

**TOWN OF COXSACKIE PLANNING BOARD**  
**MINUTES OF REGULAR MEETING**  
**November 1, 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, JoAnn Conway, Chairman Bruce Haeussler, William Whitbeck, Harold Beaumont, Secretary Patty McIntyre, and Attorney Tal Rappleyea. The Chairman declared a quorum.

Also in attendance were Alex Betke, representing Northway Mining, Anne Waling representing Cypress Creek (Fallen Tree Solar), and Carol Metz.

**MINUTES**

A motion was made by Betty Cure and seconded by Hal Beaumont to approve the minutes of the regular meeting of October 4, 2018. The motion was unanimously approved.

**GENERAL DISCUSSION**

JoAnn Conway shared some concerns with the Board based on a TV documentary on bitcoin mining. The power supply in Plattsburgh, NY surged by 30% due to this industry. Chairman Haeussler agreed that we will have to do research and will be requesting from Central Hudson the amount of energy that will be used with the Northway Mining project.

Betty Cure and JoAnn Conway will be attending the training in Schoharie, NY on November 10<sup>th</sup> which will be addressing solar issues. This training does count towards the continuing education requirements of the Board.

Chairman Haeussler questioned the bakery/cafe at Schnare's farm that is currently up and running. Change of use did not come through the Planning Board. Tal Rappleyea responded that it is defined as an agri-business so it is permitted because of the existing farm. Since they are not farming there, the Board will speak with Ed Pebler regarding the rationalization behind allowing the bakery to operate.

JoAnn Conway posed a question regarding a residence outside the village. If they want to put an office in the residence, what is the process? A change of use must be filed through Ed Pebler.

**NORTHWAY MINING, LLC**

Attorney Alex Betke spoke representing Northway Mining. He spoke to some of the concerns stated earlier in the Board's general discussion regarding the bitcoin mining in Plattsburgh. Plattsburgh has a municipal system, meaning their municipality owns their energy. This is why individual residents' energy bills were affected. Data centers general go to place that have hydro power. There is a lot of manufacturing in Plattsburgh, so there is high demand for power, which causes generally lower prices. Betty Cure read articles in the New York Times regarding bitcoin mining. Apparently, Plattsburgh currently has a moratorium on cryptocurrency mining while they

decide how to cope with the new burdens on its power grid. California won't even let them in. The power required to mine one bitcoin token uses at least as much electricity as an average family uses in two years. Mr. Betke said that Central Hudson will control the amount allowed, if energy goes over the allotted usage, the system will trip. The Board reiterated that they would like something from Central Hudson stating this. Chairman Haeussler questioned whether they would buy power from the surge of solar companies coming into the area and was told that these solar companies have already designated use, so they would only get their power from Central Hudson. Mr. Betke was at the meeting to begin the review process. The first step is to provide a sketch plan. Mr. Betke stated that the current site plan on file will not change, but the Board would still like that submitted as part of this process. The next step, according to Mr. Rappleyea, is to flush out issues on a technical level. The Board is not opposed, but wants to understand it better, and would like to hear from Central Hudson. Northway Mining is currently operating at the old DynaBil site. Mr. Betke said they have been working with Ed Pebler. The Town Board would like verification from Mr. Pebler regarding their current status. Mr. Betke invited members to tour the facility.

### **FALLEN TREE SOLAR**

Anne Waring, representing Cypress Creek, after promising that escrow monies would be replenished described a meeting with the Homeowners Association of Sleepy Hollow. Most of this meeting was to review storm water plans. A copy of the letter outlining the concerns of Sleepy Hollow was given to Chairman Haeussler, and will be distributed to the Board. Ms. Waring stated that she felt the proposals seemed feasible, but no decisions have been made. A site visit is scheduled for Monday, November 5<sup>th</sup>. Chairman Haeussler asked to see a copy of the storm water pollution protection plan. JoAnn Conway asked about the distribution lines. Ms. Waring pointed them out on the site plan. There are 6 telephone poles. Chairman Haeussler asked to see pictures of what that will look like. Sleepy Hollow Lake resident Carol Metz stated that the HOA does/has not asked for input from the residents being affected by this project. She is still concerned about run-off. Ms. Waring assured her that they are meeting all requirements and there would be no increase in run-off. Ms. Metz questioned how the tree farm can be re-used as industrial (solar), while an Apple Farm becoming a restaurant (Schnare's) is being questioned. Tal Rappleyea read 201:104 from the Zoning Law the 9 standards that have to be followed to be allowable by a special use permit. Chairman Haeussler requested that Cypress Creek provide the Board with all the latest drawings and updates, and a rendering of the poles by next week. William Whitbeck would like to see the projections for the energy this project would produce. The Board members will review and go over their findings at the December Board meeting, and schedule a Public Hearing for January.

### **ADJOURNMENT**

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

**RESPECTFULLY SUBMITTED,**

**Patricia McIntyre, Secretary**