

Village of Coxsackie
Planning Board Minutes – January 18, 2018

1. Attendance: Pat Maxwell Stacey Smith
Dee Meier Jarrett Lane

2. Call to Order, Minutes: The regular meeting was called to order at 7:03. The minutes from the October 19, 2017 meeting were approved in a motion made by Dee Meier and seconded by Stacey Smith.

3. New Business:

- 1. Lot Line Adjustment – 46-48 Van Dyke Street** – On hold for survey and/or easement vs. lot line adjustment decision by property owners.
- 2. Lot Line Adjustment – 29 Elm Street** – Waiting on application from property owners.
- 3. Ed Ross – 239 Mansion Street** – No further updates.
- 4. Potential Cypress Creek Renewable Solar Project** – No further updates.
- 5. Wayne Parks** – **1.** 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; no further updates. **2.** Efficiency units at a building near Dean’s Mill in West Coxsackie; no further updates.
- 6. IDA** – subdivision proposal at old Thor Marina site on Mansion Street in West Coxsackie – no Zoning variance required; application on hold for later in 2018.
- 7.** Kathie Tatara from Delaware Engineering will no longer be attending meetings to assist us with Code review. When required, Kevin will attend our regular meetings, with Kathie providing support and acting as a continuing resource via email and phone calls.

4. Old Business:

- A. UMH Update** – renewed MHP application of September 11, 2017 deemed incomplete at January 11, 2018 Village Board meeting after consultation with attorneys and Delaware Engineering. No Planning Board review at this time. Application is not grandfathered and will be subject to amended Chapter 87 regulations when they become effective.
- B. Review of the Village Code** –
- C.** Chapter 75 – Historic Districts - Amended chapter adopted at January 11, 2018 Village Board meeting.
- D.** Chapter 87- Manufactured Home Parks. Amended chapter adopted at January 11, 2018 Village Board meeting.
- E.** Chapter 122 Site Plan Applications – Chapter repealed at January 11, 2018 Village Board meeting.
- F.** Chapter 132 – Sub-Divisions – Pat Maxwell suggested we take another look at the chapter amendments previously recommended to the Village Board in light of recent applications and other Chapter amendments. Since the Village Board has to re-adopt the amendments to comply with SEQR regulations, the Board agreed that this would be a good time to make sure the amendments are consistent with recent changes to the Code.

- G.** Chapter 155 – Zoning – the Board agreed that this Chapter should be reviewed in 2018 in consultation with Delaware Engineering and in light of recent amendments to other chapters in the Code. This will be done after solar regulations are considered. See (I) below.
- H.** Scaffolding – to be considered with Chapter 66 revisions at a future date.
- I.** Solar/Renewable Energy – the Board decided that this would be our next project in 2018 and also discussed coordination with the Town Planning Board, which is also considering solar regulations. Pat Maxwell will contact Mayor Evans and Supervisor Hanse regarding both Boards being able to work together on this so that both municipalities can be on the same page. Pat will look into resource material from NYS and training opportunities related to solar energy and forward them to the Planning Board.
- J.** Drafts of forms needed to carry out Planning Board reviews – Major and minor subdivisions, site plan review, special use permits. To be worked on in 2018 as we explore solar energy regulations.

5. Other –

- K.** Public Comment – Dawn Smith voiced support for coordination between the Village and Town Planning Boards related to solar energy and other potential issues arising that related to both municipalities.
- L.** No other business was brought before the Board so the meeting was adjourned at 7:24 PM in a motion made by Dee Meier and seconded by Stacey Smith.
- M.** Our next meeting is scheduled for February 15, 2018.

Respectfully submitted, Patricia H. Maxwell, Secretary