

**TOWN OF COXSACKIE PLANNING BOARD**  
**MINUTES OF REGULAR MEETING**  
**October 2, 2025**

Chairman Joseph Garland called the meeting to order at the Coxsackie Town Office Building at 7:05 PM followed by the Pledge of Allegiance.

**ROLL CALL**

The following members were in attendance: Chairman, Joseph Garland, Frank Gerrain, Nathan Tailleir, Louis Betke, Chris Fisher, Linda Deubert, and Attorney Tal Rappleyea. A quorum was declared.

Also in attendance Kurt Smith, Robert Ellis, Kristen Motel, Aaron Flach, Andrew Harris, Kyle Harris, Amna Ali, Jacqueline Brown, Julia Monahan, John Cerecki II, Tom Carroll, Alan Palmer, Patrick Charles Jr. and Victor Luccio.

**MINUTES**

A motion to accept the minutes of September 4th, was made by Joseph Garland and seconded by Louis Betke. All were in favor with one abstention by Linda Deubert who was not in attendance on September 4<sup>th</sup>.

**EXISTING BUSINESS:**

**Steven Kiselev-441 Scheller Park Rd - 40.00-8-11 lot-line adjustment.**

Steven Kiselev was not in attendance, so no action was taken.

**PUBLIC HEARINGS**

**Kyle Harris - 11053 Rte 9W, Coxsackie -70.00-4-4.2 Site Plan/Special Use - Auto Repair shop.**

A motion was made at 7:08 by Louis Betke and seconded Chris Fisher to open the public hearing. There were no questions from the public. Joseph Garland asked about oil waste. Kyle Harris and Andrew Harris advised that *Safety Clean* would be disposing of oil waste in a plastic container provided by them. A motion was made at 7:13 by Joseph Garland and seconded by Chris Fisher to close the public hearing. Attorney Rappleyea then read through all the questions contained in the Short Environmental Assessment Form Part 2. All were found to have no impact. A motion to declare a negative declaration was made by Joanne Adamo Conway and seconded by Louis Betke. All were in favor. A motion to approve the Site Plan/Special Use was made by Joseph Garland and seconded by Chris Fisher. Voting was as follows: JoAnne Adamo Conway - Aye Frank Gerrain - Aye Louis Betke – Aye Joe Garland - Aye Chris Fisher-Aye - Linda Deubert – Aye Nathan Tailleir - Aye The motion passed unanimously.

**Robert Ellis - 200 Plank Road, Coxsackie Cuddy & Fedder, Cannabis Cultivation Facility**

A motion was made at 7:16 by Joseph Garland and seconded Louis Betke to open the public hearing. Robert Ellis, of Glacial Valley Cultivation, applicant; Kurt Smith of Fuss & O'Neill; Kristen Motel, attorney from Cuddy & Fedder and Aaron Flach, property owner, were there to answer questions. Kristen Motel gave an overview of the project to the public. In response to

comments at the September 4<sup>th</sup> meeting, the applicant submitted a traffic analysis and an updated short form SEQR. Kurt Smith summarized the traffic study which concluded that the project will not have an adverse impact on traffic to the surrounding area. Robert Ellis discussed minor improvements to the loading dock and advised that he confirmed with Central Hudson that electric power will be sufficient. A motion was made at 7:33 by Joseph Garland and seconded by Louis Betke to close the public hearing. Attorney Rappleyea then read through all the questions contained in the Short Environmental Assessment Form. All were found to have no or little impact. A motion to declare a negative declaration was made by Joseph Garland and seconded by Joanne Adamo Conway. All were in favor. The board discussed the conditions recommended by the county but decided they were not needed at this time. A motion to approve the Site Plan, without the conditions recommended by the county, was made by Joseph Garland and seconded by Louis Betke. Voting was as follows: JoAnne Adamo Conway - Aye Frank Gerrain - Aye Louis Betke – Aye Joe Garland - Aye Chris Fisher-Aye - Linda Deubert – Aye Nathan Tailleir - Aye The motion passed unanimously.

## **NEW BUSINESS**

### **Slawek & Urzula Cerecki - 1000 & 1006 Sleepy Hollow Road - Lot line adjustment**

John Cerecki presented an application and drawings to combine lot D36 and lot D37 into one large lot. A public hearing is not necessary. A motion was made by Louis Betke and seconded by Chris Fisher. All were in favor.

### **Gather Greene-Upstate NY Event Property, LLC - 176 Levett Road 86.00-7-54 – Site Plan Amendment**

Julia Monahan Of Young/Sommer LLC, attorneys for Amna Ali and Jacqueline Brown, owners of Gather Greene, presented a site plan amendment, to add covered spaces (combined square footage of 3,700 sq ft.) for work areas and client use. The owners explained that these 2 structures 50'x60' (Quonset hut or similar structure) and 30'x30' (pergola, carport or similar type) would reduce the need to erect temporary tents. The board concurred with the attorneys that this action is exempt (Type II action) from SEQR since it is an expansion of existing facilities less than 4000sq. ft. and no neighbors will be affected. A motion was made by Joseph Garland and seconded by Chris Fisher declaring this a Type II Action exempt from SEQR. All were in favor. A motion was made by Joseph Garland and seconded by Louis Betke to waive the public hearing. All were in favor. A motion was made by Chris Fisher and seconded by Louis Betke to approve the site plan amendment. All were in favor.

### **Excel Therapy**

Tom Carroll and Alan Palmer explained to the board that they planned to move from their current location in Hope Plaza to the existing building, located at 1187 Route 9W. They were advised that a site plan will need to be presented and the check list for a site plan can be found online.

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## **BOARD DISCUSSIONS:**

Linda Deubert reported on the first meeting of the Comprehensive Planning Committee, held on September 18<sup>th</sup>. A power point was presented by Susan Caruvana, Planning Services Manager

at EDR. April Ernst, Executive Director of the IDA, expressed her interest in working with Athens Gen to facilitate more Data Processing centers in the county. Rick Hanse, Cocksackie town supervisor, expressed his concern since the town had issues with a former data center located on Flint Mine RD.

#### **CLOSING**

A motion to close the meeting was made by Joseph Garland at 8:10pm and seconded by Chris Fisher.

All were in favor.

Respectfully submitted,  
Linda Deubert, Planning Board Member