

Village of Coxsackie
Board of Trustees

Regular Meeting
April 11, 2022
7:00 p.m.

Agenda

- Meeting called to order / Pledge of Allegiance
- Review & approval of Workshop Meeting Minutes from March 10, 2022.
- Review & approval of Board Meeting Minutes from March 14, 2022.
- Public Comment Period - **Agenda Items Only**
- Correspondence Received
 - 1) Email from Chris Hanse resigning from the Zoning Board of Appeals.
 - 2) Letter from C-A School Superintendent, Randy Squier, indicating that the school would like to host Officer Williams and his therapy dog on campus understanding that the Village insurance does not specifically allow for this.
 - 3) Letter from Debra Jung expressing interest in serving on the ZBA.
 - 4) Letter from Mary Donahue resigning from her position as Director of the Summer Recreation program.
 - 5) Letters from Tara Bachner & Agent Russo asking for consideration for appointment as Co-Directors for the Summer Recreation program.
 - 6) Letter from Yohey Law advising us of a liquor license submittal for Empire Riverfront Development for 48 South River Street, Coxsackie, asking if the Village would waive the 30-day notice.
 - 7) Email from Chauncey Cole, the American Legion Post 166 Commander, requesting permission to host the annual Memorial Day Parade and ceremony at Village Hall.
 - 8) Letter from the Coxsackie-Athens Ecumenical Clergy Council Association asking for permission and assistance with the annual Cropwalk for Sunday, May 1st from 2-5 p.m.
 - 9) Letter from Police Officer Gina Torres resigning for personal reasons effective March 24, 2022.
 - 10) Letter from Greene County regarding the Multijurisdictional Hazard Mitigation and Resiliency Plan and the forming of a committee for update the 2016/2017 plan.

- 11) Letter from Mary McGuigan expressing interest in serving on the ZBA.
- 12) Letter from Police Officer Nicole Loomis resigning her position effective 4/1/22.
- 13) Email from Christopher Chimento expressing interest in serving on the ZBA.
- 14) Letter from the following residents: Mary McGuigan, Jackie Smith, JP Basileo, Matt Lee, Nevin Cohen, Yung Cohen, Brian Rowe, Susan Coleman, Gia Lee, Ysette Guevara, Paolo Giovine, David Clark, Karen Gunderson, Julian Weissman, Katie Higgins, Charles Hailer, Jenise Morgan, Veronica Foley, Gail Marowitz, Sheila Ditchfield, Lydia Okrent, Luke Baker, Janet Foley, Emily Brewer, Demetri Chriss and Eva Chriss, asking the Village Board to consider postponing their decision to reappoint Building Inspector, Mike Ragaini, at this time.
- 15) Letter from Demetri Chriss expressing his various concerns about the Village Code violations pertaining to Empire Riverfront Venture's hotel project on South River Street.
- 16) Letter from Nevin and Yung Cohen expressing their various concerns about the construction of Empire Riverfront Venture's hotel project on South River Street.
- 17) Letter from Nancy Harm expressing her concern about Empire Riverfront Venture's development on South River Street.
- 18) Letter from Mary McGuigan expressing her concern about Empire Riverfront Venture's development on South River Street.
- 19) Letter from Brian Tighe expressing interest in serving on the ZBA.
- 20) Letter of Complaint of Violation from Brian Rowe regarding the building height of Empire Riverfront Venture's hotel on South River Street.
- 21) Letter of Complaint of Violation from Brian Rowe regarding the building footprint of Empire Riverfront Venture's hotel on South River Street.
- 22) Letter of Complaint of Violation from Brian Rowe regarding public harm caused by Empire Riverfront Venture's hotel on South River Street.
- 23) Letter from Brian Rowe expressing his concern about SEQR violations by Empire Riverfront Ventures in relation to their hotel project on South River Street.
- 24) Letter of Complaint of Violation from Brian Rowe regarding damage to the historic character of the Village Center by Empire Riverfront Ventures in relation to their hotel project on South River Street.
- 25) Letter of Evidence of Impropriety on the part of Empire Riverfront Ventures by Brian Rowe regarding the hotel project on South River Street.
- 26) Letter from Brian Goble expressing interest in serving on the ZBA.

- Correspondence Sent – None
- Old Business / Informational - None
- New Business – none

- Motions & Resolutions:

- 1) Approve the request received from John Coleman, of 16 Lawrence Avenue, asking for a payment plan of 12 months to pay off his water/sewer balance of \$ 4,209.60, due to his tenants not paying him.
- 2) Approve accepting the resignation received from Chris Hanse from the Zoning Board of Appeals.
- 3) Approve appointing Salvatore Bevilacqua as Zoning Board of Appeals Chairperson for a term of 1 year, Glenn Haas as ZBA member for a term of 2 years, Christopher Chimento as a ZBA member for a term of 3 years, Debra Jung as a ZBA member for a term of 4 years, and Brian Tighe as a ZBA member for a term of 5 years.
- 4) Approve accepting the resignation received from Mary Donahue as the Summer Recreation Program Director.
- 5) Approve hiring Tara Bachner & Agenta Russo as Co-Directors of the Summer Recreation Program.
- 6) Approve the request received from the American Legion to host a Memorial Day Parade and ceremony at Village Hall afterwards on Monday, May 30, 2022 starting at 1:00 p.m.
- 7) Approve the request received from the Cocksackie-Athens Ecumenical Clergy Council Association to hold their annual Cropwalk on Sunday, May 1st from 2-5 p.m.
- 8) Approve accepting the resignation received from Gina Torres as a Police Officer due to personal reasons effective March 24, 2022.
- 9) Approve accepting the resignation received from Nicole Loomis as a Police Officer effective April 1, 2022.
- 10) Approve the following appointments: Kyle Stafford as D.M. Hamilton Co. #2 Captain, Zach Saccoccie as Hose Co. #3 Captain, Thomas J. Moore as D.M. Hamilton Co. #2 1st Lieutenant, Barry Rausch Jr. as Hose Co. #3 1st Lieutenant, James Sandberg as D.M. Hamilton Co. #2 2nd Lieutenant, and Earl Martin IV as Hose Co. #3 2nd Lieutenant.
- 11) Approve Local Law #1 of 2022 (previously named Local Law #2 of 2022) -To Repeal Local Law No. 6 of 1980 and Amend Chapter 75 of the Village Code of the Village of Cocksackie.
- 12) Set a Public Hearing date of May 9, 2022 at 6:45 p.m. for Local Law # 4 of 2022- Providing the Village Board with Authority to Appoint Alternate Zoning Board of Appeals Members.
- 13) Approve Resolution No. 62022- To Reestablish the Terms of Office of the Zoning Board of Appeals and to Approve Three Appointments to the Zoning Board of Appeals.

- Approve water/sewer adjustments from March 1-31, 2022

- Review and Approval of Bills on Abstract # 11

- General Fund, Vouchers # 752-817, totaling \$ 142,103.64

- Water Fund, Vouchers # 385-427, totaling \$ 122,662.76
 - Sewer Fund, Vouchers # 292-323, totaling \$ 50,432.87
 - Capital Projects Fund, Vouchers # 13-15, totaling \$ 285,186.07
 - Heroes Banner Fund, Voucher # 4, totaling \$ 6.00
 - Trust & Agency Fund, Voucher # 27, totaling \$ 8.30
-
- Public Comment Period
-
-
- Adjournment

Village of Coxsackie

Workshop Minutes

March 10, 2022

The Workshop Meeting was called to order by Mayor Mark Evans at 6:00 p.m. Present were Trustee Katlyn Irwin and Trustee Rebecca Vermilyea. Trustee Donald Daoust and Trustee Stephen Hanse was absent.

A motion to enter into Executive Session at 6:25 p.m. to discuss potential land acquisition with Village Attorney, Robert Stout, of Whiteman, Osterman and Hanna was made by Mayor Evans and seconded by Trustee Vermilyea. Mayor Evans voted yes. Trustee Irwin voted yes. Trustee Vermilyea voted yes. The motion carried.

A motion to come out of Executive Session and return to the normal Workshop Meeting was made by Mayor Evans and seconded by Trustee Vermilyea. Mayor Evans voted yes. Trustee Irwin voted yes. Trustee Vermilyea voted yes. The motion carried.

A motion to adjourn the meeting was made by Trustee Irwin and seconded by Trustee Vermilyea. Mayor Evans voted yes. Trustee Irwin voted yes. Trustee Vermilyea voted yes. The motion carried.

The meeting was adjourned at 8:45 p.m.

Respectfully submitted,

Nikki Bereznak
Clerk

**VILLAGE OF COXSACKIE
BOARD MINUTES
March 14, 2022**

Mayor Mark Evans called the Board Meeting to order at 7:00 p.m. Present were Trustee Stephen Hanse, Trustee Katlyn Irwin and Trustee Rebecca Vermilyea. Trustee Donald Daoust was absent.

A motion to approve the minutes from the February 11, 2022 Workshop Meeting was made by Trustee Vermilyea and seconded by Trustee Irwin. Mayor Evans voted yes. Trustee Irwin voted yes. Trustee Vermilyea voted yes. Trustee Hanse abstained. The motion carried.

A motion to approve the minutes from the February 14, 2022 Board Meeting was made by Trustee Hanse and seconded by Trustee Vermilyea. Trustee Hanse voted yes. Trustee Irwin voted yes. Trustee Vermilyea voted yes. The motion carried.

Public Comment Period-Agenda Items

Veronica Foley, of 56 Ely Street, asked if the Board could address the question on Katie Higgins' letter to the Board regarding the tax assessment of 60 South River Street, and asking how the property's value was estimated, as well as the final total assessed value.

Mayor Evans stated that all assessments are handled by the Town of Coxsackie.

Correspondence Received

A letter was received from Greene County Economic Development, Tourism & Planning regarding training information for Planning & Zoning Boards.

A letter was received from the New York State Office of Temporary & Disability Assistance regarding the Low-Income Household Water Assistance Program.

A letter was received from Katie Higgins, of 33 Church Street, asking various questions in relation to Aaron Flach's building projects in downtown Coxsackie, known as; the Newbury Hotel, Wire Event Center, Patrick Henry's, and the Dolan Block.

Liaisons & Board Reports

Mayor Evans stated that the Village Board will dispense with the reading of the monthly department head reports, but that all monthly reports are on file with the Village Clerk.

Motions & Resolutions

A motion to deny the request received from Elena Botts, of 180 Mansion Street, to reconsider her request to adjust her water/sewer bill was made by Trustee Irwin and seconded by Trustee Vermilyea. Trustee Hanse voted yes. Trustee Irwin voted yes. Trustee Vermilyea voted yes. The motion carried.

A motion to approve the request received from Theodore Yaas asking for his penalties to be removed from his water/sewer account in the amount of \$96.25, due to him being in the hospital and missing the due date was made by Trustee Irwin and seconded by Trustee Vermilyea. Trustee Hanse voted yes. Trustee Irwin voted yes. Trustee Vermilyea voted yes. The motion carried.

A motion to approve the request received from Darragh Coleman asking for his penalties to be removed from his water/sewer account in the amount of \$8.56, due to him not receiving the

water bill on time because of a change of address was made by Trustee Irwin and seconded by Trustee Vermilyea. Trustee Hanse voted yes. Trustee Irwin voted yes. Trustee Vermilyea voted yes. The motion carried.

A motion to approve awarding the bid received from Mark Gottenberg in the amount of \$7,043.00 for the purchase of the 2012 Chevrolet Tahoe Police vehicle was made by Trustee Irwin and seconded by Trustee Vermilyea. Trustee Hanse voted yes. Trustee Irwin voted yes. Trustee Vermilyea voted yes.

A motion to approve the Short-Term Rental Forms as presented to be used in accordance with Chapter 111 of the Village Code was made by Trustee Irwin and seconded by Trustee Vermilyea. Trustee Hanse voted yes. Trustee Irwin voted yes. Trustee Vermilyea voted yes. The motion carried.

A motion to approve scheduling a Public Hearing on April 11, 2022 at 6:30 p.m. for Local Law #1 of 2022-To Create Chapter 123 titled "Smoking Policy" in the Village Code was made by Trustee Irwin and seconded by Trustee Vermilyea. Trustee Hanse voted yes. Trustee Irwin voted yes. Trustee Vermilyea voted yes. The motion carried.

A motion to approve scheduling a Public Hearing on April 11, 2022 at 6:45 p.m. for Local Law #2 of 2022-To Amend Local Law #3 of 2018 comprising Chapter 75 of the Code of the Village of Cossackie (the "Code") was made by Trustee Irwin and seconded by Trustee Vermilyea. Trustee Hanse voted yes. Trustee Irwin voted yes. Trustee Vermilyea voted yes. The motion carried.

A motion to approve the Peddler's Permit application received from Mr. Ding-A-Ling to sell ice cream from April 1st through September 30th was made by Trustee Irwin and seconded by Trustee Vermilyea. Trustee Hanse voted yes. Trustee Irwin voted yes. Trustee Vermilyea voted yes. The motion carried.

A roll call vote was taken on Resolution No. 22022- A Resolution of the Cossackie Village Board to Commence Eminent Domain Process with Respect to 170 Mansion Street (former American Valve Manufacturing site). Mayor Evans voted yes. Trustee Hanse voted yes with the caveat that the intended use of the property be for a dog park and no other use. Trustee Irwin voted yes. Trustee Vermilyea voted yes. The resolution passed.

A motion to approve the water/sewer adjustments from February 1-28, 2022 was made by Trustee Hanse and seconded by Trustee Irwin. Trustee Hanse voted yes. Trustee Irwin voted yes. Trustee Vermilyea voted yes. The motion carried.

A motion to approve the bills on General Fund Abstract #10, vouchers 681-751 totaling \$72,443.93; Water Fund Abstract #10, vouchers 349-384 totaling \$ 52,982.28; Sewer Fund Abstract #10, vouchers 262-291 totaling \$ 46,588.68; Capital Projects Fund Abstract #10, vouchers 11-12 totaling \$ 2,030.87; Heroes Banner Fund Abstract #10, vouchers 2-3 totaling \$4,606.00 was made by Trustee Vermilyea and seconded by Trustee Hanse. Trustee Hanse voted yes. Trustee Irwin voted yes. Trustee Vermilyea voted yes. The motion carried.

Public Comment Period

Mayor Evans stated that he knows many residents are in attendance tonight to discuss Aaron Flach's hotel project downtown. He said that the Board will certainly listen to public comment but may not be able to answer all questions. To give some background, the Planning Board is appointed by the Village Board members. The Planning Board is to serve and act in the best interest of the village residents. The members of the current Planning Board have served for several years now and have done a good job. However, they have never handled a project of this magnitude. In addition, the Building Inspector/Code Enforcement Officer is in charge of issuing building permits and certificates of occupancy. The Village Board has received a very detailed letter from Katie Higgins inquiring about Aaron's downtown project. This letter has been passed on to both the Planning Board and Code Enforcement. The Planning Board plans to address the concerns laid out in this letter as soon as possible. Mayor Evans stated that it is clear that a

mistake was made when allowing Mr. Flach to build his project at a height exceeding current zoning restrictions, but this mistake was not made by the Village Board. He suggests that all concerned residents attend the upcoming Planning Board Meeting on Thursday, March 17th at 6:00 p.m. Mayor Evans stated that with this project, the Planning Board reviewed the Site Plan application. From there, submission was turned over to the Code Enforcement Officer. The ball got dropped somewhere between the two departments working on this. Mr. Flach is aware that the hotel is built too high per the current zoning requirements. He is willing to start the process for obtaining an area variance through the Zoning Board. He said that Mr. Flach is an easy guy to approach, and he is sure that he would answer any questions from concerned residents after the meeting.

