

**VILLAGE OF COXSACKIE
PLANNING BOARD MINUTES
August 20, 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 June 18, 2026 Planning Board Meeting was made by Patricia Maxwell and seconded by Debra Jung. 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. 49-51 Mansion Street- Chairman Van Valkenburg, Jr. stated that the Board can continue their review of the Minor Subdivision application received from Colleen VanCuren & Mary Matousek, of 49-51 Mansion Street, LLC, now that they have received a completed survey. It looks like it is an official survey that is stamped by a licensed surveyor, and has all of the necessary information on it. Before the Board can accept this application as complete, there is one thing that needs to be done, and that is the SEQR process. He apologized for not getting this to the applicant sooner, but he asked the applicant to fill out the Short Environmental Assessment Form (SEAF) while present at the meeting, and then the Board can continue the review process. It is a relatively simple form. That being said, the SEQR classification for a lot line adjustment would be a Type II Action. Once that form is filled out by the applicant, the Board can review it and go through it. At that point, the Board can accept the application as complete, and then schedule a Public Hearing. The applicant will need to do a Public Hearing for both the Planning Board for the Minor Subdivision, and with the Zoning Board of Appeals for an Area Variance. So, they are hoping to schedule the Public Hearing jointly, so that the applicant doesn't have to go through the same process twice. Once the Public Hearing is scheduled, the applicant will have to mail Public Hearing notices to all property owners within 500 feet. The letters must be sent certified, return receipt, and mailed so that they are received at least 10 days prior to the Public Hearing date. The Clerk can assist the applicant in coming up with a list of property owners within 500 feet to mail to. Chairman Van Valkenburg, Jr. stated that while the applicant is working on filling out the SEAF form, he will move on to other agenda items in the interim.

2. Sutton Place- Chairman Van Valkenburg, Jr. stated that Eric Nachimovsky, of Upstate NY Adda, LLC, asked to be present tonight to have a Sketch Plan Conference regarding a potential subdivision of up to eight residential lots fronting Sutton Place, Tax Parcel: 71.07-1-10. However, he did not show up this evening, so there is no further information at this time.

1. 49-51 Mansion Street- Chairman Van Valkenburg, Jr. read the SEAF Part 1 questions and answers from the applicant aloud.

Patricia Maxwell asked the applicant if the property runs to the river.

The applicant stated that the property does not run to the river. NYS owns property in between theirs and the river.

Chairman Van Valkenburg, Jr. stated that the Planning Board needed to read the SEAF Part 2 questions aloud pertaining to the Minor Subdivision for 49-51 Mansion Street, LLC for 49-51 Mansion Street. The Board responded with answers supporting the declaration that there were no significant adverse environmental impacts.

Chairman Van Valkenburg, Jr. read the Negative Declaration aloud which stated the reasons for supporting the SEQR determination.

A motion to approve the Minor Subdivision 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 Zoning Board of Appeals, for Thursday, September 17th at 6:00 p.m. 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.

3. United Mobile Homes-Mountain View Estates Project- Chairman Van Valkenburg, Jr. stated that the Board will table their review of the Annexation/Zoning for UMH's Mountain View Estates Project. They are awaiting review by the Village's Attorney and Engineer.

Public Comment Period

David Dorpfeld, of 71 Sutton Place, stated that if the Board receives an application for the potential subdivision on Sutton Place, he thinks that they should be aware that there are wetlands there. He doesn't know if they have been delineated, but there are wetlands there, and that should be taken into account.

Chairman Van Valkenburg, Jr. stated that he has noticed wetlands when driving in that area, and that would have to be taken into account.

Christine Rappleyea, of 67 Sutton Place, stated that in regards to the potential subdivision on

Sutton Place, she saw that 13+ acres lie within the village, but adjoining to it is almost 7 acres in the town. Her question is if the applicant is going for 8 lots in the village section, if the Board would take into consideration what the plans would be with the other acreage. You could end up with a fairly large subdivision.

Chairman Van Valkenburg, Jr. stated that that is a really good question. The Board has not had to deal with something like this on a municipal boundary before. Once an application does come before the Board, he would most likely ask for professional consultation on this to make sure that it is properly handled. He is sure that there are nuances between the municipalities as far as how the parcels are divided, etc. Essentially, they would be looking for consultation from Delaware Engineering on how to proceed on this. He apologizes that he does not have answers tonight, but that would be the process.

Christine Rappleyea stated that she did a bit of research on her own, and the DEC now has this declaration of previously mapped wetlands, and apparently that kind of affords local governments more control over the development. It is a high water table, as you can well imagine. She does have concerns about any construction. Especially, with 8 fronting Sutton Place. They would need to be kind of narrow lots. She hasn't been back there, but somebody told her that there is a pond back there. That would be interesting to know how that would be impacted.

Chairman Van Valkenburg, Jr. stated that he understands the concerns, but unfortunately he does not have any answers at this time. Once an application is submitted, the Board will have their consultants guide them through the process.

Patricia Maxwell stated that both the Town and Village has lot size minimums per their respective Codes. So, that may ease people's minds as far as how many homes could go on these parcels. She is not sure if the Town has changed their zoning, but at one point it was that each home needed 5 acres. She is not sure if it states less than that now. She would have to take a look.

Christine Rappleyea stated that she will have to take a look at that.

Alex Tighe asked if in addition to lot size, there are any regulations in terms of house size square footage minimums. She asked if that is something that is up for debate in this type of project.

Patricia Maxwell stated that it depends on the type of residential district, and she doesn't remember which Zoning district it is located in.

Chairman Van Valkenburg, Jr. left the meeting at 6:24 p.m.

Patricia Maxwell stated that it would be defined in Chapter 155 of the Village Code. There are minimum standards spelled out based on both residential and commercial districts. The Sutton Place property is zoned as a Medium Density Residential, she just doesn't know which one specifically at the moment.

Alex Tighe asked if she understood correctly that all of these rules are already put into place and established, and there isn't any wiggle room to change them.

Patricia Maxwell stated that that is correct. However, the applicant can ask for a Zoning Variance, which would be through the Zoning Board of Appeals. The lot sizes are spelled out in Chapter 155 of the Village Code. A lot of the lot sizes in the center of the village are 75' x 150', but she doesn't know what they are out there on the outskirts.

David Dorpfeld stated that another concern he has regarding the potential Sutton Place subdivision is whether they would be manufactured homes, like what UMH is planning on building.

Patricia Maxwell stated that you cannot have mobile homes in the village. It is banned in the majority of Zoning Districts, except where UMH is planning their project. However, you can do modular homes. Homes have to be either a modular home or stick built. The difference between modular homes versus mobile homes, is that if there are wheels and skirting around it, that is a mobile home. If the house is set on a foundation such as a crawl space or basement, that is a modular home.

Jarrett Lane stated that mobile homes also get issued a title.

No further public comments were offered.

A motion to adjourn the Planning Board meeting was made by Jarrett Lane and seconded by Matthew Bennett. Matthew Bennett voted yes. Debra Jung voted yes. Jarrett Lane voted yes. Patricia Maxwell voted yes. The motion carried.

The meeting was adjourned at 6:27 p.m.

Respectfully submitted,

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

Nikki Berezna
Clerk