

**VILLAGE OF COXSACKIE  
PLANNING BOARD MINUTES  
June 13, 2024**

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

A motion to approve the minutes from the May 16, 2024 Planning Board Meeting was made by Patricia Maxwell and seconded by Jarrett Lane. Chairman Van Valkenburg, Jr. voted yes. Matthew Bennett voted yes. Jarrett Lane voted yes. Patricia Maxwell voted yes. The motion carried.

**New Business**

**Public Hearing**

1. **51 Bailey Street** – Chairman Van Valkenburg, Jr called the Public Hearing to order at 6:02 p.m. for the review of the Site Plan application received from Simon Perschbacher for the purpose of constructing 2 new buildings at 51 Bailey Street for the design of furniture, and fabrication of prototypes.

Chairman Van Valkenburg, Jr. read the SEAF Part 1 questions and answers from the applicant aloud.

Chairman Van Valkenburg, Jr. stated that the Planning Board needed to read the SEAF Part 2 questions aloud pertaining to the Site Plan for Simon Perschbacher for 51 Bailey 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 determination.

Simon Perschbacher stated that he is looking to start work on the building in July. The water hook-up has already been approved, and tapped in, and he just received approval for the sewer hook-up.

A motion to accept closing the Public Hearing at 6:11 p.m. was made by Jarrett Lane and seconded by Patricia Maxwell. Chairman Van Valkenburg, Jr. voted yes. Matthew Bennett voted yes. Jarrett Lane voted yes. Patricia Maxwell voted yes. The motion carried.

## **New Business**

### **1. 51 Bailey Street-**

A motion to approve the Site Plan application received from Simon Perschbacher for 51 Bailey Street was made by Patricia Maxwell and seconded by Matthew Bennett. Chairman Van Valkenburg, Jr. voted yes. Matthew Bennett voted yes. Jarrett Lane voted yes. Patricia Maxwell voted yes. The motion carried.

Chairman Van Valkenburg, Jr. stated that he will sign and stamp the plans, and give one set of plans to the Building Inspector, Michael Ragaini.

## **Other Business**

Chairman Van Valkenburg, Jr. stated that the Village Board has approved 2 new members to the Planning Board. Debra Jung will be joining as a full member, and Jonathan Meier will be joining as an alternate member. He would like to be able to set up new onboarding training with Delaware Engineering. He said that he will reach out to Mary Beth Bianconi, of Delaware Engineering, about setting up some trainings for everyone.

## **Public Comment Period**

No public comments were offered.

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

The meeting was adjourned at 6:17 p.m.

Respectfully submitted,



Nikki Berezna  
Clerk