. Upon receipt, the Board may consider action.

Chairman Haeussler said the Board will review the recommendations along with the sanitary issues before any action will be taken.

#### **FLINT MINE SOLAR**

Patrick Doyle, representing Flint Mine Solar spoke briefly regarding the importance of solar energy and the current New York State plan to reduce carbon emissions by 40%.

#### **ADJOURNMENT**

A motion was made by Bill Whitbeck and seconded by Hal Beaumont to adjourn the meeting at 8:38 p.m. The motion carried.

**RESPECTFULLY SBMITTED**

**DAWN SMITH, SECRETARY**