

**VILLAGE OF COXSACKIE  
PLANNING BOARD MINUTES  
January 15, 2026**

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

A motion to approve the minutes from the December 18, 2025 Planning Board Meeting was made by Debra Jung and seconded by Patricia Maxwell. Chairman Van Valkenburg, Jr. voted yes. Debra Jung voted yes. Patricia Maxwell voted yes. Jarrett Lane abstained. The motion carried.

**New Business**

**1. 14 Lawrence Avenue-** Chairman Van Valkenburg, Jr. stated that the Planning Board needs to review the Special Use Permit application received from Abraham Kessler for 14 Lawrence Avenue. He said that present tonight is Thomas Chenaille, on behalf of his client Abraham Kessler. He asked Mr. Chenaille if he could give a brief overview of the project.

Tom Chenaille stated that his client just purchased the property, and it is currently a 3-unit property. It was probably done 3 or 4 years ago. There is already 3 electric meters, with one being for each unit. He is just looking to go down the right path to make it a legal 3-unit property.

Chairman Van Valkenburg, Jr. asked if there was a survey done when this property was purchased.

Mr. Chenaille stated that he doesn't believe so.

Chairman Van Valkenburg, Jr. stated that when you look at the property on the Greene County GIS map, it does appear that that driveway is a part of the parcel next to it. He doesn't know if there is any clarification, or property pins, to identify the boundaries.

Mr. Chenaille stated that he does not believe so, but he does have the deed. However, the deed just states that the official width of the lot is 50 feet, and the house is approximately 40-41 feet.

Chairman Van Valkenburg, Jr. stated that it shows 40 feet on the County GIS as well.

Mr. Chenaille stated that it looks like there is either a foot or two, or no offset on the right-hand

side, but there is a walkway that was put in years ago.

Chairman Van Valkenburg, Jr. stated that as far as setbacks are concerned, it can be aggregate. So, if you had 2 feet on the one side, and 8 feet on the other, that would meet the requirements. However, because of the intention to do a multi-family building, it does require a Special Use Permit. He is suspecting that this is why it was never done in the past, because it is a process. However, that being said, he does appreciate Mr. Kessler and Mr. Chenaille doing the right thing and going through the process. One of the other things that is required per Village Code is 2 off-street parking spots for each unit. So, that would be a total of 6 spots, which he doesn't even know if that is feasible there.

Mr. Chenaille stated that they could probably get 3 off-street parking spots currently, but they could probably turn the backyard into additional parking spots.

Chairman Van Valkenburg, Jr. stated that typically, in a situation like this, this Board would refer the applicant to the Zoning Board of Appeals (ZBA) to ask for relief against the parking requirements. The lack of parking is one of the first things he noticed at this location. He asked if Mr. Chenaille's client happens to own the lot next door as well.

Mr. Chenaille stated that his client does not own the lot next door. Just this lot in question.

Chairman Van Valkenburg, Jr. asked the Board Members if they had any other questions or comments regarding this project, before they move any further. He would just like to see any kind of clarification regarding the driveway, such as location of the pins, or a survey map, or survey from the previous owner.

Patricia Maxwell stated that she wonders if the neighboring property owners have surveys.

Chairman Van Valkenburg, Jr. stated that the neighboring property on the driveway side looks like it is owned by Mansion Street Development. The concern is about the parking. He said that he can explain the Special Use Permit process a little bit. Once the Board receives a plan that they can approve, it has to go through a Public Hearing. The Public Hearing process requires that all property owners within 500 feet get notified of the Public Hearing date, via a notice sent certified, return-receipt. So, there could be some interest generated for this project. He just wants to make sure that the questions that could be raised are addressed. The Board just needs to do their due diligence.

Mr. Chenaille stated that he is a Real Estate Broker, so he has access to the online records, and the deed states that it is 81 feet, and the County GIS states that it is 85 feet.

Chairman Van Valkenburg, Jr. stated that there can always be small discrepancies in descriptions. He certainly doesn't think that the County GIS map is good enough to justify anything, it is just something that this Board just wants to make sure that they have clarification on. Other than that, as far as the parking, he asked what Mr. Chenaille thought about adding additional parking in the back. He asked Mr. Chenaille if the Board would consider using 2 spots in front of the house to offset the parking requirement, if he thought that he could get 3 or 4 more spots in the back.

Mr. Chenaille stated that he thought that that would be doable. They could bring in stone and create more parking in the back.

Chairman Van Valkenburg, Jr. asked if it would be preferable to try and get a Variance from the ZBA.

