

**VILLAGE OF COXSACKIE
PLANNING BOARD MINUTES
February 19, 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, and Patricia Maxwell. Matthew Bennett and Jarrett Lane were absent.

A motion to approve the minutes from the January 15, 2026 Planning Board Meeting was made by Patricia Maxwell and seconded by Debra Jung. Chairman Van Valkenburg, Jr. voted yes. Debra Jung voted yes. Patricia Maxwell voted yes. The motion carried.

New Business

1. 14 Lawrence Avenue- Chairman Van Valkenburg, Jr. stated that he has been in contact with the applicant, Abraham Kessler, and he did say that he was planning on coming to the meeting to talk with the Board, but there has been no additional information supplied regarding ownership of the driveway, or obtaining a Shared Use Agreement for the driveway. At this time, there is not anything the Board can really do with this application.

2. 49-51 Mansion Street- Chairman Van Valkeburg, Jr. stated that the Planning Board needs to review a Minor Subdivision application received from Colleen VanCuren & Mary Matousek, of 49-51 Mansion Street, LLC. He said that the Village does not have any mechanism in the Village Code for a Lot Line Adjustment. So, this has to be handled as a Minor Subdivision, and with that being said, a survey is required. The survey is filed with Greene County in order to create a new lot. Chairman Van Valkenburg, Jr. asked if Ms. VanCuren and Ms. Matousek had a survey done.

Colleen VanCuren stated that they have not had a survey done, but she believes that there may be one on file. She thought that they had to have a new survey done showing the changes that will be made.

Chairman VanValkenburg, Jr. stated that that is correct. If there is an old survey on file, it would have to be updated by a surveyor to show the proposed changes. Certainly, having an old one would make the process easier for a surveyor to do so. However, this Board will need a copy of the survey showing where the designated lot lines are going to be. Once the survey is done, the Board will review it, and make sure that it meets all of the Code criteria. At that time, the Board can then schedule a Public Hearing, because unfortunately, every Minor Subdivision needs a Public Hearing. After the Public Hearing concludes, they will be able to approve or deny it. He is guessing that there shouldn't be any opposition, or reason to deny it, so it's a pretty simple process, but there are some steps that need to be taken before they can move forward any further.

Colleen VanCuren stated that when they purchased the property back in August, there were 2 tenants, and it was a 4-tenant house. They went through a lot, and had to go to court to evict both tenants. So, they are just trying to minimize some of their costs, and she wondered if she goes before the Zoning Board of Appeals, if they could deny the project.

Chairman VanValkenburg, Jr. stated that for a Lot Line Adjustment/Minor Subdivision it doesn't necessarily have to go before the Zoning Board of Appeals.

Colleen VanCuren stated that she thought that it needed to go before the Zoning Board of Appeals since the lot would not meet the requirements of having 100 feet of width.

Chairman VanValkenburg, Jr. stated that he apologizes. He sees now that it would not meet the lot size requirements. It would indeed require an Area Variance. An Area Variance like this shouldn't be that difficult to get approved. He certainly cannot speak for the Zoning Board, but it shouldn't be as difficult as someone seeking a Use Variance.

Colleen VanCuren asked if she could go through seeking approval from the Zoning Board first, before paying for a survey, then come back to the Planning Board.

Chairman Van Valkenburg, Jr. stated that he could refer them to the Zoning Board for a Sketch Plan Conference, which they could do with their existing drawing, and seek approval pending the submission of a full survey. The application this Board received does have all of the necessary items for a Sketch Plan.

A motion to refer the Minor Subdivision application received from Colleen VanCuren & Mary Matousek, of 49-51 Mansion St. LLC, to the Zoning Board of Appeals in order to conduct a Sketch Plan Conference for an Area Variance, pending the completion of a survey was made by Debra Jung and seconded by Patricia Maxwell. Chairman Van Valkenburg, Jr. voted yes. Debra Jung voted yes. Patricia Maxwell voted yes. The motion carried.

Colleen VanCuren asked if it was ok to continue the inside renovations to the building.

Chairman Van Valkenburg, Jr. stated that that is fine. There are certainly no issues with renovating the inside as far as this Board is concerned.

Patricia Maxwell asked if she understood correctly that by subdividing this property, it would leave one nonconforming lot.

Chairman Van Valkenburg, Jr. stated that that is correct. They will need to see a full survey to

make that determination, but by looking at the Sketch Plan, it seems that they will not meet the dimensional requirements for the width of the property. This property is zoned as Mixed Residential, which requires a minimum 7,500 square foot lot, with a minimum lot width of 100 feet. So, that would be the issue. It makes sense for the applicants to seek a variance for that.

Public Comment Period

No public comments were offered.

A motion to adjourn the 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. The motion carried.

The meeting was adjourned at 6:12 p.m.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Nikki Berezna", written in black ink.

Nikki Berezna
Clerk