

Village of Coxsackie
Planning Board Minutes – October 21, 2021

Attendance: Bob VanValkenburg
Rodney Levine

Jarrett Lane
Pat Maxwell

1. **Regular Meeting:** Called to order at 6:00 PM.
2. **Approval of Minutes:** A motion was made by Rodney Levine and seconded by Bob VanValkenburg to approve the minutes from July 15, 2021. Motion carried unanimously.
3. **New Business:**
 - A. **47 south River Street** - Sarah Gray Miller presented her application to open a retail shop for antiques and small gift items on the first and 2nd floors of the DM Hamilton Firehouse building, as required when greater than 12 months have passed since the cessation of a prior business at the same location. Her application was determined to be significantly complete for purposes of scheduling a public hearing at our November 18, 2021, meeting. The motion was made by Rodney Levine and seconded by Jarrett Lane. Motion carried unanimously. Bob explained the neighbor notification process to Sarah, and Pat will send a sample letter to her to use.
 - B. **Lot Line Adjustment, 114 Mansion Street (borders driveway into Mansion Square)** - Gary Harvey of Harvey Associates (surveyor) presented an application for the boundary for 2 parcels on Mansion Street previously/now owned by W. Rendo to be moved so that the parcels more properly aligned with the buildings on each plot. The application was determined to be significantly complete for purposes of scheduling a public hearing at our November 18th meeting. Motion was made by Rodney Levine and seconded by Jarrett Lane. Motion carried unanimously. Pat will send a sample neighbor notification letter to Gary.
4. **Old Business –**
 - A. **Short Term Rentals** – Bob presented our recommendations, as approved at our May meeting, to the Village Board at their August workshop. To date, there is no communication from the Board that they have acted upon it.
 - B. **40 Bailey Street** – Bob updated us on his and CEO Mike Regaini’s conversations with Ed Ross regarding fire and safety compliance and completion of site plan and SUP requirements still pending. Ed has completed/is in the process of completing those requirements and is in compliance with our previous approval.
 - C. **Reed Street Vacant Lots** – no updates beyond sale of the lot.
 - D. **South River Street Redevelopment** – 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.
8. **Other:**
 - H. **Public Comment** – None.
 - I. **Correspondence** – Bob handed out Village Code updates to be placed in our binders. He also noted correspondence received related to the NYS Telecommunications Act and resulting 5G zoning updates that the Village could implement if determined necessary.
 - J. **No other business** was brought before the Board. Meeting adjourned at 6:43 PM in a motion made by Jarrett Lane and seconded by Rodney Levine. Motion carried unanimously.
 - K. **Our next regular meeting** is scheduled for November 18, 2021, at 6:00 PM.

Respectfully submitted, Patricia H. Maxwell, Secretary