

TOWN OF COXSACKIE PLANNING BOARD
MINUTES OF REGULAR MEETING
April 7, 2022

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, Nathan Tailleir, Secretary Patty McIntyre, and Attorney Tal Rappleyea. A quorum was declared. Also, in attendance were Jennifer Crawford, representing Crawford & Associates Engineering, Donald Smith, Lazhar Meguedmi, Michael Pirrone, Matthew & Sharon Taylor, Carol Metz, Jeff Ostertag, representing Santos Associates, John Coffey, and Helen Meier.

MINUTES

Nathan Tailleir had a question regarding the minutes of the March 3, 2022 minutes. He was unable to attend that meeting and wanted clarification. Attorney Tal Rappleyea asked that the minutes be amended. The minutes incorrectly stated; “Ms. Crawford, on the advice of Attorney Rappleyea, referred to CEO Ed Pebler for an interpretation of the law, and he agreed that a road would not have to be constructed”. The corrected minutes will state; “***The Planning Board***, on the advice of Attorney Rappleyea, referred to CEO Ed Pebler for an interpretation of the law, and he agreed that a road would not have to be constructed.” A motion was made by Linda Deubert and seconded by Bruce Haeussler to accept the minutes of the March 3, 2022 meeting with corrections. All members were in favor.

BOARD DISCUSSIONS

FPS Solar (formerly known as Freepoint Solar) requested to change the types of trees to be planted at the solar site on Rte. 9W. The original plan called for Balsam Fir and White Spruce, and they would like to substitute these with Dark American arborvitae. Chairman Haeussler forwarded the request to the Town’s engineers (Kevin Schwenzfeier) and Renee VanSchaack for their input. Both felt that the arborvitae is like “deer candy” and would likely have to be replaced. The Board agreed and would like to move forward as planned since a lot of thought went into this plan. A motion to deny this request and keep the original trees as planned was made by JoAnne Conway and seconded by Frank Gerrain. The motion passed unanimously. Tal Rappleyea also presented a request by FPS Solar to change the Decommissioning Plan to reflect the new name/operator from Freepoint Solar to FPS Solar. No other parts of the plan will change. A motion was made by JoAnne Conway and seconded by Bill Whitbeck to approve the name change. The motion carried.

At the March meeting, a lot-line adjustment was approved for the land owned by Harry & William Albright on Rte. 81. The fee received was \$175 for a subdivision, but it was determined that it was a lot

line adjustment, so the applicant overpaid by \$100.00. A motion was made by Linda Deubert and seconded by Frank Gerrain to refund \$100.00 to the applicant. All were in favor.

JoAnne Conway sent a picture of the sign/lighting at the entrance of Sleepy Hollow on Rte. 385. The lights are very bright and distracting at night. She recalled that when the Board approved the lighting it was supposed to be similar to what already existed. The file was reviewed. Secretary McIntyre will contact Ed Pebler and Vince Hales to see if the candle power is up to code.

Linda Deubert started a discussion regarding record keeping and documentation in light of the “issues” before the Village Boards. It seems there was not a lot of communication between the Code Enforcement Officer and the Village Board and Village Planning Board. She noted that our Code Enforcement Officer has never attended the Planning Board meetings or submitted logs of what is happening in the Town. A letter will be drafted, and the Planning Board will review it and send it to the Town Board to address this in a proactive manner.

Ms. Deubert also suggested that the Village and Town begin to look again at updating the Comprehensive Plan. It hasn’t been looked at for about 15 years. She suggested that an Ad Hoc committee be set up to review the Comprehensive Plan. The Board agreed that this would be important. Chairman Haeussler will speak with Town Board Liaison Mike Veeder to begin the process.

Joanne Conway inquired once again about the tires being dumped on Rte. 81. This is being addressed by the DEC. It is the Town’s position to leave it up to the DEC. She will call DEC to voice her concern.

Nathan Tailleir asked if there has been any progress on the demolition of the Quarry on Rte. 81. Attorney Rappleyea gave an update that the Town has gotten the County on board with this and that a title search has been initiated. There is rumor that there has been a bankruptcy proceeding, so that will make it more difficult. The title search will help with knowing how to proceed.

OPEN TO PUBLIC

PUBLIC HEARING-DONALD &NANCY SMITH- SUBDIVISION – 987 Rte 49

A motion to open the Public Hearing was made at 7:28 by Bill Whitbeck and seconded by Bruce Haeussler. Jennifer Crawford of Crawford & Associates Engineering presented a proposal for a subdivision of land located at 987 Rte. 49, Coxsackie. The subdivision would divide parcel 70.00-4-21 into 2 lots of 37.48 and 4.22 acres respectively. An area variance was granted by the ZBA because the minimum lot area is 5 acres, and the second lot would be just under the requirement. The lot is already “cut off” by the National Grid power lines to the east and Green Lake Road to the north. Landowner Donald Smith explained that the only reason he wanted to subdivide his land was for public safety. The road is very curvy all along his land, and this would be the safest access for the proposed solar project. Helen Meier spoke in support of Mr. Smith regarding safety. There was no other public input. A motion to close the public hearing was made by Bill Whitbeck and seconded by Frank Gerrain and so carried. Attorney Rappleyea read the SEQR questions, and all were negative. A motion to declare a negative

declaration was made by Frank Gerrain and seconded by JoAnne Conway and was so carried. A motion to approve the subdivision was made by Bill Whitbeck and seconded by JoAnne Conway. The motion passed unanimously.

OLD BUSINESS

MIKE BUJALA – DATA PROCESSING CENTER-Flint Mine Road

There was no new input/material regarding this.

NEW BUSINESS

LAZHAR MEGUEDMI – GLAMPING – 189 County Rte. 26, Climax

Mr. Lazhar Meguedmi presented plans to erect a Geodesic Dome Complex on the property at 189 County Rte. 26, Climax. The land is not flat, and his plan is to leave everything as is. The Complex would be made up of 3 connected domes with 1 bedroom, 1 bathroom, and a living room/kitchen, on different levels. A septic and well will also be needed. It will be rented out on a parttime basis and used by the owner has a vacation house. It would be considered a non-permanent construction. After reviewing the application, the Planning Board determined that it would be considered a single-family dwelling, and that the owner should apply for a building permit. A motion to send a letter to CEO Ed Pebler informing him that the Planning Board has classified this as a single-family dwelling was made by Bill Whitbeck and seconded by JoAnne Conway. All were in favor.

JOHN COFFEY – SUBDIVISION-1716 Schoharie Tpk., Catskill

Mr. John Coffey presented plans to subdivide his approximately 41 acres to create a lot for erecting a double wide. He would like to adjust the line for an approximately 3-acre lot, and will keep about 36.9 acres as is. Since he will be creating one new lot, the Planning Board determined that this would be a lot-line adjustment. Secretary McIntyre will send him the proper forms. Chairman Haeussler suggested that Mr. Coffey contact the Iroquois power company to be sure there are no restrictions when he starts to build. He was asked to submit 7 maps and 2 mylar for signatures, along with payment of \$75.00. A motion to approve the lot-line adjustment was made by Frank Gerrain and seconded by Linda Deubert. The motion passed unanimously.

OTHER

Bill Whitbeck shared an article regarding Schoharie County rejecting a large-scale solar project and were taken to Article 78. The town was against it because of their Comprehensive Plan!

ADJOURNMENT

A motion was made by Bill Whitbeck and seconded by Bruce Haeussler to adjourn the meeting at 8:08pm. The motion was accepted unanimously.

RESPECTFULLY SUBMITTED,

Patricia McIntyre, Secretary