

TOWN OF COXSACKIE PLANNING BOARD
MINUTES OF REGULAR MEETING
August 6, 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, Frank Gerrain, , Chris Fisher, Attorney Tal Rappleyea and clerk Patty McIntyre. A quorum was declared. Also in attendance were Quinn Kelly, Pieter Wolfe and Joe Deily.

MINUTES

A motion to accept the minutes of July 2, 2026, was made by Linda Deubert, and seconded by Chris Fisher. All were in favor.

EXISTING 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 provided a handout with details of the project. The existing building will remain with right-side and left side exits. The drive-through location will be the same, and the canopy will be restored. The paved lot will be resurfaced and re-stripped. No change to existing utilities and drainage. A motion to be Lead Agency for purposes of SEQR was made by Joe Garland and seconded by Frank Gerrain. All were in favor. A motion to accept the site plan application was made by Joe Garland and seconded by Chris Fisher. The motion passed unanimously. A motion to hold a public hearing for September 3, 2026, at 7:00pm was made by Joe Garland and seconded by Linda Deubert. All were in favor.

NEW BUSINESS

Pieter Wolfe-Wolfe Builders- 11780 Rt. 9W, Coxsackie 55.00-5-71.12

Pieter Wolfe submitted a site plan application with draft plans for a ten-bay garage on his property behind Hatchett Hardware. The garages will be 40' x 160' and will be used for customers to store large vehicles (excavation equipment, RV's, etc.). The storage garages are within the buffer zone. All lighting will be down lighting. A 239 Review referral form will need to be submitted to the County. A motion to be Lead Agency for purposes of SEQR was made by Joe Garland and seconded by Linda Deubert. All were in favor. No new signage is planned at this time. A motion to accept the site plan application was made by Chris Fisher and seconded by Joe Garland. The motion passed unanimously. A motion to set a public hearing for September 3, 2026, at 7:00pm was made by Joe Garland and seconded by Chris Fisher. All were in favor.

Joe Deily

Mr. Deily inquired whether there had been any discussion regarding "natural subdivision" of properties in Coxsackie. He owns a parcel that is divided into 3 parts, by electrical wires, etc., but only one section is large enough to build, yet there is only one tax map number assigned. This is like property that has been divided by the NYS Thruway. He wondered if this has ever been addressed, and whether it would be a

problem if he decided to sell a piece of it. The County has told him that it is deeded that way, so it will be fine. The Board did not seem to think it was a problem.

BOARD DISCUSSION

There was continued discussion regarding accessory dwellings. Attorney Rappleyea shared a recent draft of a local law from Chatham. Linda Deubert shared notes from a recent training involving such dwellings. The Planning Board would like to continue to pursue wording for such a local law. Attorney Rappleyea will bring this to the Town Board for discussion.

No current updates on the Comprehensive Plan work. Linda Deubert will share with the Board when she is asked for input on the survey questions that will be put to the public.

CLOSING

A motion to close the meeting at 7:50pm was made by Chris Fisher and seconded by Joe Garland. All were in favor.

Respectfully submitted,

Patricia McIntyre, P.B. Clerk