

**TOWN OF COXSACKIE PLANNING BOARD**  
**MINUTES REGULAR MEETING**  
**March 1, 2018**

**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, Richard Bruno, Hal Beaumont, Bruce Haeussler, Patty McIntyre and Bill Whitbeck. Member Frank Gerrain was absent. The Chairman declared a quorum and introduced Patty McIntyre as the new Board Secretary.

Also in attendance were: Attorney Tal Rappleyea, Mary Beth Bianconi, representing Delaware Engineering, and Patrick Prendergast, representing Sunset Vista Mobile Village. Richard Roberg and Brian Wallace were in the audience.

**MINUTES**

A motion was made by Bill Whitbeck and seconded by Richard Bruno to accept the minutes of the December 7, 2017 meeting.

A motion was made by Bill Whitbeck and seconded by Harold Beaumont to accept the minutes of the special meeting of December 18, 2017.

A motion was made by Betty Cure and seconded by Joanne Conway to accept the minutes of the February 1, 2018 meeting.

All minutes were approved as written and will be placed on the Town website.

**ESCROW and INVOICES**

There was nothing to report regarding escrow, and there were no invoices to review at this time.

**REVIEW OF FIREWORKS SALE**

Joanne Conway reported that the Field Operations Manager, Rick Seery is waiting on a NYS Permit to sell fireworks at the site of Max Wood and near the Beverage Center on Route 9W.

**SOLAR PROJECTS DISCUSSION**

Chairman Haeussler shared an update on the planned solar projects for our area to encompass approximately 2,700 acres total. As a Planning Board we cannot prevent these projects from coming in, but we need to be aware that New York State controls the pilot projects. These are

granted based on the number of megawatts. There will be no energy benefit to the County. The only way to benefit from these projects is by updating our solar laws, which is currently being worked on. MaryBeth Bianconi explained that Article 10's have been filed and she shared the maps that indicate where these solar "farms" would be located. (An Article 10 is a certificate of Public Need for a Utility) This will go through State review. A committee will be formed and contain 2 representatives from the Village and County. Richard Bruno inquired regarding the land agriculture. The land currently owned by Flach has an agricultural assessment. If this changes, a calculation is made for retroactive assessment and a payment is made to for another land use. This is a very small amount of additional money. The rest of the land in question is currently assessed as vacant land and is not considered agricultural. Tal Rappleyea added that the pilot will be acquired automatically unless the Town opts out and negotiates a new pilot. However, if the Town opts out, this will apply to all solar, including residential.

## **RESOLUTION**

Tal Rappleyea presented a resolution to amend an existing Town Zoning Law to state that "any use not specifically permitted or permitted as a Special Use in any zoning district and as set forth in the Use Charts shall be prohibited". (See attached resolution) A motion to accept this resolution was made by Betty Cure and seconded by Bill Whitbeck. The resolution was adopted with 6 yes votes and 1 absent. Tal Rappleyea will prepare a letter to the Town Board for this to happen.

## **SUNSET VISTA MOBILE HOME PARK**

Sunset Vista Mobile Home Park (also known as Martin's Trailer Park) is proposing to expand the number of 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 current site plan for approval. Chairman Haeussler would like a few minor adjustments; notations re: water meters, electric/telephone buried loop for example. The grading for the sites was discussed. Chairman Haeussler suggested a retaining wall to bring to grade. He also had a few concerns after visiting the site. There is a used oil tank sitting outside of a unit and he is worried about the life-safety aspect of the existing mobile home sites, and would like to see that they are up to code. The Code Enforcer needs to be notified. Mr. Prendergast asked to schedule a public hearing. This was denied by Chairman Haeussler pending plan copies to be provided to each member of the Planning Board, a more thorough review of the grading and a cross-section provided. Also, add landscaping plans and provide a DEC stamped copy. Mr. Prendergast agreed to drop off copies to the Town Office where they will then be distributed to Board Members. It will be decided at the next meeting after reviewing the plans if a public hearing can be granted.

**PUBLIC INPUT**

Brian Wallace had some questions and concerns regarding the solar farms. He questioned whether the Planning Board could do an economic impact study. Chairman Haeussler said this would have to be addressed by the Town Board. Mr. Wallace said that the Town Supervisor referred him to this Board. Mary Beth Bianconi reminded the Board that we are not charged with questioning viability, but just whether or not a project meets code. Vegetation screening around solar panels (within the confines of the code) is within the Board's realm. We can require economic impact statements for smaller projects. Richard Bruno asked if we could set up a joint meeting with the Town Board. Chairman Haeussler will try to set that up.

**ADJOURNMENT**

A motion was made by Bill Whitbeck and seconded by Harold Beaumont to adjourn the meeting at 8:27 p.m. The motion carried.

**Respectfully Submitted,**

**Patricia McIntyre,  
Secretary**