

**TOWN OF COXSACKIE PLANNING BOARD  
MINUTES OF REGULAR MEETING  
MAY 4, 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: Hal Beaumont, Betty Cure, Joanne Conway, Richard Bruno, Frank Gerrain, Bruce Haeussler and William Whitbeck. Secretary Patty McIntyre was absent. The Chairman declared a quorum.

Also in attendance were: Attorney Tal Rappleyea, Mary Beth Bianconi, representing Delaware Engineering; Kim Rose, representing Saving Greene: Citizens for Sensible Solar; Scott Shearing, from Bohler Engineering representing Cumberland Farms; Patrick Doyle, representing Flint Mine Solar; and Earl Ames, representing himself.

The Chairman appointed Betty Cure as Secretary Pro-tem.

**MINUTES**

A motion was made by Bill Whitbeck and seconded by Richard Bruno to approve the minutes of the regular meeting of April 5, 2018, as amended. The motion was unanimously approved. The amended and approved minutes will be placed on the Town website.

**ESCROW AND INVOICES**

RER Solar continues to be in arrears with their escrow payments. The Compliance Officer has been notified that no permits can be issued until escrow invoices have been paid.

**TRAINING REQUIREMENTS**

Planning Board members are required by statute to have a minimum of four hours of training per year. Mary Beth Bianconi is a certified trainer and can offer training sessions to include other planning boards as well. She will provide an outline of topics and a fee schedule for the Board's review.

**REPORT ON SOLAR SEMINAR**

Frank Gerrain attended a recent seminar on commercial solar regulations. He will provide members copies of materials from the meeting.

**SUNSET VISTA UPDATE**

Chairman Haeussler and Attorney Tal Rappleyea reported that they have met with Mr. Izzo, the owner of Sunset Vista Mobile Home Park and his attorney regarding the status of the application for a permit to add five additional sites in the park. Mr. Izzo assured the Planning Board that new specifications will be presented for review.

### **CUMBERLAND FARMS**

Scott Shearing, Engineer for Bohler Engineering presented a Site Plan Application, engineering plans and project narrative covering plans to upgrade the Cumberland Farms establishment at 351 Mansion Street, West Coxsackie. The plans include: replacement of the underground fuel storage tanks, upgrading lighting to LED, replacing signage (with no increase in square footage), relocating the front door, adding concrete sidewalks for ADA compliance, relocating shed, new dumpster with an enclosure, new bollards to protect the building, relocating the delivery door and miscellaneous painting.

Earl Ames lives across from Cumberland Farms and said that currently, snow from the facility is plowed against a fence along the south end of the property. The accumulation drains across the road and floods his property. The Board agreed to send letters to NY State DOT and to Cumberland Farms to address the issue. It may be possible to push the snow into the nearby creek to avoid ice build-up and flooding across the road.

A motion was made by Hal Beaumont and seconded by Richard Bruno to approve the Site Plan Application and Short Form SEQR Assessment submitted by Bohler Engineering for improvements at the Cumberland Farms Property at 351 Mansion Street, West Coxsackie. The motion was unanimously approved.

### **SAVING GREENE-CITIZENS FOR SENSIBLE SOLAR**

Kim Rose and others from the committee handed out informational materials and petitions opposing the proposed HECATE Solar Project.

### **SUNSET VISTA PUBLIC HEARING**

A motion was made by Bill Whitbeck and seconded by Richard Bruno to schedule a Public Hearing to present the proposal from Sunset Vista Mobile Home Park to add 5 additional sites in the park. The hearing will be contingent upon receipt of acceptable specifications and drawings. The Public Hearing will be scheduled to be held at the Regular Meeting of the Planning Board on June 7, 2018.

The motion was unanimously approved.

### **FLINT MINE SOLAR**

Patrick Doyle, representing Flint Mine Solar announced an upcoming informational meeting to be held at Pegasus Restaurant.

**ADJOURNMENT**

A motion was made by Richard Bruno and seconded by Hal Beaumont to adjourn the meeting at 7:45 p.m. The motion was unanimously approved.

**RESPECTFULLY SUBMITTED**

**BETTY CURE, Secretary Pro-tem**