

**TOWN OF COXSACKIE PLANNING BOARD
MINUTES REGULAR MEETING
DECEMBER 7, 2017**

CALL TO ORDER

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

ROLL CALL

The following members were in attendance: Betty Cure, Joanne Conway, Hal Beaumont, Frank Gerrain, Bruce Haeussler and Bill Whitbeck. Secretary Dawn Smith and Richard Bruno were absent. The Chairman declared a quorum and appointed Betty Cure to act as Secretary Pro-tem.

Also in attendance were: Attorney Tal Rappleyea, Mary Beth Bianconi, representing Delaware Engineering, Patrick Prendergast, representing Sunset Vista Mobile Village, Daniel Anderson, representing himself, David Morgan representing RER Energy Group, Daniel Compitello, representing Cypress Creek Renewables and Jossep Wolodkevich, representing Intelligent Technology Solutions.

REVIEW OF NOVEMBER MINUTES

A motion was made by Betty Cure and seconded by Joanne Conway to amend the minutes of the November 2nd meeting to include the tax map numbers for the properties included in the lot line adjustments of the Boehm properties. The motion carried.

A motion was made by Frank Gerrain and seconded by Hal Beaumont to amend the November 2nd meeting to change the information concerning the proposed location of the pasta manufacturer from the "Old Brockway Smith Building" to read "the former Ducommun building located in the Industrial Park on Route 9W." The motion carried.

SPECIAL WORKSHOP MEETING

The Chairman announced that the Special Workshop Meeting has been rescheduled for Monday, December 18, 2017 at 6:30 p.m. at the Town Office Building.

APPOINTMENT OF ESCROW ACCOUNT MANAGER

The Chairman announced that Attorney, Tal Rappleyea has been appointed to act for the Planning Board as Escrow Account Manager.

BEVERAGE WAREHOUSE SIGNAGE

The Planning Board has received complaints that the electric sign at the Beverage Warehouse on Route 9W is too bright and proposes a potential traffic hazard. The issue has been directed to the Code Enforcement Officer.

PROPOSED GUN SHOP – 37 MEDWAY EARLTON ROAD, EARLTON, NEW YORK

Daniel Anderson addressed the Planning Board with a proposal to include a gunsmith and firearms sales shop in his residence at 37 Medway Earlton Road in Earlton, New York. The operation will be small and will not require additional parking space. The area is currently zoned as mixed residential/commercial and will not require a zoning variance.

He was informed that his proposal will require formal notification to his neighbors of a public hearing which will be scheduled for January 4, 2017.

His proposal will also require a SEQR review and formal application for signage.

INTELLIGENT TECHNOLOGY SOLUTIONS PROPERTY

Joseph Wolodkevich, owner of Intelligent Technology Solutions, presented the Planning Board with a legal opinion that the property he owns on Route 9W is not subject to 1950 deed restrictions and can be used as determined by the owner within appropriate zoning regulations. (see letter attached).

FALLEN TREE SOLAR PROJECT

Daniel Compitello, representing Cypress Creek Renewables and the proposed Fallen Tree Solar Project spoke to the Planning Board concerning the environmental issues presented by the SEQR review. The proposed site includes habitat for the short-eared owls which are a protected species. He and his associates are working with the DEC to find possible solutions to protect the wildlife habitat necessary to proceed with the project. He expects to be back to the Board when a solution has been reached, which may take a month or two.

PUBLIC HEARING FOR THE RER SOLAR ENERGY PROJECT

The Chairman announced the meeting was open for public comment on the proposed RER Solar Project on Stacey Road, Coxsackie at 7:40 p.m.

David Morgan, Engineer for the RER Energy Group reviewed the modified landscaping plan for the project. The plan will now include a row of 4'-6' tall junipers to be planted along Stacey Road frontage to provide year round sight blockage. He will forward a set of revised drawings to the Chairman who will send them to Board members and for the official files.

There was no public comment.

A motion was made by Bill Whitbeck and seconded by Joanne Conway to close the hearing at 7:50 p.m.

A motion was made by Bill Whitbeck and seconded by Hal Beaumont to issue a negative SEQR declaration and to notify the Zoning Board of Appeals that a Public Hearing had been held on the RER Solar Project with no objections and they are now free to apply for the variance necessary to complete the project.

SUNSET VISTA MOBILE HOME PARK

Sunset Vista Mobile Home Park (also known as Martin's Trailer Park) is proposing to expand the mobile home sites by 5 sites, which will bring the sites to 27 which have been previously approved.

Patrick Prendergast, Engineer representing the Sunset Vista Mobile Home Park presented the Planning Board with a letter from the Managing Member, Charles Izzo indicating that "the application for Supplemental Lot permit previously submitted to the Board had already been approved by operation of the Town's own law and no further appearance before the Board was necessary."

The approvals necessary are: Site Plan approval from DEC which has been received and Site Plan Approval from the New York State Department of Health including water and sewerage connections, which also have been received.

It was noted that the Park is served by municipal water and will also have municipal sewerage, once a hookup line is available. In the meantime, the additional lots will be hooked into the Park's existing sewer system.

The NYS Department of Environmental Conservation has issued a moratorium on new sewer connections to the Village sewer system. Therefore, the Park owner will need to obtain approval from NYSDEC and the Village of Coxsackie prior to connecting the proposed new sites to the sewer system.

PROPOSED SOLAR REGULATIONS

Attorney Tal Rappleyea reported that the Town Board had conducted a Public Hearing proposing a moratorium on solar projects and is requesting that the Planning Board develop zoning regulations concerning solar projects for their review and approval.

ADJOURNMENT

A motion was made by Bill Whitbeck and seconded by Frank Gerrain to adjourn the meeting at 8:25 p.m. The motion carried.

RESPECTFULLY SUBMITTED:

BETTY CURE, SECRETARY PRO-TEM