

Village of Coxsackie
Planning Board Minutes – February 15, 2018

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

2. Call to Order, Minutes: The regular meeting was called to order at 7:04 pm. The minutes from the January 18, 2018 meeting were approved in a motion made by Stacey Smith and seconded by Rodney Levine.

3. Kathie Tatara attended the meeting as our consultant from Delaware Engineering, and introduced us to Kevin Schwenzfeier. Kathie will still provide background information and history of projects when needed; Kevin will attend our meetings going forward.

4. New Business:

1. Aaron Flach, Vermilyea Apartments – amended site plan approval. The site plans originally approved by the Board on October 16, 2014 have been updated to accommodate NYS DOT requirements, a shift in the entry driveway, reduction of the front yard and eastern side yard setbacks, and a relocation of the sewer holding tank. The Board, in consultation with Delaware Engineering, reviewed the changes and received further clarification from owner Aaron Flach, who also attended the meeting. The project is an unlisted action under SEQR. After reviewing the amended plans dated February 6, 2018 and reviewing the original EAF, Parts I & II, the Board determined that the amendments will have no significant environmental impacts and will not affect the amount of excavation, pedestrian or vehicular circulation patterns, storm water drainage, or impervious surfaces. In a motion made by Jarret Lane and seconded by Rodney Levine, the Planning Board unanimously approved a resolution to reaffirm the negative declaration originally issued on September 25, 2014 and to issue an amended conditional site plan approval for the project. See copy of the resolution attached for reference.

2. Lot Line Adjustment – 46-48 Van Dyke Street – No further updates.

3. Lot Line Adjustment – 29 Elm Street – No further updates.

4. Ed Ross – 239 Mansion Street – No further updates.

5. Potential Cypress Creek Renewable Solar Project – No further updates.

6. Wayne Parks – 1. Special Use Permit application – corner of Kings Rd & Mansion St. – no further updates. **2.** Efficiency units near Dean’s Mill in West Coxsackie -no further updates.

7. 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.

5. Old Business:

A. UMH Update – No further updates.

B. Review of the Village Code –

C. Chapter 132 – Sub-Divisions – On hold for NYS SEQR changes and/or revisions before re-adoption. We hope to finalize this in April or May of 2018

D. Solar/alternate energy regulations – this was discussed in conjunction with a recent mailing received by Village residents for an open house on February 21, 2018 at Village Hall. Our

Board has permission from the Village and the Town to reach out to the Town Planning Board to coordinate proposed regulations.

- E. Chapter 155 – Zoning – Review to begin in the spring of 2018.
- F. Drafts of forms needed to carry out Planning Board reviews – Major and minor subdivisions, site plan review, special use permits. The Board agreed that a consolidated form to address all of the above would be best, and reviewed a draft begun by Rene Van Schaack for the Town and Village of Coxsackie. Pat Maxwell will reach out to Rene and try to have a working draft before our next meeting.

6. Other –

- G. No public comment.
- H. No other business was brought before the Board so the meeting was adjourned at 8:00 PM in a motion made by Bob VanValkenburg and seconded by Rodney Levine.
- I. Our next meeting is scheduled for April 19, 2018, unless a meeting is required for March for an unexpected project or issue.

Respectfully submitted, Patricia H. Maxwell, Secretary