

**MINUTES OF THE COHOES PLANNING BOARD MEETING HELD ON JANUARY 8,
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

ABSENT: Chairman Mark DeFruscio

ALSO PRESENT: Melissa Cherubino, Director of Building and Planning

CONSIDERATION OF THE MINUTES FROM THE DECEMBER 13th, 2017 MEETING

Acting Chairman Carroll opened the meeting at 6:30pm and asked the recording secretary to take roll call. Member Nadeau moved to approve the minutes. Member Couture seconded the motion which passed three to one.

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

**CONSIDERATION OF A SPECIAL USE PERMIT FOR A HOME OCCUPATION AT 11
SIMMONS AVE**

The applicant, Angela Maldonado, requested permission to conduct her salon business out of the property. Located on a quiet residential street, the single family structure is her primary residence where she lives with her husband and two teenaged children. The property offers a four car driveway and a one car garage. On-street parking is tight.

Mrs. Maldonado works a full-time job she does not plan to quit. However, she would like to use her cosmetology license she has held for 16 years. At one time she owned a salon in downtown Cohoes. After the business was destroyed by fire and given that Mrs. Maldonado suffered injury to her hand, she does not intend to work full-time as a salonist. In addition she no longer has the client base she once enjoyed. Otherwise she would rent a chair at a local salon rather than work from home.

Instead, the proposed two-three hour timeframes two days a week would allow her to provide salon services to her 5-6 people client-base which includes neighbors. Those two days would be her days off from her full-time employment. She foresees evening hours between 6pm-9pm, but the Board did not see a problem with daytime hours. In fact, fewer cars would be in the neighborhood during the day when people work and shop.

The only signage proposed: an 8X10 open sign in the window that lists hours on a wipe off board in case of walk-ins. Since she lives in the neighborhood she wants the house to look residential and

nice. She plans spring landscaping improvements to replace the chopped down trees left by the previous owner. The Board asked that she submit the sign to the planning office for final approval.

All other advertising would be by word of mouth and online. Only one client at a time would be at the home. No other salonists or cosmetologists would be employed at her home. Mrs. Maldonado agreed to the following restrictions and conditions placed by the Board:

1. No clients will park on-street. Mrs. Maldonado will instruct clients who drive to the residence to park in the driveway.
2. Signage is limited to the 8X10 open sign with wipe-off area for hours. The signage will be placed in the window. A copy will be submitted to planning for final approval prior to use.
3. The home occupation is subject to renewal in one year's time in order to determine whether the scope of hours, services and nuisances remained as conditioned. Mrs. Maldonado will appear before the Board to discuss the part-time home occupation.

The Board found that the proposal will not significantly impact the residential neighborhood by virtue of the limited days/hours per week and the number of clients at the home at any given time. In addition the proposal does not create nuisances of aesthetics, traffic, parking, noise or odors as conditioned.

As a result, Member Nadeau moved to approve the special use permit. Member Boucher seconded the motion which passed unanimously.

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

DISCUSSION

Member Couture asked to discuss the project approved and constructed at 9-11 Surprenant Way. At a previous meeting the Board expressed concerns that the developer installed lighting the board did not approve. Specifically, the Board approved 6-8' downcast shoebox lighting that would sit below the arbor vitae landscaping buffer along the property lines. The purpose of delineating lighting requirements was to ensure neighbors were not negatively impacted by the lights glaring into yards and homes.

Instead the developer appears to have installed residential spotlights taller than the proposed 6-8' and over the arbor vitae height. Minutes reflected a shoebox downcast light shorter than the arbor vitae. As a result the Board requested enforcement of the lighting approval.

A second issue regarding Stormwater runoff will be addressed through the city engineer's review of the environmental record.

Member Nadeau moved to adjourn at 7:00pm. Member Couture seconded the motion which passed unanimously.