

TOWN OF COXSACKIE PLANNING BOARD
MINUTES OF REGULAR MEETING
May 2, 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, Anne Waling, representing Cypress Creek, Mary Skliba Barkman, Joseph Pepe Skliba, Andy and Victoria Marrone, and Carol Metz.

MINUTES

A motion was made by Frank Gerrain and seconded by Jo Ann Conway to approve the minutes of the regular meeting of April 4, 2019 as written. Transcripts from the Public Hearing portion have not yet been received at this time. The motion was unanimously approved.

GENERAL DISCUSSION

Chairman Haeussler began the meeting by sharing information from the DEC regarding a culvert being installed at the Sleepy Hollow Road Bridge. This was solely for the Board's information. Chairman Haeussler then shared a letter regarding the Visual Impact Statement for the Flint Mine Solar Facility. Everyone was asked to review and share comments. Tal Rappleyea said the Town Board has hired a firm out of Albany to handle this. They would be glad to have any input, but everything will run through the Article 10A proceeding.

A copy of the letter to be submitted to Ed Pebler, Town Code Enforcement Officer, was shared with the Board regarding the signage at Cottage 81 and their lack of permit.

Chairman Haeussler reached out to the Sklibas regarding Cypress Creek. Pepe provided a letter regarding their thoughts on the use of the land. He asks that members of the Board visit the property to see the condition of the trees and to see where the panels will be placed. Ann Waling said that the engineers will mark off the actual area of the panels. Three Board members, JoAnn Conway, Hal Beaumont, and Frank Gerrain will make a site visit on Monday May 13th at 10:00am, and 3 members will visit on Sunday, May 19th at 7:00am. The Board will be voting on the Cypress Creek Plans at next month's meeting.

OPEN MEETING TO PUBLIC

PROJECTS REVIEW

ROSE HILL- WEDDING VENUE

A motion was made by Bill Whitbeck and seconded by Frank Gerrain to approve, with conditions, the Special Use Permit made by Kim and Jeff Rose. The conditions as stated in their 2016 approval will still apply. The Board voted unanimously to approve.

NORTH COUNTRY LANDSCAPING

Several Board members visited the site of the shooting range located on the property of Shane Pilato on Rte. 9W since the last meeting. Chairman Haeussler was impressed with the range. Mr. Pilato asked to hear his neighbors, Andy and Victoria Marrone's opinion. Mr. Marrone stated that he talked to some of his neighbors who said they were not interested in having a commercial shooting range in the area. Mr. Marrone feels that it would be in Mr. Pilato's best interest to maximize the shooting range, but it is not in his own best interest, or his neighbors. The noise is a factor, and he feels the zoning is not correct, as it is residential/agricultural. Chairman Haeussler asked if there have been acoustic studies. Mrs. Marrone has recordings, but Mr. Pilato feels it is almost inaudible. There has not been official testing, so it hasn't been determined whether the decibels are too high. Mr. Marrone feels that Mr. Pilato did not follow the regulations required for the opening of this business. Mrs. Marrone has recorded the noise with an application that shows decibels over 100 consistently. She feels that it has a bad effect on the 64 acres across the street from the property that belongs to the Greenland Trust for the preservation of short-eared owls. Lek Nazi pointed out that there are private parties in the area that do their own shooting. Mr. Marrone replied that there is a difference between private shooting and a commercial shooting range, and he has reached out to Mr. Pebler and the town to have a decibel reading done. Mr. Nazi explained that they are not shooting 8 hours per day, maybe 4 hours, but not constant. JoAnn Conway asked if someone could just come off the street to shoot. Mr. Pilato said that is a members-only facility. Everyone takes a training class. The hours of operation are usually Monday-Friday 10am -7pm. He is open to working things out with his neighbors. Mr. Whitbeck inquired as to the number of members and was told there are about 40 members at this time, but his target would be about 80. Chairman Haeussler asked for a motion for a public hearing at our next meeting. Joe Garland made that motion and Hal Beaumont seconded. All members voted in favor of holding a Public Hearing for the June 6, 2019 meeting. Tal Rappleyea will make the referral to the County Planning Board and Mr. Pilato will notify neighbors within 500 feet via return receipt before the public hearing. There will be no shooting at this site until after approval.

OTHER

Carol Metz spoke regarding the solar panels being installed on Bailey Street and the amount of run-off that was involved. She feels it will take 2 years before this is under control. "It looks industrial, not commercial, and to have something that looks industrial next to residential is inappropriate." She questioned the variation in the number of megawatts being proposed by Cypress Creek and wondered if this number could be confirmed. Anne Waling will ask the Project Manager, but she thinks they will end up at around 1.75. Ms. Metz asked about the number of panels that would be

put up, Chairman Haeussler stated that is still part of the research and one reason why the Board will be doing a site visit.

Freeport Solar was here last month (proposed to be built on Rte. 9W across from Pegasus Restaurant). They have been referred to the Zoning Board of Appeals. Frank Gerrain asked Mr. Marrone, who currently owns said property, whether he would be selling or leasing the property to Freeport. Mr. Marrone replied that he will be selling and that according to his information they will only be using about 25 acres of the property for solar.

ADJOURNMENT

A motion was made by Bill Whitbeck and seconded by Hall Beaumont to adjourn the meeting at 7:29pm seconded by Hal Beaumont. The motion was accepted unanimously.

RESPECTFULLY SUBMITTED,

Patricia McIntyre, Secretary