Mr. Chenaille stated that he could talk to the property owner, but he thinks that it would be cheap and easy enough to just expand the parking area, rather than get a survey done, and apply for a Variance.

Jarrett Lane asked if the existing driveway has been continuously used by the occupants of the building.

Mr. Chenaille stated that that is correct.

Chairman Van Valkenburg, Jr. asked if it has been in operation this whole time.

Mr. Chenaille stated that that is correct.

Chairman Van Valkenburg, Jr. stated that it may not be an issue with anyone from then public then as far as the operation is concerned, so far as the driveway is on their property. The biggest issue is just the parking requirements per the Village Code. The only path to avoid that is either applying for a Variance through the ZBA or putting in more parking somewhere.

Mr. Chenaille stated that he thinks that putting in more parking there is a good idea anyways.

Chairman Van Valkenburg, Jr. stated that it sounds like those are some questions that Mr. Chenaille is going to have to ask his client. He just wants to make sure that while the Board is present tonight, so that they don't have to review any other issues in the future, anything else that needs to be addressed is addressed. He certainly thinks that per their Special Use Permit qualifications, this project application meets the criteria. He asked Mr. Chenaille if there are going to be any changes to the exterior of the building.

Mr. Chenaille stated that there are going to be no changes made to the exterior.

Chairman Van Valkenburg, Jr. asked Mr. Chenaille if he understood correctly that there are going to be no substantial changes to the interior, other than just general updates.

Mr. Chenaille stated that that is correct. There will be some renovations, but he already has a Building Permit.

Chairman Van Valkenburg, Jr. stated that he understands that they are just looking to operate as 3 units. The biggest thing is just the parking, and how they address that. That is up to the applicant. He certainly doesn't think a Variance would be prohibitive, or difficult. He can't speak for the ZBA, but he doesn't see any reason why it would be difficult if it has been in operation already, but that would be a decision they make. He said that Mr. Chenaille would have to talk to his client and see what his preferred route is.

Mr. Chenaille asked if he understood correctly that if they added parking, then they would not have to go before the ZBA.

Chairman Van Valkenburg, Jr. stated that that is correct. He doesn't want to speak for the rest of the Board, but he thinks that everyone can agree that if there are 2 spots available in front of the house, and 4 spots could be created in the back, that would be ideal to meet the Village Code requirements.

Mr. Chenaille stated that he can look into contacting a surveyor, but he thinks the driveway route is the way to go.

Chairman Van Valkenburg, Jr. asked the fellow Board Members if they had any other concerns regarding this project.

Patricia Maxwell stated that so long as they obtain a Building Permit as well for the renovations.

Chairman Van Valkenburg, Jr. stated that this certainly meets the criteria for a Special Use Permit. He thinks that the Board can accept the application, pending the answer to the parking, and any changes that need to be made based on that. Potentially, he thinks that they could move forward and schedule the Public Hearing for next month. There are standards in the Village Code for parking stall sizes. He thinks that that are typical 9' x 20' stalls, but he could put in some angled parking, or whatever works there. Or he could pursue the Variance from the ZBA.

Jarrett Lane asked where the entry doors are on the building.

Mr. Chenaille stated that the front door goes to a studio apartment that they are hoping to make into the 3<sup>rd</sup> unit, one bedroom is around the right-hand side, and the second-floor apartment is around the back, and up the external stairs.

Jarrett Lane stated that it sounds like it is a good idea to have parking in the back then anyway.

Chairman Van Valkenburg, Jr. stated that he would move to accept the Special Use Permit application received from Abraham Kessler, for 14 Lawrence Avenue, pending an answer from the applicant regarding which avenue they would like to take to address the parking situation, and tentatively schedule the Public Hearing for Thursday, February 19<sup>th</sup> at 6:00 p.m. The Village is responsible for posting the Public Hearing notice in the newspaper. The property owner is responsible for mailing the Public Hearing notices, via certified, return receipt, to all property owners within 500 feet of the property. The Village Clerk can help Mr. Chenaille populate a list of names for the mailing. The notices need to be received 10 days prior to the date of the Public Hearing. He said that the Board needs to get some answers regarding how the applicant wants to address the parking, and then the Board can move forward with scheduling the Public Hearing, once that is decided.

#### **Public Comment Period**

No public comments were offered.

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

The meeting was adjourned at 6:14 p.m.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Nikki Berezna", written in black ink. The signature is fluid and extends across the width of the page.

Nikki Berezna  
Clerk