

Village of Coxsackie
Planning Board Minutes - January 26, 2017

1. **Attendance:** Pat Maxwell, Sec. Stacey Smith
Deidre Meier

2. **Public Hearing:** A public hearing was called to order at 7:00 pm by Pat Maxwell, Chairperson of the Planning Board, for comments and questions on the proposed minor subdivision at the corner of Church and Ely Streets in the Village. Several neighbors were present, asking questions about the nature of the subdivision. Aaron Flach was in attendance to answer questions and to provide drawings of the proposed subdivision. No one had any opposing comments and the Public Hearing was closed at 7:15pm in a motion made by Dee Meier and seconded by Stacey Smith.

3. **Minutes:** The regular Planning Board meeting was called to order at 7:16 by Pat Maxwell, Chairperson and Secretary of the Planning Board. Kathie Tatara was present from Delaware Engineering to consult with us on our continued review of the Village Code. The minutes from our meeting on December 15, 2016 were tabled until our February meeting.

4. **New Business:**
 1. **Minor Subdivision – Corner of Ely and Church Streets:** The Board conducted a final review of the application submitted by Aaron Flach for the minor subdivision. The original motions made at our December 13, 2016 meeting to accept the application, approve it as complete and approve it as a Type II action under SEQR with no adverse environmental impact, considered the subdivision as a lot line adjustment. However, it was determined after that meeting that it was not a lot line adjustment, since two separate properties would be created from one existing property, and that the newly created lot might, at a future point, be the site for a single family residence. The Board amended the motions from December 13th to designate it as a minor sub-division only, removing the “lot line adjustment” language from the motions. The amended motions were made by Dee Meier, seconded by Stacey Smith, and approved by the Board. EAF Parts II and III were also re-reviewed and re-approved in the same motion. The Board then went on to approve the minor sub-division in a motion made and seconded by Dee Meier and Stacey Smith, respectively, and approved unanimously. Pat Maxwell will sign the required plats submitted by Aaron Flach and leave them with the Village Clerk for him to pick up and submit to the County Clerk.
 2. **40 Bailey Street** – Ed Ross, owner of the property, was present at the meeting and asked to be allowed to do an overview of his proposed improvements to the old American Tree and Wreath property. He will be operating 4 related businesses from the location related to panelized modular section wall systems. Besides the assembly and distribution of the wall systems to development sites in NY, NJ and Illinois, there will also be a supporting landscaping business; not a nursery but a holding area for large trees and shrubs for re-distribution to said development sites, an excavation business and a retail front to sell products related to the wall systems. According to Ed, the façade of the entire building will be finished in 2+ months, including new windows, and signs and landscaping will follow once the gas lines are in. The office building on the left hand corner of the main structure has already been re-sided. Ed is

seeking Planning Board review of the proposed signage, landscaping and parking, and stated that he would have drawings to us by the end of the week ending February 4th. If the documentation from him is complete, we will review it at our next meeting on February 16th.

5. Old Business:

1. **Aaron Flach Project, True Value Building:** Aaron updated us on the True Value site. The DOL has finally accepted the waiver for asbestos removal, to be done by the asbestos contractor that Aaron has engaged for the demolition of the old True Value building. The waiver grants them release from the walls and slab being part of the asbestos containment. This means that once the roofing and any other asbestos-risk materials are removed under mandatory guidelines and the remaining structure is properly sealed, regular demolition, which will not be as costly, will be completed. The contractor is currently in Florida and will be returning on March 1st. The building will be first on his schedule in March.
2. **Aaron Flach Project – Corner of Ely and Reed Streets** – Aaron has purchased the building from John Hammerer and will be contacting the County’s Real Property Division for combining the new property with the one next door at the Eagle Hotel Apartment Building. This will eliminate having to create an easement for both properties, since property line for the 2, as it currently exists, runs down the center of the driveway between the 2 buildings. He also has no plans to sell either location, so for him the combining of 2 lots into 1 makes sense. Aaron will also be applying to the Historic Preservation Commission for approval of proposed improvements to the newly acquired building, to begin with roofing and gutter replacements/upgrades.
3. **UHM** – no new information or updates.

6. Review of the Village Code –

- A. Chapter 75 – Historic Districts. Pat Maxwell was away most of January, so hasn’t been able to draft the revised Chapter with the recommendations from the NYS Dept of Parks & Recreation. She will try to do this before the February 16th meeting. .
- B. Chapter 87- Manufactured Home Parks. We finalized our review, using an updated draft prepared by Kathie that incorporated our recommendations for changes from our December meeting. Subject to a change to Article III, Section 87-4 to replace the wording “No manufactured home shall be located” with “No manufactured home shall be installed”, the Board approved, in a motion made and seconded by Dee Meier and Stacey Smith, respectively, that our review was complete and that the revised Chapter be recommended to the Village Board as an amendment to the existing Code. However, before the Village Board can act on the recommendation, the Tables in Chapter 155 on Zoning need to be updated to conform to the revisions proposed for Chapter 87. Pat Maxwell will discuss this with the Village Board at the February workshop to see if the Board would like us to make the Table changes now, so that the resolution to amend Chapter 87 can proceed, or to have the resolution be deferred until the Planning Board reviews and recommends changes to Chapter 155 in its entirety, which may not happen until the Fall of 2017.
- C. Chapter 106 – Property Maintenance – the Board began its review of this chapter, but realized that many parts of it are also repeated in Chapters 38 (Brush, Grass & Weeds), 78 (Junk, Storage), and 82 (Littering). We made some preliminary changes to Chapter 106, but decided

that to do it properly we would need to review the other chapters above as well to eliminate repetition and to coordinate language, definitions, etc. Perhaps some of the existing additional chapters could also be eliminated and included in Chapter 106. The Board was charged with reviewing all 4 Chapters in advance of our next meeting in order to move forward more effectively and efficiently, and to see what would make the most sense in terms of combining or retaining the separate chapters in the Code.

7. Other –

- D.** Since no other business was brought before the Board, the meeting was adjourned at 8:35pm in a motion made by Dee Meier and seconded by Stacey Smith.
- E.** Our next meeting is scheduled for February 16th.

Respectfully submitted,

Patricia H. Maxwell, Secretary of the Planning Board