TOWN OF COXSACKIE PLANNING BOARD
MINUTES OF REGULAR MEETING
February 5, 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, Louis Betke, Linda Deubert, JoAnne Conway, Chris Fisher, Attorney Tal Rappleyea and clerk Patty McIntyre. A quorum was declared. Also in attendance were Cody Hitt (NYSDOH), Alyssa Bement (NYSDOH), Steve Winkley of LaBella Associates, Laura & Robert Johnston, and Steven Kiselev.

MINUTES
A motion to accept the minutes of January 8, 2026, was made by Linda Deubert and seconded by Louis Betke. All were in favor.

EXISTING BUSINESS
Mark Gustavson – Doggie Day-care 11095 Rte. 9W - 70.00-3-7
No action was taken.

New York Land and Lakes, LLC -lot-line adjustment
A copy of the deed restrictions for the properties located at 174, 36 & 22 VanDenburgh Rd. were provided in response to the condition for approval signed back on August 7, 2026. A motion to accept the lot-line adjustment was made by Joe Garland and seconded by Louis Betke. Voting as follows:

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

The motion passed unanimously.

Steven Kiseleve – lot-line adjustment 441 Scheller Park Rd – 40.00-8-11
Mr. Kiselev has previously been before the Planning Board to acquire a -lot-line adjustment on land that borders the Town of New Baltimore. Now that the purchase of the property and deeds are complete, he was advised that he will now need to submit new maps to the County.

NEW BUSINESS

Laura Johnston – 58 County Rte. 2deedsss55.00-3-3 – Site Plan Review

Laura and Robert Johnston presented plans for a pick-up location for baked goods that have been baked in their home kitchen. The old Climax Post Office will be used as an indoor farm stand. People will pick up their orders there and other baked goods will be available for purchase. Ms. Johnston is a Cottage

Baker through the NYS Department of Agriculture. A sketch was provided along with pictures of the inside of the existing building. There is ample off-road parking available. A motion to set a public hearing for Thursday, March 5, 2026, was made by Joe Garland and seconded by JoAnne Conway. All were in favor.

Other

A citizen inquired as to the process for applying for permits for a possible glamping venue on 13+ acres of property that he is considering purchasing on Adams Road. The Board informed him of the application process.

Alyssa Bement/Steve Winkley – Local law assessment for the NYS Drinking Water Source Protection Program

Alyssa Bement, NYSDOH Drinking Water Specialist and Steve Winkley, P.G., of LaBella Associates presented a power point depicting an assessment of local laws for protecting Hollister Lake in the Town of Coxsackie. They have been working with the Town of Athens on a local law assessment created as an implementation action for the Village's source water protection plan, and the Town of Coxsackie is within the Village of Athens' watershed. They recommend amendments to the regulations which could improve the lake's long-term water quality. It was suggested that a presentation be given to the committee currently working on the Comprehensive Plan for the Town and Village of Coxsackie.

BOARD DISCUSSION

Linda Deubert shared a link to the Comprehensive Plan website. It is live and available for comments. https://www.coxsackiecompplan.com/

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, P.B. Clerk

Approved 03/05/2026