

Village of Coxsackie
Planning Board Minutes – December 13, 2018

1. **Attendance:** Bob Van Valkenburg
Stacey Smith
Jarrett Lane
Pat Maxwell
2. **Call to Order, Minutes:** The regular meeting was called to order at 7:00 pm by Acting Chairperson Bob Van Valkenburg. Deidre Meier and Rodney Levine were absent. The minutes from the November 15, 2018 meeting were approved in a motion made by Stacey Smith and seconded by Jarrett Lane. Motion carried.
3. Kevin Schwenzfeier attended the meeting as our consultant from Delaware Engineering to assist us with Aaron Flach's continued sketch plan conference as discussed below. Don Doust, Village Trustee, also attended the meeting.
4. **New Business:**
 1. **Animated Signs** - the Village Board of Trustees had asked the Planning Board to review the sign ordinances in the Village Code to see if the flashing "OPEN" sign at the pizza restaurant on Mansion Street in West Coxsackie was allowed or if it was in violation of the Code. Per our review, it was noted that "a sign with action or motion, flashing, or color changes requiring electrical energy" was defined as an animated signs in Section 155-53 (B), and that "animated signs, except time and temperature signs, were prohibited under Section 155-55 (4) of the Code. Therefore, the Board concluded that the sign in question would be prohibited under Village Code, with Bob stating that he would convey our findings to the Village Trustees and the Code Enforcement Officer.
 2. **Aaron Flach** – the Planning Board continued the sketch plan conference review for the Dolan Riverfront Redevelopment, with Aaron Flach again attending the meeting to provide details about the project. He, his engineer and Kevin had been in correspondence with each other since our November meeting, and Kevin provided the Board with a memo addressing missing information and/or questions arising out of his review of the sketch plan. We reviewed the memo in conjunction with the drawings provided by Aaron, specifically the combining of the 5 New Street parcel with the Dolan Block parcel to avoid a non-permitted use (parking) for the New Street parcel, other parking requirements per code for Phases 1-4 of the project, traffic impacts, and the additional documentation necessary to complete the sketch plan conference. Regarding the need for a traffic study because of the potential vehicle influx the project would bring to the downtown area; Aaron asked that we consider waiving the traffic impact study because of the cost and time with no benefits. Most significant, there is no way to mitigate traffic as the village streets and buildings in the area are already established, with no ability to make additional changes. After discussing this, the Board preliminarily agreed that such a study could be waived. The intention is for the project to be community supportive for mostly weekend use, and would, therefore, not compete with times of heavy traffic volume such as the Farmers Market on Wednesday evenings. (See memo attached for details on all of the

above.) Aaron and his engineer will continue to work with Kevin directly to complete the information requested and copy Bob on their correspondence. Bob will forward updates to Planning Board members so that we can work towards being able to complete the sketch plan conference at the January 2019 meeting, with subsequent review of the site plan application to follow, and if the site plan application is deemed substantially complete, a possible public hearing scheduled for the February 2019 meeting.

5. Old Business:

- A. Lot Line Adjustment – 46-48 Van Dyke Street – Pat Bini has been away and hasn't submitted the final minor subdivision plat for the lot line adjustment approved by the Planning Board in November. She will submit the required copies for signatures and delivery to the County after she returns.
- B. Review of Town of Coxsackie draft solar regulations – tabled for a future meeting.
- C. Chapter 155 – Zoning – Review table for a future meeting.

6. Other –

- D. **Public Comment** – None.
- E. No other business was brought before the Board so the meeting was adjourned at 8:03 PM in a motion made by Stacey Smith and seconded by Jarrett Lane.
- F. Our next meeting is scheduled for January 17, 2019.

Respectfully submitted, Patricia H. Maxwell, Secretary



Memo:

To: Village of Coxsackie Planning Board

From: Kevin Schwenzfeier

CC: KA Martin Engineers, Aaron Flach

Date: December 13, 2018

Re: South River Street Redevelopment

The Village of Coxsackie Planning Board has received an application for Site Plan Review of the South River Street Redevelopment project on November 15, 2018 from Flach Development and Realty Inc. The site stretches from the Dolan Block to the former State Wire facility. The project consists of the redevelopment of four historic buildings into residential apartments, commercial spaces, restaurant/event space, and accommodations. The project will also include the formalization of parking for 154 vehicles and the installation of docks and kayak launch. The event center is intended to be used for private affairs as well as community events. All of the building footprints will be maintained, with no additional structures or extensions.

- Phase 1 includes the redevelopment of the riverfront warehouse at 60 South River Street into a restaurant, bar, and catering hall.
- Phase 2 includes the redevelopment of the street front warehouse at 60 South River Street into a 3-story boutique hotel.
- Phase 3 includes the redevelopment of 52 South River Street into offices and a restaurant.
- Phase 4 includes the redevelopment of 22-34 South River Street into luxury apartments and retail storefronts.

The following parcels are included as part of the total action:

Parcel #	Address	Acres	Height	Sq Ft	Parking	Zoning	Uses	Permitted	Hours
56.20-2-12	60 S River St	2.86	45	33,000	79	VC/WD	Restaurant/Hotel	Permitted	9am-12am
56.20-2-11	52 S River St	1.29	28	4,888	32	VC/WD	Restaurant/Offices	Permitted	9am-9pm
56.20-2-10	5 New St	0.27	0	0	14	WD	Parking	Not Permitted	9am-9pm
56.20-2-9	48 S River St	0.14	0	0	2.5	VC	Parking	Permitted	9am-9pm
56.20-2-8	S River St	0.04	0	0	0.5	VC	Parking	Permitted	9am-9pm
56.20-2-5	22-34 S River St	1.68	65	16,000	14	VC/WD	Commercial/Residential	Permitted	9am-9pm

Delaware Engineering has the following comments based on the sketch plan submission received on December 12, 2018 and associated comments from the applicant:

1. All of the proposed uses are allowed within each parcel's zoning, with the exception of parcel #56.20-2-10, 5 New Street. The primary use proposed for this parcel is parking, however, parking is not allowed as a principle use within the Waterfront Development District. While the parking is secondary to the businesses for whom it serves, it is primary to the parcel. This parcel will need to be combined with one of the contiguous parcels under the same ownership in order to allow for this use.

