

TOWN OF COXSACKIE PLANNING BOARD
MINUTES OF REGULAR MEETING
September 5, 2019

CALL TO ORDER

Chairman Bruce Haeussler called the meeting to order at the Coxsackie Town Office Building at 7:05 p.m. followed by the Pledge of Allegiance.

ROLL CALL

The following members were in attendance: Chairman Bruce Haeussler, Vice Chairman, Frank Gerrain, William Whitbeck, Joseph Garland, Secretary Patty McIntyre, and Attorney Tal Rappleyea. A quorum was declared. Also, in attendance were Jaqueline Phillips Murray, attorney representing Freepoint Solar, Reed Wills, consultant for Freepoint Solar, Nick Baudouin of Power Market, C.J. Colavito, Vice President of Engineering for Standard Solar, Peter Ford, manager of development risk and investment, and Shane Pilato, representing North Country Armory.

MINUTES

A motion was made by Joe Garland and seconded by Frank Gerrain to approve the minutes of the meeting of August 1, 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.

A sign application was submitted from the McDonalds on 9W to replace the existing drive-through boards with new digital styles. They have not yet paid the application fee. A motion to approve the application pending payment of the fee was made by Bill Whitbeck, seconded by Chairman Haeussler. Motion was unanimously approved. A copy of these minutes will be the resolution of record.

Paul Calcagno III had stopped in early to inquire about using an office space in the Plaza on Route 9W for a used-car dealership (largely internet sales). He was directed to speak with Code Enforcement Officer Ed Pebler regarding a change of use, and after getting his approval to move forward, return to the Planning Board.

Mr. Garland asked again about the landscaping for the RER Solar project on Bailey street. A berm was put in, but it was very small. Chairman Haeussler had heard that they are not yet generating power. Frank Gerrain felt that the Board should review the plan again to see what was supposed to be done. A lot of time was spent on that portion of the project by the Board. Mr. Gerrain suggested that Renee VanSchaack be brought in to find out what is happening. Mr. Rappleyea will contact him.

NORTH COUNTRY ARMORY

The Board was waiting for the final documentation from the DEC and SHPO in order to do the SEQR review for the applicant as requested at the last meeting. The Board received letters of approval

from both showing that there would be no significant impact in those areas. The Board then moved on to the SEQR form, Part 2. Part 1 of SEQR has already been accepted. Tal Rappleyea read through each item for the Planning Board. Kevin Schwenzfeier of Delaware Engineering agreed with all of those. A motion for a negative declaration was made by Joe Garland and seconded by Chairman Haeussler and passed unanimously. Because a resolution must be filed within 5 days, Mr. Rappleyea had created a proposed resolution based on conversations with the Board, which he presented to the Board for approval. Some typos will need to be corrected. The resolution for a negative declaration was voted on and passed, 4-0-2. Chairman Haeussler signed the short Form Part 2. A corrected copy will be filed with the Town Clerk within 5 days.

OPEN MEETING TO PUBLIC

PROJECTS REVIEW

FREEPOINT SOLAR

There was some confusion about documents received just before the meeting. Mr. Schwenzfeier had sent documents prepared for a Public Hearing, which was not yet scheduled. He apologized, and the Board moved on with discussion regarding where they are in the process. Once the environmental review is completed, Freepoint will have to go back to the ZBA. Jaqueline Phillips Murray handed out a packet with updates since the last meeting. An updated site plan was also given because of an error in calculation. The measurements were from the edge of the payment instead of the centerline of the road, so that has been adjusted. Much discussion regarding the project design and production as well as calculating the savings afforded to Coxsackie customers. Nick Baudouin of Power Market and C.J. Colavito, Vice President of Engineering for Standard Solar were present to answer questions. Mr. Baudouin explained that residence of Coxsackie will receive a 15% savings on their electric bill if they subscribe. Amount of savings would depend on how many panels a homeowner needs. Subscribers can be anywhere in the Central Hudson area, but the 15% discount is for Coxsackie residents. Mr. Whitbeck inquired about the number of homes could be serviced and was told about 750 homes. People will be informed of this option through working with environmental groups. The savings comes because Central Hudson gives more value to local solar. Mr. Baudouin explained how this would look on the utility bill. Mr. Reed explained how Central Hudson benefits and the incentives involved. When asked if they have done this before, they replied that they have a similar project in New Windsor (7megawatts). This will have Real-time Data substation, which Central Hudson will be modernizing currently. Mr. Colavito described the panels and how they will rotate from East to West throughout the day. There will be 11 motors linked throughout, which are mechanical. They are extremely quiet. They move every 15 minutes based on a pre-programmed expectation of where the sun should be. I-beams will be driven into the ground to put in the panels. Peter Ford, manager of development risk and investment talked about how tricky it is to get the investment, just to get a seat at the table. Chairman Haeussler said there are two distinct areas we need to look at, first being the construction and then the

fencing/landscaping. Primary concern is visual observation from the community. The other part is understanding the benefits to the community. The Board will rely on Delaware Engineering. Chairman Haeussler would like more landscaping and views of what it would actually look like, and time to get a handle on it. The RER project has not been up to expectations and he would like to avoid those mistakes this time. Mr. Gerrain asked why they chose Cocksackie. Mr. Reese responded that it was basically the infrastructure. Again, about 24% of the project is set to be on the residentially zoned property. The project would not be feasible without that parcel. It was reiterated that the environmental review must be done before Freeport can go back to the ZBA, so Mr. Schwenzfeier will meet with Board members to work on this, and hopefully a decision could be made at the next meeting to go to a Public Hearing.

OTHER

Carol Metz asked about the item on the agenda regarding Saving Greene: Hectate. She was told it was just a reference to the document that the Board received from Saving Greene that was put on the agenda in case any Board member had comments.

George Gides submitted survey maps for a lot consolidation in Sleepy Hollow Lake, which Chairman Haeussler signed.

ADJOURNMENT

A motion was made by Frank Gerrain and seconded by Chairman Haeussler to adjourn the meeting at 8:45pm. The motion was accepted unanimously.

RESPECTFULLY SUBMITTED,

Patricia McIntyre, Secretary