Village of Coxsackie

Planning Board Minutes – November 19, 2020

Attendance: Bob VanValkenburg Stacey Smith
Deidre Meier Rodney Levine

Pat Maxwell

1. Call to order, Minutes: Our regular meeting was called to order at 7:00 by Chairman Bob VanValkenburg. Kevin Schwenfeier attended for engineering consultation on the new applications submitted. The minutes from our meeting on October 15, 2020 were approved unanimously in a motion made by Deidre Meier and seconded by Stacey Smith.

2. Guests – Gary Harley (3A below), Tim Richmond (for Verizon) and Mayor Mark Evans (for State Telephone) (both for 3B below).

3. New Business –

- A. Van Dyke Street Minor Subdivision (Property owned by Joy Rea) Gary Harley of Harley Surveyors appeared to represent property owner Joe Rea for submission of her minor subdivision application. He explained the request to divide the existing approximate 6-acre parcel into 2 separate parcels, with Ms. Rea retaining 3.1 acres along with the house and outbuildings on Riverside Avenue and the western portion of 2.92 acres with access from Van Dyke Street being a separate lot to then be sold by Ms. Rea. We reviewed the EAF, Part I submitted with the application and found no negative environmental impacts resulting from the proposal. We also determined that this was a Type II Action under SEQR. In a motion made by Rodney Levine and seconded by Deidre Meier, the application was unanimously accepted as significantly complete for purposes of scheduling a public hearing, tentatively set for 7:00 PM before our next regularly scheduled meeting on December 17, 2020. Mr. Harley paid the required application and public hearing fees.
- B. Cell Tower Equipment Co-location Tim Richmond as agent for Verizon Wireless submitted a special use permit application ("SUP") for co-locating additional antenna array at an 86' level on the existing 120' free standing cell tower behind the State Telephone building at 193 Mansion Street. The upgrade will provide new, advanced emergency and non-emergency, fourth generation (4G) broadband and other wireless telecommunication services in the Village of Coxsackie. He also requested that a site plan application be waived under the 2012 Middle Class Tax Relief and Job Creation Act ("TRA"). The Board reviewed the application and waiver request, received satisfactory replies to their and Kevin's questions, and reviewed the EAF, Part I, also submitted. The application was accepted as significantly complete for purposes of scheduling a public hearing, tentatively set for 7:30 PM before our regularly scheduled meeting on December 17, 2020. The Board also concluded that a waiver of a site plan application was appropriate under TRA, but the public hearing requirement could not be waived. Both were unanimously approved in a motion made by Deidre Meier and seconded by Rodney Levine, subject to our receiving the signed lease to replace the draft lease included in the SUP application packet. Additionally, because of the project's Route 385 location, the Board concluded that a 239(m)-referral form needed to be filled out and submitted by us for County approval of the project. The \$350 filing and public hearing fees were paid with the application.
- **C.** Finally, for both A & B above, per Code requirements, the Planning Board will draft public hearing notices for the Village Clerk, and Pat Maxwell will send drafts of neighborhood notification letters to both applicants for their use.

3. Old Business:

- **A. 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 was mid to late October 2020.
- **B.** South River Street Redevelopment No new updates.
- **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** final review tabled for a future meeting.
- F. Review of Town of Coxsackie draft solar regulations tabled for a future meeting.
- **G.** Review of Chapter 155 Zoning tabled for a future meeting.

5. Other:

- H. Public Comment None.
- I. Correspondence Bob shared a letter received from Karen Gunderson siting concern that she hadn't properly received notice of the public hearing held in November for the lot line adjustment at 48 South River Street, which is adjacent to her building. Notice had in fact been sent to her NYC address, per County deed records, which is the procedure as outlined in the Village Code. She was advised to correct her deed to avoid future issues of this nature.
- J. Meeting will be moved from 7:00 PM to 6:00 PM after the 2 new applications above have been finalized.
- **K.** No other business was brought before the Board, so the meeting was adjourned at 8:10 PM in a motion made by Deidre Meier and seconded by Stacey Smith. Motion carried unanimously.
- L. Our next regular meeting is scheduled for December 17, 2020.

Respectfully submitted,

Patricia H. Maxwell, Secretary