Linda Deubert stated that she is interested in better understanding the chain of command when it comes to the Code Enforcement Officer. She asked if the Code Enforcement Officer reports to the Village Board, and if he keeps a log of property/inspection visits.

Mayor Evans stated that the Village Board does oversee his department.

Trustee Hanse stated that he does submit a monthly report to the Village Board.

Katie Higgins thanked the Village Board for a quick response to her correspondence. She said that she feels that this could bring about a positive response for the community working together with clarity and transparency with the Board.

Veronica Foley stated that the Code Enforcement Officer does have to keep records and submit an annual report of activities. In his position he has to follow NYS law. It is up to the municipality to appoint the Building Inspector/Code Enforcement Officer, but he still ultimately has to follow NYS guidance.

Mary McGuigan asked if there was any consideration of municipal parking with all of the development going on. West Cossackie already has parking issues, and she is worried that the same will happen downtown.

Mayor Evans stated that there was not a traffic study done with Mr. Flach's project. He is unsure of the reason why, but the Planning Board did not request a formal study. This may be something that needs to be completed at some point.

Trustee Irwin stated that she also wants a better understanding of how many people the new hotel/event space can hold, and how many things were changed to the project after the last submitted plan. She knows that a comment was made at a library meeting mentioning that there is an event planned at this space for 1,000+ people.

Mary McGuigan stated that parking spaces will have to accommodate workers of the hotel and event space also.

Trustee Hanse asked if the maximum occupancy of the project is 600 people.

Trustee Irwin stated that as far as she knows it is for 600 people.

Nancy Harm asked how many people attend the Riverside Festival.

Mayor Evans stated that it is hard to say now that it has been free to attend the last couple of year, but he believes between 2,000-3,000 people.

Trustee Irwin stated that she has asked this question also.

Susan Baldaserini stated that if what is being said is true, and a few thousand people are to be bussed to the downtown Reed Street area for an event, this raises quite a few concerns regarding parking and traffic.

Mayor Evans stated that he knows that many residents often make a U-turn at the end of Reed Street. However, you will notice that there is a no parking sign in front of the Dolan Block. If you park there, you cannot get a firetruck around the corner. This poses a safety risk.

Trustee Hanse stated that if Mr. Flach is indeed having an event exceeding the maximum occupancy he would be in violation of the allowable space.

Vince Schettini asked what the occasion is for this several thousand-person event that would be happening on Mr. Flach's property.

Susan Baldaserini stated that she heard that it is a Regeneron outing. She said that she wants to make it known that she is proud to be a business owner in Coxsackie. However, having several thousand people downtown makes business owners like her nervous. She wonders what will be communicated to these guests.

Bridget McGuigan asked if Mr. Flach is in violation of local zoning laws if he's still allowed to continue building.

Mayor Evans stated that he cannot answer that.

Trustee Hanse stated that he believes a stop work order can be issued.

Trustee Irwin stated that this would be issued by the Code Enforcement Officer.

Katie Higgins asked if the Planning Board addresses all types of parking issues in the village. She asked who would address things like how many cars streets can handle, and lack of street lighting. She asked if the Village Board would be responsible for these things.

Mayor Evans stated that the Planning Board addresses parking in relation to projects. All regular street maintenance etc. would be handled by the Village Board. He said that in 2008 the Village, in conjunction with the Town, adopted the Comprehensive Plan. This is a good resource to have. However, he would like to see it updated in order to address water/sewer infrastructure, roads, parking etc.

Katie Higgins stated that she would like to advocate for the Village to look into how to accommodate extra population.

Mayor Evans stated that with a population growth, the water/sewer infrastructure is good. It can handle the increase in demands. The Village has also received ARPA funds that will be used to address water line replacement. Emergency response is also good, with both the Police and Fire Departments being able to handle extra activity.

Katie Higgins stated that from a public safety perspective, roads and sidewalks will need to be addressed. She hopes that the Village will be proactive in addressing these issues.

Mayor Evans stated that Mansion Street is a NYS highway. He knows it needs to be repaved. He is hoping that NYS repaves it this year. He said that the Village doesn't know what the impact will be from the influx of people downtown, but the Board will address what they need to. He said that he feels looking at the Riverside Festival it is a good indicator of how large numbers of people affect the downtown area. He agrees that a traffic study would be helpful moving forward.

Trustee Hanse stated that unfortunately, with more traffic could also mean more water breaks.

Mayor Evans stated that when it comes to public safety concerns and congestion, Yard Sale Day is far worse than the Riverside Festival.

Vince Schettini asked what the Village's next step is in building a dog park.

Mayor Evans stated that the Village is starting the Eminent Domain process. The Village has to file with the Supreme Court and plead their case as to why they should obtain the property. It could take 6-12 months. The process is not terrible, but it is time consuming.

Vince Schettini asked if the Board considered Village owned property for a dog park.

Mayor Evans stated that the Board ruled out Village owned properties. The old American Valve property at 170 Mansion Street seems to be the most viable option. He said that in order to obtain the property through Eminent Domain, the Village has to list a specified use. The Board feels that a dog park would be a good use.

Trustee Vermilyea stated that she feels this property is a good location on a visible main drag.

Veronica Foley stated that in respect to Mayor Evans' comment in discussion about the Comprehensive Plan, where he stated that, "the Village doesn't know what the impact will be from the influx of people downtown", she would like to make it known that this would be part of a SEQR process. During this process, things like parking, and how the footprint of the project affects the area are addressed via an Impact Study. The urgency to address this situation is real. The Village should be making sure they are following all NYS guidelines to keep the community's best interests.

Bridget McGuigan stated that this large event at Flach's property is supposedly happening in May. An event with several thousand in attendance should cause concern to the Village Board. She asked if there would be a Zoom option for the Planning Board Meeting on Thursday, March 17th.

Mayor Evans stated that the Village Clerk will check with the Planning Board Chairman to set up a Zoom option for that evening.

Trustee Irwin stated that she urges residents to come to the Planning Board Meeting on Thursday, March 17th. It is a better forum than addressing Mr. Flach in the parking lot.

No further public comments were offered.

A motion to adjourn the Board meeting was made by Trustee Hanse and seconded by Trustee Irwin. Trustee Hanse voted yes. Trustee Irwin voted yes. Trustee Vermilyea voted yes. The motion carried.

The meeting was adjourned at 7:42 p.m.

Respectfully submitted,

Nikki Bereznak
Clerk

Nikki Bereznak - Village of Cossackie

From: Christopher Hanse <cbhanse96@gmail.com>
Sent: Friday, March 25, 2022 3:38 PM
To: Nikki Bereznak - Village of Cossackie
Subject: Resignation from Zoning Board of Appeals

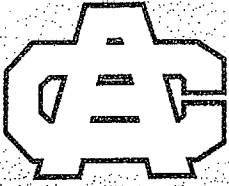
Good afternoon,

Effective immediately, I will be resigning from the Zoning Board of Appeals in Cossackie. I do not want any conflicts of interest with my work, nor other family members involved in the decision making process to be seen as influencing my decisions - so at the advice of my work counsel, I will be stepping down.

I hope with the timing of this news, it will provide enough time to fill the vacancy.

Sincerely,

// Christopher Hanse
// 518.751.0125



COXSACKIE-ATHENS CENTRAL SCHOOL DISTRICT

March 25, 2022

RECEIVED

MAR 28 2022

District Office
24 Sunset Boulevard
Coxsackie, NY 12051

Randall W. Squier
Superintendent of Schools
Phone: (518) 731-1710
Fax: (518) 731-1729

Kerry Houlihan, Ed.D.
*Assistant Superintendent
of Instructional Services*
Phone: (518) 731-1778
Fax: (518) 731-1729

Ryan Palmer
*Administrator for Business
and Finance*
Phone: (518) 731-1715
Fax: (518) 731-1729

Special Education Office
Phone: (518) 731-1725
Fax: (518) 731-1820

Athletic Department
Phone: (518) 731-1722
Fax: (518) 731-1774

High School
24 Sunset Boulevard
Coxsackie, NY 12051
Phone: (518) 731-1800
Fax: (518) 731-1809

Middle School
24 Sunset Boulevard
Coxsackie, NY 12051
Phone: (518) 731-1850
Fax: (518) 731-1859

Edward J. Arthur
Elementary School
51 Third Street
Athens, NY 12015
Phone: (518) 731-1750
Fax: (518) 731-1765

Coxsackie
Elementary School
24 Sunset Boulevard
Coxsackie, NY 12051
Phone: (518) 731-1770
Fax: (518) 731-1785

www.coxsackie-athens.org

Mayor Mark Evans
Village of Coxsackie
119 Mansion Street
Coxsackie, NY 12051

Dear Mayor,

Coxsackie-Athens Schools supports officer Williams having his therapy dog on campus. We are aware that the village doesn't have an insurance policy covering the dog. The district having a policy and officer Williams having his own is acceptable to allow the dog on campus.

Sincerely,

Randy Squier
Superintendent of Schools

VILLAGE OF COXSACKIE

Debra Jung
166 Kings Rd.
Coxsackie, NY 12051
March 28, 2022

Village of Coxsackie Board
Coxsackie, NY 12051

Dear Village of Coxsackie Board Members:

I would like to express my interest in serving on the Village of Coxsackie Zoning Board. I have lived in the local area for 35 years and been a resident of the Village of Coxsackie for over 16 years. I believe my history and experience as a resident coupled with my long-standing career in New York State government makes me a good fit for this position.

I would bring to my position as a board member:

- **A background in governmental project management.** I am the Finance Project Manager for the E-ZPass program at the NYS Thruway Authority as well as the Thruway Authority representative on several national tolling and transportation committees. My experience in project management includes contract implementation and management along with policy and procedure development and management.
- **A commitment to public service.** I have spent my entire career as a public servant and believe that all community members should take the opportunity to serve their communities in whatever way possible. Serving as a Zoning Board member is a great opportunity for me to give back to my community.

Thank you for your consideration. Please let me know if you need any further information. I can be reached at debjung72@yahoo.com or by telephone at 518-253-5811.

Sincerely,



Debra Jung

March 30, 2022

Mayor Mark Evans
Village of Coxsackie
119 Mansion Street
Coxsackie, NY 12051

Dear Mayor Evans and Board of Trustees:

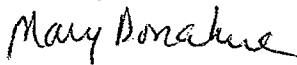
Please accept my letter of resignation from the position of director with the Village of Coxsackie Summer Recreation and the Coxsackie American Red Cross Learn to Swim programs for youth. This school year will be my last as an employee of our school district and I feel the time is right to step down from my position with the village also.

It has been my fortune to have served Coxsackie's younger residents and I have enjoyed the interaction with our youth and board members as well as yourself these past seventeen summers.

I am recommending that you consider and approve Agenta Russo and Tara Bachner to replace me as Co-Directors. It is my sincere belief that they will successfully continue to operate both programs efficiently and safely.

Thank you for the opportunity to serve our Village. It has truly been an honor to serve our youth.

Sincerely Yours,

A handwritten signature in cursive script that reads "Mary Donahue".

Mary Donahue

Mayor Evans and Village Board,

First, I want to thank you for taking the time to read this letter. With the pandemic ending and everything that has been going on, this year has been a tough one. I am writing to ask for your consideration as Co-Director for the Village of Coxsackie Summer Recreation and Learn to Swim Program. With Mrs. Donahue stepping down as Director, Agenta and I are looking forward to having the privilege to continue this fantastic program for the children in the community.

This program has always been a great program for the kids of the community as well as the older students for a job opportunity. This was one of the first jobs that I took when I was 16 years old. When I started a family of my own, I was very thankful for the opportunity to take on the role as Assistant Director.

I look forward to meeting with you all at the next board meeting, and I look forward to being able to help run the Summer Program.

Tara Bachner
147 Mansion Street
Coxsackie, NY 12051
518-860-5807

March 30th, 2022

Mayor Mark Evans
Village of Coxsackie
119 Mansion Street
Coxsackie, NY 12051

Dear Mayor Evans and Board of Trustees,

Almost thirteen years ago I was given the opportunity to interview with Mrs. Mary Donahue for a position to work with her for the Village of Coxsackie's Summer Recreation and the Coxsackie American Red Cross Learn to Swim programs for the youth. While I was older than the typical candidate, Mrs. Donahue hired me. At the time, I had no clue the impact this program would have on me.

I have grown with this program. I started off as a counselor, moved to an assistant director, and now, with Mrs Donahue deciding it is her time to retire, am honored to be considered for a director position with this program. I have been with this program through the pregnancies and births of two of my three children. I have kept up with this program through the recent completion of my graduate degree. While there have been a summer or two I have had to be involved with the program through limited capacity, it was never far from my thoughts and I have continued to help with planning, registration, and/or other tasks.

This program is near and dear to my heart. I been extremely fortunate to serve our community's youth, not only with children in the program but with the young adults that have also been employed with us, and I have gotten to learn from and work with Mrs. Mary Donahue. During this time, Mrs. Donahue has imparted her knowledge, expertise, and professionalism in what it takes to run a program like this. It is no small task and our community has been extremely lucky to have had her for seventeen years.

It is with a proud heart and determination that I am asking you to consider me for the position of co-director for the Village of Coxsackie youth programs. I will continue to keep in touch with Mrs. Donahue to run the program true to what it has been for our community in years past. I will work to make the transition smooth and continue to efficiently provide a place for our youth to enjoy the summer in a safe, fun, and memorable way.

It has been an absolute pleasure and honor to have had the opportunity to work with Mrs. Mary Donahue as she has served the youth and village. I certainly hope that I can make you- the board- proud, but Mrs. Donahue as well. She has been a mentor, a confidant, a leader, but mostly a

friend in which I am beyond thankful to have in my life and to lead me to this new adventure and opportunity.

Respectfully,
Agenta Russo

YOHEY

LAW

ALISSA YOHEY, ESQ.
YOHEY LAW PLLC
22 CENTURY HILL DRIVE, SUITE 101
LATHAM, NEW YORK 12110
(518) 282-6019
ALISSA.YOHEY@YOHEYLAW.COM
WWW.YOHEYLAW.COM

March 29, 2022

VIA FEDERAL EXPRESS

RECEIVED

MAR 30 2022

Nikki Berezna
Village Clerk
Village of Coxsackie
119 Mansion Street
Coxsackie, NY 12051

VILLAGE OF COXSACKIE

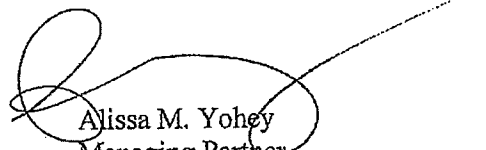
Re: 30 day notice for:
Empire Riverfront Development, LLC; Prestige Hospitality
LLC; and two (2) TBD entities
d/b/a Wire Event Center; Day Line; and James Newbury
Hotel
48 South River Street
Coxsackie, NY 12051

Dear Ms. Berezna:

Please be advised that the above-referenced applicant intends to file a on-premises hotel liquor license application (which includes the hotel, event center and restaurant) with the New York State Liquor Authority ("NYSLA") for the above-referenced premises. To that end, please find enclosed herein 30-day notice to that effect. My client would like to file their license application with the NYSLA as soon as possible. To that end, we would respectfully request a waiver of the 30-day notice period from the Village of Coxsackie. If the Village is amenable to a waiver, I would ask that you e-mail a letter waiving the notice period to me at alissa.yohey@yoheyllaw.com.

