

Village of Coxsackie
Planning Board Minutes – June 15, 2017

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

2. Minutes: The meeting was called to order at 7:00 by Pat Maxwell, Chairperson and Secretary of the Planning Board. Kathie Tataro was present from Delaware Engineering to consult with us on our continued review of the Town Building Project. The minutes from our meeting on May 18, 2017 were approved in a motion made by Bob VanValkenburg and seconded by Deidre Meier.

3. New Business:

- 1. Site Plan Application – Town Building, 56 Bailey Street:** We continued our review of the application. Dan Hershberg, Town Engineer responded to our questions arising from our May 18th meeting, and offered explanations/rebuttals to the memo from Delaware Engineering dated June 13th. John Bishop, the Town’s Contractor, offered some additional information on the salt storage area. Both our questions and the memo related primarily to salt storage and the SWPPP (storm water, drainage, bioretention area.) The Board asked some additional questions to clarify some of the responses, and suggested that Dan’s office contact Jesse at Delaware Engineering directly to resolve a few technical issues remaining regarding the SWPPP. The Board, in a motion made by Deidre Meier and seconded by Rodney Levine, unanimously approved the site plan application as complete and tentatively scheduled a Public Hearing on the project for July 13, 2017, subject to confirmation from the Town Superintendent, Rick Hanse, that they could get the neighborhood notifications mailed out in time for that date. Final approval of the application will follow the Public Hearing if the technical issues referenced above are resolved by then, or conditional approval will be granted subject to final resolution of the technicalities. Hard copies of the Planning Board questions, the Delaware Engineering memo and the Town Engineer’s responses referenced above will be attached to a copy of these minutes and filed in the Planning Board office in the Village Building.
- 2. 40 Bailey Street** – Ed Ross, owner, has all the documentation to Pat Maxwell regarding his project except for the landscaping plan and the actual application form itself. He had planned to attend the meeting to provide these but a work commitment prevented him from doing so.
- 3. Lot Line Adjustment – 29 Elm Street** – Pat Maxwell will meet with the property owners to go over questions they have on the application. They hope to have it ready for our July meeting.
- 4. Ed Ross – 239 Mansion Street** – Ed also contacted Pat prior to the meeting regarding the potential 4-6 unit expansion of a building he owns in West Coxsackie. After consulting with Delaware Engineering it was confirmed that even though a water/sewer hookup exists for the property, the additional units will subject the project to the sewer moratorium currently in effect in the Village. He can apply for credits from the Village or the IDA to overcome this, and Mary Beth Bianconi at Delaware offered to explain the application process to him. Ed will contact her directly.
- 5. Potential Cypress Creek Renewable Solar Project** – Pat was contacted by this firm for background information on the application process. She sent them a copy of the site plan

application form and the checklist from Zoning Chapter 155-64. This is in the very early stages of information gathering and no action is anticipated until at least the fall or winter of 2017.

4. Old Business:

- 1. Aaron Flach Project, True Value Building:** Construction is scheduled to begin July 1, 2017, 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. Pat Maxwell replied to 3 open items on June 6, 2017 and is waiting to hear back from NYS Dept of Parks & Recreation. The revised draft will then be ready for our review and our forwarding of a revised recommendation for adoption to the Historic District Commission and Village Board.
- B.** Chapter 87- Manufactured Home Parks. The Village Board has received feedback from the IDA and will be proceeding with a final review with Jason Shaw, Village Attorney. Further Planning Board involvement depends on that review.
- C.** Chapters 78, 82 and 106 –The Village Board held a public hearing on June 12, 2017 (no issues raised) and then adopted Local Laws 3, 4 and 5 of 2017 at their regular Board Meeting immediately following to accommodate the amendments as recommended by the Planning Board.
- D.** Chapter 132 – Sub-Divisions – The Village attorney concurs that re-adoption is necessary. However, they also notified us that the NYS DEC is amending SEQR regulations, with finalization several months away. The Planning Board agreed with the Village Board’s recommendation that we wait for these changes, incorporate them into a revised draft, and then doing one final re-adoption at that point.
- E.** Scaffolding – Mike Ragaini, Village Code Enforcement Officer, agreed with the Planning Board recommendation that these changes would best be addressed in Chapter 66. He will work with Pat Maxwell on this and any other revisions he’d like the Planning Board to address 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.

6. Other –

- G.** No other business was brought before the Board so the meeting was adjourned at 7:40 pm in a motion made by Dee Meier and seconded by Bob VanValkenburg.
- H.** Our next meeting is scheduled for July 13, 2017.

Respectfully submitted,

Patricia H. Maxwell, Secretary of the Planning Board