

**TOWN OF COXSACKIE PLANNING BOARD
MINUTES OF REGULAR MEETING
September 5, 2024**

Joseph Garland 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: Frank Gerrain, JoAnne Conway, Nathan Tailleir, Louis Betke, Linda Deubert, Joe Garland, Attorney Tal Rappleyea and Secretary Patty McIntyre. A quorum was declared. Also, in attendance were Carol Peters, Doug Matter, Randy Squier, Cindy Northrup, Christine St. Onge, Lucas Taub, Ahmed Ibrahim, Robert Vanvalkenburg Jr., Robert VanValkenburg, Sr., and Katie Dacy representing the Daily Mail.

MINUTES

A motion to accept the minutes of the August 1, 2024, meeting was made by Linda Deubert and seconded by Louis Betke. All were in favor.

PUBLIC HEARING- WA & AF PARTNERSHIP – HIDE-A-WAY STORAGE – 11680 SR 9W 55.00-5-46

A motion to open the public hearing was made by Louis Betke and seconded by Linda Deubert at 7:01pm. Doug Matter of Hide-a-way Storage reviewed his plan to expand the number of storage units on his property. Each unit will look like the existing units and will be 20' X 200'. There was no public comment.

A motion to close the public hearing was made by Joe Garland and seconded by Nathan Tailleir at 7:04pm. Attorney Rappleyea then read through all the questions contained in the Short Environmental Assessment Form Part 2. All were found to have no, or small impact. A motion to declare a negative declaration was made by Frank Gerrain and seconded by Louis Betke. All were in favor. A motion to approve the Site Plan was made by Louis Betke and seconded by Linda Deubert.

Voting was as follows:

JoAnne Adamo Conway - Aye	Frank Gerrain - Aye
Louis Betke – Aye	Joe Garland - Aye
Linda Deubert – Aye	Nathan Tailleir - Aye

The motion passed unanimously.

DAWN SMITH/ROBERT VANVALKENBURG – 113 & 43 Johnny Cake Lane – Lot Line Adjustment

Robert VanValkenburg, Jr. presented a preliminary sketch plan of an adjustment to 113 Johnny Cake Lane from 23 ± acres to 14± acres, and 43 Johnny Cake Lane from 9.6± acres to 18.6 ± acres. An application has been submitted and surveys/maps will be presented at the October 3, 2024, meeting.

COXSACKIE-ATHENS CENTRAL SCHOOL DISTRICT – Ground mount solar – Adams Road 88.00-2-23

Superintendent of Schools, Randy Squier described a project that the district is undertaking in partnership with an Energy Performance Contract (EPC) which involves the installation of solar panels on their property on Adams Road. The cost of installing and operating air conditioning systems in two of the school buildings will be fully offset using this solar energy, along with covering all of the electricity needs of the district. Ahmed Ibrahim and Lucas Taub answered questions on behalf of

Ecosystem-energy, who has been working with the district since 2020 on many important energy upgrades and provided details of the project. The property is about 15 acres, and the arrays will take up about 3.5 acres and be at least 150 feet from the road and 150 feet from the south and east. The Planning Board talked about the need for screening, fire codes, decommissioning bond, and maintenance agreements. Attorney Rappleyea will dig deeper into the code to see if a variance will be necessary based on the size of the ground mount solar on this parcel, as it is zoned Rural Residential.

CLOSING

A motion to close the meeting was made by Joe Garland at 7:35pm and seconded by Louis Betke. All were in favor.

Respectfully submitted,

Patricia McIntyre, Secretary