

**Village of Coxsackie
Planning Board Minutes – June 18, 2020**

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

1. **Call to order, Minutes:** Our regular meeting was called to order at 7:05 by Chairman Bob VanValkenburg. The minutes from our regular meeting on May 21, 2020 were approved in a motion made by Stacey Smith and seconded by Deidre Meier. Motion carried unanimously.

2. **New Business – 48 South River Street (Patrick Henry’s):** Aaron Flach, representing South River Street Redevelopment, requested a sketch plan conference for proposed restoration, upgrades and reconfiguring of the building, including an addition at the rear for 2 story outdoor dining. Kevin Schwenzfeier attended from Delaware Engineering as our engineering consultant as we reviewed the plans and discussed the details.

3. **Old Business:**
 - A. **270 Mansion Street** – Aaron submitted a revised site plan to include the planting of trees along the property line with the residence of 272 Mansion Street, as agreed to at our previous meeting. Since the owner, Mr. Curik, was emailed a copy of the revisions and had not responded with any additional comments or requests, we assumed that he was satisfied with the results. Aaron still needs to provide the impervious percentage with 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.
 - B. **South River Street Redevelopment** – Patrick Henry’s at 48 South River Street above. Dolan Block will be the next phase of the redevelopment submitted by Aaron Flach.
 - 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 briefly discussed examples of other municipality fencing laws and agreed that our current law was adequate and straight forward with no further revisions necessary.
 - 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 7:32 PM in a motion made by Deidre Meier and seconded by Stacey Smith. Motion carried unanimously.
 - I. Our next regular meeting is scheduled for July 16, 2020.

Respectfully submitted,

Patricia H. Maxwell, Secretary