

**RESOLUTION OF THE
VILLAGE OF COXSACKIE PLANNING BOARD**

MARCH 21, 2019

SOUTH RIVER STREET REDEVELOPMENT

SITE PLAN APPROVAL

WHEREAS, on November 15, 2018, the Village of Coxsackie received an application for Site Plan Review from Flach Development and Realty Inc. for the redevelopment of the east side of South River Street from the Dolan Block to the former State Wire facility; and

WHEREAS, the proposed redevelopment will consist of the renovation of four historic buildings into residential apartments, commercial spaces, restaurant/event space, and a 40-unit hotel; the formalization of parking for the Village Center; and the installation of docks and a kayak launch (Attachment A - Project Narrative); and

WHEREAS, the proposed action will disturb approximately 0.12 acres of a 6-acre, previously disturbed for the purpose of expanded parking as calculated in Attachment B – Site Coverage Statistics; and

WHEREAS, the proposed development is permitted within the Village Center and Waterfront Development Zoning Districts as-of-right; and

WHEREAS, the applicant submitted a completed Part I of the Short Environmental Assessment Form (FEAF), pursuant to SEQRA, to the Village of Coxsackie Planning Board; and

WHEREAS, a tax parcel consolidation has been completed to combine Parcel 56.20-2-10 and Parcel 56.20-2-5 to form Parcel 56.20-2-31 in order for all parcels to conform to the land use requirement that parking not be a primary use (Attachment C – Tax Parcel Consolidation Confirmation); and

WHEREAS, the applicant has agreed to place gates/fencing around refuse areas; and

WHEREAS, less than 1 acre of land will be disturbed and therefore no permit or SWPPP is necessary for stormwater control; and

WHEREAS, on January 17, 2019 the Planning Board voted to accept the Conceptual Site Plan as substantially complete and that it met the requirements for a public hearing; and

WHEREAS, the Planning Board held a public hearing on February 21, 2019 and received comments from the public; and

WHEREAS, the Applicant submitted a completed Part I of the Short Environmental Assessment Form (FEAF), pursuant to SEQRA, to the Village of Coxsackie Planning Board and the Planning Board is satisfied that all of the conditions have been met with respect to SEQRA; and

WHEREAS, the Applicant will be required to receive Department of Health Temporary Housing Permit for the Hotel; and

WHEREAS, a Determination of Non-Significance was approved by resolution on February 21, 2019; and

WHEREAS, the Applicant has agreed to provide screening for interior lighting that could shine onto adjacent properties; and

WHEREAS, the event space to be known as The Wire will play host to both private functions as well as local community purposes including Christmas by the River and the Cocksackie Farmer's Market and the business will adhere to its daily hours of operation being 9am to 12pm; now

THEREFORE, BE IT RESOLVED THAT:

1. NYS Department of Health Permit for temporary housing will be received to move forward with development of the hotel.
2. A Village of Cocksackie Building Permit will be acquired prior to construction activities and projects will be subject to post-construction inspections by Building Inspector/Code Enforcement Officer.
3. No certificate of occupancy shall be issued until all improvements shown on the site plan are installed or a sufficient performance guarantee has been posted for improvements not yet completed.
4. The Village of Cocksackie Planning Board hereby conditionally accepts and approves the Final Site Plan for the South River Street Development by Flach Development and Realty, Inc. located at 22-34, 52, & 60 South River Street.

A motion to adopt this resolution was made by _____ and seconded by _____.

In Favor ____, Opposed ____, Absent ____.

ADOPTED: March 21, 2019

Attachment A – Project Narrative

Introduction

The South River Street Redevelopment consists of four historic buildings on six acres of land along more than 600 feet of Hudson River shoreline. The project will be broken down into four phases and take approximately four years to complete construction. As a mixed-use development, the property will include a 12,000 square foot restaurant/bar/banquet hall with a 20,000 square foot hotel, 3,500 square feet of additional commercial space with 10 high end apartments and 3,000 square feet of retail storefronts for small businesses. Docks and a kayak launch will be installed along the waterfront to better connect boaters with the property. The redevelopment of these buildings will encourage and promote tourism to the historic downtown as well as help increase local business traffic. All the buildings are existing and no new structures will be built on the site. No significant impacts are expected due to the buildings being originally constructed for manufacturing and heavy commercial use. The overall total site coverage of the existing buildings is approximately 24,800 square feet.

Phases of Construction

60 South River Street consists of two industrial buildings on three acres of land that were constructed in 1909. They were known originally as J G Newbury Ironworks and later became State Wire and Cable and more recently utilized as the Becker Speaker Factory. The buildings have been vacant for more than 20 years.

THE WIRE - Phase I of the redevelopment is the larger of the two buildings, which is located closest to the Hudson River. The proposed use is to convert the building into The Wire, a large restaurant with a bar and banquet hall. All 12,000 square feet is fully handicapped accessible and with its industrial look and feel with open space makes for a perfect location to attract people to the waterfront.