I appreciate your assistance with this matter. If you have any questions or need anything further, please do not hesitate to contact me.

Sincerely yours,
YOHEY LAW PLLC


Alissa M. Yohey
Managing Partner

Encl.

OFFICE USE ONLY		
☐ Original	☐ Amended	Date _____

Standardized NOTICE FORM for Providing 30-Day Advance Notice to a Local Municipality or Community Board

1. Date Notice was Sent: 03/29/20221a. Delivered by: Overnight Mail with Tracking Number

2. Select the type of Application that will be filed with the Authority for an On-Premises Alcoholic Beverage License:

☒ New Application
 ☐ Renewal
 ☐ Alteration
 ☐ Corporate Change
 ☐ Removal
 ☐ Class Change
 ☐ Method of Operation Change

For New applicants, answer each question below using all information known to date

For Renewal applicants, answer all questions

For Alteration applicants, attach a complete written description and diagrams depicting the proposed alteration(s)

For Corporate Change applicants, attach a list of the current and proposed corporate principals

For Removal applicants, attach a statement of your current and proposed addresses with the reason(s) for the relocation

For Class Change applicants, attach a statement detailing your current license type and your proposed license type

For Method of Operation Change applicants, although not required, if you choose to submit, attach an explanation detailing those changes

This 30-Day Advance Notice is Being Provided to the Clerk of the Following Local Municipality or Community Board:

3. Name of Municipality or Community Board: Village of Coxsackie**Applicant/Licensee Information:**

4. Licensee Serial Number (if applicable): _____ Expiration Date (if applicable): _____

5. Applicant or Licensee Name: Empire Riverfront Development, LLC; Prestige Hospitality Group; TBD for two additional licensees6. Trade Name (if any): Wire Event Center; Day Line; and James Newbury Hotel7. Street Address of Establishment: 48 South River Street8. City, Town or Village: Coxsackie, NY Zip Code: 120519. Business Telephone Number of Applicant/Licensee: (518) 378-016410. Business E-mail of Applicant/Licensee: meaghanw@prestigehg.com11. Type(s) of alcohol sold or to be sold:
☐ Beer & Cider
☐ Wine, Beer & Cider
☒ Liquor, Wine, Beer & Cider

12. Extent of Food Service:

☒ Full food menu; full kitchen run by a chef or cook
☐ Menu meets legal minimum food availability requirements; food prep area at minimum
13. Type of Establishment: Hotel (requires full restaurant open to the public on premises)14. Method of Operation:
(check all that apply)

- | | | | | |
|--|--|---|--|----------------------------------|
| ☐ Seasonal Establishment | ☐ Juke Box | ☒ Disc Jockey | ☒ Recorded Music | ☐ Karaoke |
| ☒ Live Music (give details i.e., rock bands, acoustic, jazz, etc.): <u>Various types of bands for events</u> | | | | |
| ☒ Patron Dancing | ☐ Employee Dancing | ☐ Exotic Dancing | ☐ Topless Entertainment | |
| ☐ Video/Arcade Games | ☐ Third Party Promoters | ☐ Security Personnel | | |
| ☐ Other (specify): _____ | | | | |

15. Licensed Outdoor Area:
(check all that apply)

- | | | | | |
|---|---|---|--|---|
| ☐ None | ☒ Patio or Deck | ☒ Rooftop | ☒ Garden/Grounds | ☐ Freestanding Covered Structure |
| ☒ Sidewalk Cafe ☐ Other (specify): _____ | | | | |

OFFICE USE ONLY

☐ Original
☐ Amended
Date

16. List the floor(s) of the building that the establishment is located on: All floors in each building
17. List the room number(s) the establishment is located in within the building, if appropriate: N/A
18. Is the premises located within 500 feet of three or more on-premises liquor establishments? ☐ Yes ☒ No
19. Will the license holder or a manager be physically present within the establishment during all hours of operation? ☒ Yes ☐ No
20. If this is a transfer application (an existing licensed business is being purchased) provide the name and serial number of the licensee:
- NameSerial Number
21. Does the applicant or licensee own the building in which the establishment is located? ☒ Yes (if YES, SKIP 23-26) ☐ No

Owner of the Building in Which the Licensed Establishment is Located

22. Building Owner's Full Name:
23. Building Owner's Street Address:
24. City, Town or Village: State: Zip Code:
25. Business Telephone Number of Building Owner:

Representative or Attorney Representing the Applicant in Connection with the Application for a License to Traffic in Alcohol at the Establishment Identified in this Notice

26. Representative/Attorney's Full Name: Alissa Yohey
27. Representative/Attorney's Street Address: Yohey Law PLLC, 22 Century Hill Drive, Suite 101
28. City, Town or Village: Latham State: NY Zip Code: 12110
29. Business Telephone Number of Representative/Attorney: (518) 282-6019
30. Business E-mail Address of Representative/Attorney: alissa.yohey@yoheylaw.com

I am the applicant or licensee holder or a principal of the legal entity that holds or is applying for the license. Representations in this form are in conformity with representations made in submitted documents relied upon by the Authority when granting the license. I understand that representations made in this form will also be relied upon, and that false representations may result in disapproval of the application or revocation of the license.

By my signature, I affirm - under Penalty of Perjury - that the representations made in this form are true.

31. Printed Principal Name: Alissa Yohey Title: Attorney for Applicant

Principal Signature:

From: Chauncey Cole <cdcole3@gmail.com>
Sent: Thursday, March 31, 2022 10:45 AM
To: Mark Evans; Nikki Bereznak - Village of Cocksackie
Subject: Memorial Day 2022

Mayor Mark Evans,

Greetings Mr Mayor, as Commander of the Cocksackie American Legion Post 166, I wish to inform you that we held a meeting last night and would like to do a parade on Memorial Day similar to what we've done in years past. Several members suggested we ask former Commander Ronald Daoust to honor us as Grand Marshal. I believe he's an ideal candidate as a lifelong village resident, husband, father, neighbor, friend, veteran, fireman, I believe deputy sheriff, Knight of Columbus, church usher and all around nice guy. I'm assured he's healthy enough to participate, but that is uncertain presently. We decided to ask you first in case you have another candidate in mind. Plus we don't have a classic convertible Thunderbird.

Also, Bob Desrosiers, who has served as Master of Ceremonies on the previous two Memorial Day celebrations, and who is a scout leader in our post scout troop would like to present a certificate of appreciation on Memorial Day to the family of a fellow scout leader, Dr Timothy Kirby, who passed away following surgery recently.

Thank you for your consideration in these matters.

Sincerely,

Chauncey D. Cole III Commander, Cocksackie American Legion Post 166

Coxsackie-Athens Ecumenical Clergy Council Association
March 29, 2022

Dear Mr. ~~Evans~~, *Mark*

Thanks for still being there!

The Ecumenical Clergy Association of Coxsackie-Athens is again sponsoring the annual Church World Service CROPWALK on Sunday May 1 from 2 to 5 p.m. This continues to be an annual event since before I arrived here in July 2000.

The route for the walk is as follows:

The walk starts and ends at the driveway between the Gospel Community Church (GCC) and the Bethel A.M.E.

The walkers will leave that location and head down Mansion St. toward the 9W.

Turn right onto Van Dyke then right onto Lafayette.

The group of walkers will cross Mansion St. and continue down Washington Ave (Route 385) to Sunset Blvd.

Turn right onto Sunset toward Stacey Rd., turn left onto Stacy toward Farm to Market Rd.

Turn left onto Farm to Market Rd. toward Johnny Cake, turn left on Johnny Cake to Sutton Place toward Washington Ave.

Go left onto Washington Ave to Mansion St, turn left onto Mansion and return to the Gospel Community Church.

The length of the route is about 4 miles. We request police escort to ensure safety for the walk route.

We will have 2 walker water points on the route: one on Sunset Blvd. (at the house across from the School District Office) and one on Sutton Place at Rick Hanse's house).

We expect between 30 and 40 walkers (we hope for more of course). If you have any questions, you may reach me at 860 716-7835.

Bob

Robert C. Desrosiers
Co-Coordinator, Coxsackie-Athens CROPWALK
Coxsackie-Athens Ecumenical Clergy Association

RECEIVED

3/24/22

From Gina Torres
To Chief Samuel Mento

MAR 24 2022

VILLAGE OF COXSACKIE

Dear Chief Mento,

Please accept this letter as a formal resignation from Cocksackie Police Department as of March 24, 2022.

Thank you for the opportunity,
Gina Torres

A handwritten signature in black ink, appearing to read 'Gina Torres', written over the printed name.



**Greene County
Legislature**

411 Main Street
Suite 408
Catskill, New York 12414



DiscoverGreene.com

March 30, 2022

Dear Town Supervisors and Village Mayors

RECEIVED

APR 04 2022

RE: Greene County Multijurisdictional Hazard Mitigation and Resiliency Plan.

VILLAGE OF COXSACKIE

It is time to revise and update the Greene County Multijurisdictional Hazard Mitigation and Resiliency Plan which is set to expire at the end of the year.

The County will need participation and input from your municipality to update the 2016/2017 Plan, including the identification of hazards, a review of your Town/Village Annex, action worksheets, mitigation actions that have been completed and any new mitigation projects that we would like to complete over the next few years. If you need a copy of your Jurisdictional Annex from the 2016/2017 Plan, please contact us and we can scan and email it to you.

The goal of the plan is to increase resilience to natural hazards and to meet the federal planning requirements which require local governments to maintain a hazard mitigation plan in order to remain eligible for certain types of disaster assistance, including funding for hazard mitigation projects. An expired Multi-Jurisdictional HMP renders the county and all participating communities within the county ineligible for FEMA mitigation funding. Therefore, our intent is to have a new Plan approved by the end of the year. We are forming a Hazard Mitigation Planning Committee. Your participation on the Committee will be instrumental in developing the 2022 Hazard Mitigation Plan, which will focus on local policies and actions for reducing risk and future losses from natural hazards such as floods, severe storms, severe winter storms, and landslides. On or before April 15, 2022 please let us know the contact person that will be representing your municipality on the planning committee.

We will also be convening a series of meetings to discuss the 2022 Plan update. Your participation in these meetings will be instrumental in the development of a successful Plan. The larger audience we have the better. These meeting will be designed to uncover items which may have not previously been considered so everyone's participation is essential.

Also, we will be setting up a web page for the Plan update as well as other social media outreach to encourage public participation in the development of the Plan. The current Plan is posted at www.greenegovernment.com on the Emergency Services page. We ask that you also encourage public involvement in the mitigation planning process, by sharing forthcoming outreach materials which the County will provide such as social media postings, newsletter articles and meeting fliers.

For more information or if you have any questions please contact:

Daniel King, Emergency Manager
Greene County Emergency Services
25 Volunteer Drive, Cairo, NY 12413
Phone: 518-622-3643 Email: dking@gc911eoc.com

Sincerely,

Patrick S. Linger
Patrick S. Linger, Chairman
Greene County Legislature

cc: Dan King, Greene County Emergency Management
Rich Schiafo, Greene County Planning
Greene County Legislators

P: 518-719-3270 F: 518-719-3793 www.greenegov.com/legislature

April 6, 2022

Dear Mayor Evans,

I would like to be considered for the Zoning Board, as I understand there are currently open seats. I have a good understanding of how the Planning Board and Zoning Board's operate and would welcome the opportunity to be of service to the Village of Coxsackie.

Please feel free to contact me to discuss further. My email is marymcguigan1718@gmail.com and my cell # is 518-477-0218.

Thank you for your consideration.

Best Regards,

Mary McGuigan

45 New St.

Coxsackie NY

RECEIVED

APR 06 2022

Chief Mento,

VILLAGE OF COXSACKIE

I would like to thank you for the opportunity to work for the Cocksackie Police Department. At this time, I would like to submit this letter of resignation as a Police Officer effect 4/1/2022.

Respectfully submitted,

A handwritten signature in cursive script that reads "Nicole Loomis".

Nicole Loomis

From: Nikki Berezna - Village of Cocksackie <nberezna@villageofcocksackie.com>
Sent: Tuesday, April 5, 2022 11:46 AM
To: Mark Evans - Village of Cocksackie; Don Daoust - Village of Cocksackie; Stephen Hanse (sbhanse01@gmail.com); 'Katlyn Irwin'; Becky Vermilyea - Village of Cocksackie
Subject: FW: Zoning Board

From: Christopher Chimento <seasonalviews@yahoo.com>
Sent: Tuesday, April 5, 2022 11:32 AM
To: Clerk <clerk@villageofcocksackie.com>
Subject: Zoning Board

Good Morning Clerk Nikki Berezna and the Village Board,

It has come to my attention that there is an opening on the zoning board - which I would be happy to fill.

My name is Chris Chimento. I have lived in Cocksackie for sixteen years - six of which were spent running a small contracting business here in the Village.

I have some experience working on a board, as I was a CA School Board member from 2015-2018, where I was on the Policy and Property Committees. While on the Property Committee we passed and managed the \$15.5M capital renovation that included the new library, track/field, parking lot reconfiguration, and many internal upgrades.

Cocksackie is a wonderful place to live. I am pleased to have raised my children here. We have good community all around us. It is a place I care about, and so I would take seriously any zoning board responsibilities.

Thank you,
Chris Chimento
2159 Farm to Market Rd. - Cocksackie
518-653-4737
seasonalviews@yahoo.com

April 4, 2022

Mayor Evans
Village of Cossackie
119 Mansion Street
Cossackie, NY 12051

Dear Mayor Evans,

It has come to the attention of the undersigned that at today’s Organizational Meeting, Mike Ragaini, will be reappointed to another year long term as our Village’s Code Enforcement Officer and Zoning Enforcement Officer. Making this reappointment before the Village completes its review of the public’s concerns related to the development of 60 South River Street would be an egregious mistake.

As the Village’s legislative body, you and the Village Board of Trustees play a major role in code and zoning administration and enforcement. Reappointing Mr. Ragaini before completing your review would undermine the integrity of our public governance structure. Effective enforcement of these rules protects our general health, safety and welfare and we urge you to postpone your decision.

