

**Village of Coxsackie
Planning Board Minutes – February 21, 2019**

1. Attendance: Bob VanValkenburg
Stacey Smith
Jarrett Lane

Deidre Meier
Pat Maxwell

2. Public Hearing – South River Street Redevelopment: A public hearing for the site plan application related to this project was opened at 7:00 PM by Acting Chairperson Bob VanValkenburg. Aaron Flach, owner of the properties involved, gave an overview of the redevelopment of the four historic buildings on approximately 6 acres of land located in downtown Coxsackie on the shores of the Hudson River. The project's four phases, taking approximately four years to complete, are:

Phase I – The Wire, 60 South River Street – a former industrial building at the rear of the property that will be converted to a restaurant/bar/banquet hall event facility, including a glass atrium at the rear of the building facing the Hudson River.

Phase II – The Newbury Hotel, 60 South River Street – the smaller industrial building closest to the street will be converted to a high-end boutique hotel. While the footprint will remain the same, the roof will be removed to add 3 stories to the existing first floor.

Phase III – 52 South River Street – construction is scheduled for 2021 to create a commercial and/or office space to compliment the other phases of the project.

Phase IV – 20-32 South River Street – The large building known as the Dolan Block will have its exterior repaired and/or reproduced in keeping with the original architectural details. The store fronts on the first floor will be restored and rented as retail space for small businesses, and 10 high-end apartments will be built on the 2nd and 3rd floors.

Aaron showed slides of the buildings in their current state, as well as examples of repurposed warehouse and industrial buildings that showed how he envisioned the buildings in the first 3 phases would look once restored.

The public was invited to ask questions once the overview was completed; questions and responses by Aaron are listed below:

Dorothy Hallack asked if there would be docking for boats. The site plan calls for boat slips and a kayak launch for visiting boaters, but there will be no rentals of boat slips or other marina like activity.

Peggy Quigley asked about the height of the proposed hotel. With the added floors it will be 45' in height, below the 50' maximum allowed in the Village Center zoning district.

Nancy Harm, as resident of South River Street, asked several questions/concerns:

1. Concerns about sound from events – Aaron responded that acoustic insulation as well as insulated glass would be used throughout the buildings and that the brick walls would be retained to help absorb sound.
2. Concerns about lighting – Aaron responded that much of the lighting would be in the nature of accent lighting to highlight the architecture of the buildings. Lighting throughout the project would be subtle and not glaring. Additional landscaping could also provide more screening from neighboring properties if needed.
3. Would walking along South River Street be impacted? Aaron stated that sidewalks would be installed along the street in front of all the buildings included in the project, thus providing safer walking than what was currently available. Plus there would be walkways connecting phases of the project to the river and to Reed Street. He also mentioned that the Village's water/sewer project would impact the street, but didn't know the schedule for the work. That work is totally separate from his project.
4. Would any toxins be released because of the disruption of the site? Less than .5 acres of the total 6 acres in the site would be disturbed during the redevelopment. Aaron stated that some small traces of copper and other metals had been found but did not pose a hazard, and would not be disturbed by the work being done.

Jim Warren voiced support for the project, making the point that the project would be taking advantage of the beauty of the setting along the Hudson River without ruining it. Jim also added that Aaron has proven himself to be a trusted developer, taking care to preserve and/or improve properties in the Village to the benefit of all.

Since there were no other questions or comments forthcoming, the Public Hearing for this project was closed at 7:35 PM in a motion made by Dee Meier and seconded by Jarrett Lane.

- 3. Public Hearing – 33 Church Street Lot Line Adjustment** – A public hearing was opened at 7:36 PM by Acting Chairperson, Bob VanValkenburg for the proposed lot line adjustment, classified as a minor subdivision application under Village Code, for a strip of land, approximately 8’ x 71’ (.014 acres) between Frances Justine Post’s property at 33 Church Street and that of James Ryan at 35 Church Street. The proposal would simply convey title of land currently owned by Ms. Post, but already used by Mr. Ryan for lawn and parking space, to be properly included in his 35 Church Street parcel. No new lots would be created and nor would there be any new usage of land. Since Lia and Justine Post were the only 2 attendees and had no questions or comments, the Public Hearing was closed at 7:41 PM in a motion made by Dee Meier and seconded by Jarrett Lane.
- 4. Call to Order, Minutes:** The meeting was called to order at 7:41 pm by Acting Chairperson Bob Van Valkenburg. Kevin Schwenzfeier was in attendance as our consultant from Delaware engineering. The minutes from our regular meeting on January 17, 2019 were approved in a motion made by Dee Meier and seconded by Jarrett Lane. The minutes from our additional meeting on January 29, 2019 were approved in a motion made by Stacey Smith and seconded by Jarrett Lane.
- 5. New Business:**
 - 1. Lot Line Adjustment – Justine Post – 33 Church Street to James Ryan at 35 Church Street**– since there were no additional comments or questions that arose during the Public Hearing that would cause any changes to the application already reviewed by the Board, nor any changes in the environmental assessment under SEQR previously undertaken by the Board, the application for the lot line adjustment was unanimously approved in a motion made by Dee Meier and seconded by Jarrett Lane. Bob, as Acting Chairperson, then stamped and signed the final plat copies provided by Justine to mark them as approved.
 - 2. South River Street Redevelopment Site Plan Application** – no questions or comments made during the Public Hearing created the need for any further review of the application for the project, nor were any environmental concerns raised that would cause any changes to the applicant’s previously submitted EAF, Part I. However, the Board did ask Aaron to change the acreage disturbed in Question 3 from zero to .5 acres, to identify the Dolan Block at 20-32 South River Street as being located in the Historic District for Question 12A, and to identify the Hudson River as the waterway in response to the “Yes” answer to Question 13A. Aaron made the required changes. The Board then went on to review EAF, Part II. Based on the applicant’s responses in Part I and the Board’s responses to the Environmental Impact questions in EAF, Part II, the Board resolved that the proposed action would not result in any adverse environmental impacts, and that an Environmental Impact Statement need not be prepared. Confirming itself as lead agency in the SEQR review, the Board issued a negative declaration in a motion made by Dee Meier and seconded by Jarrett Lane. Motion carried unanimously. The only remaining open item before the Planning Board can approve the site plan application for the project is for Aaron to include the impervious surface calculations in the documents. He will do that before our March meeting, at which point we should be able to approve the site plan application.
- 6. Old Business:**
 - A.** Review of Town of Cocksackie 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 7:56 PM in a motion made by Dee Meier and seconded by Jarrett Lane.
 - E.** Our next regular meeting is scheduled for March 21, 2019.

Respectfully submitted, Patricia H. Maxwell, Secretary