

**TOWN OF COXSACKIE PLANNING BOARD**  
**MINUTES OF REGULAR MEETING**  
**April 4, 2019**

**CALL TO ORDER**

Chairman Bruce 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: Chairman Bruce Haeussler, JoAnn Conway, Vice Chairman, Frank Gerrain, William Whitbeck, Hal Beaumont, Joseph Garland, Secretary Patty McIntyre, and Attorney Tal Rappleyea. A quorum was declared.

Also in attendance were Shane Pilato and Lek Nazi, representing North Country Landscaping, Kim Rose, representing Rose Hill, Anne Waling, representing Cypress Creek, Jackie Phillips Murray, Reed Wells, and Heather Valient representing Freepoint Solar, and members of the public as indicated in the attached Public Hearing summary.

**MINUTES**

A motion was made by Joe Garland and seconded by Jo Ann Conway to approve the minutes of the regular meeting of March 7, 2019. The motion was unanimously approved.

**GENERAL DISCUSSION**

Chairman Haeussler began the meeting by welcoming representatives of Freepoint Solar. He assured them that the Planning Board will review the information that they provided and be ready to discuss it at the next Planning Board meeting.

Chairman Haeussler shared that two wedding venues, Windrift Hall and Gathering Greene, are compliant with their permits and have shared with the Town and the Planning Board notification of their events.

A letter from Ken Gifford, President of SHL APO Board of Directors, was shared regarding the SHL Board-appointed Solar Committee's neutral stand on proposed solar projects.

The Board was provided with copies of the revised solar laws which were requested at the last meeting.

A copy of the letter submitted to Mike Veeder, Town Liaison, was shared with the Board.

Chairman Haeussler shared information regarding Recon Defense. AFT was questioning as to whether they had the permits required. Ed Pebler reviewed all documents and the okay was given. Everything has been settled with the AFT.

Chairman Haeussler noted that Cottage 81 has put signage on their Rte. 81 location, and there have been no sign applications. The Board agreed that a letter will be sent to Ed Pebler stating this.

Northway Mining has requested to be taken off the agenda until further notice.

Chairman Haeussler announced the resignation of long-time board member Betty Cure. She will be greatly missed.

## **OPEN MEETING TO PUBLIC**

### **PROJECTS REVIEW**

#### **NORTH COUNTRY LANDSCAPING**

Shane Pilato and Lek Nazi provided and reviewed site plans for the shooting range located behind the retail store on Route 9W as requested at the March meeting. Mr. Pilato requested that the retail business and the shooting range be looked at separately. Tal Rappleyea indicated that there could be two perspectives. In the broad sense, a general landscaping vs. other sales could be approved by the code enforcement officer. He recommended that Mr. Pilato have Mr. Pebler give the Board his interpretation. In a narrower sense, Mr. Pilato could file a Change of Use form. He recommended that Mr. Pilato have Mr. Pebler call Chairman Haeussler and himself. Chairman Haeussler said the Board would review the drawings in the meantime. Lek Nazi reiterated that the shooting range has been in existence for 3 years, and classes have been set up. The calendar is set at the beginning of the year. Chairman Haeussler said that those classes need to be cancelled until this is settled. Mr. Rappleyea reminded them that a shooting range would be a change of use. Mr. Pilato felt that a precedent had already been set. Bill Whitbeck said the other shooting ranges (Department of Corrections and County Jail) are State and County and they don't need permits. Frank Gerrain asked if there was a charge for use of the range, and Mr. Pilato responded yes. Mr. Pilato was under the impression that there would be a public hearing in May, so that they could resume the scheduled May classes. Mr. Whitbeck quoted the minutes from March, "If all requirements are met, it will be possible to schedule a Public Hearing". Chairman Haeussler requested a site visit be done and asked the Board to review all the provided materials. A tour will be set up for Board members to see the shooting range.

#### **OTHER**

JoAnn Conway asked if everything was set for the solar at the end of Sunset Blvd and Tal Rappleyea said that was approved months ago.

Chairman Haeussler asked if there had been progress on the payment for Sunset Vista. Mr. Rappleyea responded that everything was paid.

### **PUBLIC HEARING 1**

#### **ROSE HILL- WEDDING VENUE**

There was not any public comment regarding this. The Planning Board will vote on this next month. A motion to close this public hearing was made by Bill Whitbeck and seconded by Frank Gerrain.

### **PUBLIC HEARING 2**

#### **CYPRESS CREEK/FALLEN TREE SOLAR**

An independent stenographer recorded this public hearing which is attached to these minutes.

After discussions a motion was made by Bill Whitbeck and seconded by Joe Garland to keep the Public Hearing open until April 11, 2019.

#### **NEW BUSINESS**

Jackie Phillips Murray, attorney for Freepoint Solar, gave a short presentation about a proposed solar project on Route 9W across from Pegasus' Restaurant. It is planned to be a community distribution generation facility. JoAnn Conway asked about acreage. There are 67 acres, but the solar will take up 30 acres. Tal Rappleyea indicated that some of the land is zoned as industrial and some is not, and the application will be referred to the Zoning Board of Appeals. Chairman Haeussler will find out if we can run the review concurrent with the Zoning Board. An escrow account will be executed. Also, referral to the County is premature. Further review will take place at the May Planning Board meeting.

#### **ADJOURNMENT**

A motion was made by Frank Gerrain and seconded by Hall Beaumont to adjourn the meeting at 8:30pm. The motion was accepted unanimously.

**RESPECTFULLY SUBMITTED,**

**Patricia McIntyre, Secretary**