

TOWN OF COXSACKIE PLANNING BOARD
MINUTES OF REGULAR MEETING
August 1, 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, Joseph Garland, Hal Beaumont, Secretary Patty McIntyre, and Attorney Tal Rappleyea. A quorum was declared. Also, in attendance were Jaqueline Phillips Murray, attorney representing Freepoint Solar and Reed Wills, consultant for Freepoint Solar.

MINUTES

A motion was made by Hal Beaumont and seconded by JoAnn Conway to approve the minutes of the meeting of June 25, 2019 as written. The motion was unanimously approved.

GENERAL DISCUSSION

Chairman Haeussler began the meeting by welcoming everyone. The beginning of the meeting was closed to the public for Board discussion.

Regarding North Country Armory, Chairman Haeussler informed the Board that the SEQR was incomplete as of this date, so no further progress took place.

RER Solar update on landscaping at the site on Bailey Street: Ed Pebler said they were having problems getting it done. Chairman Haeussler stated that their first reason was that it was too wet. The only avenue we have is to have Code Enforcement pull their building permit or cite them with a violation. The contact person was Renee VanSchaack. It was originally the IDA's land. JoAnn Conway will contact the company regarding this to get the landscaping completed.

Northway Mining – there has been no communication regarding their status at this point. Ed Pebler had thought that they have ceased operation. Again, JoAnn Conway will contact them as well.

Kasselman Solar – we should be okay with this. We are waiting to hear from them to move forward. Frank Gerrain, was wondering how far back the hedgerow is, and is the proposition for in front of this hedgerow? The Board needs to wait to see those plans as they move forward.

QUIGLEY LOT LINE ADJUSTMENT – Public Hearing

Dan Quigley presented the receipts for the mailing of the notifications to neighbors for the properties of Daniel and Danielle Quigley, 2530 Route 385, Coxsackie, 88.00-3-35 and Stephen

Beecher, 138 Beecher Road, Coxsackie, 88.00-3-4. Frank Gerrain made a motion to open the public hearing, seconded by JoAnn Conway. All were in favor. There were no comments from the public. Everything was in order. A motion to close the public hearing was made by Bill Whitbeck and seconded by Frank Gerrain. All were in favor. The Board acknowledged that they have already done the negative declaration. A motion to approve the application was made by Hal Beaumont and seconded by Joe Garland. The motion passed unanimously.

OPEN MEETING TO PUBLIC

PROJECTS REVIEW

FREEPOINT SOLAR

Tal Rappleyea explained that Freepoint has applied for a Use Variance with the Zoning Board, which is pending. The Planning Board needs to finish the Environmental Review because they are the lead agency before a determination can be made. Mr. Chairman would like the Board to have time to review the documents provided by Delaware Engineering, before accepting the review. Jacqueline Phillips Murray, attorney for Freepoint introduced Reed Wills and Heather Valiant, engineering consultants with Freepoint Solar. The Board asked many questions regarding the “spill-over” for which they are seeking a variance for.

Most of the project is in the commercial district, but a small section spills over the RA-2 district. It will be 28 acres in all, including the set-back areas. About 9.6 acres will be covered with solar panels. It is a 5-megawatt community-distributed solar energy distribution. Central Hudson customers can opt to purchase this energy. A summary was distributed to the Planning Board including a timeline for the project. Reed Wills explained that the reason that they would like to develop on part of the residentially zoned property is essentially that there is quite a bit of wetlands on the property, and it would be less expensive. Mr. Wills went through the packet that was provided. It was reiterated that the project must be 600 ft. from the center line of the road. Mr. Whitbeck had several questions about the engineering of the solar panels regarding community savings, self-tracking systems, hydraulic motors, etc. Chairman Haeussler would like to see good data regarding the savings, and Mr. Whitbeck would like to see a model of the hydraulic motor if possible. Freepoint has an interconnection agreement with Central Hudson Gas and Electric. Mr. Wills was not aware of Central Hudson installing new poles currently. Chairman Haeussler said the existing poles on 9W are too far apart, so they are adding poles in that area. There will be a gravel access road and access all the way around the facility for emergency vehicles. The landscaping of the project will be looked at by the Planning Board. The length of putting the project in would probably be about 6-months. The life expectancy of the panels are generally 25-30 years. When the panels are decommissioned, they will be recycled. Mr. Beaumont inquired about weed control. Mr. Wills responded that the ground cover will be native, will not grow more than 2-3 feet tall, and they will look at pollinator ground covers. It will have to be mowed. Pesticides will be used at an absolute minimum. The Board will review the information and put on next month’s agenda. Ms. Murray distributed a Fish and Wildlife letter stating that there is no impact on wildlife, updated plans to all members, a letter from NYS Preservation Office, an assessment of noise, and the

documentation of the new e-911 address. The Special Use Permit and check were given to Secretary McIntyre. The Planning Board asked that Kevin Schwenzfeier of Delaware Engineering be present at the next meeting, and that he handle the SEQR side of things. The notice of incomplete action from DEC is being worked on.

KASSELMAN SOLAR

If the approval was given from Ed Pebler regarding this ground-mounted solar, then they are all set to move forward.

ADJOURNMENT

A motion was made by Joe Garland and seconded by JoAnn Conway to adjourn the meeting at 7:53pm. The motion was accepted unanimously.

RESPECTFULLY SUBMITTED,

Patricia McIntyre, Secretary