

1. 6:30 P.M. Planning Board Meeting

Planning Board

To Be Held on the 2nd Floor Common Council Chambers

97 Mohawk Street, Cohoes, NY

MEETING AGENDA

Monday, November 13th, 2023 at 6:30 pm

1. Call to Order
 - a. Roll Call
2. Regular Business
 - a. Consideration of the October 2nd, 2023 Meeting Minutes
 - b. **6 Elaine Court** – Applicant/Presenter: Kevin Flatley – The applicant is seeking approval of a minor Subdivision at the subject property. It is proposed to subdivide the existing 200' X 124' lot (24,800 sq. ft.), known as 6 Elaine Court (Tax Parcel 10.14-3-37) into 2 lots. Lot 1 will contain the existing 1 family dwelling and have an area of 14,799.40 sq. ft. of land. Lot 2 will contain 10,000.60 sq. ft. of land and is proposed to be a building lot meeting the zoning requirements of Zoning District R-1 (Residential).
 - c. **235 Vliet Boulevard** – Applicant/Presenter: Luis Santana – The applicant is seeking approval of a Special Use Permit application for the purpose of opening an at-home nail salon at the subject address. In the R-2 Residential Zoning District, Home Occupations are considered a Specially Permitted Use.
 - d. **15 Conliss Avenue** - Applicant/Presenter: Oleg Sandul– The applicant is seeking approval of a Special Use Permit to change the use of the subject address from a single-family dwelling to a two-family dwelling. Two family dwellings are considered a Specially Permitted Use in the R-2 Residential Zoning District.
 - e. **192 Remsen Street** – Applicant/Presenter: Jessica Merendino – The applicant has submitted a Change of Use/New Tenant application seeking to open a 6-7 chair hair salon called “Honey Hair Studio” on the first floor of the subject address. The hours of operation would be 9AM-8PM, Tuesday through Saturday. This property is in the MU-NC Mixed Use Downtown Core zoning district.

3. Adjournment

This meeting will be held on the 2nd floor Common Council Chambers of City Hall, 97 Mohawk Street.

You can send comments ahead of the meeting via email to TDRAUSCHAK@CI.COHOES.NY.US or in writing directly to Planning Department, 97 Mohawk St. Cohoes, NY 12047, Attn.; Tess Drauschak. Comments should be received no later than Monday, November 13th, 2023 at 3 pm.

Feel free to contact the Planning Office at (518) 233-2130 or email JSEMAN-GRAVES@CI.COHOES.NY.US

You can learn more about the proposed projects in this meeting by visiting the Agenda Center on the City's website.

Documents:

[COHOES PLANNING BOARD 11_13_2023.PDF](#)