Village of Coxsackie
Planning Board Minutes – April 16, 2020

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

2. **Call to Order, Minutes:** The meeting (conducted remotely using Zoom) was called to order at 7:00 pm by Acting Chairperson Bob Van Valkenburg. The minutes from our regular meeting on February 20, 2020 were approved in a motion made by Deidre Meier and seconded by Stacey Smith. Motion carried unanimously, with all members attending voting in the affirmative.

3. **New Business:**
   A. 270 Mansion Street – Aaron Flach attended to present an updated parking/landscaping design to be added to the application submitted at our February 2020 meeting. (See the minutes of February 20, 2020 for details related to the application). The Board, after review and discussion, asked Aaron to provide the types of plantings he would be using in the landscaping, and to indicate the percentage of impervious surfaces (70% allowed in Community Commercial) on the design. Aaron confirmed that there were no elevation drawing changes since our preliminary review in February, and the Board determined that items on the site plan checklist in Village Code Section 155-64 had been substantially completed. Since the application is for an existing building with no footprint changes, there are no issues regarding utility and water/sewer hookup, the need for additional fire hydrants, or infrastructure changes for drainage, etc. Based on our review, it was determined, in a motion made by Deidre Meier and seconded by Stacey Smith, that the site plan application was substantially complete and, therefore, a public hearing could be scheduled, subject to the site plan application fee being sent before said hearing to the Village Clerk. The motion carried unanimously with all members attending voting in the affirmative. The public hearing is tentatively scheduled for 7:00 on Thursday, May 21, 2020, immediately preceding our regularly scheduled meeting. A zoom meeting will be held if public gatherings are still restricted. Bob will ask the Village Clerk for a proforma neighborhood notification letter for Aaron to use as a template when notifying surrounding property owners about the proposed project and hearing.

4. **Old Business:**
   A. **South River Street Redevelopment** – no new updates.
   B. **Reed Street Vacant Lots** – Potential boutique hotel – no new updates
   C. **40 Bailey Street** – Special Use Permit for Self Storage Units – no new updates.
   D. **Review of fencing** – in process.
   E. **Review of Town of Coxsackie draft solar regulations** – tabled for a future meeting.
   F. **Chapter 155 – Zoning –** Review tabled for a future meeting.

5. **Other:**
   G. **Public Comment** – None.
   H. No other business was brought before the Board, so the meeting was adjourned at 7:18 PM in a motion made by Deidre Meier and seconded by Stacey Smith. Motion carried unanimously with all members attending voting in the affirmative.
   I. Our next regular meeting is scheduled for May 21, 2020.

Respectfully submitted,

Patricia H. Maxwell, Secretary