

TOWN OF COXSACKIE PLANNING BOARD
MINUTES OF REGULAR MEETING
July 3, 2025

Chairman Joseph Garland called the meeting to order at the Coxsackie Town Office Building at 7:00 PM followed by the Pledge of Allegiance.

ROLL CALL

The following members were in attendance: Chairman, Joseph Garland, Frank Gerrain, Linda Deubert, Nathan Tailleir, Louis Betke, Chris Fisher, Attorney Tal Rappleyea and clerk Patty McIntyre. A quorum was declared. Also in attendance were Alan Lord and Robert Lesperence representing NY Land & Lakes, Kristen Motel and Kurt Smith, representing Cuddy & Feder, LLP and Robert Ellis, Bernie Jones, Dottie Barkman, Bill Whitbeck, Jeff Koonz, Jenna Lutz, Page Travelstead, Brooke Travelstead, Ron Rausch, Beth Tailleir, Chip Tailleir, and Liz Stippa.

MINUTES

A motion to accept the minutes of June 5, 2025, was made by Frank Gerrain and seconded by Linda Deubert. All were in favor.

EXISTING BUSINESS:

New York Land & Lakes – major subdivisions- Final PUBLIC HEARING

A motion to open the public hearing was made by Joe Garland and seconded by Louis Betke at 7:02pm. Alan Lord reviewed the modifications that were made since the last public hearing in May. Ron Rausch asked if any soil testing had been done on the old orchards. This was not done, as it would be up to a potential buyer to do. The village of Coxsackie must be notified when septic tanks are built to keep up with the effects on the watershed. Buyers will have to follow Town zoning laws if they plan on building. A motion to close the public hearing at 7:12 was made by Louis Betke and seconded by Chris Fisher. A motion to reaffirm the negative declaration of the SEQR completed at the preliminary hearing was made by Joe Garland and seconded by Frank Gerrain. Voting as follows:

Joe Garland	Aye	Nathan Tailleir	Nay
Louis Betke	Aye	Linda Deubert	Aye
Frank Gerrain	Aye	Chris Fisher	Aye
JoAnne Conway	Absent		

The motion passed, 5-1.

A motion to approve the Final Plat as presented for Apple View Farms (54.00-2-82) was made by Joe Garland and seconded by Louis Betke. Voting as follows:

Joe Garland	Aye	Nathan Tailleir	Aye
Louis Betke	Aye	Linda Deubert	Aye
Frank Gerrain	Aye	Chris Fisher	Aye
JoAnne Conway	Absent		

The motion passed unanimously, 6-0.

A motion to approve the Final Plat as presented for Willow Creek (40.009-1,20.11, 20.2, 20.12) was made by Joe Garland and seconded by Louis Betke. Voting as follows:

Joe Garland	Aye	Nathan Tailleir	Aye
Louis Betke	Aye	Linda Deubert	Aye

Frank Gerrain	Aye	Chris Fisher	Aye
JoAnne Conway	Absent		

The motion passed unanimously, 6-0.

A motion to approve the Final Plat as presented for Meadow Brook Farm (55.00-1-16) was made by Joe Garland and seconded by Louis Betke. Voting as follows:

Joe Garland	Aye	Nathan Tailleir	Aye
Louis Betke	Aye	Linda Deubert	Aye
Frank Gerrain	Aye	Chris Fisher	Aye
JoAnne Conway	Absent		

The motion passed unanimously, 6-0.

NEW BUSINESS:

Kurt Smith and Kristen Motel representing Cuddy & Fedder and Robert Ellis shared preliminary plans for a cannabis cultivation facility at 200 Plank Road, Coxsackie. They have applied for a site plan and special use permit. No action can be taken by the Planning Board at this time, contingent on the Town Board's decision regarding an amendment to the Town Zoning Law that is currently before them relating to cannabis uses. This will likely take about 2 months. The proposed facility will be an adult-use facility. Mr. Ellis has a license for growing & cultivating adult-use cannabis and is in the process of securing a license for processing as well. The existing building on the 11-acre lot will be leased. There will be a fenced-in dumpster area, and a loading dock, along with some additional parking spaces. The NY State Office of Cannabis Management will be involved with the regulations. They are currently working with Central Hudson regarding the electric for the AC, generator and growing lights. It was suggested that a sound study be done for the neighbors, that the well be tested, and that a carbon filtered air conditioner be used for any odor during harvesting. Attorney Rappleyea will research as to whether a SEQR will be needed. The Planning Board suggested that a "noticed" informational meeting for the public be held to give input prior to a final public hearing.

BOARD DISCUSSIONS:

Linda Deubert shared that she will be on the committee for updating the Comprehensive Plan along with the Village and the IDA. A consulting firm has been hired. She will keep the Planning Board informed of the progress.

CLOSING

A motion to close the meeting was made by Louis Betke at 7:59pm and seconded by Chris Fisher. All were in favor.

Respectfully submitted,

Patricia McIntyre, Clerk