

TOWN OF COXSACKIE PLANNING BOARD
MINUTES OF REGULAR MEETING
September 3, 2026

Chairman Joseph Garland called the meeting to order at the Coxsackie Town Office Building at 7:10 PM followed by the Pledge of Allegiance.

ROLL CALL

The following members were in attendance: Chairman, Joseph Garland, Nathan Tailleir, JoAnne Conway, Frank Gerrain, Chris Fisher, Attorney Tal Rappleyea and clerk Patty McIntyre. A quorum was declared. Also in attendance were Quinn Kelly, Pieter Wolfe, James Chiudina, Earl Ames, Gerard Landi, and Al MacDonald.

MINUTES

A motion to accept the minutes of August 6, 2026, was made by Frank Gerrain, and seconded by Joe Garland. All were in favor.

EXISTING BUSINESS

PUBLIC HEARINGS

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-striped. No change to existing utilities and drainage. A motion to open the public hearing at 7:13pm was made by Joe Garland and seconded by Chris Fisher. There were no public comments. A motion to close the public hearing was made at 7:18 by Chris Fisher and seconded by JoAnne Conway. A motion for a negative declaration for the purpose of SEQR was made by Joe Garland and seconded by Chris Fisher and passed unanimously. A motion to approve the site plan review was made by Frank Gerrain and seconded by Chris Fisher with voting as follows:

Joe Garland	Aye	JoAnne Conway	Aye
Frank Gerrain	Aye	Linda Deubert	Absent
Nathan Tailleir	Aye	Louis Betke	Absent
Chris Fisher	Aye		

The motion passed unanimously.

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

Pieter Wolfe submitted a site plan application 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 motion to open the public hearing at 7:20pm was made by Joe Garland and seconded by JoAnne Conway. There were no public comments. A motion to close the public hearing at 7:24pm was made by Joe Garland and seconded by Chris Fisher. A motion for a negative declaration for purposes of

SEQR was made by Joe Garland and seconded by JoAnne Conway. All were in favor. A motion to approve the Special Use Permit and Site Plan Review Application contingent on the receipt of the completed report regarding the 239 Review from the Greene County Planning Board after their September 16, 2026, meeting was made by Joe Garland and seconded by Chris Fisher. Voting as follows:

Joe Garland	Aye	JoAnne Conway	Aye
Frank Gerrain	Aye	Linda Deubert	Absent
Nathan Tailleir	Aye	Louis Betke	Absent
Chris Fisher	Aye		

The motion passed unanimously.

NEW BUSINESS

The following lot-line adjustments for Sleepy Hollow Lake were considered.

Gerard & Cynthia Landi - Sleepy Hollow Lake consolidation - 25 Market Lane, Athens

David & Donna Brouillette- Sleepy Hollow Lake consolidation - Ambassador Ct. & 43 Tammy Trail

Michael & Valinda Brady - Sleepy Hollow Lake consolidation - 1196 & 1192 Sleepy Hollow Rd

Ann Ruecker & Frank Watson - Sleepy Hollow Lake consolidation - 1639 & 1633 Sleepy Hollow Rd

With motions for approval by Joe Garland and seconded by Chris Fisher, all applications were approved unanimously.

SHL Property Developers, LLC -Sleepy Hollow Lake consolidation – Old Baltus Ct.

A motion was made by Joe Garland and seconded by JoAnne Conway to approve the consolidation contingent on receipt of the Consolidation Agreement issued by Sleepy Hollow Lake. The motion passed unanimously.

BOARD DISCUSSION

Attorney Rappleyea has emailed Supervisor Hanse regarding the Planning Board's interest in pursuing zoning laws relating to accessory dwelling units. There has been no response yet.

CLOSING

A motion to close the meeting at 7:44pm was made by Joe Garland and seconded by JoAnne Conway. All were in favor.

Respectfully submitted,

Patricia McIntyre, P.B. Clerk