

TOWN OF COXSACKIE PLANNING BOARD
MINUTES OF REGULAR MEETING
March 5, 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, 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; Reed Wills, representing Freepoint Solar; Bob Scepaniak representing Dawn Smith and John Sickles; Joanne and Daryl Yost, Scott Lane, P.E. representing The Grange; Carol Peters, Jessica Camley, Dawn Marie Smith, John Sickles, David and Helen Meier, Robert VanValkenburg, Max Rausch, Mark Flach and Carol Metz.

MINUTES

A motion was made by Joe Garland and seconded by Frank Gerrain to approve the minutes of the meeting of February 6, 2020 as written. The motion was unanimously approved.

PUBLIC HEARINGS

Smith – 113 Johnny Cake Lane

Mr. Scepaniak described the 5 KW ground-mount solar system to be installed as an add-on right next to the existing system to keep up with the resident's usage. There are currently 28 panels, and 14 panels will be added. All neighbors within 500 feet were notified. Neighbors, Robert VanValkenburg and Max Rausch both asked that there be screening added, so that the panels were not visible from their properties. Chairman Haeussler recommended that the matter be tabled so the homeowner could explore options for plantings. The Planning Board would like to see the property in relation to the neighbors, and how it might look with the possible screening. Bill Whitbeck made a motion to keep the Public Hearing open for 30 days. The motion was seconded by Joe Garland and passed unanimously. Dawn Smith was asked to come back to the April Planning Board meeting with a plan for screening.

Sickles – 135 Johnny Cake Lane

Mr. Scepaniak described the 18-panel, ground-mount solar system to be installed at the property of John Sickles. There was no opposition to the proposal. A motion was made by Bill Whitbeck and seconded by Joe Garland to approve the site plan. All were in favor. Chairman Haeussler will take care of the Short Form. A motion to close the Public Hearing was made by Bill Whitbeck and seconded by Joe Garland and passed unanimously.

Yost – 1667 Farm-To-Market Road

A Public Hearing to change the location of the property line between tax parcels 71.00-4-6.1 and 71.00-4-7. Both parcels are owned by Daryl and Joanne Yost. There were no comments from the public. A motion to approve the lot-line adjustment was made by JoAnne Conway and seconded by Joe Garland. All members approved. A motion to close the public hearing was made by Bill Whitbeck and seconded by Frank Gerrain and passed unanimously.

NEW BUSINESS

Carol Matter and Jessica Camley inquired about a possible subdivision of the 32.5-acre parcel of land owned by her mother. They would like to have 5 acres divided out of the corner of the property. They are in the preliminary stages and wanted to know what steps to take next. They were asked to have the land surveyed and to bring a map before the Planning Board.

PROJECTS REVIEW-open to the public

The Grange

Scott Lane, P.E. spoke on behalf of Russell Barnes and Beth Mickle, regarding the proposal for an event venue to be located at 2551 Rt 385, Coxsackie. Kevin Schwenzfeier provided the applicant and the Planning Board members with several comments on the materials that have been submitted. Of note; the property is located within the Public Water Supply Watershed Protection Overlay District and is subject to additional regulations, and the site is within the habitat areas of the short-nosed sturgeon, northern harrier, bald eagle and short-eared owl and will require a Habitat Assessment Report. The applicant was asked to provide a demolition plan for all structures that will be removed from the site. Signage was discussed. Possible temporary signs directing event attendees to use an entrance off Adams Road are being considered. The applicant added the \$50,000 estimated cost of improvement to the Application for Site Plan Approval. A referral has been made to the County.

Freepoint solar

Jacqui Phillips Murray distributed a packet giving the summary of the requests made by the Board in February. It included a proposed agenda for the Public Hearing which will cover the project location, summary of meetings with neighbors and local officials, an overview of the Community Solar Program and savings to residents as well as other community benefits, the landscape plan and technical review. All of the team will be present. There was some discussion on maintenance and the fencing designed to keep deer from entering. JoAnne Conway asked about access for the Fire Company. A lockbox will be installed for them to enter through the gate, and it will be designed so that the firetrucks will not have to “turn around”. Chairman Haeussler, on behalf of the Planning Board, accepted the application as complete. Linda Deubert made a motion to schedule a Public Hearing for April 2, 2020. Joe Garland 2nd the motion and it passed unanimously. Freepoint will notify neighbors within 500 feet and send proof of mailings. Freepoint will host an open house at Pegasus for the public the day prior to the Public Hearing. They will put up the structures and let people see the visual impact and give the public an opportunity to see the maps. Linda Deubert asked that they make it clear that only the first 750 people can subscribe to the service.

PUBLIC DISCUSSION

Dawn Marie Smith brought to the attention of the Planning Board an error in the minutes of the November 7, 2019 meeting. The minutes read "In the case of 135 Johnny Cake Lane, owned by Dawn Smith, her existing ground mount was installed prior to the new solar law, so this process was not necessary." This was an incorrect address and should be changed to 113 Johnny Cake Lane. So noted by Secretary Patty McIntyre for correction.

ADJOURNMENT

A motion was made by Bill Whitbeck and seconded by Frank Gerrain to adjourn the meeting at 8:25PM. The motion was accepted unanimously.

RESPECTFULLY SUBMITTED,

Patricia McIntyre, Secretary