

Village of Coxsackie
Planning Board Minutes October 20, 2016

1. **Attendance:** Pat Maxwell, Sec.
Stacey Smith
Bob VanValkenburg
2. **Minutes:** The regular Planning Board meeting was called to order at 7:05 by Pat Maxwell, Chairperson and Secretary of the Planning Board. Kathie Tatara was present from Delaware Engineering to consult with us on our review of the Village Code. We approved the Minutes from our September 15, 2016 meeting with a motion made by Bob VanValkenburg and seconded by Stacey Smith.
3. **New Business:** Resignation of Scott Sitcer and Mayor and Asst. Mayor's support to offer full time membership to Bouncy before reaching out to other community members to fill the position.
4. **Old Business:**
 1. **Aaron Flach Project** – Pat Maxwell received written confirmation from George Bailey of Adirondack Systems that an asbestos removal contractor had been secured by Aaron and that he had submitted the contractor's application to the NYS DOL for approval. Therefore, conditions imposed on granting the special use permit extension until October of 2017 have been fulfilled. There is no sunset clause on the site development plan that was approved in October of 2014 as the current Village Code is written.
 2. **UHM** – no new information or updates
5. **Review of the Village Code** –
 - A. The Mayor and Assistant Mayor (M. Evans and S. Hanse, respectively) reviewed the updated draft of the local law to replace Chapter 75, which included all revisions reviewed and approved by us through our September 15th meeting. Both of them had a concern about the sole authority given the Mayor in Sections 75-13 through 75-16. Pat reached consensus with them both before our meeting on revised language for those sections. Kathie provided the Board with drafts of Chapter 75, updated to include the proposed changes. The Board approved the revisions in a motion made by Bob VanValkenburg and seconded by Stacey Smith, subject to them doing one final reading of the draft, which they've both done since the meeting, finding no need to make any further revisions.
 - B. We then continued our review of Chapter 132 on Sub-Divisions, going over the drafts reflecting our discussion of the Chapter at our September meeting. The Board approved the revisions, subject to clarification of the type of hydrants currently used in the Village, in a motion made by Stacey Smith and seconded by Bob VanValkenburg. .
 - C. Our next discussion centered around Chapter 155 on Zoning, and the related Chapters 87, and 106 on Mobile Home Parks and Property Maintenance, respectively. Because of cross references in all 3 chapters and the concerns expressed by residents of the Village, we decided to concentrate on Chapter 87 first, then Chapter 106, and then incorporate those changes into our review of Chapter 155. Kathie confirmed in our discussion of eliminating Chapter 87

outright that, under NYS law requiring affordable housing, the Village cannot prohibit mobile homes both in parks and as single family residences. The Board unanimously decided that revision of Chapter 87-7 on Manufactured Home Parks would be best, rather than tackling single unit replacements throughout the Village over time. We did an in depth review of Section 87-7, discussing and agreeing on several changes to clarify and eliminate ambiguity in the section. We left our review of Section 87-8 on licensing for our next meeting. Kathie will incorporate our changes in a revised draft for continued review at our next meeting.

6. **Other –**

- D.** No other business was brought before the Board so the meeting was adjourned at 8:37pm in a motion made by Bob VanValkenburg and seconded by Stacey Smith.

Respectfully submitted,

Patricia H. Maxwell, Secretary of the Planning Board