

Village of Coxsackie
Planning Board Minutes – April 15, 2021

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

1. **Regular Meeting** – Called to order at 6:02 PM
2. **Approval of Minutes:** A motion was made by Rodney Levine and seconded by Stacey Smith to approve the March 18, 2021 minutes. Motion carried unanimously.
3. **New Business** –
 - A. **8 Reed Street - Land Use Activities Requiring Review** – The Board continued its review of Katlyn Irwin’s application 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 had already 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. Review of supporting documents requested at our March meeting was completed with all applicable checklist items per Village Code Chapter 155-64 answered and with no open items remaining to be addressed. With everything in order, the Board determined that the application was significantly complete and that a public hearing would be conducted at 6:30 at the close of this part of our regular meeting.
 - B. **Short Term Rentals** – the Village Board asked us to review the Village Code on short term rentals and make recommendations for items such as an application/registration form and fees. Our liaison to the Village Board is Katlyn Irwin. Deidre Meier found a sample form from another village which we should consider in our review which we will concentrate on at our May meeting.
4. **Old Business:**
 - A. **270 Mansion Street** – No updates.
 - B. **Reed Street Vacant Lots** – no updates
 - C. **40 Bailey Street – Special Use Permit for Self-Storage Units** – Ed Ross is again seeking the SUP for this location. Bob met with Building Inspector Mike Ragani. It was determined that Ed needed to complete the open items, including signage, from his original site plan application before the SUP could move forward. Bob conveyed this to Ed.
4. **Close of meeting** – A motion to close the regular meeting at 6:25 was made by Rodney Levine and seconded by Deidre Meier. Motion carried unanimously.
5. **Public Hearing – 8 Reed Street Land Use:** Chairperson Bob VanValkenburg opened the hearing at 6:26 PM. 3 members of the public attended in person and via zoom. Katlyn Irwin gave a brief overview and answered questions regarding signage, outside seating availability, and the possibility of a liquor license being applied for later depending on the café/bookshop success. There were no issues raised that required further discussion or review, and the hearing was closed at 6:40 in a motion made by Stacey Smith and seconded by Rodney Levine. Motion carried unanimously.
6. **Reopening of regular meeting** – the Board meeting was reopened at 6:40 by the Chairman. Since no further issues were raised at the public hearing, the Board unanimously approved the site plan application for 8 Reed Street in a motion made by Stacey Smith and seconded by Deidre Meier.
7. **Old Business (Continued):**

- A. **South River Street Redevelopment** – Aaron Flach stayed after the hearing to attend our regular meeting and provided an update on the construction relative to 52 and 60 South River Street. Bob reminded him that we needed to conduct a further site plan review if there were changes to details approved in the original and amended site plan applications for the overall project. Changes would include building footprints, layout, etc. and lighting, landscaping, etc. would also need to be approved.
- D. **Review of fencing** – final review tabled for a future meeting.
- E. **Review of Town of Coxsackie draft solar regulations** – tabled for a future meeting.
- F. **Review of Chapter 155 – Zoning** – tabled for a future meeting.

8. Other:

- G. **Public Comment** – None.
- H. **Correspondence** – None.
- I. No other business was brought before the Board, so the meeting was adjourned at 6:54PM in a motion made by Rodney Levine and seconded by Deidre Meier. Motion carried unanimously.
- J. Our next regular meeting is scheduled for May 20, 2021 at 6:00 PM.

Respectfully submitted,

Patricia H. Maxwell, Secretary