

TOWN OF COXSACKIE PLANNING BOARD
MINUTES OF REGULAR MEETING
September 3, 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, JoAnne Conway, Linda Deubert, Hal Beaumont, Joe Garland, Attorney Tal Rappleyea and Secretary, Patty McIntyre. A quorum was declared. Also in attendance were Carol Metz and Peter Wolfe.

MINUTES

A motion was made by Linda Deubert and seconded by Joe Garland to accept the minutes of the August 6, 2020 meeting. The motion was unanimously approved.

Attorney Rappleyea explained the background on the Settlement for the Northway Mining Resolutions. This was the bit-coin operation that was operating without permits in the old Dyna-Bil property on Flint Mine Road. Because they would not cease operations, code enforcement asked that court proceedings take place. Special Counsel became involved (Whiteman, Osterman & Hanna). Northway Mining countersued the Town as well, and named Chairman Haeussler, in his capacity as Chairman, and Patty McIntyre in her capacity as Secretary in the lawsuit as is required by law. In the end, they shut down completely, and the settlement is to say that they have done so and that all claims would be dropped against each other. A resolution was presented to the Board to be voted on to authorize the settlement. Special Counsel recommended that no fines be given. A motion was made by Bill Whitbeck to authorize Chairman Haeussler and Secretary McIntyre to sign the stipulation discontinuing the lawsuit. Frank Gerrain seconded the motion. All were in favor and the motion carried. All documents were signed and given to Attorney Rappleyea.

PROJECTS REVIEW

Freepoint Solar

Contact information for questions for the Freepoint project were distributed to the Board as follows:

General Questions: info@freepointsolar.com, Marcia Haas, 610-984-4755

Construction Questions: alan.watson@standardsolar.com, Alan Watson, Standard Solar, 301-944-5411

Community Solar: apply online at www.commonenergy.us

Community Solar Questions: malcolm@commonenergy.us, Malcolm Bliss, 518-620-1694

This information will be posted to the Town website in a prominent place.

Frank Gerrain inquired whether the IDA has acted on the Freepoint project. Chairman Haeussler shared that he thought that the IDA planned on granting a PILOT but would not grant them mortgage tax or sales tax exemptions. Also, they will insist that Freepoint satisfy all screening requirements, or the PILOT would not be granted. Linda Deubert found on the IDA website that there is a Public Hearing scheduled for Thursday, September 17, 2020 at 8:00am. Community member, Carol Metz, asked whether the Town also had to do a Public Hearing, and was told that they did not.

The Grange

The public hearing originally scheduled for this meeting has been postponed because the deadline for sending notifications to adjoining neighbors was not met. It will tentatively be scheduled for the October 1, 2020 meeting.

PUBLIC DISCUSSION

Peter Wolfe approached the Board to inform them of an upcoming project on 9W. He is under contract with Ace Hardware for a possible 10,000 sq. ft. business. He already has a curb cut and is keeping it under an acre of land. He was informed that he will have to go to the County. Some of the preliminary work has been done when Matt's Honda was going to move to that spot. Mr. Wolfe wanted to know if any laws have changed since that time, and if there was something he should know to proceed. He was advised to look at the laws on the website. Mr. Wolfe also plans on possibly doing a subdivision later, once this is complete. He was informed to be aware of the amount of road frontage. Mr. Wolfe will let Secretary McIntyre know if he is ready for next month's meeting.

ADJOURNMENT

A motion was made by Bill Whitbeck and seconded by Joe Garland to adjourn the meeting at 7:20pm. The motion was accepted unanimously.

RESPECTFULLY SUBMITTED,

Patricia McIntyre, Secretary