The current zoning is Waterfront Development which includes bars, restaurants and businesses that promote tourism to the Hudson River. The goal is for this property to become a major Hudson Valley regional destination for people to enjoy one of the most beautiful sections of the Hudson River from Albany to New York City. The Flach Companies intend to use the facility for local community purposes as well as including participating in Christmas by the River and the ever-growing Farmers' Market. 75 parking spaces will be provided in accordance with Village code. The building is approximately 30 feet tall and solar panels will be installed in the south side of the roof substantially reducing the amount of energy required from the grid. The business will employ approximately 3 full-time staff and 7 part time people to help with large gatherings with potential for more as things progress. The hours of operation are estimated to be 9am until midnight including weekends.

As a former industrial building with many employees, customers, shipping, receiving, tractor trailer access etc., the building already has the heavy-duty utility services needed including a 3-phase electric service, 6" water main, 6" sewer main and large natural gas service more than capable of handling all proposed uses. There is an existing sprinkler system that will be updated

to modern code standards for fire prevention. This building will get a new roof and windows, new HVAC and the back section on the waterfront will be enclosed with full height glass panels to create a beautiful atrium. Work will be completed by summer 2019 opening for business in the fall season.

THE NEWBURY HOTEL - Phase II of the redevelopment project is the smaller of the two industrial buildings located closer to South River Street. This 6,000 square foot building will be converted into the Newbury, a high-end boutique hotel. This was the shipping/receiving and offices for the earlier industrial businesses. The existing roof will be removed and three stories will be added above the first floor. The total height will be approximately 45 feet. As the Hudson Valley grows as a popular wedding destination coupled with the great success the City of Hudson has seen with small scale hotels, this building is the perfect location for a scenic relaxing weekend on the river. This building is also zoned Village Center where hotels and bed and breakfasts are permitted uses. There will be 40 hotel rooms with 40 parking spaces provided per Village code. This facility will be handicapped accessible with elevators to service all floors and a sprinkler system will be installed for fire safety. The business will operate most of the year with approximately 2 full-time employees with part time employees as needed. Construction will be completed in 2021.

Phase III of the redevelopment is the former print shop building at 52 South River Street. This 3,500 square foot brick building is zoned Village Center and stands 25 feet tall with a round front façade and is currently leased to the Twelve Tribes. Construction is scheduled for 2021 for complimentary commercial use and/or offices that will fit nicely with the hotel and waterfront buildings. 14 parking spaces will be provided per code requirement. Employees and hours will be determined by type of business but will be in line with the hours of The Wire.

THE DOLAN BLOCK - Phase IV of the project is 20-32 South River Street. This 16,000 square foot former opera house was built in the 1860s and the storefronts on the first floor have been many different businesses over the years. It has been vacant for close to 40 years. Most of the opera house stage and seating has been removed for structural repairs. The proposed use is to restore the first floor and rent the existing 3,000 square feet of retail space to small businesses and turn the second and third floors into 10 stunning high-end apartments.

The building is zoned Village Center, which provides for first floor commercial and residential spaces in the floors above. This grand building will be restored to its original intent and standards according to the historic commission guidelines and the exterior will be a premier show piece and keystone of the historic downtown. Residential spaces will minimize wear and tear on this critically important landmark. This building is approximately 65 feet tall and stands head and shoulders above the other buildings that surround it. 33 parking spaces will be provided per code, 20 for the apartments and 13 for commercial space. Hours of operation would likely be 9 am until 9 pm depending on the type of business. The number of employees will depend on the type of business as well. A three-level deck will be installed on the back of the building. Construction will be completed by 2022.

Attachment B – Site Coverage Statistics

Property	Exist Buildings Coverage	Existing Paved & Concrete Coverage	Proposed Buildings Coverage	Proposed Paved & Concrete Coverage	% Change
56.21-2-12	19359	50515	19359	40204	-15%
56.21-2-11	2364	18354	2364	17715	-3%
56.21-2-10	0	896	0	4200	369%
56.21-2-5	5907	6467	5907	9222	22%
Total Areas	27630	76232	27630	71341	-5%
	% Change Existing to Proposed				
Buildings	0%				
Existing Paved & Concrete	-5%				

Attachment C – Tax Parcel Consolidation Confirmation

From: [aaron flach](#)
To: [Kevin Schwenzfeier](#)
Subject: Fwd: Riverfront parcel consolidation
Date: Friday, January 18, 2019 3:13:17 PM

Just got this from the assessors office! The parcels have been consolidated by the county and the new number is below. Thanks. A

Sent from my iPhone

Begin forwarded message:

From: Julie Fisk <jfisk@coxsackie.org>
Date: January 18, 2019 at 3:09:28 PM EST
To: 'aaron flach' <flachdvp@icloud.com>
Subject: RE: Riverfront

FYI the new parcel number for the combo of 56.20-2-5 & 56.20-2-10 is :
56.20-2-31
I found it just after you left.

Julie Fisk
Assessor Clerk

Town of Coxsackie
www.coxsackie.org
518-731-6893
518-731-2720 fax

-----Original Message-----

From: aaron flach [<mailto:flachdvp@icloud.com>]
Sent: Friday, January 18, 2019 2:17 PM
To: jfisk@coxsackie.org
Subject: Riverfront

Hi! I will send parcel number.

Sent from my iPhone