Sincerely,

Mary McGuigan 45 New Street	Jackie Smith and JP Basileo 49 Reede Street	Matt Lee 12 Ely Street	Nevin and Yung Cohen
Brian Rowe 18 Ely Street	Susan K. Coleman 19 Ely Street	Gia Lee 47 Ely Street	Ysette Guevara 18 Ely Street
Paolo Giovine and David Clark 77 Mansion Street	Karen Gunderson and Julian Weissman 37 Ely Street	Katie Higgins and Charles Hailer 33 Church Street	Jenise Morgan 25 New Street
Veronica Foley 56 Ely Street	Gail Marowitz 16 Ely Street	Sheila Ditchfield 55 Ely Street	Lydia Okrent and Luke Baker 27 New Street
Janet Foley 142 South River Street	Sheila Ditchfield 55 Ely Street	Emily Brewer 45 Ely Street	Demetri and Eva Chriss 24 Ely Street

RECEIVED

APR 04 2022

Demetri Chriss
24 Ely St.
Coxsackie, NY
12051

VILLAGE OF COXSACKIE

April 4, 2022

VIA EMAIL

The Honorable Mark Evans
Mayor
Village of Coxsackie
119 Mansion St.
Coxsackie, NY
12051

Re: Village Code Violations on South River St.

Dear Mayor Evans,

As confirmed by the Village of Coxsackie Board's recent issuance of a stop work order for non-compliance, numerous Village Code violations have been and continue to be committed by Flach Development & Realty Inc. (dba Empire Riverfront Ventures) and/or agents acting on their behalf on South River St., commencing on or before Week 10/2021.

These violations have, at the very least, adversely and severely impacted my family's and tenants' quality of life and right to quiet enjoyment, due to our close proximity to the worksite.

A point of particular concern is that, as per information that has only recently become available to me, the Village of Coxsackie Building Inspector/Code Enforcement Officer, Mr. Michael Ragaini, has apparently been remiss in the faithful execution of his duties. His actions, and/or lack thereof, may have been instrumental in a hazardous, non-conforming structure currently being built on the Village riverfront.

In light of these developments, I would suggest that the Village Board conduct a thorough review of all of Mr. Ragaini's actions as Building Inspector/Code Enforcement Officer relevant to the construction project on South River St., from at least 2/18/2021 to date.

It also goes without saying that any consideration of renewing Mr. Ragaini's appointment to the position of Building Inspector/Code Enforcement Officer should be withheld until this review is complete and its findings have been made available to the community for public comment.

As I am frequently outside the country on business travel, I would greatly appreciate being notified of any meetings pertaining to the aforementioned issues well in advance, via email, so that either I or my attorneys can arrange to be in attendance.

Many thanks in advance for your kind consideration of the above.

Best regards,

A handwritten signature in black ink, appearing to read 'Demetri Chriss', with a stylized flourish at the end.

Demetri Chriss

demetri.chriss@gmail.com

cc: Mayer Brown LLP partners; NMD LLP partners; K2Integrity managing directors; Village of Cocksackie Planning Board members; Village of Cocksackie Zoning Board of Appeals members; Village of Cocksackie Police Department Chief; Village of Cocksackie Clerk

Nevin and Yung Cohen
152 South River Street
Coxsackie, NY. 12051

April 2, 2022

Mayor Mark Evans
Village of Coxsackie
119 Mansion Street
Coxsackie, NY. 12051

Dear Mayor Evans:

As longtime residents of Coxsackie and homeowners on South River Street, we want to express serious concerns about the construction of the Newbury Hotel. While we support redevelopment in the Village and believe that a wedding venue and hotel can be appropriate waterfront uses, we are outraged that the Village allowed the structure to exceed existing height limits. The facility is substantially larger than the plans that were the basis for a SEQRA negative declaration and construction approvals. The larger size will create negative traffic, aesthetic, and other environmental impacts not considered during the review and approvals process.

We understand that an order to stop work on the project has been issued, but residents need to understand your plans to hold both Village officials and the developer accountable for the increased size of the project. Rubber stamping an approval of the larger building and/or issuing a fine will not address the effects of the additional height and bulk, and hotel rooms – and accompanying traffic, parking congestion, and related activity -- on our Village. These impacts require mitigation and/or compensation by the developer. Simply approving the structure as built sends a signal that developers can simply ignore the Village's zoning and building codes with little or no consequence.

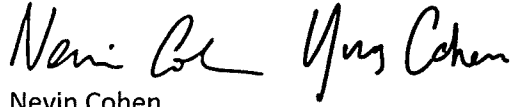
Residents of the Village also deserve a full and accurate explanation as to why Village officials failed to identify differences between the approved site plan and the actual building prior to issuance of building permits and code enforcement inspection reports. We're a tiny municipality with a one-block downtown, making this scale of discrepancy impossible to miss. It is hard to understand how officials could not have noticed the substantial difference in height, and this failure raises concerns about whether other important building codes, plans, and health and safety regulations may have also escaped the attention of Village officials. We understand that the Code Enforcement Officer is scheduled to be reappointed to another term at the Village's organizational meeting on Monday, April 3, but feel this would be an egregious mistake considering the current problems and until the Newbury matter is fully investigated and we have a clear understanding of who failed to monitor and disapprove changes to the building's design and construction.

RECEIVED
APR 01 2022
VILLAGE OF COXSACKIE

RECEIVED
APR 04 2022
VILLAGE OF COXSACKIE

We plan to attend the upcoming Village Board meeting to publicly voice these concerns and have encouraged our neighbors to participate as well. Please schedule time in the agenda for relevant Village officials, including the Code Enforcement Officer and Planning Board Chair, to explain how and why they failed to oversee and enforce the original building plans. We also expect an opportunity at this and subsequent meetings to discuss actions the Village will take to require the project developer to eliminate impacts caused by the larger development project and mitigate impacts that were not considered when the original project was approved.

Sincerely,

Handwritten signatures of Nevin Cohen and Yung C. Cohen. Nevin Cohen's signature is on the left, and Yung C. Cohen's signature is on the right.

Nevin Cohen
Yung C. Cohen

Cc: Village Clerk Nikki Berezniak

RECEIVED

APR 01 2022

April 1, 2022

VILLAGE OF COXSACKIE

Dear Mayor Evans and the Coxsackie Village Board of Trustees,

As a resident of South River Street, I'm compelled to write and express my concerns regarding Aaron Flach's development. As someone invited to the first meeting (2/21/19) I reviewed the plans and was able to express some of my initial concerns regarding parking, noise, and light pollution, while also being encouraged to embrace the project as progress for our Village.

As a witness to the day to day construction, I was not surprised to see the pre-existing structure come down. However, I was quite concerned to see the expanded footprint and perplexed regarding how it received permits.

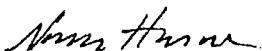
If a new building had to be built on an expanded footprint did it need to extend forward to the sidewalk? Perhaps it could have been more sensibly placed to be less of a blind spot and traffic hazard.

Also, if Aaron was not permitted to extend his footprint, why did he receive a permit to extend the "Wire" warehouse by building an extension on the SE corner? This projection blocks whatever view observers may have approaching from the south of the complex through the glass pavilion.

These are two topics, my biggest concern is Aaron's blatant disrespect for the village residents. How could he consider an event for 5,000 on May 14 or or even an August wedding for 1,000 while holding a permit for up to 600? What are the implications on safety and traffic flow for local residents navigating to and from their homes? What are the noise implications of his proposed rooftop lounge and outdoor staged events?

How will we manage idling buses, cars, service vehicles, and all of the noise and exhaust that they will be bringing to the village? It should be noted that the influx of visitors will be here for one-event and may not be on their best behavior.

I live in an older home and don't have central AC, double-pane windows, or sound insulated walls. While my adjacent neighbors may have already decided to convert to short-term rentals, that is not my plan. As a resident of the Village, I'm not able to see an upside for this development. Please add this letter to the public record.

Sincerely, 

Nancy Harm
87 S. River Street

Nikki Berezna - Village of Cocksackie

From: Mary McGuigan <rosefromcoholes17@outlook.com>
Sent: Friday, March 18, 2022 12:02 PM
To: vfoley638@gmail.com
Subject: FW: Discussion around the riverfront development

I wanted to send you a copy...for what its worth...

Sent from Mail for Windows

From: Mary McGuigan
Sent: Friday, March 18, 2022 11:24 AM
To: mayor@villageofcocksackie.com
Cc: vfoley638@gmail
Subject: Discussion around the riverfront development

Mr. Evans,

I was present for the Village Board meeting this past Monday, and the Planning Committee Meeting that following Thursday evening. I had anticipated your presence and the attendance of the Code Enforcement Officer at the Thursday meeting after the obvious concern expressed by many in attendance on Monday.

Your and Mr. Ragaini's decision not to attend under the circumstances seems a dereliction of duty to the citizens of the Village of Cocksackie.

We are requesting a meeting of all involved parties to the approval of the Riverfront Development project in a larger venue at the earliest possible convenience. (A well publicized evening in the High School auditorium is suggested). Attendance by Code Enforcement, Village Board Members, The Delaware Engineering representative, Zoning Board of Appeals and the Planning Board in addition to a contingent to represent the developers is recommended.

There has been a lack of communication between departments and involved parties to date as evidenced by the missing plans, lack of an approved variance, and the "Passing the buck" that had been witnessed. The situation needs to be addressed as soon as possible, to assure all involved parties are heard and concerns addressed in a professional and legal manner.

Thank you.
Mary McGuigan
45 New St.
Cocksackie NY

Sent from Mail for Windows

Nikki Bereznak - Village of Cocksackie

From: Brian Tighe <brianptighe@gmail.com>
Sent: Thursday, April 7, 2022 1:23 PM
To: Nikki Bereznak - Village of Cocksackie
Subject: Zoning Board candidacy letter - Brian Tighe

Hi Nikki,
Katlyn Irwin asked me if I would be interested in being a candidate to join the Cocksackie Village Zoning Board. I am interested and would like to submit the letter below to you per her request:

I appreciate the inquiry from Ms. Irwin regarding my interest in being a member of the Village of Cocksackie Zoning Board. I have lived in Cocksackie for the last 15 years and going back a bit further, I lived in Cocksackie from the time my family moved here when I was about 6 years old up until my mid-20s. Professionally, I am the owner of a recruiting firm with clients in the power industry and I also own a business providing property management services.

I am interested in being a member of the Zoning Board because I believe it's important that Village property owners conduct themselves in a way that is respectful of their neighbors and in accordance with zoning rules. In doing so, Cocksackie will continue to be a safe and attractive place to live.

Please let me know if you would like any further information.

Best regards,

Brian Tighe
cell 917.494.9316

Thank you!

Nikki Berezna - Village of Cossackie

From: Brian Rowe <browe.public@gmail.com>
Sent: Thursday, April 7, 2022 3:53 PM
To: Mike Ragani - Village of Cossackie
Cc: Mark Evans - Village of Cossackie; Clerk
Subject: Complaint of Violation for the building height of The Newbury Hotel

2022-04-07

Via Email Only
Building Inspector
Village of Cossackie
119 Mansion Street
Cossackie, NY 12051

Re: Complaint of Violation for the building height of The Newbury Hotel

Dear Building Inspector and Zoning Enforcement Officer:

I am writing to lodge a formal complaint against Empire Riverfront Ventures for doubly violating the Village Code.

The current height of The Newbury Hotel located at 60 S. River Street violates the maximum height allowed for the Village Center zoning district. The blueprints for The Newbury Hotel prepared by 3t Architects (available in the Village Office) show a roof height of 63.5 ft, which exceeds the maximum allowable height of 50 ft. (Section 155 Attachment 3, Schedule C) The site application approved by the Planning Board stated a building height of 45 ft, which is nearly 20 ft lower than the existing blueprints.

Secondly, the approved building permit states four stories, whereas the current building has five stories.

These two discrepancies are in clear violation of the Code and clearly deviate from the approved site plan and must be duly enforced. Given that the current building permit was allowed to expire, it is imperative that a new building permit is not issued until Empire Riverfront Ventures takes corrective action to lower the height of the building.

It is within your power as ZEO to act upon these transgressions by filing civil and criminal cases against Empire Riverfront Development.

Sincerely,

Brian Rowe

Nikki Berezna - Village of Cossackie

From: Brian Rowe <browe.public@gmail.com>
Sent: Thursday, April 7, 2022 3:55 PM
To: Mike Ragaini - Village of Cossackie
Cc: Mark Evans - Village of Cossackie; Clerk
Subject: Complaint of Violation for the building footprint of The Newbury Hotel

2022-04-07

Via Email Only
Building Inspector
Village of Cossackie
119 Mansion Street
Cossackie, NY 12051

Re: Complaint of Violation for the building footprint of The Newbury Hotel

Dear Building Inspector and Zoning Enforcement Officer:

I am writing to lodge a formal complaint against Empire Riverfront Ventures for deviating from the approved site plan application for 52-60 S. River St.

The original brick building at the front of 60 S. River St had an area of 6000 sq ft. The site plan indicated that the original building would be retained and three additional stories added to the top.

Instead, this building was demolished and a new building erected. The blueprints for The Newbury Hotel prepared by 3t Architects (available in the Village Office) show an area of 8840 sq ft, not including the eastward extension that juts behind the main building footprint.

Since no construction drawings of 60 S. River St. have been provided to me via my FOIL request, it is unclear whether the current building violates the building permit. Regardless, the current building is inconsistent with the approved site plan, which undeniably goes against the spirit of the zoning process.

This transgression must be properly acted upon. Given the magnitude of these transgressions, civil and criminal proceedings are well within reason. As ZEO, it is your duty to enforce zoning law and apply the full force of the law to those who are in flagrant violation of it.

Sincerely,

Brian Rowe

Nikki Berezna - Village of Coxsackie

From: Brian Rowe <browe.public@gmail.com>
Sent: Thursday, April 7, 2022 3:59 PM
To: Mike Ragaini - Village of Coxsackie
Cc: Mark Evans - Village of Coxsackie; Clerk
Subject: Complaint of Violation for public harm caused by The Newbury Hotel
Attachments: Letter to Mayor and PB regarding SEQR violations.pdf

2022-04-07

Via Email Only
Building Inspector
Village of Coxsackie
119 Mansion Street
Coxsackie, NY 12051

Re: Complaint of Violation for public harm caused by The Newbury Hotel

Dear Building Inspector and Zoning Enforcement Officer:

I am writing to lodge a formal complaint against Empire Riverfront Ventures, the owner of 60 S. River St, for their violation of Section 155-65 A of the Village Code. This section lists the responsibilities of the Planning Board. There are two specific points that have been violated:

- (9) Protection of adjacent or neighboring properties against noise, glare, unsightliness or other objectionable features.
- (13) Adequacy of protection for and compatibility with any adjacent historic resources as identified by the Village of Coxsackie and the New York State and federal registers of historic places.

As documented in the attached letter to the mayor, The Newbury Hotel violates all four points in subsection (9) above:

1. Noise - the planned rooftop bar with firepits will cause noise that exceeds allowable limits (65 dB during daytime and 55 dB at nighttime) beyond its property border;
2. Glare - the glass facade of 60 S River Street will create harmful glare to properties on Ely Street;
3. Unsightliness - the glass and metal building design is inconsistent with the historic character of the rest of the Village Center. Additionally, the skyway connecting 52 and 60 S. River St. is unnecessary and further detracts from the historic quality of the neighborhood; and
4. Other objectionable features - the skyline of the Village Center has been irreparably harmed, and the viewshed of many residents has been damaged.

Regarding subsection (13), the building located at 52 S. River St. is adjacent to two buildings located in the Historic District: 48 S. River St. and 47 S. River St. The building on 52 S. River St. has a modern skyway attaching it to 60 S. River St. This is incompatible with the adjacent historic resources built in the nineteenth century with no skyways evident.

