

**TOWN OF COXSACKIE PLANNING BOARD
MINUTES OF REGULAR MEETING
April 2, 2026**

Chairman Joseph Garland called the meeting to order at the Coxsackie Town Office Building at 7:07 PM followed by the Pledge of Allegiance.

ROLL CALL

The following members were in attendance: Chairman, Joseph Garland, Linda Deubert, Chris Fisher, Nathan Tailleir, Attorney Tal Rappleyea and clerk Patty McIntyre. A quorum was declared. Also in attendance were April Ernst (IDA) and John Sickles.

MINUTES

A motion to accept the minutes of March 5, 2026, was made by Linda Deubert, and seconded by Nathan Tailleir. All were in favor.

EXISTING BUSINESS

Mark Gustavson – Doggie Day Care- 11095 Rte. 9W – 70.00-3-7
No action was taken. Applicant did not attend.

NEW BUSINESS

Diana Espalza – Lot #3 Mountain View Drive & Rte. 51 – Special Use Permit/Site Plan
No action was taken. Applicant did not attend.

April Ernst – IDA – Preliminary Discussion re: Essendant building and Technology Park – 9W

April Ernst attended to start a preliminary discussion on the sale of the Essendant property to an undisclosed buyer. The prospective buyer would like to begin paving parking lots as soon as possible. A wetland specialist has been hired, as some of that property had been designated as wetlands. A Site Plan application would be necessary.

Ms. Ernst also updated the Board on some of the other developments at the Technology Park. The Save-a-lot property has been undergoing some upgrades. There are talks of Driscoll Foods for the 330,000 Square-ft building. In addition, she is exploring the possibility of work-force housing on the lot adjacent to the National Bank of Coxsackie. This would involve a change in zoning, and a close look at the Comprehensive Plan.

John Sickles – Johnny Cake Lane – subdivision

John Sickles is interested in a possible subdivision of his property. He was given the forms for applying along with the SEQR forms.

BOARD DISCUSSION

The link to the Comprehensive Plan website is <https://www.coxsackiecompplan.com/> . The committee will be meeting again on Wednesday, April 8, 2026.

CLOSING

A motion to close the meeting at 8:04 was made by Chris Fisher and seconded by Linda Deubert. All were in favor.

Respectfully submitted,

Patricia McIntyre, P.B. Clerk