

Village of Coxsackie
Planning Board Minutes – August 18, 2017

- 1. Attendance:** Pat Maxwell Stacey Smith
Bob VanValkenburg Rodney Levine
Jarrett Lane

2. Call to Order, Minutes: The regular Planning Board meeting was called to order at 6:56 PM by Pat Maxwell, Chairperson and Secretary of the Planning Board. The minutes from the July 13, 2017 meeting of the Planning Board were approved in a motion made by Bob VanValkenburg and seconded by Stacey Smith.

3. New Business:

1. Site Plan Application – 40 Bailey Street: Ed Ross, owner, submitted the site plan application form and landscaping drawing previously missing from his site plan application. He also appeared before the Board to discuss the application and to answer any questions we had. He provided missing information on the SEQR Form EAF, Part 1, explained in more detail the landscape drawing, and confirmed that there were no changes to his plans as previously submitted at the sketch plan conference held on April 20, 2017, except for moving the parking area out 4-5' from the front of the building to accommodate the plantings as detailed in the landscaping layout. Since the required documentation for a site plan application were now sufficiently provided, the Board approved its acceptance of the application in a motion made by Rodney Levine and seconded by Stacey Smith. All members were in favor of the motion. The Board then proceeded to begin their review of the application and confirmed the following:

- A. The same siding will be used across the front of the building that was installed on the Commercial Sales storefront;
- B. The same windows will be installed on the Ross Development storefront as were used on the Commercial storefront;
- C. Standard commercial doors will be used to replace any existing doors in need of replacement, and all entrances and exits from the building will remain the same as what currently exists.
- D. No changes have been made to the previously submitted plans for the interior office and retail spaces within the building, the loading dock will remain where it is currently located and in use, and there will be no outside dumpsters. Any refuse generated will be collected in roll-up containers in the shop areas and taken to the transfer station.
- E. No additional water or sewer hook-ups will be required or requested.
- F. There will be no need for sidewalks; pavement will go right up to the building except for the landscaping areas in front of the main building previously mentioned.
- G. There are no plans for berms or other landscaping screening around the perimeters of the property; however, a 6' high chain link fence will be built across the back of the property at a future date to prevent access from vacant land running next to the railroad tracks.
- H. There are no changes to the signs as originally detailed in the drawings submitted in April

- I. The southern driveway currently running adjacent to the Town property at 56 Bailey Street will be moved at some point (no pavement required), with a possible berm or planting along the border with the Town. The current entrance from Bailey Street to the north side of the property will be adequate to approach the buildings on the site, and the Town Building project will not interfere with the use of this property.

After discussing the above with Ed, we requested that he resubmit the EAF, Part 1 with the missing information filled in, and, once received, the Board will consult with Delaware Engineering for their further review. Delaware will either contact Ed directly with any further questions that they may have, or Pat Maxwell will forward their requests/concerns to Ed.

2. **Lot Line Adjustment – 29 Elm Street** – Waiting on application from property owners.
3. **Ed Ross – 239 Mansion Street** – Ed hasn't reached a decision on whether to tear down the existing building or to restore it as a 2 family residence. He won't pursue applying for credits with the Village for water/sewer hookups until he makes a final decision on this.
4. **Potential Cypress Creek Renewable Solar Project** – No further updates.
5. **Wayne Parks** – a minor subdivision application at 60 Van Dyke Street will be forthcoming to divide the parcel currently owned by T. Maxwell into 2 parcels, the larger parcel to the east to be acquired by Wayne. An 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, and has been tabled for the present. 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.
6. **IDA** – subdivision proposal at old Thor Marina site on Mansion Street in West Cocksackie – Rene VanShaack will forward a minor subdivision application sometime in the fall for dividing the property 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 back piece will not have direct access to a public road. However, this will not require a Zoning variance for the back piece, as long as a deed restriction that it can never be used for building or any other residential purposes is put in place as part of the subdivision. The draft of the deed restriction should be submitted with the application.

4. 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.

5. Review of the Village Code –

- A. Chapter 75 – Historic Districts. Linda Markey has approved Pat Maxwell's final responses to 3 open items. We will review the revised draft in September and forward it to the Historic District Commission and Village Board.

- B.** Chapter 87- Manufactured Home Parks. The Village Board and Village attorney, Jason Shaw, are working through the final draft of the amendment. Further Planning Board action may not be necessary; their draft includes most of the changes originally recommended by our Board.
- C.** Chapter 132 – Sub-Divisions – Pat Maxwell will check on NYS final regulations regarding SEQR changes and discuss re-adoption with the Village Board at their September workshop.
- 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.

6. Other –

- F.** No other business was brought before the Board so the meeting was adjourned at 7:25 PM in a motion made by Stacey Smith and seconded by Bob VanValkenburg.
- G.** Our next meeting is scheduled for September 21, 2017.

Respectfully submitted,

Patricia H. Maxwell, Secretary of the Planning Board