The Planning Board relies on the ZEO to ensure via enforcement that actual construction is faithful to the approved site plan. The hotel in its current form violates all the neighborhood protections the Planning Board must uphold.

These transgressions must be acted upon. Given the magnitude of the issues, both civil and criminal proceedings must be pursued. As ZEO, it is your duty to enforce zoning law and apply the full force of the law to those who are in flagrant violation of it.

Sincerely,

Brian Rowe

30 March, 2022

Dear Mayor, Board of Trustees, and Planning Board Members:

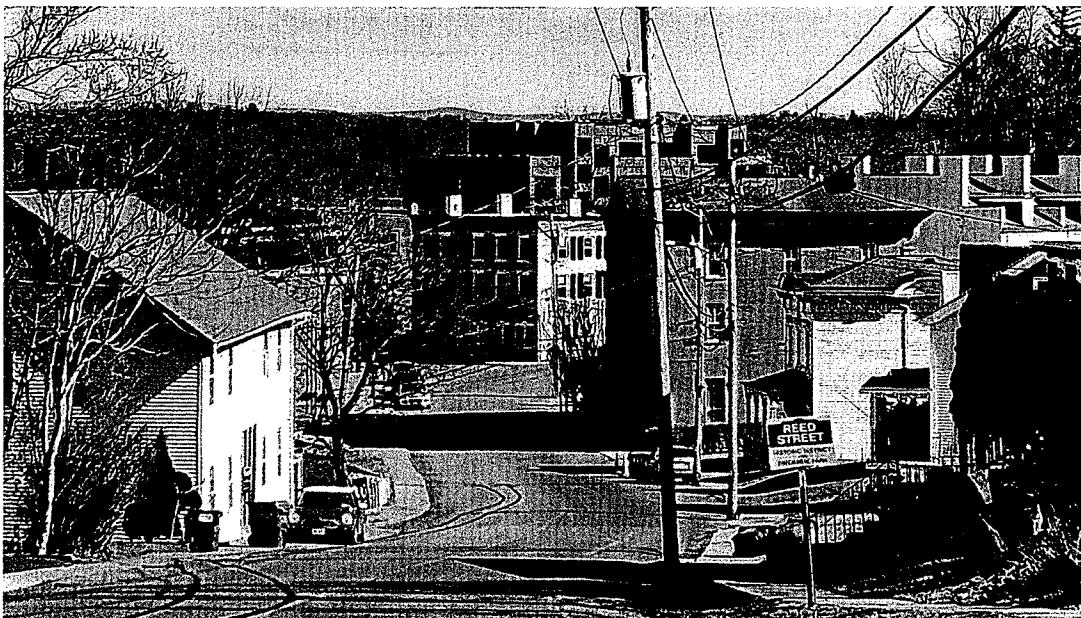
Thank you for investigating the complaints around the riverfront development in a timely manner. My understanding is that we are entering a new planning/review phase for the riverfront development. As a business owner myself, I am in favor of riverfront development and see it as an important component to the revitalization of the area.

However, I believe all development should be done in good faith and pay careful consideration to both the good of the community as well as public goods, some of which are intangible. SEQRA provides a practical framework for balancing economic development with the protection of the common good. In particular, two SEQRA Negative Declarations are relevant:

- The proposed action will not impair the character or quality of the existing community
- The proposed action will not impair historic, archaeological, architectural or aesthetic resources

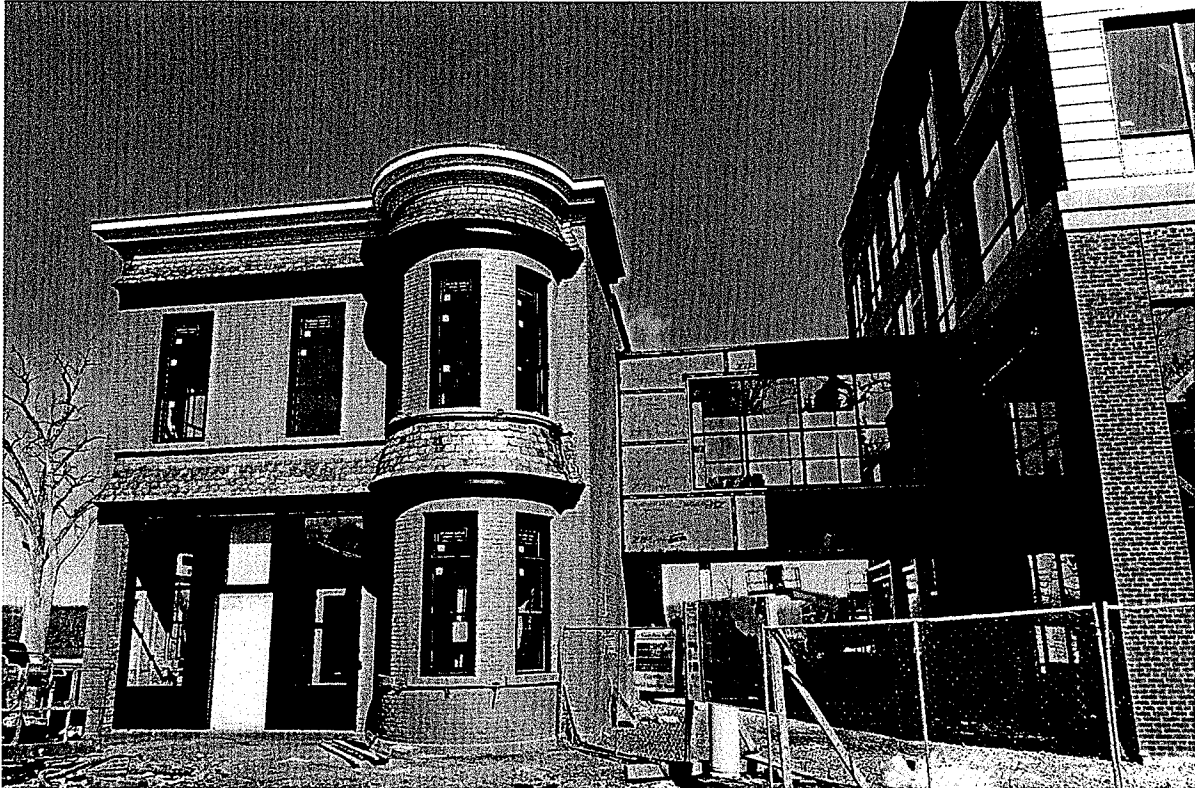
While small, our Historic District on Reed Street is special and has a lot of character. The historic charm of the village was part of the draw for me and my wife to purchase a house on Ely Street 13 years ago. We've happily seen Reed Street grow. The presence of a wine store, general store, and a few cafes is starting to transform the downtown into a destination in its own right, and one that is easily walkable.

Unfortunately, the hotel has changed that. Given the height of the hotel, it is now the first thing you see when entering the Reed Street Historic District. Its modern facade is jarring and detracts from the character of the neighborhood.



The entrance to the Historic District is now overshadowed by a 5 story modern building.

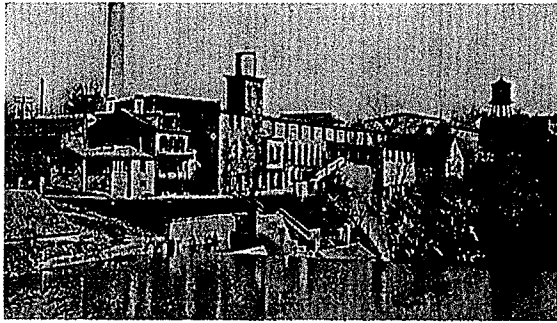
Historic character and aesthetics are exactly the type of public good that SEQR is supposed to protect. While individual aesthetics are a matter of opinion, it is clear that a steel and glass building twice as tall as its adjacent buildings is inconsistent with a nineteenth century district filled with brick buildings. Similarly, a glass skyway jutting into a historic building devalues the historical assets of our Village Center.



The connecting skyway between 52 and 60 S River Street highlights the damage to the historical assets of the Village Center.

Other villages and cities along the Hudson River, such as Saugerties, Hudson, and Kingston, have dutifully protected their historic assets. They do this not because they are against development, but precisely because retaining historical assets benefits the local economy.

In Saugerties, the 30 room boutique Diamond Mills Hotel & Tavern illustrates the preservation of character while adding modern flourishes. This hotel was built from the ground up since the original building burned to the ground 30 years prior. Despite being a new build, it retains the footprint and height of the original building as well as the general aesthetics through the use of a solid brick facade and classic paned windows.



The Wick is a 55 room boutique hotel located in Hudson. This property has clearly been renovated but has been done in a manner that honors the original architecture. You would never know that inside is a completely modern facility with two meeting spaces, a full restaurant, and other on-site amenities. They also employed creative solutions to add capacity to the hotel, including constructing a basement level to house additional rooms while preserving the original building height.



These examples show that the developers and city planners understand that the historic character and aesthetics of their area contributes to the allure of their properties. A tall, modern building that clashes with its adjacent surrounding flies in the face of this successful formula demonstrated up and down the Hudson River.

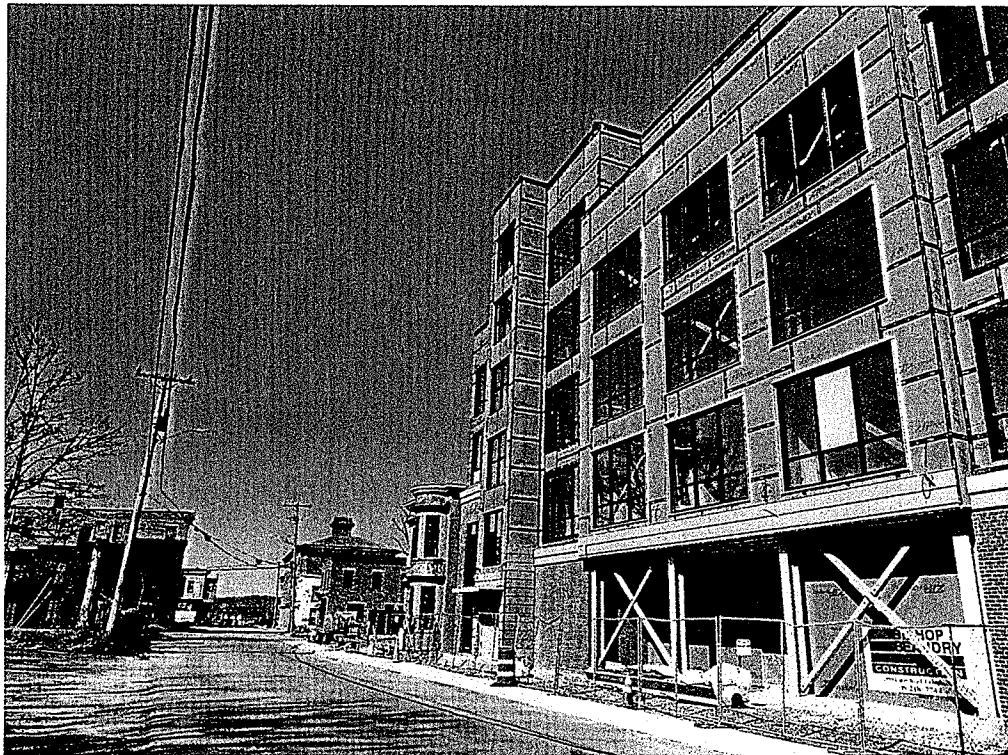
In addition to SEQRA, our own Village Design Standards listed in Section 155-47 of the code stipulate consistency with the historical character of the neighborhood.

- (5) Building character. New infill development, additions and alterations shall generally employ building types and architectural detailing that are compatible with the architecture of the area in their massing and external treatment as appropriate.

(a) Historic building alterations and renovations.

- [1] Where possible, at the discretion of the Planning Board, uncover, retain and restore significant original architectural elements that exist.
- [2] Where buildings have a mix of architectural styles, renovations should be generally in keeping with the significant character of the older architectural style. However, in the instance of a storefront that was added onto a building, consider retaining and enhancing the storefront if it is well designed and constructed, regardless if it is of a different architectural style.

The architecture of new buildings is supposed to have compatible architecture both in terms of massing and external treatment. Given that the Village Center has at most three story buildings, an architecturally consistent hotel should be at most three stories and have an all-brick facade. Similarly, the building located at 52 S River Street should retain its significant architectural style and not have skyways built into them. No other buildings within the Village Center look anything like the two connected buildings at 52 and 60 S River Street.



The building character, architectural rhythm, and massing of the neighborhood are all disrupted by the hotel.

Part 6 of the same section of the code discusses architectural rhythm. Buildings are supposed to "maintain the horizontal rhythm of the block by using a similar alignment of windows, floor spacing, cornices, awnings..." The picture of the skyway between 52 S River St and 60 S River St clearly shows how these design guidelines have been violated. The top of the second floor (brick portion) of 60 S River St cuts halfway into the second floor of 52 S River St. The large bay window patterns do not correspond with the windows of 52 S River St nor any other building in the Village Center.

(6) Architectural rhythm.

- (a) New infill development, additions and alterations shall also retain the architectural rhythm of building openings (including windows and entrances) of the same block.
- (b) New infill development, additions and alterations shall also attempt to maintain the horizontal rhythm of the block by using a similar alignment of windows, floor spacing, cornices and awnings, as well as other elements. This rhythm shall be achieved by aligning the top, middle and base floors. Buildings shall have a distinct base at ground level using articulation or materials such as stone, masonry or decorative concrete. The top level should be treated with a distinct outline with elements such as projecting parapet, cornice or other projection.



Visually differentiate the top, middle, and base floors and use a similar alignment to adjacent buildings.

Part 7 discusses the importance of consistent massing. It clearly states that buildings must be similar in height and size, neither of which are true with the current hotel. Notice also how the proportions of the hotel are clearly different to the adjacent 52 S River St building and the old firehouse across the street. The proportions are also inconsistent with the old opera house, which is similarly long but not nearly as tall.

(7) Massing.

- (a) Buildings shall be similar in height and size or articulated and subdivided into massing that is more or less proportional to adjacent structures and maintains the existing architectural rhythm.

I also want to remind you that Section 155-65 A of the Village code includes relevant responsibilities of the Planning Board, including

- (13) Adequacy of protection for and compatibility with any adjacent historic resources as identified by the Village of Coxsackie and the New York State and federal registers of historic places.

Given that the Historic District is adjacent to the hotel and there was previous discussion by the Historic Preservation Commission of extending the Historic District up lower Ely Street, there is clearly a recognition of the value of historic aesthetics.

The current hotel design presents another problem to the neighborhood, which is again captured in Section 155-65 A. Given the planned rooftop bars, most of the neighborhood will be subjected to noise, while properties on Ely Street will be subjected to debilitating glare during sunset.

- (9) Protection of adjacent or neighboring properties against noise, glare, unsightliness or other objectionable features.

Adhering to these design guidelines is more than formality. According to Section 89-1 of the Village code, the neighborhood has a right to a noise-free environment after 8 PM on weekdays. It is likely that a rooftop bar will generate significant noise after 8 PM. Anecdotal evidence has already shown that conversations at the foot of the hotel can be heard on Church street due to the building acting as a giant reflector of all sound.

