

**TOWN OF COXSACKIE PLANNING BOARD**  
**MINUTES OF REGULAR MEETING**  
**May 7, 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, Chris Fisher, Joanne Adamo Conway and Linda Deubert. A quorum was declared.

Also in attendance was Pieter Wolfe of Wolfe Builders Inc.

**MINUTES**

A motion to accept the minutes of April 2, 2026, was made by Linda Deubert and seconded by Chris Fisher. All were in favor with one abstention by Joanne Conway who was not in attendance on April 2nd.

**PENDING BUSINESS:**

**No action was taken since none of the following appeared and no applications have been received**

**Mark Gustavson** - Doggie Day Care - 11095 Rte 9W - 70.00-3-7

**Diana Espalza** - Lot #3 MountainViewDrive & Rt. 51

**John Sickles** -Johnny Cake Lane - Subdivision

**NEW BUSINESS**

**Pieter Wolfe of Wolfe Builders Inc.** submitted preliminary plans for 10 to 12 self-storage garage units to be built on the lot behind lot behind Ace hardware, using the same entrance from 9W as Ace Hardware. Each unit will be 40 ft. deep by 14 ft. wide and will have a garage door as well as a standard entrance door. The units will be designed to store vehicles, boats, and/or construction equipment. Pieter Wolfe plans to use at least 2 of the units himself.

A motion to accept the proposal, pending final plans and paperwork, was made by Lois Betke and seconded by Chris Fisher. Once the paperwork and final plans are received a date can be set for the Public Hearing.

**BOARD DISCUSSIONS:**

Linda Deubert gave an update on the Comprehensive Planning Committee. Rather than another Open House, it was decided that there will be an on line survey for the community to give input.

**CLOSING**

A motion to close the meeting at 7:45 was made by Louis Betke and seconded by Joanne Conway. All were in favor.

Respectfully submitted

*Linda Deubert, Planning Board Member*

*Approved 06/04/2026*