

TOWN OF COXSACKIE PLANNING BOARD
MINUTES OF REGULAR MEETING
June 4, 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, Linda Deubert, Nathan Tailleir, Frank Gerrain and Louis Betke, Attorney Tal Rappleyea and clerk Patty McIntyre. A quorum was declared. Also in attendance were Lisa & Stephen Franzen.

MINUTES

A motion to accept the minutes of May 7, 2026, was made by Louis Betke, and seconded by Frank Gerrain. Linda Deubert abstained (she had taken said minutes), and all others were in favor.

EXISTING BUSINESS

Pieter Wolfe – Rte. 9W – Vehicle Storage garages
No action taken.

NEW BUSINESS

Alexander Mathes – 24 Molly White Drive – Right of Way
No action taken.

Lisa & Stephen Franzen -SHL Lot-line adjustment

Lisa & Stephen Franzen submitted surveys to combine 13 Ambassador Ct. (Lot B28, .3 acres) and 15 Ambassador Ct. (Lot B29, .29 acres) to create one lot of .59 acres. A motion to approve the lot-line adjustment was made by Louis Betke and seconded by Joe Garland. The motion passed unanimously.

BOARD DISCUSSION

Local Law #2 of 2026 was distributed to the Board.

The link to the Comprehensive Plan website is <https://www.coxsackiecompplan.com/> . The committee will be meeting again on Monday, June 8, 2026. They are seeking more public input and will be making an on-line questionnaire. Some discussions have centered around ways to bring young families into the Town of Coxsackie. Looking at the RA1 & RA2 zones and rezoning as Mixed Use to enable Town House type housing, etc. was one suggestion.

CLOSING

A motion to close the meeting at 7:15pm was made by Louis Betke and seconded by Frank Gerrain. All were in favor.

Respectfully submitted,

Patricia McIntyre, P.B. Clerk