According to Section 155-30, commercial buildings have additional noise regulations. Since the hotel is adjacent to residential lots, the maximum noise levels at the property line are:

- 65 dB during the day (7 AM - 10 PM)
- 55 dB during the night (10 PM - 7 AM)

Given the current 64' height of the hotel, any noise and odors from the rooftop bar will regularly carry beyond the property line, which will violate the performance standards defined in Section 155-30.

At five stories, the hotel is also visible from numerous properties on Ely Street. These yards will all be subject to harmful glare during sunset. Using data obtained on SunCalc, properties on Ely Street between New St and Church St will be subject to daily glare. Note that at 120', the mostly glass facade will create multiple beams of light that reflect on these properties daily.



In short, not only does the current hotel plans violate these design guidelines, it will also present an ongoing public nuisance.

I think a central question is: what type of village do we want to be? Do we want to be the outlier that ignored SEQRA, devalued our historic assets, and created a public nuisance to the community? Or do we want to be known for honoring and preserving its past and public resources because we understand the value of the historical and aesthetic assets of our village? These assets are more than sentimental. There is clear economic benefit created when communities preserve their historic character. Why should we give incentives and support development that devalues these public assets?

To preserve our historical assets and maintain the public good of the Village Center, I urge you to limit the height of the front building to no more than three (3) *total* floors. While the initial site plan approval stated three additional floors above the existing building, the Historic Preservation Commission minutes indicate a three story building, not four. No buildings in the adjacent Historic District are more than three stories, so maintaining the building character, architectural rhythm, and massing would limit the height of the hotel to 3 total stories and a height of no more than 40'.

Doing so would ensure that the view when entering the Reed Street Historic District remains unspoilt. It also would prevent glare from becoming an issue to the houses on Ely Street and reduce reflected noise. Eliminating the rooftop bars will further limit noise and ensure that guests at the hotel are good (temporary) neighbors.

The original building located at the front of 60 S River Street was a brick building with classic paned windows. The new building should preserve these architectural details and be consistent with the style of the buildings in the Village Center.

Doing so would add to the historical character of the Village and demonstrate that responsible economic development is not an afterthought but a principle that must be honored.

With regards,
Brian Rowe

Nikki Bereznak - Village of Coxsackie

From: Brian Rowe <browe.public@gmail.com>
Sent: Thursday, April 7, 2022 3:58 PM
To: Mike Ragaini - Village of Coxsackie
Cc: Mark Evans - Village of Coxsackie; Clerk
Subject: Complaint of Violation for damage to the historic character of the Village Center
Attachments: Letter to Mayor and PB regarding SEQR violations.pdf

2022-04-07

Via Email Only
Building Inspector
Village of Coxsackie
119 Mansion Street
Coxsackie, NY 12051

Re: Complaint of Violation for damage to the historic character of the Village Center

Dear Building Inspector and Zoning Enforcement Officer:

I am writing to lodge a formal complaint against Empire Riverfront Ventures, the owner of 60 S. River St, for their violation of Section 155-16 of the Village Code.

- ☐ **§ 155-16 VC Village Center District.**
- A. Purpose. The area of the Village designated under this district is the historic Village center. The district is intended to allow for commercial uses and community services in a high-density setting while promoting architectural design that is compatible with the overall historic character of the Village of Coxsackie. The district allows a variety of uses, including retail sales and services, restaurants and offices, among others, in a compact, pedestrian-oriented environment.

The current building located at 60 S. River St. is a five story metal and glass building that towers over the rest of the Village Center. According to Section 155-16, buildings must be "compatible with the overall historic character of the Village of Coxsackie." The Village Center comprises numerous buildings, which are almost exclusively brick buildings no more than three stories tall. The five story metal and glass building has a brick facade only on the first floor. This design is inconsistent with the nineteenth century buildings that comprise the Village Center.

I am attaching a letter I sent to the Mayor, which details additional inconsistencies in the architecture that must be addressed, such as massing, and architectural rhythm.

The current design of the building clearly violates Section 155-16. No building permit must be issued until corrective action has been taken. Given the intentional deviation from the original site plan application, both civil and criminal proceedings are warranted. As ZEO, it is your duty to enforce zoning law and apply the full force of the law to those who are in flagrant violation of it.

Sincerely,

Brian Rowe

Nikki Berezna - Village of Cossackie

From: Brian Rowe <browe.public@gmail.com>
Sent: Friday, April 8, 2022 10:10 AM
To: Mark Evans - Village of Cossackie; Don Daoust - Village of Cossackie; sbhanse01@gmail.com; katlynirwin@gmail.com; Becky Vermilyea - Village of Cossackie
Cc: Clerk; Ysette Guevara
Subject: Evidence of impropriety on the part of Empire Riverfront Ventures

2022-04-08

Via Email Only

Village of Cossackie Mayor and Board of Trustees
119 Mansion Street
Cossackie, NY 12051

Re: Evidence of impropriety on the part of Empire Riverfront Ventures

Dear Mayor and Board of Trustees:

As you may know, we have been conducting our own investigation into the Empire Riverfront Ventures development of 52-60 S. River Street. To date, we have received documents from three separate FOIL requests including 1) Planning Board (PB) meeting minutes, 2) Historic Preservation Commission (HPC) meeting minutes, and 3) building permits and inspection records. These collected records indicate that seemingly fraudulent and illegal activities have transpired in the period leading up to and during the development of The Newbury Hotel. Specifically, it appears that

1. Empire Riverfront Ventures misled the Village, Planning Board, Historic Preservation Commission and residents of Cossackie into believing that three stories were to be added to an existing building (initially stated to be a three story boutique hotel) and that the historic integrity of the Village Center zoning district would be maintained, while covertly planning a five-story new construction;
2. Empire Riverfront Ventures violated the Village code by demolishing a building effectively in the Historic District without approval from the Historic Preservation Commission; and
3. Empire Riverfront Ventures inflated the project cost of the development to acquire more grant funds than allowed.

Based on our FOIL requests, we can now construct a timeline of events that create a stream of damning evidence against Empire Riverfront Ventures. Initial discussions of the project with the Planning Board began in late 2018. This narrative starts on 5 January, 2020, when Aaron Flach, Managing Member of Empire Riverfront Ventures, clearly stated to the Village and HPC (Figure 1) that "it's our legacy and responsibility to protect these historic structures" situated on 52 and 60 S. River Street.

The historic district is essential to the very fabric of who we are as a community. Historic building tell a story of our past and remind us of a time when things were done differently and rarely seen in modern construction. These landmarks have stood the test of time, and its important that they continue to do so long after we are gone. It's our legacy and responsibility to protect these historic structures. This is our application to formally request that 52 and 60 south river street be added into the historic district. 52 south river street was the original power generating facility for the village at the turn of the century with a unique curved front facade its a special building and needs to be protected. 60 south river street was originally build in 1904 by JG Newbury as Newbury's ironworks. These buildings were a product of the industrial revolution that made New York and the Hudson River famous throughout the world. Both properties have historical significance and are contiguous to the existing historic district.

Figure 1. An email to the HPC and Mayor expressing Aaron Flach's interest in extending the Historic District to include 52-60 S. River Street.

Flach's application to extend the Historic District to include 52-60 S. River Street was officially approved on 11 February, 2020. On 14 July, 2020, the HPC minutes indicate that the Village Attorney and Village Clerk were still in the process of drafting a new local law (to be added to the Village Code) for the extension of the Historic District. This process was delayed due to COVID-19. On 10 November, 2020, the minutes indicate that the drafting of the new law was still in process, while on 8 December, 2020, the Village Attorney was actively researching how best to amend the code to include the buildings located at 52 and 60 S. River Street. It wasn't until 11 May, 2021 that the minutes note without elaboration that the Historic District extension was rescinded. We later learned via the Village Clerk that Flach had withdrawn his application.

This timeline is important because a rendering of the hotel (Figure 2) dated 6 October, 2020 shows a five story building with a significantly expanded footprint from the original building. *This drawing existed during the time that the Village was actively drafting a law to include 52-60 S. River Street in the Historic District.* However, this planned building clearly does not preserve the original one story structure located at the front of 60 S. River Street.

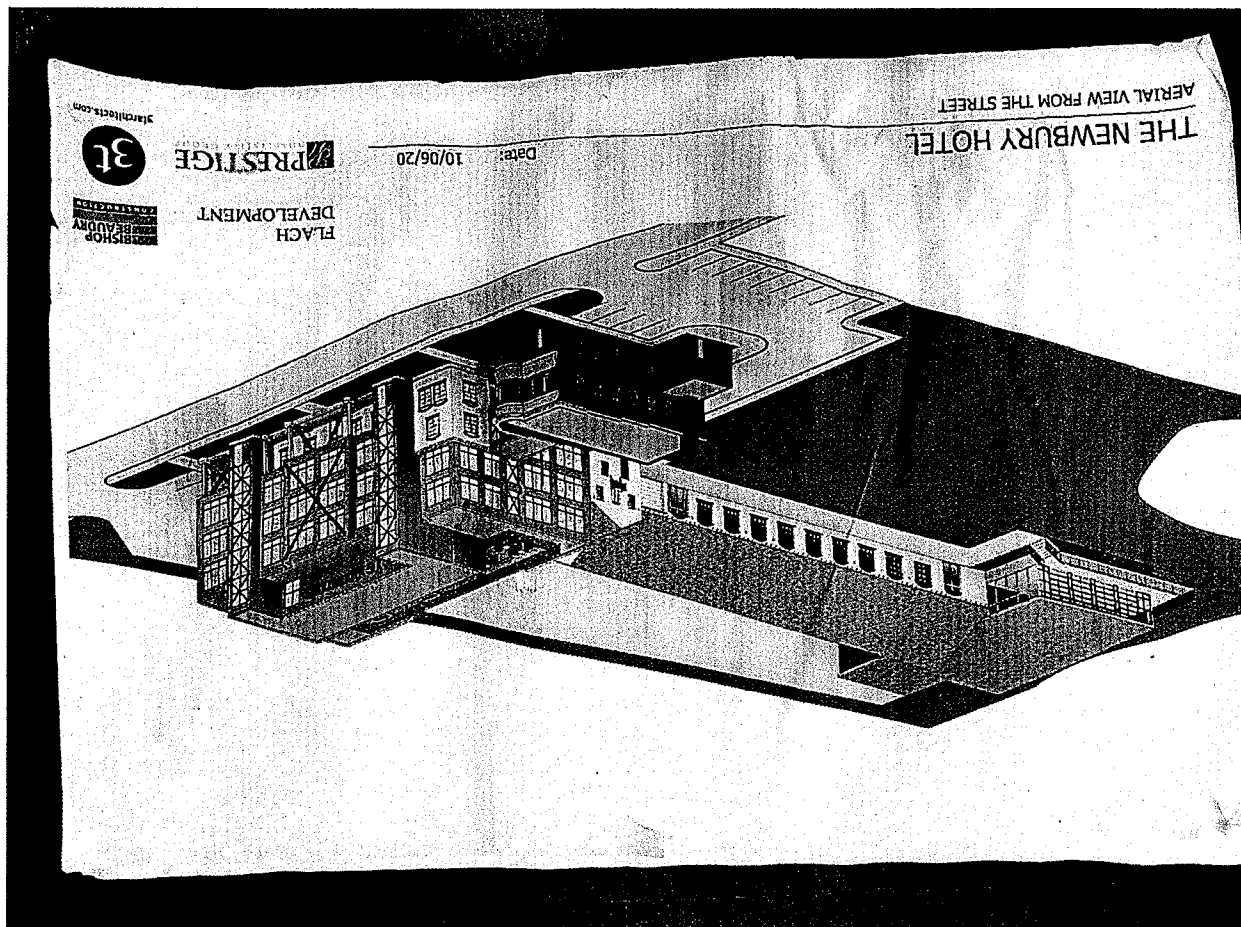


Figure 2. Rendering of The Newbury Hotel by 3t Architects from 6 October, 2020 that clearly shows a five story structure replacing the original one story brick building.

The actual building permit for 52 and 60 S. River Street (Figures 3a and 3b) was submitted by Aaron Flach on 18 February, 2021. This application states the following:

- to "Demo Existing Front Building" [sic]
- and "construct [a] new hotel building"
- with 4 stories,
- at "50 ±" feet tall, and

- with an estimated project cost of \$2mm.

2. Nature of work: New Building X Addition _____ Repair X Alteration _____ Relocation _____
Swimming Pool _____ Deck _____ Fence _____ Change of Occupancy _____

Costs for the work described in the Application for Building Permit include the cost of all the construction labor, materials and other work done in connection therewith, exclusive of the cost of the land. The fee is half of 1% (.005) of the estimated cost.
* An additional permit fee may be charged predicated on the extent of the variation from the original plans.

3. Estimated Cost 2,000,000 Fee \$ 10,000 (Due at time of filing application)

4. Size of lot or area of site is 3 acres.

5. Dimensions of new construction: Front _____ Rear see drawings Depth _____ Height 50' No. of Stories 4

6. Dimensions of existing structure: Front _____ Rear see drawings Depth _____ Height 25' No. of Stories 2

Figure 3a. Sworn building permit application submitted by Aaron Flach

Indicate with sufficient clarity and detail the nature and extent of the work proposed. Furnish plans, material lists, and any other documentation to substantiate that the proposed work will comply with the Uniform Code and the State Energy Conservation Construction Code.

Demo Existing Front Building, construct new hotel building
renovate Back building for event center, renovate old power
station to spa.

Figure 3b. Scope of work provided by Aaron Flach in the building permit application, which is supposed to contain "sufficient clarity and detail."

We now know that Empire Riverfront Ventures already had plans for a five story hotel at least three months prior to the building permit application. Yet Flach's signed application—a sworn statement—indicates a four story building. This sequence of events strongly suggests that Aaron Flach and Empire Riverfront Ventures knowingly misled the Village, the Planning Board, and the Historic Preservation Commission.

Secondly, according to Section 75-24 of the Village Code, *demolition requires a preservation work permit from the Historic Preservation Commission that authorizes such work.* While the properties technically had not yet been included in the Historic District, a good-faith actor would have behaved in accordance with the HPC rules. Indeed, Aaron Flach was clearly aware of the additional requirements of being in the Historic District and had previously acted in good faith. On 10 March, 2020, the minutes show that prior to painting one of the buildings at 60 S. River Street, he proposed to the HPC the historic paint colors he intended to use. When it came to the demolition of the front building at 60 S. River Street, however, why did Aaron Flach not approach the HPC for approval of his drastically revised plans, when he had previously sought the HPC's confirmation of details such as paint colors? Since the code clearly states demolition requires the HPC to authorize the work, one explanation is that Aaron Flach and Empire Riverfront Ventures sought to avoid scrutiny of their plans to demolish the building.

In terms of the Building Inspector's role, the building permit application described the demolition of a building along with an increased building height for the hotel—both of which are inconsistent with the approved site plan application. It is unclear whether the associated construction drawings showed a five story building or not. None of our FOIL requests have included construction drawings submitted by Empire Riverfront Ventures for The Newbury Hotel, despite these drawings being required for both the site plan approval by the PB and the building permit application. Regardless, one must ask how this permit application was rubber-stamped without additional Planning Board review and public discussion given that the building permit application contained details that deviated from the approved site plan application.

