

**Village of Coxsackie  
Planning Board Minutes – February 17, 2022**

**Attendance:** Bob VanValkenburg  
Rodney Levine

Deidre Meier  
Pat Maxwell

1. **Regular Meeting:** Called to order at 6:05 PM by Chair Bob VanValkenburg.
2. **Approval of Minutes:** A motion was made by Deidre Meier and seconded by Rodney Levine to approve the minutes from November 18, 2021. Motion carried unanimously.
3. **New Business:**
  - A. **Village of Coxsackie/UHM Settlement Agreement –**
    1. A Consent Decree was signed on January 10, 2022, between the Village of Coxsackie and UMH Properties, Inc./UMH of Coxsackie, LLC. The decree outlines the terms of the settlement and the steps agreed to by both parties for moving forward with development of the mobile home project to the north of Van Dyke Street in the Village of Coxsackie. The proposal as described in the decree differs significantly from UMH's PDD application in 2013, previously rejected. More units are proposed, and the plan calls for an application to the Town of Coxsackie for annexation of vacant land along the Lawrence Avenue Extension (aka River Road, Route 144) that abuts the Village line to the north into the Village proper. The additional land will allow for the 360-unit proposal to meet the habitat offset required by local law, as well as to accommodate the full buildout.
    2. The Consent Decree terms include a submission to the Planning Board for a new site plan application for the 180 acres located in the Village (assuming annexation is approved by the Town) and the 360-unit project. In that regard, the Board reviewed the decree as published by the Village of Coxsackie to determine our role and responsibilities based on our current local laws. Some of the language was confusing, and questions were raised about the impact on traffic, the school district, SEQR review, and coordination with the Zoning Board of Appeals, and the Town of Coxsackie and the Village of Coxsackie Boards in carrying out the terms of the decree. Chairperson Bob VanValkenburg will discuss our questions with Mayor Evans and follow up with our consultants at Delaware Engineering as well.
  - B. **Municipal Laws regulating Landlord's requirements for tenant trash removal –** We had agreed at our November 2021 meeting that on site trash removal be mandated for landlords owning greater than 3-unit multi-family/tenant buildings, and that there should be provisions for remediation and fines included in the local law. It was confirmed that NYS law stipulates the 3-unit provision, and that NYS Municipal Law superseded any local law.
4. **Old Business –**
  - A. **Short Term Rentals –** No updates from the Village Board on our recommendation made in August 2021.
  - B. **Reed Street Vacant Lots –** no updates.
  - C. **South River Street Redevelopment –** No updates.
  - 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. Meeting adjourned at 7:30 PM in a motion made by Rodney Levine and seconded by Deidre Meier. Motion carried unanimously.
- J. **Our next regular meeting** is scheduled for March 17, 2022, at 6:00 PM.

Respectfully submitted, Patricia H. Maxwell, Secretary