

TOWN OF COXSACKIE PLANNING BOARD
MINUTES OF REGULAR MEETING
December 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 and Secretary, Patty McIntyre. A quorum was declared. Also, in attendance were Kevin Schwenzfeier of Delaware Engineering, Renee VanSchaack, Patrick Pendergast and Pete Hunter representing Hunter Motor Coach, Laura Darling representing Young/Sommer LLC, Patrick Doyle, Mary Garvey, David & Helen Meier, Chuck Rothermoz, Linda Drewello, Al MacDonald and John & Joseph VanDenburgh.

MINUTES

A motion was made by Joe Garland and seconded by Hal Beaumont to accept the minutes of the October 1, 2020 meeting. The motion was unanimously approved.

BOARD DISCUSSIONS

Board members were given a copy of the proposed fee schedule for 2021 and asked to give input on specifically the Special Use, Site Plan review and Subdivision fees. All were in agreement of the proposal.

Board members were informed that beginning in January 2021 we will move to a voucher system for their stipend. Each member will sign a voucher at the monthly meeting and be paid monthly.

PETITION FOR AMENDMENT OF CODE

The Planning Board discussed a petition received from Laura Bomyea Darling of Young/Sommer LLC regarding amending of the Town Code to allow utility-scale solar as a special permit use in the Residential Agricultural-2 zoning district. Each member received a copy of the petition along with a report that examines the quality and viability of the agricultural resource base relative to the Flint Mine Solar Project. The Planning Board was asked to submit to the Town Board its advisory report in regards to the proposed change. The discussion centered around the Comprehensive Plan, and the impact this would have on its basis. Chairman Haeussler reminded members that individual landowners still have an avenue for solar through zoning. Hal Beaumont voiced his concern for this process. It was felt that a great deal of time and energy was put into writing zoning laws to coincide with the comprehensive plan. A motion was made by Frank Gerrain and seconded by Joe Garland to vote in favor of NOT supporting the petition. The motion passed by 6 in favor and 1 opposed.

HUNTER MOTOR COACH- PUBLIC HEARING

The meeting began with the public hearing regarding the Hunter Motor Coach bus garage. Patrick Pendergast, Engineer representing Hunter Motor Coach presented plans for a new bus garage to be

located on Vermilyea Drive in the Greene County Business and Technology Park on Route 9W. He submitted the site plans. It is a 3.5-acre parcel behind SFoglini Pasta. All utilities are readily available. They would build a road to get to the site. It will be a 24-foot gravel path to start with, which should be compacted enough, so that dust should not be an issue. Light Packs would be put on the building, and specs were submitted. A small pump station will be installed for sewer. A metal building 60 by 100 with a 16x14 overhead door on each end is being proposed. SEQRA had been done previously by the IDA. Renee VanSchaack assured the Board that the drainage swale is ample for this use as it is currently operating at about 40% of its intended capacity. He also described the soil pile that had been moved in 2002 and 2005 and was confident that it was acceptable for this application. Neighbors within 500 feet were notified prior to the public hearing. There was no public comment at this time. William Whitbeck made a motion to close the Public hearing, seconded by Frank Gerrain. Joe Garland made a motion to approve Site Plan for the Hunter Motor Coach Bus garage, and Jo Ann Conway seconded the motion. The motion was passed unanimously.

JOHN VANDENBURGH

Mr. John Vandenburg submitted surveys for a lot-line adjustment for parcel ID # 53.00-03-08 located on Peat Beds Road. He would like to combine his son's lot with the property of John E. Halsted & Jeannie Halsted (53.00.03-09 Parcel A). This will be referred to the County Planning Board because the property borders State Route 81. A motion was made by William Whitbeck and seconded by Frank Gerrain to waive a public hearing. All were in favor. A motion to accept the adjustment was made by Joe Garland and seconded by Hal Beaumont contingent on County approval, and a closing on the purchase of the Halsted property. He was asked to return to the Board with 5 new maps showing the new borders.

PUBLIC DISCUSSION

Many members of the public were in attendance in support of the petition to amend the Town Code to allow utility-scale solar as a special permit use in the RA2 zoning district. Laura Darling spoke regarding what was included in the packet provided to the Board. There are documents indicating that the proposal is in line with the Comprehensive Plan and that 75% of the landowners in the RA2 district want this change. Patrick Doyle of Hudson Solar felt that based on the agricultural report, allowing the solar gives landowners a chance who can no longer farm. Mary Christine Garvey, a realtor spoke on how difficult it is to sell the acres as they are not useful for growing anything. Many members of the public asked that the Board familiarize themselves with the report in hand.

ADJOURNMENT

A motion was made by Bill Whitbeck and seconded by Joe Garland to adjourn the meeting at 8:00pm. The motion was accepted unanimously.

RESPECTFULLY SUBMITTED,

Patricia McIntyre, Secretary