

TOWN OF COXSACKIE PLANNING BOARD
MINUTES OF REGULAR MEETING
January 8, 2026

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 Tailleir, Louis Betke, Linda Deubert, JoAnne Conway, Chris Fisher and clerk Patty McIntyre. A quorum was declared. Also in attendance were Joe Sliney, Anthony Sliney, Fred Sliney, Mark Gustavson, Earl Ames, Liana Felt, Ben Halpern, Valinda Brady, Michael Brady, Patrick Bailargeon(?), Al MacDonald, Francesca Hillicoss, and Joel Pascuzzi,

MINUTES

A motion to accept the minutes of December 4, 2025, was made by Linda Deubert and seconded by Louis Betke. All were in favor.

PUBLIC HEARINGS:

Fred’s Auto Repair – 382 Mansion St., W. Coxsackie – 55.12-2-5 - Site Plan Review

A motion to open the public hearing was made by Frank Gerrain and seconded by Louis Betke at 7:25pm. The site-plan was described for an auto repair shop in the vacant building at 382 Mansion St. (Fred’s Discount Tire and Auto). Brothers Joe and Anthony and father, Fred Sliney described their family-owned business for full auto repair and state inspections. Neighbor Earl Ames asked about storage of tires, mufflers, etc. on the site. They will have a scrap service to pick up monthly and a tire service to collect twice a month. There was no other public input. SEQR was not required. A motion to close the public hearing was made by Chris Fisher and seconded by Louis Betke at 7:29pm.

A motion to approve the site plan was made by JoAnne Conway and seconded by Nathan Tailleir. The voting was as follows:

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

The motion passed unanimously.

Joel Pascuzzi – Side Road Service and Repair – 385 Bronck Mill Road, W. Coxsackie- 55.00-6-23-Site Plan

A motion to open the public hearing was made by Louis Betke and seconded by Frank Gerrain at 7:31pm. Joel Pascuzzi described his business as an auto repair service in an existing building located at 385 Bronck Mill Road, West Coxsackie. He is leasing the building from Dennis & Francesca Hillicoss. A lease agreement was provided. There is a separate entrance to the building, which is out of sight of any residents. There was no public input. A motion to close the public hearing was made by Chris Fisher and seconded by Louis Betke at 7:40pm. Clerk Patty McIntyre read through SEQR Part 2. All questions were answered as to no impact. A motion for a negative declaration was made by Linda Deubert and seconded by JoAnne Conway with voting as follows:

Joe Garland: Aye
Frank Gerrain: Aye
Nathan Tailleir: Aye
JoAnne Conway: Aye

Louis Betke: Aye
Linda Deubert: Aye
Chris Fisher: Aye

The motion passed unanimously.

A motion to approve the site plan application was made by Chris Fisher and seconded by Louis Betke with voting as follows:

Joe Garland: Aye
Frank Gerrain: Abstain
Nathan Tailleir: Aye
JoAnne Conway: Aye

Louis Betke: Aye
Linda Deubert: Aye
Chris Fisher: Aye

The motion passed.

EXISTING BUSINESS

Mark Gustavson – Doggie Day-care 11095 Rte. 9W - 70.00-3-7

Mr. Gustavson shared some drawings of his plans for doggie-day care on this site. He will have to submit the required applications for further review. Also, a 239-referral form will need to be sent to the County Planning Board.

NEW BUSINESS

Benjamin Halpern & Liana Felt– 295 & 269 Murders Kill Rd. 88.00-2-35.2 & 88.00-2-35.1– Lot-line adjustment

Mr. Halpern & Ms. Felt would like to combine their two lots of 5.05 acres and 5.27 acres respectively to form one lot of 10.32 acres. The driveway will be located off Fallen Tree Lane, which they maintain. It is not in the Sleepy Hollow development. A motion to approve the lot-line adjustment once the maps are received was made by Joe Garland and seconded by Nathan Tailleir with voting as follows:

Joe Garland: Aye
Frank Gerrain: Aye
Nathan Tailleir: Aye
JoAnne Conway: Aye

Louis Betke: Aye
Linda Deubert: Aye
Chris Fisher: Aye

The motion passed unanimously.

Daryl Yost – 1627 Farm to Market Road – 71.00-4-7 – Subdivision

Maps were presented by Al MacDonald of Santo Associates to subdivide their 5.7± acres into two lots of 2.021± and 3.649± acres. All setbacks are met. A motion to waive a public hearing due to family ownership was made by Joe Garland and seconded by JoAnne Conway. All were in favor. A motion to approve the subdivision was made by Chris Fisher and seconded by Louis Betke. Voting as follows:

Joe Garland: Aye
Frank Gerrain: Aye
Nathan Tailleir: Aye
JoAnne Conway: Aye

Louis Betke: Aye
Linda Deubert: Aye
Chris Fisher: Aye

The motion passed unanimously.

Joseph Skliba & Michael & Valinda Brady – 204 & 164 Murders Kill Rd – 88.00-2-37.2 & 88.00-2-37 – Lot-line adjustment

Maps were presented by Al MacDonald of Santo Associates to move the lot line of the two properties. Owner Joseph Skliba’s 19.749-acre lot (204 Murders Kill Rd) will now become 10.092 acres, and Michael and Valinda Brady’s 7.907-acre lot will be 17.564 acres. All setbacks and road frontage requirements are met. A motion to accept the lot-line adjustment was made by JoAnne Conway and seconded by Frank Gerrain. Voting as follows:

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

The motion passed unanimously.

Bruce & Jennifer Buton- 29 & 35 Fallen Tree Lane, Athens- 88.14-2-37 & 88.14-2-28 – SHL Lot-line adjustment

Maps were presented by Al MacDonald of Santo Associates to combine the two properties of 0.601 acres and 0.281 acres respectively to form one lot of 0.882 acres. A motion to approve was made by JoAnne Conway and seconded by Louis Betke with voting as follows:

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

The motion passed unanimously.

BOARD DISCUSSION

Linda Deubert gave an update on the progress of the Comprehensive Plan. She shared the draft of what the committee is currently working on. Some discussion took place regarding requiring exit strategies to companies that come in, much like what is required for solar farms.

CLOSING

A motion to close the meeting was made by Louis Betke and seconded by Frank Gerrain at 8:33pm. All were in favor.

Respectfully submitted,

Patricia McIntyre, Clerk