Village of Coxsackie
Planning Board Minutes – January 16, 2020

1. **Attendance:** Bob VanValkenburg, Pat Maxwell, Stacey Smith, Deidre Meier, Jarrett Lane, Rodney Levine

2. **Call to Order, Minutes:** The meeting was called to order at 7:00 pm by Acting Chairperson Bob Van Valkenburg. The minutes from our regular meeting on October 17, 2019 were approved in a motion made by Deidre Meier and seconded by Rodney Levine. Motion carried unanimously.

3. **New Business:**
   - **A.** Superior Propane – Tim Davis appeared before the Board as a representative of Superior Propane to discuss the possibility of placing propane storage tanks at 30 Bailey Street (Tax ID # 56.14-1-20, former GNH Lumber, Inc. location). The property is zoned Neighborhood Commercial, which does not permit bulk fuel and chemical storage. **See Village Code Chapter 155 Attachment 2:1.** The company would have to apply for a Use Variance from the Zoning Board of Appeals claiming that the zoning restrictions have caused unnecessary hardship. **See Chapter 155, Article XII, Section 155-94 (B)(1).** However, **Section 155-94(B)(2)** goes on to say that no such hardship will be proven where the alleged hardship has been self created (i.e. by purchasing the property knowing the restrictions). Bob explained to Tim the procedures that needed to be followed, citing that zoning and planning board review could be scheduled so that both applications could be resolved in a timely and coordinated manner, but that the first step would be for him to contact the Zoning Board of Appeals by calling the Village Clerk regarding the Use Variance. He also explained to Tim that chances of a variance being granted were small because of the hardship being self-created but encouraged Tim to explore the options if he wanted to proceed.
   - **B.** **Reed Street Vacant Lots** – Chris King and Barry Jacob, owners of 6 Church Street are interested in purchasing the lots between 32 and 16 Reed Street for use as a boutique type hotel, and wanted our input on code limitations for development of the vacant lot given the code requirements of the Village Center zoning district. They are in their 30-day grace period under the preliminary sales contract, and needed questions answered before the expiration of the grace period to make sure that their ideas were financially sound. After much discussion and an overview of the requirements, a list of questions we couldn't answer was developed for consultation with Kevin Schwenzfeier at Delaware Engineering. Pat agreed to draft the list and forward it to Bob for his review, and, barring no further changes, forward it to Delaware Engineering. We assured Chris and Barry that this consultation would not be at their expense, since many of the questions they raised would need to be addressed for any purchasers of the property, whether they decide to buy it or not. See attached document for our referral to Delaware Engineering.
   - **C.** **Planning Board Applications** – Pat presented a draft of a consolidated and streamlined application that covers Lot Line Adjustments, Minor and Major Subdivisions, Site Plans, Special Use Permits and Signage Permits. The Board reviewed the draft and approved it for recommendation to the Village Board of Trustees for adoption. The motion was made by Rodney Levine and seconded by Deidre Meier and carried unanimously.
   - **D.** **Fencing –** the Mayor had asked Bob to have the Board review the fencing regulations in the Village Code. A brief review was initiated, with further discussion postponed to our February meeting in order to give members time to gather input regarding regulations already in place.

4. **Old Business:**
   - **A.** **South River Street Redevelopment** – no new updates.
   - **B.** **40 Bailey Street** – Special Use Permit for Self Storage Units – no new updates.
   - **C.** Review of Town of Coxsackie draft solar regulations – tabled for a future meeting.
   - **D.** Chapter 155 – Zoning – Review tabled for a future meeting.

5. **Other:**
   - **E.** **Public Comment** – None.
   - **F.** No other business was brought before the Board, so the meeting was adjourned at 8:23 PM in a motion made by Deidre Meier and seconded by Stacey Smith. Motion carried unanimously.

G. Our next regular meeting is scheduled for February 20, 2020.

Respectfully submitted,

Patricia H. Maxwell, Secretary