Lastly, regarding the inflated project cost, according to the Greene County EDC, Empire Riverfront Ventures received a total of \$2mm in grant funding and additional state funding. The majority of this funding (\$1.5mm) came from an Empire State Development (ESD) grant. According to Empire State Development, ESD generally does not consider applications for "more than twenty percent (20%) of the financing for any particular project." [2]

The Greene County IDA Statement of Findings, dated 20 February, 2020, indicates construction costs of \$9,972,000 and a total project cost of \$11mm, which includes the land purchase. Similar amounts were used in the initial GCIDA application without further elaboration, as shown in Figure 4. The ESD grant excluded the price of the land, which had already been acquired, and based their grant on a project cost of about \$10mm. Yet Figure 3a shows that the estimated cost for the project had decreased from \$10mm to \$2mm sometime between 30 July, 2020 (when the ESD grant was awarded) and 18 February, 2021 (when the building permit application was submitted). If construction costs had in fact been \$10mm, then the \$1.5mm grant would have been well under the 20% maximum financing guideline. However, at a cost of \$2mm, the ESD grant covers 75% of the project cost. Including the additional \$500k of state funding, *Empire Riverfront Ventures appears to have tricked the government into fully paying for the development of their hotel.*

<u>Description of Cost</u>	<u>Amount</u>
Land	\$
Buildings ("As Is" at closing)	\$ > 9,75,000
Machinery and Equipment Costs (FF&E)	\$
Utilities, Roads and Appurtenant Costs	\$
Architects and Engineering Fees	\$
Costs of Bond Issue (legal, financial and printing)	\$
Construction Loan Fees and Interest (if applicable)	\$
Other (specify)	\$
Room Renovations	\$
Corridors, Exterior & Misc. Renovations	\$
Franchise Fees & Other Soft Costs	\$
New Building (Administration) Construction	\$
TOTAL PROJECT COST	\$ ± 11,000,000

Figure 4. Detail of project costs in the notarized GCIDA application used to obtain ESD grants, tax exemptions, and other incentives.

These seemingly fraudulent activities are consistent with the apparent disregard for the rule of law that Empire Riverfront Ventures has demonstrated on this project. In addition to the above allegations, we have also notified the Village of other zoning violations that Empire Riverfront Ventures have committed, including:

- The building height of 63.5 ft exceeds the 45 ft approved and the 50 ft maximum allowed in the Village Center. (Section 155 Attachment 3, Schedule C of the Village Code)
- The building footprint, which covers 8840 sq ft (computed from the hotel blueprints) is 47% greater than the approved 6000 sq ft original footprint.
- The hotel architecture is incompatible with the overall historic character of the Village of Coxsackie. (Section 155-16 of the Village Code)
- The hotel causes or will cause harmful glare at sunset, noise from the rooftop bar, unsightliness due to an incompatible design from the rest of the historic district, as well as other objectionable features such as damage to the Village Center skyline and neighborhood viewshed. The Planning Board is responsible for protecting the community against such issues. (Section 155-65 A of the Village Code)

Given this mounting pile of evidence, one might reasonably infer that Empire Riverfront Ventures seemingly intended to defraud the Village, the State, and the community into paying for the construction of a modern steel and glass hotel, and to profit from the public expense.

We urge the Mayor and the Board of Trustees to take remediative actions recommended by NYS Division of Local Services *Zoning Enforcement* booklet [1], which we quote directly below:

1. The ZEO must pursue all violations of the law without undue bias for or against a particular person, otherwise s/he will open himself or herself to lawsuits for discriminatory enforcement. (p. 2)
2. Enforcement action can be taken whenever a zoning law or ordinance is violated, or a *condition attached to an approval granted by a municipal board is not met* (emphasis added). (p. 2)
3. Any new permits or certificates related to the same work should be denied from the date on which the violation is first determined to exist until the matter is resolved. (p. 5)
4. Enforcement actions can be taken to the local criminal court, which can, under specific guidelines set by state law (or by a superseding local law) impose fines or imprisonment. (p. 6)
5. Each week that a violation continues constitutes a new and separate offense. This raises the possibility of imposing successive (and escalating) fines imposed for each week that a violation continues. (p. 7)
6. Because of the high cost of going to court on such violations, local justices can help to offset some of this expense to a municipality by imposing a high fine. (p. 7)

To summarize, there is a collection of official documents that reveals how a massive construction project so out of keeping with the spirit of the Village Code has been allowed to get as far as it has. At best this timeline exposes weaknesses in a bureaucratic process that needs updating in light of a rapidly changing Village. The more worrying interpretation we can draw from this mounting pile of evidence, however—and one that cannot be overlooked—is the possibility that Empire Riverfront Ventures intended to make personal gains at the expense of the community and taxpayers. Whether these documents point to a series of unfortunate oversights or hint more darkly at evidence of fraud, Empire Riverfront Ventures and its Managing Member, Aaron Flach, must be held accountable for their actions.

The *Zoning Enforcement* booklet outlines a range of options, including civil and criminal proceedings, but many other courses of action can be taken at the Village level—namely, the imposition of fines and the denial of permits and certificates until the existing building is brought into compliance by lowering its height and harmonizing it with neighboring structures. However we choose to proceed as a community, the Village of Coxsackie needs to send a clear message that nobody is above the law and that these sorts of transgressions will be punished according to law. In this way, we can preserve the integrity of our historic Village during this exciting time of rapid growth and development. After all, as Aaron Flach rightly declared, "the historic district is essential to the very fabric of who we are as a community."

Respectfully,

Brian Rowe and Ysette Guevara

[1] NY Department of State Division of Local Government Services. *Zoning Enforcement*.

<https://dos.ny.gov/enforcement-zoning-and-other-local-laws>. Accessed 2022-04-07.

[2] Empire State Development. *ESD Grant Funds*. Page 6.

https://regionalcouncils.ny.gov/sites/default/files/2021-05/ESD_Grants.pdf. Accessed 2022-04-07

RECEIVED

APR 08 2022

VILLAGE OF COXSACKIE

From: Brian R Goble
161 Mansion St
Coxsackie, NY 12051
(845) 399-2588
bgoble@gmail.com

To: Village Board
119 Mansion St
Coxsackie, NY 12051

To Whom it May Concern,

I have recently been made aware that there are vacancies in the Village of Coxsackie Zoning Board. I am writing this letter to express my interest in becoming a member of the Zoning Board.

I have called the village of Coxsackie my home for over five years. I am originally from Saugerties, and I was drawn to Coxsackie because of the charm that reminded me of the small village I lived in as a young man. Since calling this village my home, it has been a pleasure to participate in the many events that serve to showcase our village, its historic sites, and the waterfront.

I believe that I am uniquely qualified to serve our community. I am currently employed full time with Consolidated Asset Management Services as a Power Plant Operator in Glenmont, NY. Prior to my current career I worked in the Environmental Services industry, and the Healthcare Insurance industry. I have decades of experience working in compliance with complex regulatory frameworks.

Thank you for your time and consideration.

A handwritten signature in black ink that reads "Brian R Goble". The signature is written in a cursive, flowing style.

Brian R Goble

Chapter 123

SMOKING

§ 123-1. Title and Adoption of policy.

This chapter may be known and cited as the “Smoking Control Law for the Village of Coxsackie.” The Village of Coxsackie pursuant to New York State Public Health Law § 1399-n et seq. adopts the following smoking policy which is applicable to all buildings and parks owned, occupied, or controlled by the Village of Coxsackie.

§ 123-2. Prohibited areas and Regulations.

- A. Smoking is prohibited in all areas, rooms, or sections of said buildings and parks which are open to the public.
- B. Smoking is prohibited in all common areas of all buildings whether open to the public or not. Such areas shall include but shall not be limited to rest rooms, hallways, copying areas, vestibules, conference rooms and meeting rooms.
- C. No person shall carry a lighted cigarette, cigar, pipe, vaping pen or other smoking material in any indoor hallway, passage, park, or other common area while walking through such area.

§ 123-3. Designation of Permitted smoking areas.

Smoking is permitted in designated areas only. The person in charge of each Village of Coxsackie building shall designate one or more areas outside of each building as a smoking area. The Village of Coxsackie Highway Superintendent shall designate the smoking area at the Village of Coxsackie Highway Building, and the Village of Coxsackie Clerk shall designate the smoking area at the Village Hall. Such area may be changed from time to time as may be deemed necessary.

§ 123-4. Village-owned or Village-operated vehicles.

Smoking is prohibited in all Village-owned or Village-operated vehicles occupied by more than one person unless all of the occupants of such vehicle agree that smoking may be permitted.

§ 123-5. Complaints.

Public may present any concerns to the Village Board or the Village Clerk’s Office. Employees are encouraged to present any concerns to their supervisor and may register a complaint with the Village Mayor.

§ 123-6. Posting.

Both Village owned parks, namely Firemen's Park and McQuade Park both located on Mansion Street, will have adequate signage alerting park visitors about smoking prohibition. A copy of this chapter shall be posted upon the Village bulletin board and in each separate building in which Village employees work.

§ 123-7. Penalties for offenses.

Both public and Village employees found smoking outside of designated smoking areas will be considered in violation of this chapter and may be subject to the penalty prescribed by the State of Commissioner of Health. If individual is caught more than twice a fine of \$ ____ shall be implemented.

§ 123-8. Enforcement.

The Police Department and Village Board reserves the right to ask violators of this chapter to extinguish what they are smoking, go to the designated area at once, or leave the premises. The department supervisor shall be designated an agent to assist in the enforcement of this chapter by notifying employees who are in violation.

Village of Coxsackie, County of Greene
State of New York
Proposed Local Law No. 1 of 2022

A LOCAL LAW TO REPEAL LOCAL LAW NO. 6 of 1980 AND AMEND CHAPTER 75 OF
THE VILLAGE CODE OF THE VILLAGE OF COXSACKIE

BE IT ENACTED by the Board of Trustees of the Village of Coxsackie as follows:

Section 1. Title of Local Law.

This Local Law shall be entitled “A Local Law to Repeal Local Law No. 6 of 1980 and Amend Chapter 75 of the Village Code of the Village of Coxsackie.”

Section 2. Authorization.

This Local Law to amend the Village Code of the Village of Coxsackie is enacted pursuant to the authorization under Article IX of the New York State Constitution and Municipal Home Rule Law Section 10, and its authority to adopt amendments to the Code pursuant to Code Section 1-8.

Section 3. Repeal of Local Law No. 6 of 1980, Local Law No. 3 of 1986, and Local Law No. 3 of 2018.

The Village Board of the Village of Coxsackie hereby repeals Local Law No. 6 of 1980 of the Village of Coxsackie and all amendments thereto, including Local Law No. 3 of 1986 and Local Law No. 3 of 2018, in their entirety.

Section 4. Amendment.

The Village Board of the Village of Coxsackie hereby amends the Village of Coxsackie Code by deleting Chapter 75 [Historic Preservation Districts] in its entirety and replacing it with the following:

Chapter 75. HISTORIC PRESERVATION DISTRICTS AND LANDMARKS

ARTICLE I. INTENT AND PURPOSE

§ 75-1. Purpose.

The Village Board of Trustees finds that there exists within the Village of Coxsackie places, sites, structures and buildings of historic or architectural significance, antiquity, uniqueness of exterior design or construction, which should be conserved, protected and preserved to maintain the architectural character of the Village, to contribute to the aesthetic value of the Village and to promote the general good, welfare, health and safety of the Village and its residents.

The purpose of this local law is to promote the general welfare by providing for the identification, protection, enhancement, perpetuation, and use of buildings, structures, signs, features, improvements, sites, and areas within the Village that reflect special elements of the Village’s historical, architectural, cultural, economic, or aesthetic heritage for the following reasons:

- A. The protection, stabilization and enhancement of individual buildings, a group of buildings (i.e., historic district) or a parcel, such as a cemetery or park, or other area that is of historic, architectural and/or cultural importance to the Village.
- B. Ensuring the continued existence of the Village's cultural and historical heritage as embodied in such buildings, districts, parcels, or areas.
- C. The stabilization of and improvement of property values for such buildings, districts, parcels, or areas, which will also strengthen the Village economy.
- D. To promote and encourage continued private ownership and stewardship of historic structures and parcels.
- E. To foster public knowledge, understanding and appreciation in the beauty and character of the Village and in the accomplishments of its past.
- F. To conserve valuable material and energy resources by promoting the full maintenance, use and adaptive reuse of historic buildings.

ARTICLE II. HISTORIC PRESERVATION COMMISSION

§ 75-2. Historic Preservation Commission created.

In furtherance of the purpose of this chapter, the Historic Preservation Commission ("the Commission," or ("HPC")) of the Village of Coxsackie is created.

§ 75-3. Powers of Commission.

The Commission has the power to perform the functions and duties assigned to it in this chapter. It shall also have the power to:

- A. Review any historic preservation local laws or regulations of the Village and recommend to the Village governing board any changes and amendments thereto, especially as such recommendations are needed for the Commission to conduct its business.
- B. Recommend to the Village governing board individual landmarks and historic districts to be adopted by local law, and from time to time, changes thereto, as set out in Article III of this chapter.
- C. Maintain an inventory of locally designated historic resources or districts with the Village of Coxsackie. (See Appendix A)
- D. Recommend to the Village governing board additional criteria to be adopted in local law to be used when evaluating applications for a preservation work permit, in addition to the powers set out in Article IV of this chapter.
- E. Recommend to the Village governing board proposals for the acquisition of preservation easements or other interests in real property.
- F. Evaluate an application for a preservation work permit; approve, approve with modifications, or deny any proposal for demolition, removal, relocation, or for exterior changes to a designated individual landmark or property within a designated historic district resulting from any such application.
- G. Evaluate, without a public hearing, an application for ordinary maintenance and repair of historic resources, properties, or landmarks; approve, approve with modifications, or deny any such applications.
- H. Perform other functions that the Village governing board may designate by local law.

§ 75-4. Membership, appointment, and terms of Commission members.

The Commission shall consist of up to eight members. Six to seven members shall be appointed by the Mayor, subject to confirmation by the Village Board. Up to two members shall be members of the Village Planning Board, appointed pursuant to Chapter 16 of the Village of Coxsackie Code. All members must be qualified to serve on the Commission, qualifications to be determined by the Village Board of Trustees per Section 75-6. Initially the terms shall be as follows: one member for five years, one member for four years, two members for three years, and two to four members for two years. Upon the expiration of the initial term, each subsequent appointment shall be for a term of five years. A person may serve any number of successive terms. The Chairperson shall be designated by the Mayor each year at the organizational meeting of the Village Board. The Vice Chairman and Secretary of the Commission shall be designated by the Chairperson, who shall serve in such capacity for one year.

Quorum: A simple majority of the commission members shall constitute a quorum for the transaction of business. An affirmative majority vote of the full commission is required to approve any resolution, motion, or other matter before the commission.

§ 75-5. Vacancies on Commission.

If, for any reason, a position becomes vacant, the Mayor shall appoint a person to fill the vacancy for the remainder of the term within 45 days after the day on which the vacancy occurred. If a vacancy occurs in a term with less than 45 days remaining, the Mayor may allow the term to expire without appointing a person to fill the vacancy.

