

**MINUTES OF THE COHOES PLANNING BOARD MEETING HELD ON June 28<sup>th</sup>, 2017  
AT 6:00 P.M. IN THE COMMON COUNCIL CHAMBERS OF CITY HALL**

MEMBERS PRESENT: Vice Chairman Jack Carroll  
 Chairman Mark DeFruscio  
 Mr. Bob Bucher  
 Ms. Stephanie Couture  
 ABSENT: Mr. Joseph Nadeau  
 ALSO PRESENT: Kara McKnight, City Planner

**CONSIDERATION OF THE MINUTES FROM THE MAY 8<sup>TH</sup>, 2017 MEETING**

Chairman DeFruscio opened the meeting at 6:00pm and asked the recording secretary to take roll call. Member Bucher moved to approve the minutes. Chairman DeFruscio seconded the motion which passed unanimously.

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

**CONSIDERATION OF A PECIAL PERMIT AT 119 WESTERN AVENUE**

Ken Kruszeski explained to the board members that he plans to shift the original detached garage plan over 15 feet. It currently sits 30 feet away from the western lot line, which required a previous variance of 20 feet from the original 50 foot setback requirement. Mr. Kruszeski explained that there will still be 75 feet in between the garage and the neighboring house leaving plenty of space in the middle. He spoke with all of the neighbors about the proposed project and no one had any issues with the plan. If a legal notification is needed Mr. Kruszeski will come back for the permit.

Member Couture motioned to approve the proposal and Member Carroll seconded the motion. A vote was cast and all were in favor. The approval was granted contingent upon the application going through the ZBA to ensure the variance is permissible. As an extra precaution, the applicant stayed for the meeting where it was granted and the proposal was passed.

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

**CONSIDERATION OF A SITE PLAN AT 33 MANN AVENUE**

The applicant, David Livarchuk proposed to build a duplex with the expectation to live in one half and rent out the other. The building is planned to be 40 ft. by 48 ft. on a lot that measures 63 x 110. If he decides to change the measurements he has agreed to go to the ZBA for approval before starting the construction phase.

Member Carroll motions to approve the proposal and Member Bucher seconds it. All were in favor and the motion passed. The approval was contingent on Mr. Livarchuk getting a variance granted from the ZBA, which her did.

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