

TOWN OF COXSACKIE PLANNING BOARD
MINUTES of REGULAR MEETING
April 5, 2018

CALL TO ORDER

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

ROLL CALL

The following members were in attendance: Betty Cure, Joanne Conway, Richard Bruno, Bruce Haeussler, Patty McIntyre and William Whitbeck. Members Frank Gerrain and Harold Beaumont were absent. The Chairman declared a quorum.

Also in attendance were: Attorney Tal Rappleyea, Kim Rose representing SAVING GREENE: Citizens for Sensible Solar, Roger Masse and Peter Wolf representing Lick's Ice Cream and Patrick Prendergast, representing Sunset Vista Mobile Village.

MINUTES

A motion was made by Richard Bruno and seconded by Betty Cure to accept the minutes of the March 1, 2018 meeting. Minutes were approved as written and will be placed on the Town website.

ESCROW and INVOICES

RER is in arrears with Escrow payments. Tal Rappleyea has put him on notice. Ed Pebler has been told to stop work until payment is made.

REVIEW OF FIREWORKS SUBMITTAL

State license verification is needed. This will be e-mailed to JoAnn Conway, who will then submit it to Bambi Hotaling.

REVIEW SIGN PERMIT

A permit to change the sign from Ducommun AeroStructures to SFloglini Pasta Shop was submitted for approval. There will be no change to the structure of the sign, only the wording. A motion to accept was made by Richard Bruno and seconded by William Whitbeck, passed unanimously. Chairman Haeussler signed it and it will be forwarded to Bambi Hotaling.

REVIEW OF LICK'S ICE CREAM

Roger Masse submitted a site plan for his Ice Cream truck to be placed on Rte. 9W across from Halsted's Outdoor Supplies, between Dollar General and Intelligent Technology Solutions, Inc. He will need to submit an application which will be sent to the County Planning Board. (Tal Rappleyea stepped out of the room due to a conflict of interest in representing Mr. Masse in

another matter) Once the application is approved, Ed Pebler will work on the construction end of it.

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 at its 9W location by 5 sites, which will bring the sites to 27. Patrick Prendergast, Engineer representing the Sunset Vista Mobile Home Park presented the current site plan for approval. He has added red maple trees at the end of the cul-de-sac. Mr. Prendergast presented his plan for grading at the site. He has left some areas open for drainage, and plans on using retaining blocks behind the units that are closer to the wetland buffer area. He presented a plan to use a block on filter fabric to be buried and then another on top. The retaining wall will be about 2 feet above grade. Chairman Haeussler would like to see the specific block that would be used. Chairman Haeussler read a statement submitted by Mary Beth Bianconi (Delaware Engineering) in her absence regarding her reservations with the plan, citing that she assumed the whole area would be a retaining wall. Mr. Prendergast felt that this would cause water to collect at the wall and he would stand behind the stamped copies of the plan to be the most effective way to handle the grading. The driveways for the units would consist of a gravel area for 2 cars. Chairman Haeussler would also like to see additional landscaping addressed and perhaps outdoor lighting. He will be consulting with Mary Beth Bianconi, who was unable to attend the meeting, as this needs further discussion and he is not prepared for public hearing until this is settled. Chairman Haeussler will poll the members via e-mail, and will review again next month. It was noted that the Town will be doing an independent review of code enforcement for the existing park, and that approval of this expansion is not contingent on the Town code inspection.

SOLAR PROJECTS DISCUSSION

Kim Rose, representing SAVING GREENE: Citizens for Sensible Solar spoke to the Board. She stated that she was aware that under Article 10, the Planning Board has no jurisdiction over the planned solar proposals, but wanted to make them aware of what is happening, in case it comes back at some other time or manner to the Board. She handed out information regarding the steps they are taking to stop the Greene County Solar Facility proposed by Hecate Energy to be built on the sites between NYS Routes 9W and 385. These citizens are doing research, organizing a petition and have hired a lawyer. They currently have a Facebook page with over 700 members. The plan is to go door-to-door with the petition and to go on-line as well. She provided articles to the Board regarding the similar situation in Copake, NY with the same company, and how it has been handled. She also provided maps of the parcels to be considered for the solar project. Their hope is that at the very least, the Planning Board may recognize that this is not responsibly sited solar. They are trying to get funds from the Public Service Commission to have studies done (intervener funds), as well. Chairman Haeussler stated his appreciation for the information and that he would keep them informed as well. "It is great to see the community support".

ADJOURMENT

A motion to adjourn the meeting was made by Betty Cure and seconded by William Whitbeck.
Meeting was adjourned at 7:45pm.

Respectfully Submitted,

**Patricia McIntyre,
Secretary**