

**Village of Coxsackie**  
**Planning Board Minutes – November 15, 2018**

- |                       |                    |              |
|-----------------------|--------------------|--------------|
| <b>1. Attendance:</b> | Bob Van Valkenburg | Stacey Smith |
|                       | Deidre Meier       | Jarrett Lane |
|                       | Rodney Levine      | Pat Maxwell  |

- 2. Public Hearing:** A public hearing for the lot line adjustment at 46-48 VanDyke Street was opened at 7:00 pm by Acting Chairperson Bob Valkenburg. The lot line adjustment, treated as a minor subdivision under Village Code, was applied for to adjust the property line between Pat Bini at 46 Van Dyke Street and Lone DeLucia at 48 Van Dyke Street so that 1,281 square feet of property would be conveyed from Ms. DeLucia to Ms. Bini so that all of Ms. Bini's driveway and access to her garage would be within her property lines. The survey completed for the application also indicated that 379 square feet of the land included in the lot line adjustment was owned by Tasara Maxwell, so that land was also being conveyed to Ms. Bini under the adjustment. Ms. Bini was in attendance to represent the applicants. 2 neighbors also attended the hearing because they were concerned about the survey and wanted to make sure that it did not affect their property lines. It was determined that there would be no impact on their land. No other questions were raised and no one else attended the public hearing. In a motion made by Rodney Levine and seconded by Deidre Meier, the hearing was closed at 7:10 PM. Motion carried.
- 3. Call to Order, Minutes:** The regular meeting was called to order at 7:12 pm. The minutes from the October 18, 2018 meeting were approved in a motion made by Rodney Levine and seconded by Deidre Meier. Motion carried.
- 4.** Kevin Schwenzfeier attended the meeting as our consultant from Delaware Engineering to assist us with Aaron Flach's sketch plan discussed below.
- 5. New Business:**
- 1. 46-48 Van Dyke Street Lot Line Adjustment** – Since the Board had already reviewed the application and deemed it complete and there was no further discussion required or new questions raised by the Public Hearing, the Board proceeded to complete their SEQR review. In a motion made by Deidre Meier and seconded by Stacey Smith, the Planning Board declared itself lead agency, and then went on to review and complete Part II of the short form EAF. In a motion made by Rodney Levine and seconded by Jarrett Lane, the Board determined that this was an unlisted action under SEQR, and, finding that the lot line adjustment would create no potentially significant environmental impacts, issued a negative declaration and approved the application. The motion carried. EAF, Part III was signed and dated by Acting Chairperson Bob VanValkenburg. Bob will contact Pat Bini to inform her of the next step, which was to have the required copies made, 1 mylar and 2 paper copies for the county, and 2 additional paper copies; one for the Planning Board and one to be returned as approved to the applicant.
  - 2. Aaron Flach** – preliminary sketch plan conference for Dolan Riverfront Redevelopment. Aaron attended the meeting to give us an overview of the proposed project. He provided drawings of the property involved, including existing building footprints and proposed parking, a narrative

describing the project, and a preliminary minor site plan application and EAF, Part I. The Board discussed the proposal with him and provided him with requirements needed to complete the sketch plan conference and a list of what was needed to move ahead on the application itself once a sketch plan conference was completed. Aaron and his engineer will work with Kevin directly and copy Bob on their correspondence as the project moves forward.

**6. Old Business:**

- A. Review of Town of Coxsackie draft solar regulations – tabled for a future meeting.
- B. Chapter 155 – Zoning – Review table for a future meeting.

**7. Other –**

- C. **Public Comment** – None.
- D. No other business was brought before the Board so the meeting was adjourned at 8:10 PM in a motion made by Stacey Smith and seconded by Deidre Meier.
- E. Our next meeting is scheduled for December 20, 2018.

Respectfully submitted, Patricia H. Maxwell, Secretary