

**VILLAGE OF COXSACKIE
PLANNING BOARD MINUTES
October 15, 2026**

Chairman Robert Van Valkenburg, Jr. called the Planning Board Meeting to order at 6:01 p.m. Present were Planning Board Members: Jarrett Lane, and Patricia Maxwell. Matthew Bennett and Debra Jung were absent.

A motion to approve the minutes from the September 17, 2026 Planning Board Meeting was made by Jarrett Lane and seconded by Patricia Maxwell. Chairman Van Valkenburg, Jr. voted yes. Jarrett Lane voted yes. Patricia Maxwell voted yes. The motion carried.

1. 69 Bailey Street- Chairman Van Valkenburg, Jr. stated that the Planning Board was looking to review a Site Plan received from Ruben Lindo, on behalf of his client, Organic Relief Solutions NY, for the building of a cannabis microbusiness at 69 Bailey Street, that has cultivation and processing of cannabis in accordance with the NYS Office of Cannabis Management. However, the applicant does not appear to be present tonight.

Chairman Van Valkenburg, Jr. stated that he is going to table that for the time being until somebody shows up to discuss it.

2. Sutton Place- Chairman Van Valkenburg, Jr. stated that the Planning Board was looking to hold a Sketch Plan Conference with Bridget Hernandez, Representative of Upstate NY Adda, LLC, regarding a potential subdivision of up to eight residential lots fronting Sutton Place, Tax Parcel: 71.07-1-10. However, the representative of the applicant does not appear to be present tonight.

Chairman Van Valkenburg, Jr. stated that with that being said, the Board is going to wait and see if anybody shows up, because he really has nothing from them other than an informal Sketch Plan, conceptual Subdivision sketch, and survey. The whole point of this was to go over their application and ask them some questions, or have the Board provide some answers for them.

Chairman Van Valkenburg, Jr. stated that he can go over this process with everyone a little bit, so they have a deeper understanding of what the Board is doing here. The applicant requested a Sketch Plan Conference, which basically is a very preliminary meeting to go over the rules before any application is made to the Planning Board. In his research, this parcel is both in the Town and the Village. What he's been told is that it needs to have a dual application to both the Town Planning Board and Village Planning Board, and then have coordinated review through both. So, if the applicant was here, that's what he would tell them. At this point, being that

nobody's here, and everyone showed up, he would allow 15 minutes or so to make any comments to get entered into the public record. So, if anybody has anything to say and wants it in the record, the Board can take that time now, not that the Board has a lot of information to go off of here. This is all speculation at this point. The Board just has a basic rendering showing what they're proposing. The Board has a lot of questions. There's many things they have to go over: water capacity, sewer capacity, wetlands, lot size, etc. There's really nothing on here that the Board can look at right now and make any sort of judgments, but if anybody has anything they want to say or ask, he would allow them this opportunity.

Rick Hanse, of 51 Sutton Place, stated that he wanted the Board to be mindful of the fact that very much of that is wetland, and the map diagram they saw of those plots, runs right over Federal and State designated wetlands. He doesn't see how that can be done. He'll be back at the next meeting when they're here.

Chairman Van Valkenburg, Jr. stated that that is certainly a question he had too, whether those wetlands were designated wetlands. So, the Board would be looking for that information. He can see that Mr. Hanse has already gotten that, so he will take his word for it. He asked if that was from the Department of Environmental Conservation (DEC) mapper.

Rick Hanse stated that he got it from the Assessor's Office. He would be happy if the Board looks at it. It'll give the Board a good background for when the applicant comes to the meeting.

Chairman Van Valkenburg, Jr. stated that it absolutely will.

Christine Rappleyea, of 67 Sutton Place, stated that she has a couple of questions, expanding upon the wetland that was just briefly mentioned. What she found out is that they are not State wetlands, they are Federal wetlands. She didn't see it on the State map anymore, but the National Wetland Inventory from U.S. Fish and Game does identify these wetlands. She doesn't know how long ago that was done. She's sure that the Board is going to require somebody to come out and validate. Maybe they've expanded, maybe they've shrunk. They don't know. But they also know that the Board's own Code says if they're National, it's a 50-foot buffer of construction, and what she's seeing there, is they want to run it right through., and she doesn't see how the Board is going to allow that to happen, because it violates its own regulations.

Chairman Van Valkenburg, Jr. stated that, obviously, the Board wouldn't approve something that was in conflict, or violated its regulations.

Christine Rappleyea stated that if this does go through, she knows flooding is a major concern for almost everybody around them. She just kind of shudders when she thinks about all of these foundations going in over there, knowing the water problems they already have with a high water

table. She asked if the Board would require this developer to put in a retaining pond, so they don't all find water running onto their own properties.

Chairman Van Valkenburg, Jr. stated that his understanding is if there is a disturbance of more than an acre threshold, they have to do a water mitigation, or a Stormwater Improvement Plan, or something that DEC requires. So, obviously that would all be regulated, and if these are delineated or regulated wetlands, they would have to get a permit from DEC to do anything.

Christine Rappleyea stated that she doesn't know that that would be even possible. The other thing she has a question on is that she knows that Bridget Hernandez is a realtor. She asked if they have given the Board any indication that they just want to put the Subdivision in, and they're going to sell the lots, and not be a planned development.

