## Village of Coxsackie Planning Board Minutes – October 15, 2020

**Attendance:** Bob VanValkenburg Stacey Smith

Deidre Meier Rodney Levine
Pat Maxwell Jarrett Lane

- 1. Public Hearing 48 South River Street Site Plan & Lot Line Adjustment Chairman Bob VanValkenburg opened the Public Hearing at 7:00 PM. Aaron Flach attended to present an overview of the renovation/restoration plans for Patrick Henry's, with Kevin Schwenfeier, Delaware Engineering, joining us as our consultant for the project. Several questions were asked by the public attendees, including size of foot print (only extending for outside 1<sup>st</sup> and 2<sup>nd</sup> story back decks), color and style of decking, removal of aluminum siding, whether sidewalks would be impacted by on street parking (none allowed, parking on side and back of building, with additional parking available at The Wire and Newbury Hotel locations) and opening date (construction at P&H's and The Wire starts 12/1, with openings in Spring 2021). Questions about a marina were asked regarding the overall project (docking only, to follow the natural shoreline, with no docking on the inlet). With no further comments or questions raised, the Public Hearing was closed at 7:17 PM in a motion made by Deidre Meier and seconded by Stacey Smith.
- 2. Call to order, Minutes: Our regular meeting was called to order at 7:20 by Chairman Bob VanValkenburg. Kevin Schwenfeier remained for the meeting as did Aaron Flach. The minutes from our regular meeting on September 17, 2020 were approved in a motion made by Deidre Meier and seconded by Rodney Levine.

## 3. New Business -

A. 48 South River Street – Site Plan, Lot Line Adjustment and Signage Permit Applications: Since no negative comments or issues were raised at the Public Hearing, the Board continued its review of both applications. The lot line adjustment application can't be approved until Aaron submits the most recent survey with deed descriptions for the revamped property lines, but our review of the site plan application was completed, and a resolution for approval drafted by Kevin was reviewed. Except for the lot line adjustment, the resolution was conditionally accepted and approved in a motion made by Deidre Meier and seconded by Rodney Levine. No one opposed and no members were absent. See copy of resolution attached.

## 3. Old Business:

- **A.** Joy Rea's Van Dyke Street subdivision proposal Joy was scheduled to attend with an updated site survey, but she was absent from the meeting.
- **B. 270 Mansion Street** Aaron still 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) before they can be signed and stamped. He will get them for us. The tentative closing date for the property is mid to late October 2020.
- **C. South River Street Redevelopment** See 48 South River Street above. Preliminary drawings for the Newbury Hotel have also been submitted.
- **D.** Reed Street Vacant Lots Potential boutique hotel no new updates
- **E. 40 Bailey Street** Special Use Permit for Self-Storage Units no new updates.
- **F. 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.
- **G.** Review of Town of Coxsackie draft solar regulations tabled for a future meeting.
- **H.** Chapter 155 Zoning Review tabled for a future meeting.

## 5. Other:

- I. Public Comment None.
- J. Dee asked if the meeting time could be changed from 7 to 6:00 PM going forward, and members agreed that this was doable.
- **K.** No other business was brought before the Board, so the meeting was adjourned at 7:41 PM in a motion made by Stacey Smith and seconded by Rodney Levine. Motion carried unanimously.
- J. Our next regular meeting is scheduled for November 19, 2020.

Respectfully submitted,

Patricia H. Maxwell, Secretary