

**TOWN OF COXSACKIE PLANNING BOARD**  
**MINUTES OF REGULAR MEETING**  
**January 3, 2019**

**CALL TO ORDER**

Vice Chairman Frank Gerrain 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, Vice Chairman, Frank Gerrain, William Whitbeck, Harold Beaumont, Joseph Garland, Secretary Patty McIntyre, and Attorney Tal Rappleyea. A quorum was declared.

Also in attendance were Anne Waling and Erik Yesayan representing Cypress Creek (Fallen Tree Solar), Mary and Ernie Barkman Skliba, Carol Metz, Kris Martin, Kim Bushane and Tessa Partidge.

**MINUTES**

A motion was made by Hal Beaumont and seconded by Betty Cure to approve the minutes of the regular meeting of December 6, 2018. The motion was unanimously approved.

**GENERAL DISCUSSION**

Vice Chairman Gerrain welcomed new member Joseph Garland who has been appointed as a member to complete the term of Rich Bruno who had resigned the position. Mr. Garland needs to be given the zoning regulations, etc. to become familiar with the responsibilities of the Planning Board. Betty Cure will be working on getting the necessary materials for him. Chairman Haeussler was unable to attend the meeting.

JoAnn Conway shared her concerns about Northway Mining continuing to operate their BitCoin business without the review of the Planning Board. Tal Rappleyea has understood it to be that Ed Pebler has reviewed the project and given the okay. Tal is unsure where Mr. Pebler is with the request of the Board to be given the necessary information for review, and will look further into this. JoAnn stated that she is under the impression that they are operating in the former Catskill Valley Pools location in Athens as well. Betty Cure has spoken to Chairman Haeussler who continues to research this.

The Board members continue to be concerned with the operation of Cottage 81 restaurant. Apparently they have added a fence in the parking lot which was a concern at the last meeting. No letter was sent to the Town Board expressing their concerns. In Mr. Haeussler's absent, Betty Cure and JoAnn Conway will draft a letter.

## **OPEN MEETING TO PUBLIC**

### **FALLEN TREE SOLAR**

Delaware Engineering was not able to attend the meeting. Erik Yesayan, representing Fallen Tree Solar, asked the Board to refer to the materials handed out in December. Updated engineering comments should be ready by January 17<sup>th</sup>. Site plans have been updated in November, so Delaware Engineering has to review the newest. Fallen Tree plans on holding a meeting in January with the APO of Sleepy Hollow and its residents. This was supposed to be advertised in the Legend so all residents would be notified, but this publication has already gone out for January, so the meeting will be held in early February. Mr. Yesayan requested that a Public Hearing be scheduled for the next Board meeting. Vice-Chairman Gerrain was uncomfortable in doing this without Delaware Engineering being present. All Board members agreed. Mr. Rappleyea agreed that the application would be deemed complete and all parties should be present. Fallen Tree has submitted all the documents that are legally required. In order to proceed, they would have to leave the Public Hearing open. Fallen Tree reminded the Board that there are only certain months that they are allowed to clear trees (October – April). Carol Metz, SHL resident stated that she wanted to walk the grounds and the Skliba's would not allow her on the property. She did however, show them the run-off on her property. She also reminded all parties that the APO has never invited neighbors to any of the meetings. Resident Kim Bushane also mentioned that many residents cannot make weekday meetings and this should be taken into consideration. In the end, discussion was tabled until the February Planning Board Meeting.

### **NEW BUSINESS**

Tal Rappleyea presented an application for subdivision of land that is located in Greenville. One small piece falls in the Town of Coxsackie, so Greenville is the lead agency. This is done as a courtesy. The property owner is Josephine Angiolillo of West Harrison, NY. The property is located on Gayhead Earlton Road, west of Surprise Result Road. Bill Whitbeck made a motion to accept, seconded by Hal Beaumont. The motion was accepted. JoAnn Conway abstained from the vote as she was involved in the sale of the property.

Betty Cure requested an attorney/client meeting to take place after the meeting.

### **ADJOURNMENT**

A motion was made by Bill Whitbeck and seconded by Joe Garland to adjourn the meeting at 7:25 p.m. The motion was unanimously approved.

**RESPECTFULLY SUBMITTED,**

**Patricia McIntyre, Secretary**