

**TOWN OF COXSACKIE PLANNING BOARD**  
**MINUTES OF REGULAR MEETING**  
**November 6, 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, Nathan Tailleur, Louis Betke, Chris Fisher, Linda Deubert, JoAnne Conway, Attorney Tal Rappleyea and clerk Patty McIntyre. A quorum was declared. Also in attendance were John Halsted, Joe Sliney, D. D. ??, Alan Palmer, Victor Luccio, Mark Gustavson, Salvatore, Tassone.

**MINUTES**

A motion to accept the minutes of October 2, 2025, was made by Louis Betke and seconded by Joe Garland. All were in favor.

**EXISTING BUSINESS:**

**Excel Physical Therapy – 1187 Rte. 9W 55.12-1-24- Site Plan Review, Sign Permit**

Alan Palmer, Victor Luccio, and ?? presented a rendition of the sign for their business. It will be located at the same place as the previous sign. Sign will be illuminated from the top down. A motion to approve the sign application was made by Joe Garland and seconded by Louis Betke with voting as follows:

Joe Garland: Aye	Louis Betke: Aye
Frank Gerrain: Aye	Linda Deubert: Aye
Nathan Tailleur: Aye	Chris Fisher: Aye
JoAnne Conway: Aye	

The motion passed unanimously.

The site plan was reviewed, and it was confirmed that they share a driveway with Via Ravioli. They will be adding handicap parking and will be painting new parking stripes. A motion to accept the site plan and schedule a public hearing for Thursday, December 4, 2025, was made by Louis Betke and seconded by JoAnne Conway. All were in favor.

Attorney Rappleyea read through the SEQR Part 2. All questions were answers as no impact. A motion to declare a negative declaration was made by Louis Betke and seconded by JoAnne Conway with voting as follows:

Joe Garland: Aye	Louis Betke: Aye
Frank Gerrain: Aye	Linda Deubert: Aye
Nathan Tailleur: Aye	Chris Fisher: Aye
JoAnne Conway: Aye	

The motion passed unanimously.

**NEW BUSINESS:**

**Fred's Auto Repair – 382 Mansion St., W. Coxsackie – Site Plan Review, Sign Permit**

A site-plan was described for an auto repair shop in the vacant building at 382 Mansion St. (Fred's Discount Tire and Auto). There are currently three other locations in South Troy, Rensselaer, and Brunswick. A Special Use Permit will be needed as well as a Site Plan Review. A minimum of 5 parking spaces will be needed to meet Town Code and copy of the lease will be necessary. The existing sign footprint will be used, and a rendition of the sign needs to be submitted for review. Drawings will be presented at the December 4<sup>th</sup> meeting.

**Mark Gustavson- Doggie Day Care- 11095 Rte. 9W 55.12-1-24 Site Plan Review**

Mr. Gustavson shared drawings of his plans for a Doggie Day Care facility on his property at 11095 Rte. 9W. He has applied for a building permit and will need to submit a site plan review application.

**John Halsted-More Power Fuels, Inc. 11683 Rte. 9W 55.00-5-62 Site Plan Review**

Mr. Halsted discussed his plan to install two 12,000 gallon above ground fuel storage tanks. The tanks will be surrounded by a stockade-type fence. The Planning Board asked that he also install bollards to prevent a vehicle from hitting the fence and tanks. He will also be removing the existing in-ground gas and diesel tanks currently on the property. A SEQR will be required. A motion to schedule a public hearing for Thursday, December 4, 2025, was made by Louis Betke and seconded by Chris Fisher. Voting as follows:

Joe Garland: Recused	Louis Betke: Aye
Frank Gerrain: Aye	Linda Deubert: Aye
Nathan Tailleur: Aye	Chris Fisher: Aye
JoAnne Conway: Aye	

The motion passed.

**Sal and Jean Ann Tassone – Sleepy Hollow Lake lot-line adjustment – 49 Ichabod Crane Circle**

Mr. Tassone presented an application and drawings to combine 49 Ichabod Crane Circle with 17 Ichabod Crane Circle. A public hearing is not required. A motion to approve was made by Louis Betke and seconded by Frank Gerrain. All were in favor.

**Earl & Kimberly Hotaling – Sleepy Hollow Lake lot-line – no action taken**

**Gary Stalker - Sleepy Hollow Lake lot-line – no action taken**

**Robert Dusold & Tom Partelli - Sleepy Hollow Lake lot-line - no action taken**

**BOARD DISCUSSIONS:**

The committee for the Comprehensive Plan has not met since the last report, but a new member, Mr. Harry Albright, has been appointed.

**CLOSING**

A motion to close the meeting was made by Louis Betke and seconded by JoAnne Conway at 7:54pm. All were in favor.

Respectfully submitted,

*Patricia McIntyre, Clerk*