

Village of Coxsackie
Planning Board Minutes – July 13, 2017

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| 1. Attendance: | Pat Maxwell | Stacey Smith |
| | Deidre Meier | Rodney Levine |
| | Bob VanValkenburg | Jarrett Lane |

2. Public Hearing: A public hearing for the Town Of Coxsackie Site Plan Application for 56 Bailey Street, Coxsackie, NY, was opened at 7:00 pm by Pat Maxwell, Chairperson of the Village of Coxsackie Planning Board. In attendance were several members of the Town and Village of Coxsackie Boards, as well as the Town Engineer and Contractor. Also present was Shaun Grouden, Greene County Administrator. He asked if the Town building site would in any way be impacted if the piece of land running behind it along the railroad tracks were deeded to the IDA for future economic development and wetland mitigation. He also asked if there was still an easement related to that back piece. Tom Burke of the Town Board thought that the easement had been eliminated in deeding the front part of that property to the Town, but Rick Hanse said he would confirm that. In any case, there is still direct frontage for the back piece on Bailey Street to the south of the proposed Town Building site, so there would be no impact on its development. There being no further questions or comments, the Public Hearing was closed at 7:20 PM in a motion made by Deidre Meier and seconded by Rodney Levine.

3. Call to Order: The regular Planning Board meeting was called to order at 7:21 PM by Pat Maxwell, Chairperson and Secretary of the Planning Board. Kathie Tatara was present from Delaware Engineering to consult with us on our final review of the Town Building Project.

4. New Business:

1. Site Plan Application – Town Building, 56 Bailey Street: We continued our review of the application. Dan Hershberg, Town Engineer presented the Board with 2 new test pit results dug in the bio-retention area this week. This was in response to our request for additional information from our June 15, 2017 meeting. All other responses to the memo of June 13th prepared by Delaware Engineering outlining additional requests and/or corrections to the Town Engineer’s responses to the SWPPP and Salt Storage Area concerns raised by Delaware and the Board at the June meeting had been reviewed by the members previous to tonight’s meeting. There was a short discussion regarding the test pit results and the need for a few minor technical corrections to the SWPPP. The Board also noted that while they had hoped that the Town would be more progressive in considering the draft NYS regulations regarding salt storage, they understood the length of time before final approval from NYS would be forthcoming, and weren’t going to mandate that the Town incorporate draft regulations into their plan when such regulations might change before final enactment, or not be enacted for several years. We are anxious to protect the environment in our Village but also understand the need to move forward the project that so many have worked so hard to bring to fruition. The project as presented is well within current NYS law, and the Town has already taken additional steps, based on our requests, to protect the surrounding wetlands and improve drainage at the site, thus ensuring minimal impact on surrounding areas. Therefore, based on our review and our satisfaction with the responses presented by the Town, the Board felt

justified in approving a resolution for conditional approval of the Town's site plan application. The 2 conditions related to paving Bailey Street directly in front of the site after construction was completed, and to receiving a final copy of the SWPPP as corrected and revised per the July 13, 2017 memo prepared by Delaware Engineering. The resolution was approved in a motion made by Rodney Levine and seconded by Bob VanValkenburg. The resolution passed with 5 members voting in favor and 1 member voting against, based on reservations regarding the salt shed storage.

2. **40 Bailey Street** – Ed Ross, owner, has all the documentation to Pat Maxwell regarding his project except for the landscaping plan and the actual application form itself. He has not provided the remaining documentation to date.
3. **Lot Line Adjustment – 29 Elm Street** – Pat Maxwell will meet with the property owners to go over questions they have on the application. To date they have not contacted her.
4. **Ed Ross – 239 Mansion Street** – No further updates.
5. **Potential Cypress Creek Renewable Solar Project** – No further updates.
6. **Wayne Parks** – a potential subdivision at 60 Van Dyke Street has been tabled because of Wayne's concerns that a major subdivision application would be too costly to pursue. A potential improvement to provide an additional rental unit to his property at the corner of Kings Road and Mansion Street will be subject to a Special Use Permit application in order to accommodate a multi-family dwelling. Another idea of his is to provide efficiency units at a building he owns next to Dean's Mill in West Cocksackie. Zoning is not clear on this, so it will be reviewed when and if the project comes before the Board.
7. **IDA** – subdivision proposal at old Thor Marina site on Mansion Street in West Cocksackie – Rene VanShaack sent Pat Maxwell a sketch plan of a potential subdivision into 2 pieces so that the front piece of that property could be sold for development and the back piece, all wetlands, could be used for future wetland mitigation requests. The issue to be explored is whether or not a Zoning variance is needed for the back piece, since it would have no direct access to a public road.

5. Old Business:

1. **Aaron Flach Project, True Value Building:** Concrete pad has been removed; construction is scheduled to begin in July, with approximately 6 months needed for completion.
2. **UMH** – no new information or updates.

6. Review of the Village Code –

- A. Chapter 75 – Historic Districts. Linda Markey has approved Pat Maxwell's final responses to 3 open items. Pat will provide a final draft encompassing all the changes for her review, after which it will be submitted for our review and forwarding to the Historic District Commission and Village Board.
- B. Chapter 87- Manufactured Home Parks. The Village Board discussed the chapter at their July workshop, but no updates as of tonight. Pat Maxwell will follow up with them.
- C. Chapter 132 – Sub-Divisions – On hold for NYS final regulations regarding SEQR changes before proceeding with re-adoption.
- D. Scaffolding – to be considered with Chapter 66 revisions at a future date in the fall.

E. Drafts of forms needed to carry out Planning Board reviews – Major and minor subdivisions, site plan review, special use permits. Tabled for a future meeting.

7. Other –

F. No other business was brought before the Board so the meeting was adjourned at 7:45 PM in a motion made by Bob VanValkenburg and seconded by Rodney Levine.

G. Our next meeting is scheduled for August 17, 2017. Dee Meier informed us she couldn't be here because of travel plans.

Respectfully submitted,

Patricia H. Maxwell, Secretary of the Planning Board