

**VILLAGE OF COXSACKIE  
PLANNING BOARD MINUTES  
December 18, 2025**

Chairman Robert Van Valkenburg, Jr. called the Planning Board Meeting to order at 6:00 p.m. Present were Planning Board Members: Matthew Bennett and Patricia Maxwell. Debra Jung and Jarrett Lane were absent.

A motion to approve the minutes from the November 20, 2025 Planning Board Meeting was made by Matthew Bennett and seconded by Patricia Maxwell. Chairman Van Valkenburg, Jr. voted yes. Matthew Bennett voted yes. Patricia Maxwell voted yes. The motion carried.

**New Business**

**Public Hearing**

1. **69 Bailey Street** – Chairman Van Valkenburg, Jr called the Public Hearing to order at 6:00 p.m. for the review of the Site Plan and Special Use Permit applications received from Ed Ross for the purpose of site improvements and repairs at 69 Bailey Street, that include overhead door installation with driveway approach, landscaping in front of building, painting of the front of the building, repair/replace fence between buildings, general ordinary repairs as needed, and the construction of a new parking lot, approximately 9,500 square feet, at the front of the building.

John Busch, of Bailey Street, asked where 69 Bailey Street is located.

Ed Ross stated that the property is directly across the street from the Town of Coxsackie building at 56 Bailey Street.

John Busch stated that he is confused as to how Mr. Ross' property could be numbered 69 Bailey Street, when he owns 67, 71, and 73 Bailey Street, and they are adjoining parcels.

Robert VanValkenburg, Jr. stated that he is unsure how the number of 69 Bailey Street came to be, but that is the address on file matching the Tax Map number with Greene County.

Ed Ross stated that the Tax Map number does come up in the County GIS as 69 Bailey Street, so that is what he has used.

John Busch stated that he drove all of the way from New York City to be here tonight to

find out what is going on, and if it concerns his property. He asked if there was a copy of the Site Plan that he could look at.

Chairman Van Valkenburg, Jr. stated that there is a copy of the Site Plan for the public that Mr. Busch could come up and take a look at.

Patricia Maxwell stated that the building already exists, so it is not changing anything as far as the streetscape or affecting Mr. Busch's property.

Debra Jung arrived at 6:04 p.m.

John Busch stated that he has no concerns or questions, he just wanted to be sure that it has nothing to do with his property.

Chairman Van Valkenburg, Jr. explained that Mr. Ross had to mail letters to all property owners within 500 feet of this property notifying them of tonight's Public Hearing. He stated that in reviewing Mr. Ross' updated Site Plan, he has included all of the changes asked of him at the last meeting, including labeling the location of the lighting in the parking area, the location of the fire hydrants, and the better detail of the loading docks. He stated that he will leave the Public Hearing open for a few minutes while they continue their review, in case anyone from the public is running late.

Patricia Maxwell stated that she thought that the self-storage was going to stay at 40 Bailey Street. She asked if that was incorrect, and if a different tenant would be at 40 Bailey Street.

Ed Ross stated that the self-storage will be moving over to this property at 69 Bailey Street, and a large tenant will eventually be taking over the whole building at 40 Bailey Street next year.

Chairman Van Valkenburg, Jr. stated that he would like to enter into the public record the response from the Fire Chief's review of the site visit. Fire Chief, Stephen Salluce, Jr., stated that he recommends, "...Knox Boxes on the outside of building near the entrances of each business. This will allow us to gain access to the buildings if no one is there. The driveway around the site is tremendous! This will give us great accessibility to any of the businesses within the complex." Chairman Van Valkenburg, Jr. stated that there were no other comments or issues. He asked Mr. Ross to follow up with the Fire Chief on installing the Knox Box(es).

Chairman Van Valkenburg, Jr. read the SEAF Part 1 questions and answers from the

applicant aloud.

Chairman Van Valkenburg, Jr. stated that the Planning Board needed to read the SEAF Part 2 questions aloud pertaining to the Site Plan and Special Use Permit for Ed Ross for 69 Bailey Street. The Board responded with answers supporting the declaration that there were no significant adverse environmental impacts.

Chairman Van Valkenburg, Jr. asked Mr. Ross if he understood correctly that the sign will be moved from the other property across the street.

Ed Ross stated that that was correct. He will be using the exact same sign.

Patricia Maxwell asked Mr. Ross if any of the wetlands are on his property, or just adjacent to his property.

Ed Ross stated that a small portion of his property is wetlands, but it is 1,400 feet back from the road.

Patricia Maxwell stated that she was just thinking that question #14 on the SEAF Part 1 should probably include "wetland" as an answer. The question states, "Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply". Right now, only "Agricultural/grasslands" is checked.

The Board agreed to add "wetland" as an additional answer to that question.

Chairman Van Valkenburg, Jr. stated that Mr. Ross did make all of the changes to the Site Plan that they previously asked for, and there are notes in the record that a Knox Box will be installed per the recommendation from the Fire Chief.

Chairman Van Valkenburg, Jr. read the Negative Declaration aloud which stated the reasons for supporting the SEQR determination.

A motion to accept closing the Public Hearing at 6:20 p.m. was made by Matthew Bennett and seconded by Patricia Maxwell. Chairman Van Valkenburg, Jr. voted yes. Matthew Bennett voted yes. Debra Jung voted yes. Patricia Maxwell voted yes. The motion carried.

## **New Business**

### **1. 69 Bailey Street-**

A motion to accept the Negative Declaration stating that the proposed action will not result in any significant adverse environmental impacts was made by Patricia Maxwell and seconded by Matthew Bennett. Chairman Van Valkenburg, Jr. voted yes. Matthew Bennett voted yes. Debra Jung voted yes. Patricia Maxwell voted yes. The motion carried.

A motion to approve the Site Plan application received from Ed Ross for 69 Bailey Street was made by Matthew Bennett and seconded by Patricia Maxwell. Chairman Van Valkenburg, Jr. voted yes. Matthew Bennett voted yes. Debra Jung voted yes. Patricia Maxwell voted yes. The motion carried.

A motion to approve the Special Use Permit application received from Ed Ross for storage at 69 Bailey Street was made by Patricia Maxwell and seconded by Debra Jung. Chairman Van Valkenburg, Jr. voted yes. Matthew Bennett voted yes. Debra Jung voted yes. Patricia Maxwell voted yes. The motion carried.

Chairman Van Valkenburg, Jr. stated that he will sign and stamp the plans, and give one set of plans to the Building Inspector, Michael Ragaini.

**Public Comment Period**

No public comments were offered.

A motion to adjourn the Planning Board meeting was made by Patricia Maxwell and seconded by Debra Jung. Chairman Van Valkenburg, Jr. voted yes. Matthew Bennett voted yes. Debra Jung voted yes. Patricia Maxwell voted yes. The motion carried.

The meeting was adjourned at 6:21 p.m.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Nikki Berezna". The signature is written in black ink and is positioned to the right of the typed name.

Nikki Berezna  
Clerk