

**TOWN OF COXSACKIE PLANNING BOARD**  
**MINUTES OF REGULAR MEETING**  
**February 6, 2020**

**CALL TO ORDER**

Chairman Bruce Haeussler called the meeting to order at the Coxsackie Town Office Building at 7:00 PM 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, JoAnn Conway, Hal Beaumont, Linda Deubert, Secretary, Patty McIntyre and Town Attorney Tal Rappleyea. A quorum was declared. Also in attendance were Kevin Schwenzfeier, representing Delaware Engineering; Attorney Jacqui Phillips Murray, representing Freepoint Solar; Heather Vaillant, representing Freepoint Solar; Bob Scepaniak representing Dawn Smith and John Sickles; Joanne and Daryl Yost, Scott Lane, P.E. representing The Grange; Rene VanSchaack and Pete Hunter, representing Hunter Motor Coach, David and Helen Meier and Carol Metz.

**MINUTES**

A motion was made by Joe Garland and seconded by JoAnn Conway to approve the minutes of the meeting of December 5, 2019 as written. The motion was unanimously approved.

**GENERAL DISCUSSION**

Chairman Haussler began the meeting with a general discussion:

Chairman Haeussler credited Freepoint Solar with an excellent job in presenting a visual at the site of the proposed solar project on Rte. 9W. Chairman Haeussler, Frank Gerrain and Hal Beaumont were present for a field study to get an idea of what the project would look like from the road. A question of the type of tree to be planted was proposed, and Rene VanSchaack suggested Norway Spruce, as they are somewhat resistant to deer, but also suggested that they should be planted in a topsoil berm, as clay will not work. The tree line may assist in covering the view of the panels.

The Board was reminded to keep up on their training and were provided with the website to help find some opportunities.

**PROJECTS REVIEW-open to the public**

**Smith** – single family ground mount solar & **Sickles** – single family ground mount solar: Bob Scepaniak was present to answer questions regarding both projects located on Johnny Cake Lane. The next step is to have the property owners notify neighbors within 500ft and provide the Planning Board with proof of these mailings. These should be two separate mailings. Once this is complete (at least two weeks prior to the March meeting), a Public Hearing can be scheduled for the March 5<sup>th</sup> meeting. Helen Meiers asked what would happen if the homeowner was not present at the Public Hearing. Mr. Scepaniak was asked to get a letter from each homeowner giving him the right to represent.

## **NEW BUSINESS**

### **Hunter Motor Coach Facility**

Renee VanSchaack was present to introduce a proposed project for a new facility in the Greene Business and Technology Park. They are proposing a 3.58-acre parcel located behind the former Ducommun Facility. The facility will be much like a truck terminal which will be used for repairs, storage, maintenance and office operations and not a place where passengers will be coming or being dropped off. SEQR was approved originally for the Technology Park, and a copy of this will be submitted. Mr. VanSchaack requested to be added to the April Planning Board agenda, with a full site plan for review. Allocation on the sewer moratorium will be granted to Mr. Hunter, as there is 34,000 gal./day so there is plenty available to meet the needs of the facility.

### **Daryl and Joanne Yost**

Daryl and Joanne Yost applied for a subdivision of their land on 1667 Farm-to-Market Rd. The purpose is to change the location of the property line between tax parcel 71.00-4-6.1 and 71.00-4-7. Maps were distributed and described. The zoning is rural residential, and requirements are met. They will be sending notification letters to neighbors within 500ft, and submitting proof to the Planning Board, and a Public Hearing will be scheduled for March 5, 2020.

### **The Grange**

Scott Lane, P.E. presented, on behalf of Russell Barnes and Beth Mickle, a proposal for an event venue to be located at 2551 Rt 385, Coxsackie. An application for Site Plan Approval and a Special Use Permit were submitted to the Board. There are currently several barns and a 3-bedroom house on site with existing electric to the barns. The proposed site will have a 3-season 40'x 80' tent that will be set up once per year with internal lighting. The site will service events up to 225 people with a proposed new access off Adams Road and a proposed gravel parking area with lighting. The Route 385 access will not be used for events and signage will be provided for Adams Road access. Evergreen tree screening is proposed for the site to provide a sound and light buffer. The two closest houses are 1000' to the north off Adams Road and 775' to the South East across Rt 385. A Portable bathroom trailer with handicap ramp will be brought on site for each event. Food and beverages will be provided by an outside caterer and brought on site. Proposed hours of operation are 11am to 10pm for events and will be limited to 10 events per year. The site is to be kept as natural farmland as much as possible with minimal disturbance and will continue to be hay harvested seasonally. JoAnn Conway expressed concerns about noise, and Mr. Barnes assured the Board that the plan was to direct music at the barn and which will act as a sound barrier. Tal Rappleyea will refer to the County. Scott will send electronic copies to Tal and Kevin Schwenzfeier of all documents. They will be placed on the March 5<sup>th</sup> agenda to continue the discussion.

## **PROJECTS REVIEW – Freepoint solar**

Jacqui Phillips Murray distributed a letter in response to the concerns and questions that came up at the January workshop meeting. She confirmed to the Board in writing Freepoint's commitment to a

landscape maintenance agreement (LMA), along with the commitment to offering the residents of the town a discount of 15% off their cost of electricity as supplied by Central Hudson. A field study was conducted today where Freepoint “simulated an eight-foot evergreen tree and validated that it would block a twelve-foot panel at the highest elevation on site.” She also provided the Board with a Decommissioning Budget. Chairman Haeussler asked that the decommissioning plan be very specific. He has read that it is very difficult and expensive to get rid of solar panels. Panel replacement would not be the same as decommissioning, so that should be clear. Mr. Reed assured the Board that the likelihood of replacing the old panels with new is very small. The 5-megawatt interconnect is finite and would have to be replaced if this were the case. They can clarify this in their plans. Trees will be 12 feet apart and staggered. Hal Beaumont asked that the fact that there would not be batteries used at the site be added to the plan. Chairman Haeussler asked that they get the maintenance agreement to the Board for review and that he would like to see what will be presented to the public as well before a public hearing. It was decided that we would go through everything at the March 5<sup>th</sup> Board meeting to accept the application, with April 2<sup>nd</sup> as the potential public hearing.

#### **ADJOURNMENT**

A motion was made by Bill Whitbeck and seconded by Joe Garland to adjourn the meeting at 8:10 PM. The motion was accepted unanimously.

**RESPECTFULLY SUBMITTED,**

**Patricia McIntyre, Secretary**