

**VILLAGE OF COXSACKIE
PLANNING BOARD MINUTES
April 16, 2024**

Chairman Robert Van Valkenburg, Jr. called the Planning Board Meeting to order at 6:00 p.m. Present were Planning Board Members: Matthew Bennett and Patricia Maxwell. Jarrett Lane was absent.

A motion to approve the minutes from the March 21, 2024 Planning Board Meeting was made by Patricia Maxwell and seconded by Matthew Bennett. Chairman Van Valkenburg, Jr. voted yes. Matthew Bennett voted yes. Patricia Maxwell voted yes. The motion carried.

New Business

1. **51 Bailey Street** – Chairman Van Valkenburg, Jr. stated that the Board needs to have a Sketch Plan Conference for a potential Site Plan application from Simon Perschbacher of 51 Bailey Street.

Marc van Schendel, Architect of the project, stated that Mr. Perschbacher's proposed workshop will be on a 60' wide lot. The purpose of this workshop will be to allow Mr. Perschbacher to create wood furniture and other wood products. The exterior will have a mixture of corrugated material and panels. It will be positioned at the back of the lot. There will be a 15 foot setback in the back, a 5 foot setback on one side, and another 15 foot setback on the other side. The building will be 40' wide, 64' long, and 23.5' high. The main space will have two columns that form a "V" shape to provide more strength for the length of the span.

Simon Perschbacher stated that the reason that they are not doing the traditional metal building, or a pole barn with trusses, is because he wanted to have the feel of a timber framed old barn on the inside, so when people walk in there are nice elements inside that reflect the type of furniture work he does. There isn't much that he can do about the outside of the building. It can't be large or have overhangs because of the space limitation, but he can make the inside a little more of an eye catcher.

Marc van Schendel stated that on the inside of the building, there is a cube like structure shown on the plans, and that is an ADA accessible washroom and kitchenette. They are placed back to back so that they can share plumbing.

Chairman Van Valkenburg, Jr. asked if Mr. Perschbacher anticipates this building being open to the public, or if he will be operating by appointment only for prospective buyers.

It doesn't seem like he will have a real retail presence there.

Simon Perschbacher stated that he is currently located in downtown Catskill, and although he may have customers stop in, it is not really operating as a storefront. That is not the plan with this building either. This building will be used more for manufacturing, or open studio events now and again, but it is not going to be where there is a full parking lot and people coming in and out. Looking at the past 4 years, he only has about 10% of his clients physically coming to his shop.

Patricia Maxwell asked if there is currently anything on the lot.

Simon Perschbacher stated that there used to be a small house on the lot, but that was back in the 80's. What still remains is the foundation from the house that is on the front of the lot. Other than that, most of the lot is brush and trees. He is looking to save most of the trees that are worth saving. Because he is trying to keep the trees and bushes in the front, he is assuming that most of the building will remain hidden from the street.

Chairman Van Valkenburg, Jr. stated that the Board first has to decide how to classify this project. The property is located in the Community Commercial ("CC") Zoning District. One of the issues with that, is that if this project is classified as light manufacturing, then it is not permitted under the Zoning Code and would require needing a Variance. That is certainly doable, but would require an extra step. So, the Board is just trying to determine what this project would be classified as. He certainly wouldn't consider it manufacturing, since Mr. Perschbacher is just assembling, doing woodworking, and making furniture.

Simon Perschbacher stated that if he had to describe his business, he is more on the furniture designer end of things.

Chairman Van Valkenburg, Jr. asked if Mr. Perschbacher would consider it more like an art studio.

Simon Perschbacher stated that when he talked to the Code Enforcement Officer first, they went over the Zoning Code together, and determined that this project would operate more on the artist side of things, rather than a manufacturing side of things.

Chairman Van Valkenburg, Jr. stated that he does not necessarily disagree with that. He thinks that he would be comfortable with that classification for this project. That is permitted in the "CC" Zoning District, which is good.

Patricia Maxwell stated that business and professional offices are also permitted under the “CC” Zoning District, and while it’s not a professional office, it is a professional business.

Chairman Van Valkenburg, Jr. stated that there are certainly classifications that could be applied to this project that would allow the Board to move forward with the process without a Variance.

Patricia Maxwell stated that she thinks this project is a great idea and she loves the concept.

Chairman Van Valkenburg, Jr. stated that based on the plans, it is a very interesting looking building, and he would love to see it when it is complete. He said that for the purpose of the meeting tonight, he is going to consider this a Sketch Plan Conference to talk about the steps moving forward. A Site Plan application will need to be filled out, a State Environmental Quality Review (SEQR) Short Environmental Assessment Form (SEAF) Part 1 will need to be filled out, and once those are received in time for the May meeting, the Board will then review the project based on the submitted application and drawings, and then they will schedule a Public Hearing for the June meeting.

Patricia Maxwell stated that there is a checklist in Chapter 155-64 of the Zoning Code that can be used.

Chairman Van Valkenburg, Jr. stated that their main concern is that the project meets the dimensional requirements for the area, and that it meets the lot requirements as far as setbacks etc. They will also need an idea of what the hours of operation will be, and if there will be any employees that will be utilizing parking spaces.

