

**Village of Coxsackie  
Planning Board Minutes – January 29, 2019**

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| <b>1. Attendance:</b> Bob VanValkenburg<br>Stacey Smith<br>Jarrett Lane | Deidre Meier<br>Pat Maxwell<br>Rodney Levine |
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**2. Call to Order, Minutes:** The meeting was called to order at 6:35 pm by Acting Chairperson Bob Van Valkenburg. The minutes from our regular meeting on January 17, 2019 will be approved at our February 21, 2019 meeting.

**3. New Business:**

- 1. Lot Line Adjustment – Justine Post – 33 Church Street** – Justine, owner of 33 Church Street, presented the Board with the documentation necessary to conduct a sketch plan conference related to the proposed lot line adjustment between her property and that of the adjoining property owner, Jim Ryan, at 35 Church Street. The strip of land involved, approximately 8’ by 71’, would convey title to Mr. Ryan so that he would own what he is already using as lawn and parking space. As indicated on the survey presented, and confirmed by Justine, there would be no new lot created, nor would there be any changes to the current use of the property to be conveyed.

After reviewing and discussing the information submitted, the Board, in a motion made by Dee Meier and seconded by Stacey Smith, confirmed that the lot line adjustment be classified as a minor subdivision, and that the sketch plan was complete and met the purposes of the regulations for minor subdivisions under the Village Code. The Board also determined, in a motion made by Rodney Levine and seconded by Jarrett Lane, that the lot line adjustment would be correctly classified as an unlisted action under SEQR, and that the applicant could use the short form EAF, Part 1 for assessment of the unlisted action.

The Board then continued with the review of the minor subdivision application. Since there were no changes to the application form and survey submitted for the sketch plan review, the Board confirmed that the application met the requirements under Chapter 132-20 of the Village Code. The Board declared itself as the lead agency for SEQR review in a motion made by Dee Meier and seconded by Rodney Levine. Form EAF, Part I, was reviewed with the applicant, with no adverse environmental impacts being found. The Board then reviewed Form EAF, Part II, and re-affirmed that the lot line adjustment would create no significant environmental impacts under SEQR. In a motion made by Dee Meier and seconded by Stacey Smith, the Board issued a negative declaration, and EAF, Part III was signed by Acting Chairperson Bob VanValkenburg. The Board then accepted the minor subdivision application as complete in a motion made by Stacey Smith and seconded by Rodney Levine. A public hearing for the proposed action was scheduled for February 21, 2019 at 7:30 PM.

**4. Old Business:**

- A. Review of Town of Coxsackie draft solar regulations – tabled for a future meeting.
- B. Chapter 155 – Zoning – Review table for a future meeting.

**5. Other –**

- C. **Public Comment** – None.
- D. No other business was brought before the Board so the meeting was adjourned at 6:56 PM in a motion made by Dee Meier and seconded by Rodney Levine.
- E. Our next regular meeting is scheduled for February 21, 2019.