

Village of Coxsackie
Planning Board Minutes – November 18, 2021

Attendance: Bob VanValkenburg
Rodney Levine

Deidre Meier
Pat Maxwell

1. **Public Hearing – 47 South River Street** – A joint public hearing with the Village Historic Preservation Commission (“HPC”) for signage and renewed use of the 1st and 2nd floor retail space, was opened at 6:01 by Chairperson Bob VanValkenburg. Members of the HPC in attendance were David Dorpfeld, Lina Deubert, Diane Fausel, Pat Maxwell (also Planning Board member), Michael Rausch and Wendy Warren, with Nancy Harm attending via Zoom. Sarah Gray Miller, the applicant for the space, also attended via Zoom. No public comments were forthcoming, other than a few questions from some of the HPC members, which Sarah answered regarding opening dates and types of merchandise. The hearing was closed at 6:15 in a motion made by Deidre Meier and seconded by Rodney Levine for the Planning Board, and by Michael Rausch and David Dorpfeld for the HPC. Motions carried unanimously for both agencies.
2. **Public Hearing – 114 Mansion Street** – the public hearing for a lot line adjustment to redefine the boundaries of 3 lots into 2 parcels more in line with the residences on the parcels, with a new joint property line dividing the 2 parcels was opened at 6:15 by Bob VanValkenburg. Gary Harvey, Surveyor, attended the hearing to represent the Rendo’s, current owners. Demetri Chriss and Claire Mackey, members of the public, attended via Zoom. No questions were raised, or comments made during the hearing, which was closed at 6: 30 in a motion made by Rodney Levine and seconded by Deidre Meier. Motion carried unanimously.
3. **Regular Meeting:** Called to order at 6:30 PM by Chair Bob VanValkenburg.
4. **Approval of Minutes:** A motion was made by Rodney Levine and seconded by Deidre Meier to approve the minutes from October 14, 2021. Motion carried unanimously.
5. **New Business:**
 - A. **Lot Line Adjustment, 114 Mansion Street (borders driveway into Mansion Square)** - Gary Harvey remained for the meeting as did the members of the public named above. Mr. Harvey delivered the green card receipts form the neighbor notification mailing, as required. The Board, as lead agency, reviewed EAF Part 1, completed by Mr. Harvey, and then Part II, was completed by the Board itself. In a motion made by Rodney Levine and seconded by Deidre Meier, the Board determined that the application was an unlisted action with no environmental impacts of any significance, thus waiving further SEQR review. Motion carried unanimously. In a motion made by Rodney Levine and seconded by Deidre Meier, the Board unanimously approved the application, and Bob signed and stamped all required copies. Mr. Harvey will deliver the mylar and 2 paper copies of the survey showing the 2 realigned parcels to the Greene County Clerk and left the neighbor notification green cards with the Board.
 - B. **47 South River Street** - Sarah Gray Miller’s application for reused of the building as retail space was reviewed by the Board as lead agency for any environmental impact, as required by SEQR. The completed EAF Part presented by the applicant was reviewed, with no significant negative impacts noted. The Board, therefore, determined that this was an unlisted action under SEQR, with a waiver of any further environmental review. That and the motion to approve the application were made by Rodney Levine and Deidre Meier, and Deidre Meier and Rodney Levine, respectively. Sarah agreed to sign the completed paperwork and drop that and the required fees to the Village Clerk.

C. **Municipal Laws regulating Landlord's requirements for tenant trash removal** – The Village Board of Trustees asked for our recommendation regarding the above. It was agreed 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. Dee offered to research other municipality laws regarding trash removal, and absent finding anything useful, Bob would confer with Delaware Engineering for further guidance.

6. Old Business –

A. **Short Term Rentals** – Bob presented our recommendations to the Village Board at their August workshop. No further action is required by us at this time.

B. **Reed Street Vacant Lots** – no updates beyond sale of the lot.

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 6:54 PM in a motion made by Rodney Levine and seconded by Deidre Meier. Motion carried unanimously.

J. **Our next regular meeting** is scheduled for December 16, 2021, at 6:00 PM.

Respectfully submitted, Patricia H. Maxwell, Secretary