

Village of Coxsackie
Planning Board Minutes – March 18, 2021

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

1. **Regular Meeting** – Called to order at 6:00 PM
2. **Approval of Minutes:** A motion was made by Deidre Meier and seconded by Stacey Smith to approve the January 21, 2021 minutes. Motion carried unanimously.
3. **New Business – Land Use Activities Requiring Review** – Katlyn Irwin, as owner and manager of the property, came before the Planning Board with a sketch plan for renovating the storefront into a café/bookshop retail space, a permitted use in the Village Center zoning district where the building is located. She submitted diagrams and pictures of how the space will be set up and of what it currently looks like, as well as pictures of shelving and wood samples to be used for the interior work. A review by the Planning Board is required under Code Section 155-62 (B) because the storefront has been vacant for over a year. The Board reviewed the sketch plan and determined that Katlyn is also obtaining all required permits (DOH, building permit, etc.) for the space. The presentation was very thorough, and Katlyn will have the accompanying site plan application form and supporting documents ready for our next meeting on April 15, 2021. Assuming that everything is in order, the Planning Board determined that a Public Hearing could tentatively be scheduled for 6:30 PM following our regular meeting. Once the hearing is closed, the Board will reconvene to approve the application, assuming there are no public comments requiring further review.
4. **Old Business:**
 - A. **270 Mansion Street** – No updates.
 - B. **South River Street Redevelopment** – No updates.
 - C. **Reed Street Vacant Lots** – no updates
 - D. **40 Bailey Street** – Special Use Permit for Self-Storage Units – no 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** – None.
 - J. No other business was brought before the Board, so the meeting was adjourned at 6:42 PM in a motion made by Rodney Levine and seconded by Deidre Meier. Motion carried unanimously.
 - K. Our next regular meeting is scheduled for April 15, 2021 at 6:00 PM.

Respectfully submitted,

Patricia H. Maxwell, Secretary