

Village of Coxsackie
Planning Board Minutes – June 20, 2019

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

2. **Call to Order, Minutes:** The meeting was called to order at 7:02 pm by Acting Chairperson Bob Van Valkenburg. The minutes from our regular meeting on April 18, 2019 were approved in a motion made by Stacey Smith and seconded by Jarrett Lane. Motion carried.

3. **New Business:**

1. **South River Street Redevelopment**– Aaron Flach attended the meeting to represent the redevelopment project and to submit an amended site plan application. Since the site plan conditional application approval at our March 21, 2019 meeting, Aaron has purchased the building and property previously known as Patrick Henry’s Tavern at 48 South River Street. (Lot #’s 56.20-2-8 and 56.20-2-9, owned by Dorothy Lamere). As a result of the purchase, Aaron has amended the original site plan application to include the 48 South River Street parcels, and to add parking spaces on both lots 56.20-2-8 & 9. This would allow him to reduce the number of parking spaces behind New Amsterdam Fine Arts, LLC at 38 South River Street, which the owner of that property had requested, and to provide more parking spaces for the overall site redevelopment plan. It would also allow him to provide handicapped access to the rear of the Dolan Block building. In conjunction with this and to meet code usage regarding parking requirements, Aaron will combine the two parcels (56.20-2-8 &9). In addition to these minor parking revisions, the acquisition of these 2 lots will enable Aaron to run underground conduits for electrical needs throughout the redevelopment area from a pole on South River Street, thereby eliminating the need for any overhead wires within the project. He is meeting with Central Hudson to finalize the plans for this.

Kevin Schwenzfeier, the Planning Board’s consultant at Delaware Engineering, had already confirmed that the proposed changes noted above could be addressed as an amendment to the original site plan application. He has also reviewed the resubmitted site plan application on our behalf, and has approved the proposed parking and electrical line changes, the combining of lots 56.20-2-8&9 to meet code usage requirements, and confirmed that all changes are within Village Code requirements. No other changes are proposed or need to be made. Therefore, after our review and discussion with Aaron, the Board, in a motion made by Rodney Levine and seconded by Stacey Smith, accepted and approved the amended site plan application. Motion carried.

Aaron presented elevation drawings for the first and second floor interior layouts of The Wire, as well as an update of the exterior design of the building. He and his engineer are currently working on elevation drawings for the hotel at 60 South River Street, and are applying for grants from NYS to assist with the financing of the development of both properties. The grant deadline is in July, with notification of approval expected in the fall of 2019. He is also waiting for the Village’s water & sewer project on South River Street to be completed before going full on with the project. In the interim he is in discussion with the Village Building Inspector on interior details of The Wire. He anticipates The Wire opening sometime in the Spring of 2020.

2. **40 Bailey Street Special Use Permit** – Ed Ross, owner of 40 Bailey Street appeared before the Board for guidance on code requirements in order to install self storage units in the building’s interior. He provided pictures of what the units would look like (each would be 10’x10’). He was unsure of the code’s language regarding storage units and self storage in the Industrial District where the building is located. Zoning chapter 155 clearly indicates in Attachment #2, Schedule C, that “Self Storage Units” require a special use permit, but Ed also referred to “Manufacturing and Industry”, and “Warehousing, Distribution and Storage” as permitted uses in the same Schedule C. He asked for clarification on which would apply. Bob VanValkenburg will consult with Kevin at Delaware Engineering to confirm which category would apply and report Kevin’s findings to Ed and to the Board.

The Village Trustees had raised concerns about the lack of landscaping surrounding the building at 40 Bailey Street, and the general upkeep of the property. Landscaping requirements had been part of the site plan application approved in 2017. Ed is waiting for his neighbor to finish correcting and completing her drainage problems so that he can then excavate the area in front of the building, redo his drainage and water supply into the building, and then complete landscaping.

Ed also raised the idea of providing boat and RV storage where a pad is currently located at the back of the building. The Board reminded him that a calculation of impervious surface requirements would need to be done, and the need for meeting SWIP requirements should the area of disturbance on the property exceed one acre, should he proceed with a site plan application.

Finally, Ed updated us on the status of his property at 239 Mansion Street, and his plan to develop it into a 4 unit multi-family rental property. It isn't economically feasible to do so until the water-sewer moratorium is lifted. The Board re-affirmed that he would have to contact the Village and/or the IDA if he wanted to be granted a waiver from the moratorium.

4. Old Business:

- A. Review of Town of Coxsackie draft solar regulations – tabled for a future meeting.
- B. Chapter 155 – Zoning – Review tabled 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 8:00 PM in a motion made by Stacey Smith and seconded by Rodney Levine. Motion carried.
- E. Our next regular meeting is scheduled for July 18, 2019.

Respectfully submitted,

Patricia H. Maxwell, Secretary