

TOWN OF COXSACKIE PLANNING BOARD
MINUTES OF REGULAR MEETING
July 2, 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 Tailleur, Frank Gerrain, JoAnne Conway, Chris Fisher, Attorney Tal Rappleyea and clerk Patty McIntyre. A quorum was declared. Also in attendance were Alton MacDonald and Quinn Kelly.

MINUTES

A motion to accept the minutes of June 4, 2026, was made by Linda Deubert, and seconded by Frank Gerrain. All were in favor.

EXISTING BUSINESS

None.

NEW BUSINESS

Kelly's Pharmacy – 370 Mansion Street, W. Coxsackie 55.12-2-4

Quinn Kelly, owner of Kelly's Pharmacy described his plan to transform the old Bank of Greene County building on Mansion Street into a Pharmacy. He has recently closed on the property and is working on the plans for a site plan review. He will be utilizing the drive thru. He will be applying for a sign permit, but the footprint will remain the same. There will not be much change to the outside of the building (other than fixing the parking lot), but renovations will be needed on the inside.

Willy & Sheila Chang - SHL lot consolidation TT005 and TT004

The landowners will be combining 11 Riverview Ct. (88.14-3-21) with 9 Riverview Ct. (88.14-3-20). A motion to approve the consolidation was made by Chris Fisher and seconded by Frank Gerrain. All were in favor and the motion carried.

Meghan Meyer & Joshua Lanham - SHL lot consolidation - F063, F044, F046, F048

The landowners applied to combine 4 lots into one lot; 60 Derrick VonBrovia Cir. (88.15-3-54), Sleepy Hollow Rd (88.15-3-32), 1019 Sleepy Hollow Rd (88.15-3-30) and 1005 Sleepy Hollow Rd (88.15-3-28).

A motion to approve the consolidation was made by JoAnne Conway and seconded by Nathan Tailleur. All were in favor and the motion carried.

Nilda Perez - SHL lot consolidation - H25 and H26

The landowner is asking to combine 5 Appalachian Drive (88.19-4-48) with 1 Appalachian Drive (88.19-4-8). A motion to approve the consolidation was made by Joe Garland and seconded by Chris Fisher. All were in favor and the motion carried.

Bridget Leroy & Eric Johnson - SHL lot consolidation - A64,65,66,67

The landowners are combining 1172 Sleepy Hollow Rd (88.15-1-28) with 1184 Sleepy Hollow Rd (88.15-1-30), 1188 Sleepy Hollow Rd (88.15-1-31), and 1178 Sleepy Hollow Rd (88.15-1-29). A motion to approve the consolidation was made by Chris Fisher and seconded by JoAnne Conway. All were in favor and the motion carried.

BOARD DISCUSSION

A conversation regarding Accessory Dwelling Units and whether zoning should be looked at regarding specifically "Tiny Houses". JoAnne Conway would like to investigate how this would work. Linda Deubert will share with the Board what she had learned at a recent training course and Attorney Rappleyea will forward a copy of what Chatham has recently added to their laws.

CLOSING

A motion to close the meeting at 7:47pm was made by Frank Gerrain and seconded by JoAnne Conway. All were in favor.

Respectfully submitted,

Patricia McIntyre, P.B. Clerk