The parcel that's land locked 2-10, is being combined with the Dolan block parcel. Parcel combination paperwork has been submitted to the county with guidance from the tax assessor.

2. While parcel #56.20-2-9 and #56.20-2-8 are shown to be part of this action on the sketch plan, they are neither controlled by or mentioned by the applicant. The use of these parcels will need to be clarified in order to know the full extent of the action.

Parking has been adjusted to avoid these parcels.

3. Please provide the dimensions for the building on parcel #56.20-2-11.

2 stories; 30' x 65'; 3,750 sf; 15 Parking Spaces

4. Originally the hotel was to have 50 units, forty 325 sf air bnb suites and ten 750 sf singles. The narrative states that there will be 40 parking spaces, however, 1 parking space is required for each unit. Please clarify whether there will be 50 or 40 units and if the air bnb component is still part of the project; revise parking if necessary.

It will be 40 units total with 2 employees at any given time.

5. Village code states that 1 parking space is needed for every 4 seats as well as every 2 employees. Please provide the maximum number of guests and employees that could be present at the restaurant/event center at any given time.

The plan is for air Bnb hotel suites for 280 guests and 10 employees which is where we determined 75 parking spaces.

6. The building at 52 South River Street is 4,888 sf. The code states that 1 parking space is needed for every 250 sf. This would require there to be a minimum of 20 parking spaces for customers, plus 1 space for every 4 employees. Please adjust required parking to the estimated max employees for this site, plus 20 for square footage.

52 south river street is the 2-story brick building and the dimensions are 67x110 ft That being said I came up with 3750 square feet and 15 total parking spaces

7. The combined storefronts along the Dolan Block, if calculated as 1/3 of the total 16,000 sf, are 5,334 sf. This bulk square footage of commercial space requires 22 parking spaces plus 1 additional space for every 4 employees. Please adjust required parking to the estimated

max employee for this site, plus 22 for the commercial square footage, plus the required 20 for the apartments. Please also provide the square footage for each storefront.

The Dolan block has 5 storefronts with 600 square feet each. Approximately 13 feet wide by 45 feet long each. I came up with a total of 13 spaces for the commercial space. There are many brick load bearing walls and 3 staircases to access the upstairs which greatly reduced the commercial space. 12 spaces for the 3000 square feet and 1 for employees for a total of 13 plus the 20 for the 10 apartments. Grand total of 33 spaces for that building.

8. Please provide the location of the loading area for all buildings over 2,500 square feet.

Are the vendor entrances considered to be the loading areas for the +2,500 sf buildings? If so, there are no vendor entrances on the Dolan Block or 52 South River Street. If not please include for all buildings.

9. The proposed docking could prove to be a major component of the environmental review. Please provide details on this facility including the riparian rights for each parcel.

We are including a basic plan for a few docks to be accessible to guests arriving by boat.

10. If a marina is to be established, then 1 parking spot per boat slip will be required.

No boat slips or marina are part of the plan.

11. The sketch plan shows a total of 142 parking spaces, while the narrative accounts for 154 parking spaces. The estimated total needed for the entire site is about 180. Please revise accordingly.

My estimate for total parking required by code is 163. Ken is working on getting within a few spaces of that number. That being said we can certainly provide overflow parking on some green space is necessary during busy times.

Next Steps

1. Submission of a sketch plan that meets or exceeds the village requirements.

The project narrative needs to include:

*gross floor area
buildings heights
total number of employees
site coverage statistics by surface type*

The conceptual site plan needs:

*a vicinity map
2' topography
existing zoning
wetlands
flood plain
tabulation of total dwelling, retail, and commercial areas
fencing location, height, and design
stormwater drainage system*

2. Submission of the details of the docking aspect of the proposed action.

Completed

3. A traffic impact study will need to be completed due to the large vehicle influx this project would bring into downtown.

I am asking that the traffic study be waived for several reasons. It's costly and will take time with no benefits. I equate this project to be similar to the farmers market that is at the park now. On any given Wednesday night, they attract over 300 people and there's never any significant problem with traffic and I can tell you first hand that the state park doesn't provide 150 parking spaces, but it works well regardless. When those buildings were in full swing, they had heavy truck traffic with many employees at a time when there were several other large-scale industrial facilities close by. I can't imagine that we will exceed what has already been done there as far as traffic impact. Most importantly, there's no way to mitigate traffic as the village streets and downtown are already established. There really is no benefit to the planning board in me spending time and money on a traffic study.

4. Submission of a site plan that meets or exceeds the village requirements, including water, sewer, stormwater, lighting, and landscaping.

Updated drawings include existing water sewer utility locations, landscaping and lighting and storm water.

5. The Village of Coxsackie Planning Board will declare its intent to act as Lead Agency in an uncoordinated review.
6. Planning Board to hold a public hearing on the proposed action within 62 days of a complete application.
7. The Planning Board shall render its decision on the application within 62 days after the public hearing.
8. Prior to any decision making, the Planning Board must issue a Determination of Significance and conclude the SEQR process with the preparation of an Environmental Impact Statement and Findings or issuance of a Negative Declaration.
9. Final site plan to be submitted and action taken for acceptance as complete and adequate.