Simon Perschbacher stated that the Code Enforcement Officer had stated that lighting may have to be mentioned.

Patricia Maxwell stated that the plans should also include lighting, landscaping, and if there will be screened in trash receptacles.

Chairman Van Valkenburg, Jr. stated that after the Public Hearing, if everything goes well, the Board can act on approval of the project.

Marc van Schendel asked if he should provide a finalized set of plans.

Chairman Van Valkenburg, Jr. stated that they don’t need to see a finalized rendition of

design and aesthetics. What they would like to see is where it is going to be placed on the site, any parking, possible driveway location, trash enclosure location if you decide to have that, any lighting on the outside of the building, any signage, and any details like that.

Simon Perschbacher asked if the Board would appreciate lighting on the building. He would like to have something where the door is located, but nothing beyond that.

Patricia Maxwell stated that the lighting concerns are more directed at parking, rather than on the building, to make sure that there aren't lights that would reflect off onto the neighbor's property.

Marc van Schendel asked if the lighting should be considered dark sky compliant.

Chairman Van Valkenburg, Jr. stated that that is correct.

Patricia Maxwell stated that all the items discussed tonight are on that checklist located in Chapter 155-64 of the Zoning Code.

Chairman Van Valkenburg, Jr. stated that the Village Code is available online. He said that the plans should also show proposed water and sewer hook ups.

Simon Perschbacher stated that the water tap in is already approved, but he is still waiting on the sewer tap in approval from the State because of the Village's moratorium. The Water Superintendent has already visited the site and indicated where the water line should run on the property.

Chairman Van Valkenburg, Jr. stated that the plans should also show if there is a fire hydrant on the property.

Patricia Maxwell stated that Mr. Perschbacher should also show emergency vehicle access. He should reach out to the Fire Chief to have him come out and check that the plans meet their requirements.

Simon Perschbacher stated that in the Zoning Code, it states that the property should have at least 10 foot setbacks. On the plans, he shows one side with 5 foot setbacks and the other with 15 foot setbacks. This is based on a discussion with the Code Enforcement Officer who indicated that so long as the setbacks are 20 feet in total, that that is acceptable.

Chairman Van Valkenburg, Jr. stated that that is not his understanding of the setback requirements. His understanding is that the feet mentioned in the setback requirements are the feet that must be met on each side.

Simon Perschbacher asked if they were to keep the dimensional standards as 15 feet on one side and 5 feet on the other if that would require obtaining a Variance.

Chairman Van Valkenburg, Jr. stated that if Mr. Perschbacher chooses to keep those dimensional standards, that he would have to seek an Area Variance from the Zoning Board of Appeals (ZBA). The Planning Board would not be able to act on the project until the Variance was obtained. That is completely up to Mr. Perschbacher if he feels that that is something that would benefit the project. One thing that can be done is to schedule the Public Hearings for both Boards on the same night, in the interest of saving some time. The Site Plan would still need to be received 10 days prior to the Planning Board Meeting to be reviewed first, and then if a Variance is needed, it would be referred to the ZBA, who in turn would need to schedule a Public Hearing, and then the Planning Board can schedule their Public Hearing directly after the ZBA's Public Hearing. Currently, the project meets all of the criteria except the side yard setback requirement. He asked if there was any idea what the actual siding material will be on the building.

Marc van Schendel stated that as of right now they are looking at metal panels.

Simon Perschbacher stated that he has the issue of not being able to have overhangs because of the limitation of being 40 feet.

Chairman Van Valkenburg, Jr. stated that the next meeting date will be the third Thursday of the month. This current meeting date had to be moved due to a scheduling conflict. The next meeting will be Thursday, May 16th.

Simon Perschbacher stated that he is more concerned about the June meeting date since he is leaving the country.

Patricia Maxwell stated that he can always have someone present to represent him for the meeting.

Chairman Van Valkenburg, Jr. stated that the June meeting will be Thursday, June 20th.

Simon Perschbacher stated that he is leaving the country on June 20th. He stated that he understands that his architect can be here on his behalf, but he really wanted to be here in person.

Chairman Van Valkenburg, Jr. stated that as things move forward, the Board could potentially look into changing the June meeting date to try and accommodate Mr. Perschbacher's schedule.

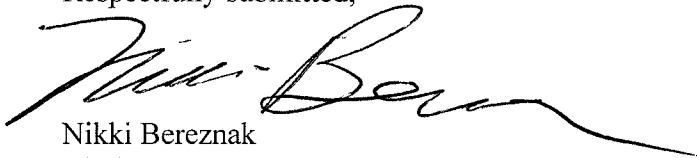
Public Comment Period

No public comments were offered.

A motion to adjourn the Planning Board meeting was made by Matthew Bennett and seconded by Patricia Maxwell. Chairman Van Valkenburg, Jr. voted yes. Matthew Bennett voted yes. Patricia Maxwell voted yes. The motion carried.

The meeting was adjourned at 6:26 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Nikki Berezna", with a long horizontal flourish extending to the right.

Nikki Berezna
Clerk