

**VILLAGE OF COXSACKIE
ZONING BOARD MINUTES
April 8, 2026**

Chairman Sal Bevilacqua called the Zoning Board Meeting to order at 6:03 p.m. Present were Zoning Board Members: Brian Goble and Brian Tighe.

A motion to approve the minutes from the February 29, 2024 Zoning Board Meeting was made by Brian Goble and seconded by Brian Tighe. Chairman Bevilacqua voted yes. Brian Goble voted yes. Brian Tighe voted yes. The motion carried.

New Business

Chairman Bevilacqua stated that the Zoning Board of Appeals received a request for an area variance from 49-51 Mansion Street, LLC, principal Colleen J. VanCuren & Mary E. Matousek, for the relief from the lot size requirements, as property is being converted to 2 townhomes, (1,500 square feet each), from a 4-unit apartment building. The applicants are requesting this in order to allow each townhome to be separately owned/deeded. This location is zoned Mixed Residential. He asked if the applicant would like to give an overview of what they are looking to do.

Colleen VanCuren stated that they currently have Sitcer Construction doing interior work on the building. However, the plan is not to make any structural changes. Nothing is going to change on the outside of the building. They are looking to get 2 separate deeds, but nothing will change in terms of the way it looks from the outside. The building is set on a 108-foot-wide parcel. The requirement per Village Code is 100 feet in width per parcel. A survey will be done to show exactly what each parcel contains, but it would be run right in between the two front doors on the house. The building is 30' x 50'.

Brian Tighe asked who owns the property.

Colleen VanCuren stated that both herself, and Mary Matousek, set up 49-51 Mansion Street, LLC in order to purchase the property. There were tenants inhabiting the property up until the end of the year.

Brian Tighe asked if he understood correctly that right now it is a 4-unit building.

Colleen VanCuren stated that that is correct.

Chairman Bevilacqua stated that the building already has a design by nature to be a multi-family dwelling. The applicants are looking to convert it into 2 private residences. There will be nothing structurally changed, but it will undergo a general remodel.

Brian Tighe asked if he understood correctly that Ms. VanCuren's and Ms. Matousek's intent is to live in this building.

Colleen VanCuren stated that that is correct.

Brian Tighe asked if he understood correctly that the Village Code requires 100 feet of width per parcel, but this property is a total of 108 feet wide.

Chairman Bevilacqua stated that that is correct. So, the two properties would essentially be around half the width of what is required per Code.

Brian Goble asked if each parcel would be essentially the same lot size.

Colleen VanCuren stated that the parcels will not be exactly half. There is a parking lot located on the one side. So, one lot will be a little bit larger. Since they are both friends, the parking area will be shared, and it will be spelled out in the deed, so that even when it is sold, both tenants would have access to the parking area. However, this will make the lots different sizes, and one person will have a bigger parcel. It is a .27 acre parcel. So, it is pretty small. Most of the land in the back is NYS land. She said that in looking at the property map, there seems to be a number of parcels in that area of lower Mansion Street, that have a width less than 100 feet. Their property is actually one of the largest in terms of width in that area.

Chairman Bevilacqua stated that he does not know historically when the Village Code changed to that requirement, but a lot of those existing buildings in that area are quite old. So, it is likely that they are grandfathered in before the Code changed.

Brian Goble asked the applicants how much space they have between their building, and the neighbor's buildings on each side. He asked if there will be room to move in between buildings after the intended divide, to allow for utility work, etc.

Colleen VanCuren stated that none of that will change. If anything, there will actually be more room created. There is a deck on the one side of the building that will be taken off, and a stairway put up instead. Everything in terms of utilities will be split. The water, electricity, etc. will be set up as two separate buildings.

Brian Goble asked how maintenance and upkeep of the building would be handled going forward, being it is essentially one large building, despite there being two separate deeds.

Colleen VanCuren stated that they will address this issue with their Attorney, to make sure that language is included in the deeds.

Chairman Bevilacqua stated that he is in agreement that there should be some sort of language addressing this issue for down the road, when there may be two separate owners, to make sure that one half of the building doesn't fall in disarray, etc.

Brian Tighe stated that he was unclear why this Lot Line Adjustment was before the Zoning Board.

Chairman Bevilacqua stated that the scope of this Board is not necessarily to act on the Lot Line Adjustment, but rather the Area Variance created because of the width of the parcels not meeting Village Code.

Brian Tighe stated that he understands.

A motion to approve the Area Variance Application received from 49-51 Manson Street, LLC, principal Colleen J. VanCuren & Mary E. Matousek, as complete, for the purposes of tentatively scheduling a Joint Public Hearing along with the Planning Board, for Thursday, May 21st at 6:15 p.m. was made by Chairman Bevilacqua and seconded by Brian Tighe. Chairman Bevilacqua voted yes. Brian Goble voted yes. Brian Tighe voted yes. The motion carried.

Public Comment

No public comment was received.

A motion to adjourn the Zoning Board meeting was made by Chairman Bevilacqua and seconded by Brian Goble. Chairman Bevilacqua voted yes. Brian Goble voted yes. Brian Tighe voted yes. The motion carried.

The meeting was adjourned at 6:25 p.m.

Respectfully submitted,


Nikki Berezna
Clerk