

**VILLAGE OF COXSACKIE
PLANNING BOARD MINUTES
June 15, 2023**

Chairman Robert Van Valkenburg, Jr. called the Planning Board Meeting to order at 6:00 p.m. Present were Planning Board Members: Jarrett Lane, and Patricia Maxwell. Deidre Meier was absent.

A motion to approve the minutes from the May 18, 2023 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.

Public Hearing

Chairman Van Valkenburg, Jr called the Public Hearing to order at 6:03 p.m. for the review of the Lot Line Adjustment application received from Scott and Stefanie Sitcer, regarding 35 Kings Road.

Wayne Sapunarich, of 4 Appleblossom Lane, stated that he doesn't understand why a registered letter had to be sent out regarding this Public Hearing.

Chairman Van Valkenburg, Jr. stated that according to Village Code, one of the requirements of a Planning Board Public Hearing, is for the applicant to notify all adjacent property owners and surrounding neighbors within 500 feet of the meeting date and details. Notice is also put in the local newspaper.

Nikki Berezna, Clerk, stated that notice is posted in the Catskill Daily Mail.

Wayne Sapunarich stated that there is an existing home on the lot at 35 Kings Road. He asked if it is in the plans to keep the home there.

Stefanie Sitcer, of 35 Kings Road, stated that the plans are to renovate the existing home on the lot. They currently live next door and purchased this property with the intention of renovating it.

Chairman Van Valkenburg, Jr. stated that whoever would like to come up and look at the submitted plans can do so. The subject of this Public Hearing is solely for a Lot Line Adjustment to square up the two lots.

Wayne Sapunarich asked what the intentions were with the new lot.

Stefanie Sitcer stated that their intentions are to remodel the existing home and sell it.

Wayne Sapunarich stated that he hears all kinds of rumors, so that is why he inquired.

Stefanie Sitcer stated that her mother may even potentially purchase it.

Wayne Sapunarich stated that he heard that there was going to be a big garage and equipment in there.

Stefanie Sitcer stated that that is not the case.

Wayne Sapunarich stated that he was also unsure if this property on Kings Road was in the Village or the Town, since he knows that the village line intersects on Kings Road somewhere. He said that he also wants to know if there is a different board for Zoning.

Chairman Van Valkenburg, Jr. stated that this is the Planning Board, and there is also a Zoning Board of Appeals. The Zoning Board of Appeals solves various zoning issues, and handles use and area Variances. There is also a Town Planning Board and Town Zoning Board that handles everything in the Town. The Zoning Board doesn't meet regularly. They meet on an as needed basis.

No further public comments were offered.

A motion to adjourn the Public Hearing and return to the regular meeting at 6:11 p.m. 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.

New Business

1. **35 Kings Road** - A motion to approve the Minor Subdivision/Lot Line Adjustment application submitted by Scott and Stefanie Sitcer, at 35 Kings Road 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.

Chairman Van Valkenburg, Jr. stated that it is the client's responsibility to file the mylar, and 2 full size paper copies, with the County once they are stamped and signed.

Public Comment Period

Marianne Mitchell, of 17 Appleblossom Lane stated that she has an issue with people speeding

on her street. She understands that the speed limit on any street in the village is 30 mph, but she would like to see it lower.

Wayne Sapunarich stated that he also shares the same concerns of people speeding down Appleblossom Lane.

Chairman Van Valkenburg, Jr. stated that these concerns should be shared with the Village Board of Trustees, as they are responsible for signage and speed limits. New York State does allow villages to pass a Local Law to lower the speed limit down to 25 mph throughout the village, if that is something that the Village Board wants to do. Perhaps having a Police Officer sit up there for a while may be a good deterrent. He would suggest going to a Village Board Meeting to voice these concerns.

Clerk Nikki Berezna stated that the next Village Board Meeting is on Monday, June 19th at 7:00 p.m. Or, if you prefer, you can always put something in writing and send it to the Clerk's Office.

Jarrett Lane stated that he knows that speeding on Lafayette Avenue and Van Dyck Street is an issue as well.

Marianne Mitchell stated that she also heard that the Police Department doesn't issue speeding tickets to those that live in the village. This could just be a rumor, but that is what she heard.

Chairman Van Valkenburg, Jr. stated that it may be a good idea to ask the Village Board if they would be willing to put their mobile radar sign out there.

Marianne Mitchell stated that they did that once before, but it didn't help. Also, the signs that are there are all faded. She will be sure to discuss that also.

No further 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 6:20 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Nikki Berezna". The signature is fluid and cursive, with the first name "Nikki" and last name "Berezna" clearly distinguishable.

Nikki Berezna
Clerk