Chairman Van Valkenburg, Jr. stated that they have not given him any indication of either. All the Board has from them is basically what everyone saw tonight. So, this is, like he said, very preliminary, in the beginning of the process. He doesn't believe they've reached out to the Town Planning Board yet. He's not even sure if they're aware that they need to. So, there's quite a few things the Board has to discuss before it can move forward on it.

Christine Rappleyea stated that she knows that the agency has acquired a lot of land in the area, but now they seem to be kind of moving out of it. So, she knows Bridget has the listing, so that's why she was curious if this was just going to be lots for sale.

Chairman Van Valkenburg, Jr. stated that typically, with a Subdivision, that is the purpose: divide and then sell the lots off. He doesn't know if they're planning on developing the Subdivision. That's all questions the Board would ask through the process.

Christine Rappleyea asked if, when it's more than eight lots, the Board has to have a Public Hearing on it.

Chairman Van Valkenburg, Jr. stated that there has to be a Public Hearing for any Subdivision, minor or major. If it's over four lots, he believes it becomes a major Subdivision. So, this would be a major Subdivision.

Chairman Van Valkenburg, Jr. stated that, certainly with complicated applications like this, the Board will use its consulting Engineers to guide them through the process, things like that. This is on a Municipal boundary. The Board hasn't dealt with that before. They haven't had coordinated meetings with the Town. So, they would look for professional consultants to help them through it.

Christine Rappleyea asked if that is Delaware Engineering.

Chairman Van Valkenburg, Jr. stated that yes, that is the Village consulting Engineer.

David Dorpfeld, of 71 Sutton Place, stated that the other thing from the map is that it looked like most of this project is all in the Village. They haven't addressed it, but they don't look like they're using that part in the Town.

Chairman Van Valkenburg, Jr. stated that on the second page they gave the Board, it does show the parcel with the property line. That's a question they'll have to ask the applicant, but to him, it looks like some of these lots, maybe lots 1 and 2, would be within the Town. It does look like that, but he can't really tell.

David Dorpfeld stated that the second thing is when they put these houses all with roofs and blacktop driveways, this is going to create a lot more runoff, and they already have a problem in the Village with runoff. The Board saw what happened a month or so ago when they had all of this rain. So, that's going to create a lot more. That runoff goes right down through the Village, and it's going to create a lot more runoff from the rain every time they get a rainstorm.

Chairman Van Valkenburg, Jr. stated that the Village does have regulations for the amount of impervious surface for a lot in its Code. Obviously, everything would have to abide by that. So, yeah, there's certainly a lot of things that the Board needs to discuss, and it will be a few meetings probably, and fairly lengthy, to get through it.

Bruce Rappleyea, of 67 Sutton Place, asked if the Board will also be requiring a traffic study on this, with the increase of 8 or 10 homes.

Chairman Van Valkenburg, Jr. stated that that's one of those things that they'd have to look at as a Board. With a small increase in traffic on a road for eight more houses, he doesn't know that he would be looking for a traffic study. If they're single-family homes, what are they really generating? Two-three trips a day. 16 cars.

Bruce Rappleyea stated that it's 16 cars, 2 cars per family.

Chairman Van Valkenburg, Jr. stated that, again, he thinks that might be a little bit much to request a traffic study, but the Board will get into it and have that discussion. He doesn't know that he'd be looking for it. They could discuss it as a Board and see what they thought.

Christine Rappleyea stated that she knows the Board has got to do what it's got to do, but bottom line, she asked how many times the applicant gets to be "no-shows", over and over. She asked if

it's in perpetuity.

Chairman Van Valkenburg, Jr. stated that the Board doesn't have any mechanisms to penalize people for not showing up.

Christine Rappleyea stated that she knows, but it doesn't bode well for the public.

Chairman Van Valkenburg, Jr. stated that the applicant can't move forward either.

Christine Rappleyea stated that that's right, they're not moving forward for another month, so they'll get nothing. So, in the meantime, it'll be frozen.

Chairman Van Valkenburg, Jr. stated that he doesn't foresee the applicant breaking ground this year at all. He doesn't foresee it getting approved in the next three meetings. So, he wouldn't worry.

Chairman Van Valkenburg, Jr. thanked everyone very much, and stated that they're welcome to stay. He's going to stay for another 5 minutes and see if anybody shows up. He's doubtful at this point.

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

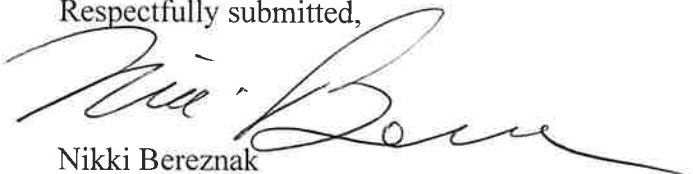
Public Comment Period

No public comments were offered.

A motion to adjourn the Planning Board meeting was made by Patricia Maxwell and seconded by Jarrett Lane. Chairman Van Valkenburg, Jr. voted yes. Jarrett Lane voted yes. Patricia Maxwell voted yes. The motion carried.

The meeting was adjourned at 6:26 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Nikki Berezna", written over a horizontal line.

Nikki Berezna
Clerk