Village of Coxsackie
Planning Board Minutes – April 18, 2019

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

2. **Call to Order, Minutes:** The meeting was called to order at 7:04 pm by Acting Chairperson Bob Van Valkenburg. The minutes from our regular meeting on March 21, 2019 were approved in a motion made by Rodney Levine and seconded by Jarrett Lane. Motion carried.

3. **New Business:**
   1. **South River Street Redevelopment**– Aaron Flach attended the meeting to represent the redevelopment project. Since the site plan conditional application approval at our March 21, 2019 meeting, Aaron has entered into a contract to purchase the building and property previously known as Patrick Henry's Tavern (lot #'s 56.20-2-8 and 56.20-2-9, owned by Dorothy Lamere). The closing is tentatively set for May 15, 2019. As a result of the purchase, Aaron wishes to reconfigure the parking area included in the original site plan application to add spaces on both lots 56.20-2-8 & 9. This would allow him to reduce the number of parking spaces behind New Amsterdam Fine Arts, LLC at 38 South River Street, which the owner of that property had requested, and to provide more parking spaces for the overall site redevelopment plan. In conjunction with this and to meet code usage requirements, Aaron is considering either a lot line adjustment or a combining of the 2 parcels he'll be purchasing.

      In addition to parking, Aaron is also considering providing handicap access to the rear of the Dolan Block property by adding a ramp to the decking he plans to build along the back of the building. Also, the acquisition of these 2 lots would enable him to run underground conduits for electrical needs throughout the redevelopment area from a pole on South River Street, thereby eliminating the need for any overhead wires.

      Aaron will have his engineer, Ken Martin, provide a proposed site plan for the changes noted above, both to the Planning Board and to Kevin Schwenzfeier at Delaware Engineering. No action can be taken until Aaron closes on the property, but Bob will ask Kevin whether these proposed changes can be addressed as an amendment to the original site plan application, or if a separate application needs to be done for the inclusion of these developments.

      On a separate note, Aaron reported that he was in discussion with an environmental scientist regarding approval to reconstruct the shoreline to prevent further erosion. It may be possible to continue the same safeguards that are in place at Riverside Park (state owned) adjacent to Aaron's property. Also, his architect is working on elevation drawings for The Wire and the hotel at 60 South River Street, which he hopes to have before our next meeting in May.

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.

7. **Other:**
   - **C. Public Comment** – None.
   - **D.** No other business was brought before the Board so the meeting was adjourned at 7:40 PM in a motion made by Jarrett Lane and seconded by Rodney Levine.
   - **E.** Our next regular meeting is scheduled for May 16, 2019.

Respectfully submitted, Patricia H. Maxwell, Secretary