

Village of Coxsackie
Planning Board Minutes – May 21, 2020

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

2. Public Hearing – 270 Mansion Street:

The public hearing (conducted remotely using Zoom) was opened at 7:03 PM by Chairperson Bob Van Valkenburg. Aaron Flach attended representing the site plan application for 270 Mansion Street. Aaron gave an overview of the project on the approximate 1 acre, site: building footprint will not change, with exterior cosmetic changes to the building only, parking and landscaping plans to meet the 70% impervious surface requirement, use of propane tanks for heat and leaving the central air roof system in place. The building will house Schoolhouse Pediatrics with 8 Doctors and supporting staff. 4 members of the public also attended the hearing: Adjoining neighbors east and west of 270 Mansion Street - Robert Lucido (266 Mansion Street), Ken and Shannon Curik (272 Mansion Street) and Jon Frattini (no address). Questions and responses:

Mr. Lucido –

- A. Asked for a copy of the site plan, which Bob emailed to him during the hearing.
- B. Asked for clarification on shed/trailer in back – shed had been replaced by a trailer which will be removed. Aaron will keep him posted on the removal process.
- C. Asked about when work would begin – Aaron explained that the costing out of the upfit was being worked on now, with actual work taking 4-6 months, to be completed in time for a late fall opening.

Mr. Curik –

- A. Asked about paving and roof/stormwater drainage - both will be sloped towards the back of the property. There will be no issue with drainage into neighbors' yards.
- B. Asked about fencing/preventing access to insure their privacy because of potential access to their yard and increased traffic from patients. – there are no plans for a fence since trees and overgrowth along the Curik side of the property line would make fence installation difficult; Aaron proposed a natural barrier on his side of the line to prevent issues and maintain their property value. Aaron offered to plant mature trees (5-6' tall initially) approximately 3' apart as a living barrier rather than a stockade fence. Everyone agreed this was generous of him and a good alternative to fencing.
- C. Asked about hours of operation/noise levels – the clinic will be open from 9-4PM if they maintain the same hours as at their current location, and the IDA is open 7:30-5PM, so there will be less operational time and no change in noise levels.
- D. Asked about debris/snow removal - snow will be pushed to the back of the property so that there's no runoff into adjoining property, all debris will be removed from the site before it's open for business, dumpsters will be in the back and screened off, no debris will be going into neighbor's yards.

There being no further public comments or questions, the hearing was closed at 7:43PM.

- 3. Call to order, Minutes:** Our regular meeting was called to order at 7:44 by the Chairman. The minutes from our regular meeting on April 15, 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.
- 4. New Business:** Aaron's updated site plan used for the public hearing was further discussed, as was the need for the Greene County Planning Board's review under Section 239. That approval will likely occur at their June 17, 2020 meeting, right before our June 18th Planning Board meeting. Bob will complete and submit the application filled out by Aaron. Also, an updated site plan will be required for County review and as a condition of our approval; one that shows the types of plantings used in landscaping as well as the newly decided tree line bordering 272 Mansion Street. The impervious surface percentage also needs to be added to the plan. In a motion made by Stacey Smith and

seconded by Jarrett Lane, the Board unanimously approved the site plan application, subject to receiving the final updated site plan and County Section 239 approval.

5. 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 7:46 PM in a motion made by Deidre Meier and seconded by Rodney Levine. Motion carried unanimously with all members attending voting in the affirmative.
- I.** Our next regular meeting is scheduled for June 18, 2020.

Respectfully submitted,

Patricia H. Maxwell, Secretary