TOWN OF COXSACKIE PLANNING BOARD
MINUTES OF REGULAR MEETING
October 1, 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, Nathan Tailleur, JoAnne Conway, Frank Gerrain, Louis Betke and clerk Patty McIntyre. A quorum was declared. Also in attendance was Lynn Dingman.

MINUTES
A motion to accept the minutes of September 3, 2026, was made by Louis Betke, and seconded by JoAnne Conway. All were in favor.

EXISTING BUSINESS
Pieter Wolfe-Wolfe Builders- 11780 Rt. 9W, Coxsackie 55.00-5-71.12
No action taken.

NEW BUSINESS
Robert Ellis -200 Old Plank Road, Coxsackie- Site Plan and Special Use Approval Extension
The applicant requested a one-year extension of the Planning Board's approval for a cannabis cultivation and processing operation in a portion of the existing 1-story industrial warehouse building. There will be no change to the previously approved site plan dated October 2, 2025.
A motion to grant the extension was made by Joe Garland and seconded by Frank Gerrain with voting as follows:

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

The motion passed unanimously.

Lynn Dingman – 54 All Peat Beds Road 54.00-1-17.1
Ms. Dingman is under a purchase contract for the property at 54 All Peat Beds Road contingent upon confirmation that the intended use of the property would be permitted by the Town of Coxsackie. If purchased, she would like to use the property for a secure operations and storage area for her existing gardening and landscaping business. There is no intent to disturb the portion of the property that is designated as wetlands. On a motion made by Joe Garland and seconded by JoAnne Conway, the proposed use of the property to be purchased was approved. Voting as follows:

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

BOARD DISCUSSION

Discussion regarding the speed limit on Rte. 9W approaching the intersection of Rte. 385 and 8. A motion to draft a letter to be sent to NYDOT requesting to lower the speed limit was made by JoAnne Conway and seconded by Joe Garland. All were in favor. Nathan Tailleur agreed to draft the letter for consideration.

CLOSING

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

Respectfully submitted,

Patricia McIntyre, P.B. Clerk