

Village of Coxsackie
Planning Board Minutes – August 20, 2020

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

1. **Call to order, Minutes:** Our regular meeting was called to order at 7:00 by Chairman Bob VanValkenburg. Kevin Schwenfeier, Delaware Engineering, joined us as consultant for 48 South River Street. The minutes from our regular meeting on June 18, 2020 were approved in a motion made by Deidre Meier and seconded by Stacey Smith. Motion carried unanimously.

2. **New Business –**
 - A. Joy Rea appeared before the Board to ask about subdivision procedures for property she recently purchased between Van Dyke Street and Riverside Avenue (Tax Map #56.11-1-12). She brought an older survey of the lot, which indicates enough land for a subdivision, excluding what she retains for her home. We determined that it could be a minor subdivision if there were under 4 lots, but a major subdivision if more lots than 4, and a major subdivision regardless of lot numbers if an access road had to be built to continue Van Dyke into the subdivision. The lot is zoned MR-2, requiring a minimum lot size of 10,000 square feet. The first step will be for Ms. Rea to get an updated survey to confirm property boundaries, after which she could move forward with an application.
 - B. **48 South River Street** – Aaron Flach participated by conference call to explain the approved elevation/building changes in the final SHPO approval for interior/exterior improvements to the former Patrick Henry’s Tavern. The rear deck footprint is now smaller as requested by SHPO, with accompanying minimal changes to the exterior and upstairs interior. Aaron needs to complete a site plan application before our September meeting and work with Delaware Engineering and his engineer, Ken Martin, to work through the checklist in order for us to declare the application substantially complete for scheduling a public hearing.

3. **Old Business:**
 - A. 270 Mansion Street – A public hearing has been completed for the change of use application. Aaron needs to provide the final drawings for plant screening along the west border as well as adding the impervious percentage to the final plat submissions (5 paper, 1 mylar). The Greene County Planning Board approved the revised site plan at its meeting on June 17, 2020, so we can stamp the application once the above changes have been addressed.
 - B. **South River Street Redevelopment** – See Patrick Henry’s at 48 South River Street above. Dolan Block will be the next phase of the redevelopment submitted by Aaron Flach. He’s also submitted updated drawings for the Newbury Hotel.
 - C. **Reed Street Vacant Lots** – Potential boutique hotel – no new updates
 - D. **40 Bailey Street** – Special Use Permit for Self-Storage Units – no new updates.
 - E. **Review of fencing** – the Board re-affirmed their agreement that our current law seemed adequate and straight forward, with few if any additional revisions being necessary, but we will not finalize our recommendation to the Village Board until we review this again and consult with Delaware Engineering.
 - F. **Review of Town of Coxsackie draft solar regulations** – tabled for a future meeting.
 - G. **Chapter 155 – Zoning** – Review tabled for a future meeting.

5. **Other:**
 - H. **Public Comment** – None.
 - I. No other business was brought before the Board, so the meeting was adjourned at 7:40PM in a motion made by Deidre Meier and seconded by Stacey Smith. Motion carried unanimously.
 - J. Our next regular meeting is scheduled for September 17, 2020.

Respectfully submitted, Patricia H. Maxwell, Secretary