Village of Coxsackie
Planning Board Minutes – October 17, 2019

1. **Attendance:** Bob VanValkenburg, Pat Maxwell, Stacey Smith, Deidre Meier, Jarrett Lane

2. **Call to Order, Minutes:** The meeting was called to order at 7:01 pm by Acting Chairperson Bob Van Valkenburg. The minutes from our regular meeting on September 19, 2019 were approved in a motion made by Stacey Smith and seconded by Bob VanValkenburg. Motion carried.

3. **New Business:**

   A. 46 Lawrence Avenue – Judy Kane appeared before the Planning Board regarding moving the boundary line currently existing between 2 parcels she owns on Lawrence Avenue, and which she purchased from C&S Properties, LLC. several years ago. She showed us a survey identifying the 2 parcels. She wishes to move the boundary for the parcel upon which her house is located so that it lies more in line with the property surrounding her home which she currently mows. Bob VanValkenburg explained that such a proposal would be considered a lot line adjustment, defined as a minor subdivision under the Village Code, and explained the procedure that needed to be followed.

   The 2 parcels in question are zoned Medium Density Residential 2, which requires a minimum lot area of 10,000 square feet. Since the parcel in question is over 19,000 square feet, moving the line to reduce it as Ms. Kane indicated would not create a substandard lot for 46 Lawrence Avenue, so a lot line adjustment would be allowed under Village Code. We provided Ms. Kane with a copy of the minor subdivision application and a copy of the relevant Code Sections 132-3 through 132-5 which details the procedure to be followed by the applicant and the Planning Board for a minor subdivision. Ms. Kane thanked us for our help and said she'd be back in touch when she was ready to submit an application.

4. **Old Business:**
   - **A. South River Street Redevelopment** – no new updates.
   - **B. 40 Bailey Street** – Special Use Permit for Self Storage Units – no new updates.
   - **C.** Review of Town of Coxsackie draft solar regulations – tabled for a future meeting.
   - **D.** Chapter 155 – Zoning – Review tabled for a future meeting.

7. **Other:**
   - **E. Public Comment** – None.
   - **F. Guest** – Richard Golden again attended our meeting as our representative to the Greene County Planning Board.
   - **G.** We discussed the various training opportunities available for members to meet the CPE requirements for 2019. Mr. Golden mentioned that the IDA Office had training programs, and that he would have the details regarding that emailed to us. Bob also suggested having the Village Trustees approve Delaware Engineering working with the Board to redesign the special use permit application process as a way to obtain CPE credits.
   - **H.** No other business was brought before the Board so the meeting was adjourned at 7:28 PM in a motion made by Deidre Meier and seconded by Stacey Smith. Motion carried.
   - **I.** Our next regular meeting is scheduled for November 21, 2019.

Respectfully submitted,

Patricia H. Maxwell, Secretary