

**VILLAGE OF COXSACKIE
PLANNING BOARD MINUTES
May 21, 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 April 23, 2026 Planning Board Meeting was made by Matthew Bennett and seconded by Patricia Maxwell. 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.

New Business

1. 14 Lawrence Avenue- Chairman Van Valkenburg, Jr. stated that the Board needs to continue their review of the Special Use Permit application received from Abraham Kessler, for 14 Lawrence Avenue. He stated that Tom Chenaille is here tonight on behalf of the applicant. He asked Mr. Chenaille if they were able to locate the new property line.

Tom Chenaille stated that they were able to do so, and have the property pinned.

Chairman Van Valkenburg, Jr. stated that according to the Village Code, for one-way driveway access, 12 feet is required, and for two-way driveway access, such as theirs, 24 feet would be required. According to the most recent Site Plan, their plan for parking does not meet the Village Code's dimensional standards.

A roll call vote was taken on the Special Use Permit application received from Abraham Kessler, for 14 Lawrence Avenue. Chairman Van Valkenburg, Jr. voted no. Matthew Bennett voted no. Debra Jung voted no. Jarrett Lane voted no. Patricia Maxwell voted no. The Special Use Permit was denied.

Chairman Van Valkenburg, Jr. stated that the applicant can always apply to the Zoning Board of Appeals for an Area Use Variance, but he cannot speak to whether or not the ZBA would entertain this request. As of right now, the house at 14 Lawrence Avenue will remain 2 units.

John Coleman stated that the property owner of 14 Lawrence Avenue also has another issue involving electric panel boxes not being located properly for each unit. He spoke with Central Hudson, and right now, tenants of one unit can access another unit's box. They should be individually located in each unit.

Chairman Van Valkenburg, Jr. stated that unfortunately, as it stands now, this Board cannot approve the application regardless. The parking plan does not fit the Village Code's dimensional standards. The Board was originally shown 50 feet of parking area, and it turns out it is not. It is only 30 feet of parking area.

2. 49-51 Mansion Street- Chairman Van Valkenburg, Jr. stated that the Board needs to continue their review of the Minor Subdivision application received from Colleen VanCuren & Mary Matousek, of 49-51 Mansion Street, LLC.

Mary Matousek stated that they are still working on getting a survey done, but it will be a few weeks.

Chairman Van Valkenburg, Jr. stated that when the survey is done, the Board will need 2 paper copies, and 1 mylar copy. Once the survey is submitted to the Board, then the Board can work on scheduling a Public Hearing.

3. 49 Bailey Street- Chairman Van Valkenburg, Jr. stated that Ed Ross pulled his application for potential work at 49 Bailey Street.

Other Business-Training- Chairman Van Valkenburg, Jr. stated that there is a training session on Monday, June 15th at the Greene County Emergency Services Training Center in Cairo, from 5-9 p.m. The sessions include topics like Affordable Housing, Spot Zoning and Illegal Use Variances, and County Referrals. He said that he will email the information over to the Board Members. This training can be used to fulfil the yearly 4-hour training requirement.


Public Comment Period

No public comments were offered.

A motion to adjourn the Planning Board meeting was made by Jarrett Lane and seconded by Patricia Maxwell. 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 6:07 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Paul B. Lane". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Nikki Bereznak
Clerk