

Village of Coxsackie
Planning Board Minutes – September 21, 2017

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

2. Call to Order, Minutes: The regular Planning Board meeting was called to order at 7:00 PM by Pat Maxwell, Chairperson and Secretary of the Planning Board. The minutes from the August 17, 2017 meeting of the Planning Board were approved in a motion made by Bob VanValkenburg and seconded by Rodney Levine.

3. New Business:

- 1. Site Plan Application – 40 Bailey Street:** Ed Ross, owner of the project, had submitted all the required documentation for the site plan application, including a landscaping sketch and confirmation that the south driveway bordering the Town Building site wouldn't be used for several years, but if it were, there would be no change to the current layout, nor would the Town project negatively affect 40 Bailey Street. Ed also made all the requested changes to the EAF, Part I forms, thus enabling the Board to move forward with its SEQR review. The Board, after completing its final site plan review, declared that the application was complete, and set a public hearing date for October 19th at 7:00, immediately preceding our regularly scheduled Planning Board meeting. The motion to do so was made by Bob VanValkenburg and seconded by Stacey Smith. All members approved the motion. Pat Maxwell will contact the Village Clerk to put the public hearing notice in the Daily Mail, and will contact Ed Ross to have him send out the neighborhood notification letters.
- 2. Lot Line Adjustment – 29 Elm Street –** Waiting on application from property owners.
- 3. Ed Ross – 239 Mansion Street –** Ed hasn't reached a decision on whether to tear down the existing building or to restore it as a 2 family residence. He won't pursue applying for credits with the Village for water/sewer hookups until he makes a final decision on this. Jarrett mentioned that Ed had been doing some digging on the property and that a storm drain had been damaged.
- 4. Potential Cypress Creek Renewable Solar Project –** No further updates.
- 5. Wayne Parks – 1.** Charles Hite, surveyor, appeared before the Board representing both Wayne Parks and Tasara Maxwell. He presented a sketch plan for the proposed minor subdivision application at 60 Van Dyke Street and answered questions posed by the Board. The current parcel will be subdivided into 2 pieces, with 6.25 acres being sold to Wayne and Tasara retaining the 2.25 acres immediately surrounding her house. The sketch plan and supporting documentation, including a draft EAF, Part 1, was discussed and accepted as complete in a motion made by Dee Meier and seconded by Stacey Smith, and the Board declared it to be a minor subdivision in a motion made by Bob Vanvalkenburg and seconded by Dee Meier. The Board then began a more detailed review, going over open items remaining for a continued review of the minor subdivision application. Charles stated that at this time there is no intent on Wayne's part to do a further subdivision of the piece he will own; a single family home will be built in the rear of the property with a driveway running off of Van Dyke Street. We discussed various environmental issues raised by the EAF, Part 1 responses provided by

Charles, primarily regarding wetlands and habitat. These will be pursued as the application continues to be reviewed. **NOTE:** Subsequent to the meeting, Pat Maxwell was notified by Wayne Parks via email on Sunday, September 24th that he was withdrawing the minor subdivision application. Tasara Maxwell, current owner of the parcel, after discussing the potential subdivision with neighbors, has decided not to pursue the sale. Wayne has accepted her decision and canceled the contract of sale. **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, and has been tabled for the present. **3.** Another idea of his is to provide efficiency units at a building he owns next to Dean's Mill in West Coxsackie. Zoning is not clear on this, so it will be reviewed when and if the project comes before the Board.

- 6. IDA – subdivision proposal at old Thor Marina site on Mansion Street in West Coxsackie –** Rene VanShaack will forward a minor subdivision application sometime in the fall for dividing the property into 2 pieces so that the front piece of that property could be sold for development and the back piece, all wetlands, could be used for future wetland mitigation requests. The back piece will not have direct access to a public road. However, this will not require a Zoning variance for the back piece, as long as a deed restriction that it can never be used for building or any other residential purposes is put in place as part of the subdivision. The draft of the deed restriction should be submitted with the application.

4. Old Business:

- 1. Aaron Flach Project, True Value Building:** Concrete pad has been removed; ground preparation is proceeding, with approximately 6 months needed for completion. In a motion made by Dee Meier and seconded by Rodney Levine, the Planning Board unanimously approved an extension of the special use permit for multi-family dwellings for an additional year. The current permit was set to expire October 16, 2017.
- 2. UMH –** a new manufactured home licensing application has been submitted to the Village Board. The attorney representing UMH also expressed their disagreement with the proposed amendment to Chapter 87, for which a public hearing is scheduled on October 9, 2017, with potential approval of the resolution to amend the chapter at the Board meeting immediately following the hearing. Except for substituting “manufactured homes” for “modular homes” , the application remains the same as the one submitted in 2015.

5. Review of the Village Code –

- A.** Chapter 75 – In a motion made by Dee Meier and seconded by Stacey Smith, the Board unanimously approved the revised draft of the Chapter as finalized between Pat Maxwell and Linda Mackey of NYS Park and Recreation, and recommended it go to the Village Board for adoption. The Historic District Commission and Delaware Engineering had also completed their review of the draft and had no further revisions to suggest.
- B.** Chapter 87- Manufactured Home Parks. See above under UMH.
- C.** Chapter 122 Site Plan Applications – the Board agreed that the chapter needed to be rescinded since it was overridden by the updated regulations in Zoning Chapter 155. Pat Maxwell will present it to the Village Board at their October 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 October workshop. The Board felt it may be best to go ahead with the adoption of the amended chapter without waiting for final SEQR changes, since that may take longer than expected.
- 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.

6. Other –

- G. Public Comment – Julie Jackson, resident of Lafayette Avenue, expressed her concerns regarding abandoned homes and their potential for burglary, vandalism, and the associated decline in surrounding property values caused by unmaintained properties. Pat Maxwell said she would discuss the issue with the Building Inspector and research remedies currently available in the Village Code. Stacey Smith also asked about the wetlands near their property on John Street and what appeared to be surveyors on the property. Pat Maxwell will check with the Building Inspector to see if any permits have been submitted that would explain what was happening with the area.
- H. No other business was brought before the Board so the meeting was adjourned at 7:50 PM in a motion made by Stacey Smith and seconded by Rodney Levine.
- I. Our next meeting is scheduled for October 19, 2017.

Respectfully submitted,

Patricia H. Maxwell, Secretary of the Planning Board