

**MINUTES OF THE COHOES PLANNING BOARD MEETING HELD ON FEBRUARY
16, 2018 AT 6:30 P.M. IN THE COMMON COUNCIL CHAMBERS OF CITY HALL**

MEMBERS PRESENT: Ms. Stephanie Couture
Mr. Bob Bucher
Mr. Joseph Nadeau
Vice Chairman Jack Carroll
Chairman Mark DeFruscio

ABSENT: None

ALSO PRESENT: Debbie Jacques, Economic & Community Development
Fred Laughlin, Building & Code

CONSIDERATION OF THE MINUTES FROM THE JANUARY 8, 2018, 2017 MEETING

Chairman DeFruscio opened the meeting at 6:40pm and asked the recording secretary to take roll call. Member Couture stated that the minutes need to be corrected from December 13, 2017 to January 8, 2018. Member Carroll made a motion to approve the minutes as corrected. Member Nadeau seconded the motion which passed unanimously.

	<u>YES</u>	<u>NO</u>
Bob Bucher	X	
Joseph Nadeau	X	
Mark DeFruscio	X	
Jack Carroll	X	
Stephanie Couture	X	

CONSIDERATION OF A SUBDIVISION AT 410 VLIET BLVD

The applicants Milltown Homes, LLC, proposes subdividing 410 Vliet Blvd into three lots. Currently the site of a single family home, the lot dimensions measure 174' width fronting on Vliet Blvd and 700' depth abutting single family homes, St. John's Church and forested land at the rear property line. The applicant proposes creating three lots: a 90x195' lot for the existing home, and two vacant lots measuring 42' of frontage on Vliet Blvd and roughly 250' of depth at the proposed building location. The applicant intends to construct residential homes on each parcel for sale.

Laura Tarlo, one of the members of Milltown Homes, LLC, addressed the board members. She gave an overview of the project stating that they modified their original plans which called for townhomes. They have decided that it would be better to rehab the existing home on the land and build 2 upscale homes. Chairman DeFruscio questioned the address of the property. Ms. Tarlo stated that 410 is the address that is currently assigned to the existing home. Member Nadeau stated that this is more of a post office or 911 issue. Chairman DeFruscio asked Ms. Tarlo what the plans were for the existing structure. Ms. Tarlo stated that they plan adding on to the existing structure and turning the property into a farmhouse style home. She further stated that they already have a buyer lined up to purchase the property. Member Nadeau asked about the plans for the

lands that abut the properties on Linda Lane. Mr. LePage stated that they plan to leave the buffer between the properties.

Member Carroll moved to approve the minor subdivision of 410 Vliet Blvd, subject to approval of area variances of 28' from the 70' frontage requirement for the two newly created vacant lots. Member Couture seconded the motion which passed unanimously.

	<u>YES</u>	<u>NO</u>
Bob Bucher	X	
Joseph Nadeau	X	
Mark DeFruscio	X	
Jack Carroll	X	
Stephanie Couture	X	

DISCUSSION

Being no further business Member Couture moved to adjourn at 6:57pm. Member Carroll seconded the motion which passed unanimously.