

Village of Coxsackie
Planning Board Minutes – October 19, 2017

- 1. Attendance:** Pat Maxwell
Dee Meier
Bob VanValkenburg
- Stacey Smith
Rodney Levine

2. Public Hearing: A public hearing was opened at 7:00 by Pat Maxwell, Chairperson of the Planning Board, regarding the site plan application for 40 Bailey Street, with owner of the property, Ed Ross, in attendance to answer questions. There were some questions from the 7 people who attended the hearing regarding the type of industry to be located there, water and sewer usage and any increased traffic flow. These topics had been reviewed by the Planning Board and questions were answered satisfactorily. No issues arose from public input, and the hearing was closed at 7:19 PM.

3. Call to Order, Minutes: The regular meeting was called to order at 7:20. The minutes from the September 21, 2017 meeting were approved in a motion made by Bob VanValkenburg and seconded by Dee Meier.

4. New Business:

1. Site Plan Application – 40 Bailey Street: The Board completed its SEQR review of the proposed project, since there were no new issues raised at the public hearing. SEQR Form EAF, Part II was completed by the Board, which was declared as lead agency in a motion made by Rodney Levine and seconded by Stacey Smith. In a motion made by Dee Meier and seconded by Bob VanValkenburg, the Board declared that this was a Type II action, and the Board, finding that the project would create no potentially significant environmental impacts, issued a negative declaration and signed off on the EAF, Part III. The motion related to this was made by Rodney Levine and seconded by Stacey Smith. All motions were unanimously approved by the Board, subject to Pat Maxwell doing one final comparison of the final plans to the original ones submitted by Ed Ross to make sure there were no differences. She will stamp and sign the plans as approved and forward a copy to the Building Inspector and another copy to the Village Clerk for mailing to Ed. We thanked Ed for his commitment to the Village.

2. Lot Line Adjustment – 46-48 Van Dyke Street – Pat DeLucia (#48 Van Dyke Street) presented a sketch plan to the Board for the proposed lot line adjustment between her property and the property adjoining her eastern boundary, owned by Pat Bini. The Board opened a sketch plan conference regarding the proposal. The request is being made so that sewer lines and the entire driveway serving Pat Bini's property at 46 Van Dyke Street would fall totally on her property. Right now there is an easement for both on the 48 Van Dyke Street deed. The Board accepted the sketch plan submissions, including EAF, Part I as filled out and signed by the applicant. The documents were in order and fully met the sketch plan submission requirements. The Board approved them as complete and classified this to be a minor subdivision in a motion made by Rodney Levine and seconded by Stacey Smith. Approval was unanimous. Pat Maxwell will consult with Delaware Engineering on the Greene County survey requirements and inform the applicants of the steps they need to take for us to continue our review of a minor subdivision application.

3. Lot Line Adjustment – 29 Elm Street – Waiting on application from property owners.

4. **Ed Ross – 239 Mansion Street** – No further updates.
5. **Potential Cypress Creek Renewable Solar Project** – No further updates.
6. **Wayne Parks** – **1.** 60 Van Dyke Street minor subdivision application was withdrawn after Tasara Maxwell decided not to sell a portion of her property. **2.** 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; no further updates. **3.** Efficiency units at a building near Dean’s Mill in West Coxsackie; no further updates.
7. **IDA** – subdivision proposal at old Thor Marina site on Mansion Street in West Coxsackie – no further updates.

5. Old Business:

1. **UMH** –a public hearing was held by the Village Board on amending Chapter 87, Manufactured Home Parks (“MHP”), on October 9, 2017. David Engel, attorney for UMH, and Gregg Ursprung, Engineer, spoke against adoption of the amendment. Many members of the community expressed their support for the amendment and their concern about the density of the proposed MHP containing 161 units in the Village. The current UMH licensing application, other than substituting “manufactured homes” for “modular homes”, is the same as the one submitted in 2015. There will be a 30 day period for anyone to submit written comments regarding the proposed law, after which the Village will complete its SEQR review and move forward with the adoption of the amended chapter. As confirmed in a conversation between Pat Maxwell and Genevieve Trigg, a Village Attorney, there will be no Planning Board involvement under the law currently in effect until and/or if licensing is approved by the Village Board.

6. Review of the Village Code –

- A. Chapter 75 – Pat Maxwell will present our recommendation for adoption of the amended chapter at the November Village Board workshop.
- B. Chapter 87- Manufactured Home Parks. See above under UMH.
- C. Chapter 122 Site Plan Applications –. Pat Maxwell will present our recommendation to repeal the chapter at the November Village Board workshop.
- D. 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 November workshop
- E. Scaffolding – to be considered with Chapter 66 revisions at a future date in the fall.
- F. 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 –

- G. Public Comment – None.
- H. No other business was brought before the Board so the meeting was adjourned at 7:50 PM in a motion made by Dee Meier and seconded by Bob VanValkenburg.
- I. Our next meeting is scheduled for November 16, 2017.

Respectfully submitted, Patricia H. Maxwell, Secretary