

TOWN OF COXSACKIE PLANNING BOARD
MINUTES OF REGULAR MEETING
July 9, 2020

CALL TO ORDER

Chairman Bruce Haeussler called the meeting to order at the Coxsackie Town Office Building at 6:30 PM followed by the Pledge of Allegiance.

ROLL CALL

The following members were in attendance: Chairman Bruce Haeussler, Vice Chairman, Frank Gerrain, William Whitbeck, JoAnne Conway, Linda Deubert, Hal Beaumont, and Secretary, Patty McIntyre. A quorum was declared. Also in attendance were Kevin Schwenzfeier, representing Delaware Engineering; Bob Scepaniak representing Dawn Smith; Dawn Marie Smith; Russell Barnes and Elizabeth Mickle representing the Grange event venue; John Valachovic representing Wixon/Wais subdivision; Ron Rabasco and Brent Zimmer representing Stoneledge Enterprises; Harry Albright, David and Helen Meier, and Barbara Brumell, .

MINUTES

A motion was made by Frank Gerrain and seconded by JoAnne Adamo Conway to approve the minutes of the meeting of March 5, 2020 as written. The motion was unanimously approved.

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. The plan was adjusted so that the new panels would be installed directly behind the existing panels as to block the view of neighbor, Bob VanValkenburg and reduce the line of site for neighbor, Max Rausch. Chairman Haeussler asked about possibly installing the new panels behind the existing garage, as he and Frank Gerrain had done a site visit back in March and thought it would not be visible in that area This area is where the leech field is located so it is not an option. Landscaping was discussed again as to help block the panels on the east side of the property. Chairman Haeussler stated that the Board has done its best to protect the line of site for the neighbors and still ensure the efficiency of the panels for the homeowner. A motion to approve the Site Plan contingent on providing screening to neighbor, Max Rausch (shrubs or arborvitae) was made by Bill Whitbeck and seconded by Hal Beaumont. The motion passed 6 – 0. Dawn Smith asked the Chairman for a time to meet to see where the screening should go, and it was decided that will meet after the panels are installed.

Mr. Scepaniak also represented John Sickles and stated that no building permit has been issued yet for his ground mount solar which was approved in March. He was told to contact Ed Pebler, Code Enforcement Officer.

PROJECTS REVIEW-open to the public

The Grange

Russell Barnes and Beth Mickle spoke regarding their proposal for an event venue to be located at 2551 Rt 385, Coxsackie. The project has not yet been referred to the County, so Secretary McIntyre will do the 239 Form this week. Since the last meeting, the parking area has been moved closer to Adams Road, and drawings were submitted to the Board. It was reiterated that Russell and/or Elizabeth will be on site (or a designee) for all events. The owners stated that they have spoken to Fire Chief Burdick regarding fire safety, and he recommended either installing a pond or a hydrant for emergencies. Linda Deubert expressed her approval of such a venue, citing its benefits to the community. Chairman Haeussler requested a series of specific items to be included in the plans; Sanitation, evacuation procedures, potable water solution, site lighting, garbage disposable, and catering options were among the requests. Mr. Barnes will forward that information to him. A County referral will be done because of the access from State Route 385. This access will not be for guests, but for deliveries and catering. With everything in place, the earliest a public hearing could be scheduled would be September.

WIXON SUBDIVISION

Mr. John Valachovic presented a proposal for a partial subdivision for a parcel on Farm to Market Road. Tax # 88.00-1-32. He was not proposing any action but looking for the Board to serve in an advisory role. The property falls on the boundary line of Athens and Coxsackie. The concern is the road frontage that would be needed by the Town of Coxsackie if/when the owner decides to build a house on the parcel. The Town of Coxsackie would require 200 feet of road frontage, but there would be only 49 feet, as the remaining road frontage falls in Athens. Chairman Haeussler suggested that Mr. Valachovic go before the Greene County Attorney or Assessor for guidance at this time.

SLEEPY HOLLOW LAKE SIGN

A sign permit application was reviewed by Ron Rabasco and Brent Zimmer for a new sign at the for Sleepy Hollow Lake entrance at the intersection of Route 385 and Park Road. They will be tearing down the existing sign and moving the sign closer to Route 385. No actual distances were given at this time. Chairman Haeussler asked that a line-of-site study be done, and that they may need to get approval from NYS DOT for a right-away. He requested that they come back to the Planning Board with a letter of approval from DOT, and more specifics as to the sign location. Also, a Form 239 may need to be done for County approval.

PUBLIC DISCUSSION

Town resident Harry Albright inquired as to what would be required for him to add a boundary line to existing property. Chairman Haeussler requested two stamped tax maps in order to proceed.

The Board briefly discussed the meeting/public hearing slated for July 16, 2020 outside at Pegasus Restaurant on Route 9W. At this time, Freeport Solar will proceed with an Open House from 4:30 – 6:30pm, followed by a Town of Coxsackie Planning Board public hearing at 6:30pm. All safety protocols will be followed and be posted on site.

ADJOURNMENT

A motion was made by Bill Whitbeck and seconded by JoAnne Adamo Conway to adjourn the meeting at 7:42PM. The motion was accepted unanimously.

RESPECTFULLY SUBMITTED,

Patricia McIntyre, Secretary