

TOWN OF COXSACKIE PLANNING BOARD
MINUTES OF REGULAR MEETING
December 6, 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, Frank Gerrain, William Whitbeck, Harold Beaumont, Secretary Patty McIntyre, and Attorney Tal Rappleyea. The Chairman declared a quorum.

Also in attendance were Anne Waling representing Cypress Creek (Fallen Tree Solar), Mary Barkman Skliba, Kris Martin, Aaron Flach and Carol Metz.

MINUTES

A motion was made by Frank Gerrain and seconded by Hal Beaumont to approve the minutes of the regular meeting of November 1, 2018. The motion was unanimously approved.

OPEN MEETING TO PUBLIC

Chairman Haeussler announced that the format of the meetings will change. He will open the meeting to the public at the beginning to give the public a chance to speak, and perhaps leave afterwards for more convenience.

DOUBLE AA'S GUN SHOP, LLC

Danny Anderson submitted a sign permit application for his gun shop on Medway-Earlton Road in Earlton for approval. It is a 36" by 30" sign and all requirements were met. A motion to approve was made by Hal Beaumont, seconded by JoAnne Conway and passed unanimously.

FALLEN TREE SOLAR

The Planning Board received the binders and plans for review at the meeting. Because of this they did not have enough time to review them. So the Board will review the plans and if there are any questions forward them to Anne Waling, representative of Cypress Creek at least 2 weeks before the January meeting. Anne informed the Board that they will be hosting an Open House sometime before the January meeting. JoAnne Conway asked how the Open House would be advertised. Ms. Waling responded that it will be put in The Legend (Sleepy Hollow Lake publication) and also a direct letter will be sent to residents that border the property.

NEW BUSINESS

Chairman Haeussler met with Kim Rose regarding hosting events on her property on Rte. 385. She wants to put up a tent for each event on the north side of the guest house. The Planning Board stated that she will still have to comply with the terms of the Special Use Permit. She will have to

come in with the site plan showing water, septic, etc. for the next meeting. This is different than just putting a tent up on your property for a party because it is being done for profit. Kim will be notified informing her of this.

JoAnne Conway brought up concerns with the Cottage 81 Restaurant. She feels that the parking area is very dangerous. This has never come before the Planning Board. Chairman Haeussler also visited the site and states that it is remiss on many codes, and no certificate of occupancy has been issued. It is not the Planning Board's jurisdiction to enforce codes. Other restaurants in the area are upset as they have followed all procedures. The Planning Board will write a letter to the Town expressing their concerns and talk to the code enforcement officer. JoAnne reiterated that the Town of Coxsackie is responsible if something happens. Chairman Haeussler requested that the code enforcement officer sit in our meetings, but he was not receptive. A motion was made by Bill Whitbeck to compose a letter to the Town Board with the Board's concerns. JoAnne Conway seconded and it passed unanimously.

Chairman Haeussler asked that Attorney Tal Rappleyea share all communications with ongoing projects to keep the lines of communication open.

Chairman Haeussler shared that Mr. Joe Garland will go before the Town Board in January (probably at their reorganizational meeting) to be approved as a new member of the Town Planning Board.

Northway Mining is up and running and still has not gotten approval of the Planning Board. Again, the Planning Board will write a letter to the Town Board regarding this.

The Town Board has approved the new solar law.

It was suggested that the Board request via letter to the code enforcement officer, any current certificates of occupancy, permits or any new activity to increase the lines of communication.

ADJOURNMENT

A motion was made by Frank Gerrain and seconded by Hal Beaumont to adjourn the meeting at 7:24 p.m. The motion was unanimously approved.

RESPECTFULLY SUBMITTED,

Patricia McIntyre, Secretary