

**RESOLUTION OF THE
VILLAGE OF COXSACKIE PLANNING BOARD
OCTOBER 15, 2020
PATRICK HENRY'S BAR DEVELOPMENT
SITE PLAN APPROVAL**

WHEREAS, on September 12, 2020, the Village of Coxsackie received an application for Site Plan Review from Flach Development and Realty Inc. for the redevelopment of Parcel 56.20-2-9 located at 48 South River Street; and

WHEREAS, the proposed redevelopment will consist of the renovation of the historic building into a restaurant and bar with an enclosed porch and outdoor patio; and

WHEREAS, the proposed action also includes a lot line adjustment between Parcels 56.20-2-9 and 56.20-2-31 in order to allow for the inclusion of porch and patio to meet the rear setback regulation; and

WHEREAS, the proposed development is permitted within the Village Center as-of-right; and

WHEREAS, the applicant previously submitted a completed Part I of the Short Environmental Assessment Form (FEAF), pursuant to SEQRA, to the Village of Coxsackie Planning Board that included the entire Riverfront Development and received a negative declaration; and

WHEREAS, the applicant has agreed to utilize a central refuse area located on the adjacent property known as The Wire Event Center; and

WHEREAS, less than 1 acre of land will be disturbed and therefore no permit or SWPPP is necessary for stormwater control; and

WHEREAS, on September 17, 2020 the Planning Board motioned to accept the Conceptual Site Plan as substantially complete and that it met the requirements for a public hearing; and

WHEREAS, the Planning Board held a public hearing on October 15, 2020 and received comments from the public; now

THEREFORE, BE IT RESOLVED THAT:

1. A Village of Coxsackie Building Permit will be acquired prior to construction activities and projects will be subject to post-construction inspections by Building Inspector/Code Enforcement Officer.
2. No certificate of occupancy shall be issued until all improvements shown on the site plan are installed or a sufficient performance guarantee has been posted for improvements not yet completed.
3. The Village of Coxsackie Planning Board hereby conditionally accepts and approves the Final Site Plan for the Patrick Henry's Bar Development by Flach Development and Realty, Inc. located at 48 South River Street.

A motion to adopt this resolution was made by Deidre Meier and seconded by Rodney Levine.

In Favor __6__, Opposed __0__, Absent __0__.

ADOPTED: October 15, 2020