Village of Coxsackie
Planning Board Minutes – February 20, 2020

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

2. **Call to Order, Minutes:** The meeting was called to order at 7:05 pm by Chairperson Bob Van Valkenburg. The minutes from our regular meeting on January 16, 2020 were approved in a motion made by Deidre Meier and seconded by Stacey Smith. Motion carried unanimously.

3. **New Business:**
   - **A. 270 Mansion Street (current IDA building)** – Aaron Flach presented elevation drawings for the building to be converted into offices/exam rooms for its new owner, Schoolhouse Road Pediatrics. Flach Development & Realty has been engaged to do the remodeling. The building footprint will remain the same, with remodeling done in a modern version of the Art Deco concept. Entrances will be reconfigured, with the main entrance, including a handicapped ramp, in the back. The parking area will also be reconfigured and blacktopped where gravel now exists. A dumpster pad and landscaping will be added, and overall, there will be less impervious surface than there is now. The interior will be reconfigured, leaving bathrooms where they are and building exam rooms where the incubator space is now. After reviewing and discussing the drawings, the Board determined that this was a Type 2 action under SEQR, and, therefore, no EAF Parts I, II and III need be completed. Aaron will get all the documentation prepared for our March meeting so that we can review the entire site plan application and hopefully determine it substantially complete so that a public hearing can be scheduled.
   - **B. Reed Street Vacant Lots** – No new updates
   - **C. Fencing –** no new updates.

4. **Old Business:**
   - **A. South River Street Redevelopment** – Aaron has updated elevation drawings for the Wire and the Newbury Hotel. The former Knauer Electric Company building will hold small services for the hotel. A management group is being explored for the Newbury Hotel, and construction will follow their guidelines in case that comes through.
   - **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. Training** – a course is being offered in May 2020 at the County Building in Cairo – a 4-hour course from 5-9 on a Thursday.
   - **G. County Planning Board** – Richard Golden again attended our meeting and announced that he is retiring from the County Planning Board. Bob is considering volunteering to take his place, and will follow up with the Mayor.
   - **H. Stipend increase** – Bob will be requesting an increase of 10-25% in our semi-annual stipends for the 2020-2021 fiscal year.
   - **I.** No other business was brought before the Board, so the meeting was adjourned at 7:56 PM in a motion made by Deidre Meier and seconded by Stacey Smith. Motion carried unanimously.

6. **Next Meeting** - scheduled for March 19, 2020.

Respectfully submitted,

Patricia H. Maxwell, Secretary