

**VILLAGE OF COXSACKIE
PLANNING BOARD MINUTES
March 19, 2026**

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

A motion to approve the minutes from the February 19, 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. Matthew Bennett and Jarrett Lane abstained. The motion carried.

New Business

1. 14 Lawrence Avenue- Chairman Van Valkenburg, Jr. stated that the Board needs to continue their review of the Site Plan that was submitted for 14 Lawrence Avenue. He said that he is under the impression that a representative of the property owner, Abraham Kessler, would be here tonight to answer any questions. The updated Site Plan does show parking spots in the back. The Board also received an Easement Agreement between Mansion Street Development, LLC and Troy Deals NY, LLC, which authorizes the use of the driveway. He passed this along to both the Village Attorney and Village Engineer for review. They both agreed that it would serve the requirements, but there is one clause in there that the Board needs to be aware of, stating that it can be revoked at any time. That being said, if the Board does decide to approve this application, the approval would be contingent upon keeping this agreement in place. Therefore, if it ever was removed, it would require the property owner to notify the Building Inspector, and the Special Use Permit would be revoked. The other option the Board has, is to condition the approval stating that this agreement is permanent. However, he is not comfortable doing that. He thinks that he rather let the Special Use Permit run for the duration. That being said, it does allow this Board to review this Site Plan as submitted showing parking in the back. One of the things he did notice when reviewing the Site Plan, is that the parking stall sizes do not meet the dimensional standard per Village Code. The Village Code states that perpendicular parking stalls need to be 9' x 18', and these are 8' x 18'. He doesn't feel that the way they are shown on the Site Plan is the most practical use of the space. If he was doing it, he would put all of the parking stalls right across the back of the 24' x 50' parking lot. That gives them the availability to put in 4 parking spots easily, and still have some room back there. That would also allow for people to be able to maneuver in and out of the area much more easily.

Jarrett Lane asked what the average car length is.

Chairman Van Valkenburg, Jr. stated that he would guess about 15 feet.

Matthew Bennett asked if the applicant kept the Site Plan as they currently have it, if they would have to get a Variance.

Chairman Van Valkenburg, Jr. stated that if they keep it how they have it on the Site Plan, it does not meet the Code requirements, so they would have to get a Variance. He imagines that the applicant would like to avoid that, so his suggestion would be to have them re-draw it utilizing that back edge of the parking area. It also gives more room to maneuver. That would demonstrate that there is adequate parking back there. This is also with giving concession to utilize 2 parking spots on the street in front of the house.

Chairman Van Valkenburg, Jr. stated that if the applicant is willing to make the changes to their parking on their Site Plan, he feels that the applicant has met all of the requirements of a Special Use Permit application for the purpose of then scheduling a Public Hearing.

Patricia Maxwell stated that she agrees so long as the applicant makes the parking changes, and the Board approves it with the condition that the Easement Agreement stays in place during current ownership of the property.

The Board deliberated and agreed to move next month's Planning Board Meeting from Thursday, April 16th, at 6:00 p.m., to Thursday, April 23rd at 6:00 p.m.

Chairman Van Valkenburg, Jr. stated that if the applicant is willing to move forward with the Board's suggestions from tonight, that the Public Hearing could be scheduled for Thursday, April 23rd at 6:00 p.m.

Other Items

Chairman Van Valkenburg, Jr. stated that the Planning Board Office has been moved, and they are now sharing space with the Council on the Arts Office next door.

Chairman Van Valkenburg, Jr. stated that a lot of the Board Members have completed their training already, but there is going to be a training opportunity coming up in May. It will be in-person training in Columbia County. He will forward any details received to the Board Members.

Chairman Van Valkenburg, Jr. stated that the United Mobile Homes Project (UMH) should be coming before this Board in the next couple of months. The Village Board approved both the Annexation with the Town of Coxsackie, as well as the SEQRA Findings Statement, at the last Board Meeting this month. So, this Board should expect to see something by late summer.

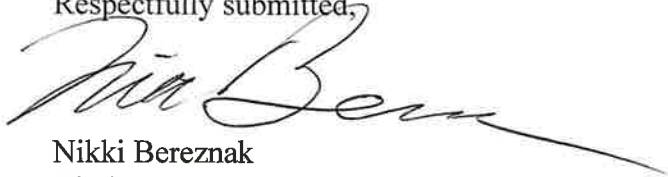
Public Comment Period

No public comments were offered.

A motion to adjourn the Planning Board meeting was made by Jarrett Lane and seconded by Matthew Bennett. Chairman Van Valkenburg, Jr. voted yes. Matthew Bennett 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 black ink, appearing to read "Nikki Berezna", with a long horizontal flourish extending to the right.

Nikki Berezna
Clerk