

**MINUTES OF THE MEETING OF THE COHOES PLANNING BOARD HELD AT 97 MOHAWK STREET
COMMON COUNCIL CHAMBERS
NOVEMBER 14, 2022 at 6:30PM**

MEMBERS PRESENT: **Mr. John Carroll, Vice Chair**
 Mr. Joe Nadeau
 Ms. Stephanie Couture
 Ms. Kizzy Williams

ABSENT: **Mr. Mark DeFruscio**
 Mr. Robert Bucher

ALSO PRESENT: **Sharon Butler, Administrative Assistant**
 Tess Drauschak, Assistant Planner

Vice Chair Carroll called the October Planning Board meeting to order at 6:30 pm and asked for roll call. Roll Call; Chairperson DeFruscio and Member Bucher were absent

CONSIDERATION OF MINUTES FROM THE SEPTEMBER 12, 2022 MEETING

Vice Chair Carroll; first on the agenda is the meeting minutes from the September 12th meeting, are there any questions, concerns, or changes.
Sharon; the September 12th meeting minutes will have to be tabled again as we still do not have enough members to vote on these minutes
Vice Chair Carroll; then we will table them until next month.

CONSIDERATION OF MINUTES FROM THE OCTOBER 3, 2022 MEETING

Vice Chair Carroll; next is the consideration of the minutes from the October 3rd meeting.
Motion to accept the minutes as printed; Member Nadeau 2nd by Member Couture motion passed unanimously

	YES	NO
Robert Bucher	ABSENT	
Joseph Nadeau	X	
Mark DeFruscio	ABSENT	
John Carroll	X	
Stephanie Couture	X	
Kizzy Williams	X	

CONSIDERATION OF SUBDIVISION FOR 89 ST. AGNES HIGHWAY—LEXINGTON HILLS

Vice Chair Carroll next is St. Agnes Highway subdivision application. The applicant was invited up to address the board regarding their project at 89 St. Agnes Highway—Lexington Hills
Mr. Aaron Tomczak; approached and introduced himself. The purpose of this subdivision that we are requesting is for financing purposes, at the last meeting it was tabled as it was pushed to Albany County and we were awaiting their response. They actually deferred that back to you guys, we are subdividing this piece at Lexington Hills in order to obtain financing for Phase II and Phase III. Phase I is currently stabilized.

Vice Chair Carroll; open to public comments. Being none public comment period was closed
 Motion to approve the application for subdivision was made by Member Couture 2nd by Member Nadeau Motion carried unanimously.

	YES	NO
Bob Bucher	ABSENT	
Joseph Nadeau	X	
Mark DeFruscio	ABSENT	
Jack Carroll	X	
Stephanie Couture	X	
Kizzy Williams	X	

CONSIDERATION OF A CHANGE OF USE/NEW TENANT APPLICATION FOR 130 REMSEN STREET

Vice Chair Carroll; next we have 130 Remsen Street; he invited the applicant to approach and give the board an overview of their project.

Mr. Vincent Mancino and Ms. Pamela Skaarup approached the board. Mr. Mancino stated to the board that they were looking to open a vintage antique store. They were previously at Down Town Market Place and were very successful there but have outgrown the space and are looking to have their own store in Cohoes.

Ms. Skaarup; stated that they are very involved in the community. They are hopeful that their proposed business will be a good destination in making downtown better than what it is.

Member Williams asked the applicants what kind of vintage store it will be, more of a Goodwill Store or more modern Tess stated to the board that there are pictures of the wares in the packet

Mr. Mancino stated that they have quite a large return customer base. They do refinishing of furniture, vintage clothing, glass ware, vintage plants, lighting.

Vice Chair Carroll asked if any of the items come from estate sales

Mr. Mancino replied yes, that they get their items from all over, garage sales, buy from people looking to downsize, buy out from estates.

Vice Chair Carroll asked if they are going to be antiques

Ms. Skaarup stated no they are not antiques yet

Mr. Mancino explained that vintage goes back 20 years or older and antique is 100 or older

Member Couture asked the applicants about their hours. The application states they are going to be open Wednesday through Sunday 11 to 6 are you going to stick with those

Mr. Mancino replied yes right now that is what they are going to stay with

Ms. Skaarup stated that they want to be open 5 days a week, and if there is a need for them to be open a little later then they would be open to entertaining that.

Member Couture; another question I have is number of employees you will have and have you thought about how you will have the store front décor

Mr. Mancino stated that they are not going to have employees.

Member Couture asked what their plans are as far as the store front for drawing people in so they know what type of store it is as they are walking by?

Mr. Mancino; we are talking to a sign maker now; it has to be approved by the city, but we are working on that now.

Member Couture; for several other businesses that have opened up on Remsen kind of keep it consistent with what other people have, try to have the windows show what you have, don't have a lot of posters things like that and keep it classy then people can get a flavor of what the store is when they walk by

Mr. Mancino showed the board members pictures of how they are going to setup the store. He explained to the board that they have several customers that come from the Bronx, Queens, Ballston Spa, Queensbury, all over the place.

Member Williams; we really need you here in Cohoes, but would you consider opening on Monday and Tuesdays? No one is open on Monday and Tuesday and it would be good to have you open then for the people in Cohoes

Mr. Mancino we can definitely consider that

Ms. Skaarup stated that a lot of businesses are the same as theirs, there is only 2 people working. If we become successful, then that is something we can do is be open 7 days a week and be able to have someone come in and work for us. Member Couture asked about parking and the municipal lot
 Tess responded that they are directly adjacent to the municipal lot
 Vice Chair Carroll asked if there were any public comments. Being none then asked for a motion on the application. Member Williams made a motion to approve the application which was 2nd by Member Nadeau, motion carried unanimously.

	YES	NO
Robert Bucher	ABSENT	
Joseph Nadeau	X	
Mark DeFruscio	ABSENT	
John Carroll	X	
Stephanie Couture	X	
Kizzy Williams	X	

Discussion Items;

2023 Meeting calendar. Sharon handed out the 2023 Planning Commission submittal and meeting date calendar to members.

Schedule for training of members: Tess gave members a survey of dates for upcoming training that is required. Members decided the dates for training would be December 5th and December 6th –6PM-8PM. She will send out more details on the training and if the training will be in person or virtual (question came up about in person or virtual)

Member Nadeau brought up an email that was sent out regarding planning board perimeters and suggested that there be an outreach to make it clear to people what the planning board’s responsibilities are and what their perimeters and guidelines are when reviewing and approving applications

Tess explained that they recently just did a public outreach at Harmony Mills and we are looking at doing more of them to get the public involved and also let the public know what the duties are of the Planning Commission and Zoning Board.

Member Couture stated that when site plans come to the board we don’t have the discretion to just say no to a project for this reason or that, there has to be grounds for it

Member Nadeau stated that when the board goes to approve things, he’d like to know more of what the project brings to the City, does it cost the city money in terms of services, is there any history on residents in a particular building on what they give back to the city, do they spend their tax dollars here or is it just a strain on the city. He would like to have more information on what the projects bring in a positive note to the City. He stated that somebody somewhere should know the answer to that, then they as a board can have a reason for people and more objectivity to respond to developers that want to build 4 or 5 story buildings and want to bring 110 apartments to one project.....

Vice Chair Carroll wouldn’t a cost analysis do that?

Tess this is something we can discuss in our training

Vice Chair Carroll ok then we will entertain a motion to close the meeting

Member Nadeau made a motion to adjourn at 7:00 PM 2nd by Member Williams; All in favor, meeting adjourned at 7:00PM

Submitted by:
Sharon Butler
 Secretary