§ 75-6. Qualifications for appointment to Commission.

The Mayor has the duty to appoint qualified individuals as members of the Preservation Commission, to the extent available in the community, such as an architect, a historian, a real estate broker, a resident of a historic district or any other person who shall have demonstrated a significant interest in and commitment to the field of historic preservation.

§ 75-7. Compensation of Commission members.

A person serving as a member of the Commission will not receive a salary for his or her services but will be compensated for any expenses incurred in the performance of his or her duties, subject to the prior approval of the Chairperson.

§ 75-8. Meetings, rules, and regulations of Commission.

The Commission shall meet as necessary at the call of the Chairperson. All regular or special meetings of the Commission shall be consistent with the notice provisions of the New York Open Meetings Law and shall be open to the public. The members of the Commission shall enact rules and regulations concerning the following business:

- A. The time, date, and place of future meetings.
- B. Design Guidelines for Individual Landmarks and Historic Districts.
- C. Recommend to the Village governing board regulations relating to any subject matter over which the Commission has jurisdiction under this local law.

ARTICLE III. DESIGNATION OF LANDMARKS OR HISTORIC DISTRICTS

§ 75-9. Criteria and Designation of Landmarks or Historic Districts.

The Commission shall delineate landmarks or historic districts and recommend them to the Village Board of Trustees for designation under local law.

(a) Individual Landmark: The Commission may recommend an individual property as an individual landmark if it:

- i. exemplifies or possesses special character, or historic or aesthetic interest of value as part of the political, economic, or social history of the Village.
- ii. is identified with persons or events significant in local, state, or national history.
- iii. embodies the distinguishing characteristics of a type, period or method of construction or design style, or is a valuable example of the use of indigenous materials or craftsmanship; or is representative of the work of a designer, architect, or builder.
- iv. represents an established and familiar visual feature of the community by virtue of its unique location or singular physical characteristic, represents an established and familiar visual feature of the community; or
- v. has yielded or may be likely to yield information important in prehistory or history.

(b) Historic District: The Commission may recommend a group of properties within the Village as a historic district if a majority of properties therein:

- i. contain properties which meet one or more of the criteria for designation as a landmark and which may have within its boundary's other properties or structures that, while not of such historic and/or architectural significance to be designated as landmarks, nevertheless contribute to the overall visual characteristics of the landmark or landmarks located within the historic district; and
- ii. constitute a unique section of the Village by reason of possessing those qualities that would satisfy such criteria.

§ 75-10. Definitions.

As used in this chapter, the following terms shall have the meanings indicated:

HISTORIC DISTRICT

An area designated as a historic district in accordance with the procedures described in this Chapter, and which contains within definable geographic boundaries a significant concentration, linkage or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development. A historic district designated under this local law shall not be construed as a zoning district of the Village of Coxsackie, and nothing contained herein shall be construed as authorizing the commission to adopt a law, by-law or regulation that regulates and determines the areas of yards, open spaces, regulates population density or restrict the locations of trades and businesses or creates zoning districts for any such purpose.

INDIVIDUAL LANDMARK

Any building, structure or site that has been designated as a “landmark” by the Village Board of Trustees pursuant to procedures described in this Chapter that is worthy of preservation, restoration, or rehabilitation because of its historic or architectural significance.

§ 75-11. Initiation of Proposed Designation.

The Village of Cossackie’s Village Board of Trustees, Planning Board, or Historic Preservation Commission, or a resident of the Village may initiate the proceedings for designation of an individual landmark or historic district.

A written proposal of designation will be in the form of an application to be sent to the Village Clerk for distribution to the Commission and is subject to the following minimal information requirements:

- A. The applicant's name, address, and contact numbers.
- B. A description and map of the boundaries of the area to be designated.
- C. A statement explaining the following:
 - (1) The reasons why the area should be designated (See Section 75-9 for guidance).
 - (2) The reasons why the boundaries are adequate and correct.

§ 75-12. Delivery of proposal or application to the Commission.

The Village Clerk shall deliver a proposal or an application for designation to the Commission within ten (10) business days after receipt.

§ 75-13. Review by Commission.

Within thirty (30) days after the day on which a proposal or application is received, the Historic Preservation Commission shall review the proposal or application. If the proposal or application impacts any property in the Village that may require Planning Board review, such as for site plan, subdivision or parkland review, the Commission shall forward a copy of said document to the Village Planning Board.

§ 75-14. Public Hearing.

- A. **Public Notice:** Within forty-five (45) days from the completion of the review of the proposal or application, the Commission shall set, give public notice, and conduct a hearing open to the public on the matter of the proposed designation. Said hearing shall be advertised in a newspaper of general circulation in the Village at least five (5) business days before such hearing. Notice of such hearing shall be given to each owner of property to be designated by registered mail or in person with receipt confirming delivery at least ten (10) business days prior to such hearing.
- B. **Work Moratorium:** Once the Commission has issued a notice of a proposed designation it may also recommend to the Village Board that a moratorium be put in place, prohibiting any work relating to the individual landmark or district proposed for designation as long as the proposed designation is under active consideration by the Commission and until the Commission has made its decision on designation.

- C. **Purpose of hearing:** The purpose of the hearing is to aid the Commission in adopting a resolution on the matter of the proposed designation by providing a forum for public debate on the issue of whether the individual property or historic district meet the necessary criteria to be so designated. The Commission, property owners, Planning Board and any other interested parties may present testimony or documentary evidence at the hearing which will become part of a record regarding the historic, architectural, or cultural importance of the proposed individual landmark or historic district.

D. **Report of Written Recommendation by Commission.**

Within thirty (30) days after the day on which the public hearing is closed, the Commission shall prepare a written report of recommendation either recommending approval or rejection of the proposed designation.

In addition to testimony or documentary evidence received at any public hearing, the record may also contain reports, public comments, expert testimony, or other evidence offered outside of the hearing, but submitted for the Commission's consideration by the date of the hearing. At a minimum, the record of the designation shall contain the application, Commission and/or staff reports, any comments made on the application at the public hearing, and the Commission's recommendation to the Village Board of Trustees to approve, approve with modifications, or deny the application requesting designation.

§ 75-15. Delivery of Recommendation to Village Board.

The Commission shall deliver a copy of its written report of recommendation to the Village Board.

§ 75-16. Notification of action by Village Board.

Within thirty (30) days after the Village Board receives the recommendation report, the Village Board shall, by resolution, undertake a designation in whole or in part, or shall disapprove in its entirety the proposed designation, setting forth in writing the reasons for the decision. Notice of the Village Board's decision shall be sent by the Commission to the applicants and owners of an approved designated property or to the owners of all properties within an approved historic district within ten (10) days of receipt from the Village Clerk, by certified mail return receipt requested.

§ 75-17. Publication of local law designating a historic landmark or preservation district.

As soon as possible, the Village Clerk shall cause to be published in a newspaper of general circulation in the Village, a local law designating an individual landmark or historic district.

§ 75-18. Recording of a Landmark or Historic District on Zoning Map.

As soon as possible, the Village Clerk shall cause to be recorded on the Zoning District Map of the Village of Coxsackie, a landmark or historic district established under this chapter.

§ 75-19. Amendment or rescission.

The Commission may recommend to the Village Board, which in turn may amend or rescind an individual landmark or historic district using the same procedures established under this chapter for the creation of an individual landmark or historic district.

Sec. 75-20. Designated historic districts and landmarks.

Designated Historic Districts and landmarks are described in Appendix A and B to this chapter and are shown on a map entitled “Zoning Map, Village of Coxsackie,” which is appended to Chapter 155 of this Code.

ARTICLE IV. PRESERVATION WORK PERMITS

§ 75-22. Preservation work permit.

The Commission may issue a preservation work permit application in accordance with the procedures and standards set forth in Article IV of this chapter.

§ 75-23 Purpose of preservation work permit.

The purpose of a preservation work permit is to establish a process by which the Commission is authorized to review plans for work on individual landmarks or properties within historic districts to make certain that the work complies with protective standards created to preserve the unique qualities of an individual landmark or historic district. The preservation work permit is intended to authorize review of exterior work only.

§ 75-24 Preservation Work Permit required.

No person shall carry out any exterior alteration, restoration, reconstruction, demolition, new construction, or move a designated historic landmark or property within a designated historic district without first obtaining, from the Commission, a preservation work permit that authorizes such work. Such permit shall be required whether or not a building permit is required by any other ordinance, local law, rule, or regulation.

§ 75-25. Definitions. The definitions of terms as used in this chapter are set forth in **Appendix C**

§ 75-26. Standards of Visual Compatibility. The Standards of Visual Compatibility considered by the Commission in its review of applications for preservation work permits pursuant to Section 75-31 are set forth in **Appendix D**.

§ 75-27. Application for a Preservation Work Permit.

A person may initiate proceedings to obtain a preservation work permit by sending a permit application to the Village of Coxsackie Clerk or to the HPC at 119 Mansion Street, Coxsackie, NY 12051.

§ 75-28. Information required on application.

The Village may specify the information required in a permit application and may, from time to time, change the content of that information, but at all times the Commission shall require the following information:

- A. The applicant's name, address, email address and telephone number.
- B. The owner's name, address, email address and telephone number if the owner is not the applicant.
- C. The owner's signed consent to the making of the application if the owner is not the applicant.

- D. The address and the property tax identification number of the property.
- E. The zoning classification of the property.
- F. The plans for the work to be done, including a survey, perspective drawings or blueprints, and paint and material samples for the proposed work.
- G. A statement of the purposes for the proposed work.
- H. Where the proposal includes signs, lettering or numbers on any exterior feature and/or is visible on the building's front facade, a scale drawing showing the type of lettering and numbers to be used, all dimensions and colors, a description of materials, method of illumination, and a plan showing the sign's location on the property or building, and any other information the Commission may determine necessary to visualize the proposed work.
- I. A copy of any permit or variance required in connection with the work to be done.

§ 75-29. Delivery of application to Commission.

The Village Clerk shall deliver a completed application for a preservation work permit to the Commission within five (5) business days of receipt.

§ 75-30. Review by Commission.

Within thirty (30) days after the day on which the application is received, the Commission shall review the application for a preservation work permit. If the application impacts any property in the Village that may require Planning Board review, such as for site plan, subdivision or parkland review, the Commission shall forward a copy of the application to the Planning Board as part of its review process. Additionally, the Commission shall forward a copy of the application to the Village Code Enforcement Officer if he has not already been copied on the application.

§ 75-31. Basis of Commission review.

- A. The Commission shall approve the issuance of a preservation work permit only if it determines that the proposed work will not have a substantial adverse effect on the aesthetic, historical, or architectural significance and value of the individual landmark or if the proposed work is within a historic district, the proposed work will not have a substantial adverse effect on the aesthetic, historical, or architectural significance of the property itself, the district or neighboring properties in such district.
- B. In making this determination, the Commission's decision to approve, approve with modification(s) or deny an application for a preservation work permit for an individual landmark or property within a historic district, will be guided by the Secretary of the Interior's Standards for Rehabilitation and by the standards for granting a permit and any Design Guidelines adopted by the Commission.
- C. The Commission shall not grant a preservation work permit unless it finds that the standards of visual compatibility, as defined in Section 75-26, Appendix D, present in the existing structure or improvement before alteration or demolition will be present upon completion of the work. New construction shall be compatible with the historic district in which it's located.

- D. Upon submission of a complete application, the Commission shall have the authority to, without public hearing and notice:
1. determine whether the proposed work constitutes ordinary maintenance and repair for which a preservation work permit can be approved,
 2. approve work which is considered replacement-in-kind,
 3. approve signage that is determined to have no significant negative impact on the character or historic significance of the individual property or historic district in which it is located.
 4. The Commission is required to report to the Village Board of Trustees on a monthly basis on all activities for which applications were submitted and approval was granted without a public hearing and notice.

§ 75-32. Preservation Work Permit Public Notice Requirements.

Within forty-five (45) days from the completion of the review of the application, the Commission shall set, give public notice, and hold a public hearing prior to rendering a decision on any application for a preservation work permit granted pursuant to 75-31(D). Notice of the public hearing shall be published in a newspaper of general circulation in the Village at least five (5) calendar days prior to the public hearing date. The notice shall specify the time and place of the public hearing, a brief description of the proposal, and the location where the proposal may be reviewed prior to the hearing. The property owner and any interested party may present testimony or documentary evidence regarding the proposal at the hearing, which will become a part of the record. The record may also contain staff reports, public comments, and other evidence offered outside of the hearing, but presented by the hearing date.

§ 75-33. Resolution by the Commission.

Within thirty (30) days of the public hearing, the Commission shall approve, approve with conditions or modifications, request additional information, or deny the preservation work permit. All decisions of the Commission shall be in writing.

§ 75-34. Notification of grant or refusal.

Within five (5) business days after the day on which a decision is rendered by the Commission, the Village Clerk or Commission Chairperson shall send a copy to the applicant by certified mail, return receipt requested, by email with receipt requested, or hand deliver it to the applicant with their signature required as confirmation of receipt. A copy must also be filed with the Village Clerk for public inspection within ten (10) days of the date of the decision. The Commission's decision shall state the reasons for denying or modifying any application.

§ 75-35. Limitation on permit.

A preservation work permit is limited to an authorization of the work shown on plans required by § 75-28.

§ 75-36. Expiration/Extension of permit.

A preservation work permit shall be valid for 24 months after the date on which the resolution granting it was adopted. However, if hardship or circumstances beyond the applicant's control prevent commencement or completion of the project before the permit expiration date, the

Commission may, based on adequate documentation from the applicant to support its claim for relief, grant an extension of the permit for an additional twelve (12) month period.

§ 75-37. Repeat application for permit.

After the expiration of the extension period has ended, A person may make a repeat application for a preservation work permit as often as desired. The procedure for a repeat application is the same as the procedure for an initial application.

§ 75-38. Nonconforming signs.

In a historic district, formed in accordance with the provisions of this chapter, if a sign or signs do not conform to the Standards of Visual Compatibility, as defined in § 75-26, Appendix D, the owner of said sign will be given the opportunity to bring said sign into conformity in accordance with the following schedule:

- A. **Replacement.** The owner of said nonconforming sign shall have one year from the effective date of this chapter to replace or alter said existing sign to conform to the Standards of Visual Compatibility and and/or in accordance with a preservation work permit.
- B. **Removal.** Where an owner of said nonconforming sign elects not to cause said sign to conform to the Standards of Visual Compatibility, said owner shall remove said sign within one year from the effective date of this chapter.
- C. **Abandonment.** Where the owner of an improvement has abandoned the activity within said improvement, any sign identifying said activity shall be removed or demolished within thirty (30) days of said abandonment. For the purposes of this section, conclusive proof of abandonment shall be the cessation of said activity identified by said sign for a period of 12 months.

§ 75-39. Hardship criteria.

Following the denial of a preservation work permit, an applicant may request a certificate of economic hardship. If applying for a permit to improve, alter or demolish an individual landmark or of a structure located in and contributing to the significance of a historic district, in order to prove the existence of hardship, the applicant shall establish that:

- A. Denial will prevent the property from earning a reasonable return on investment, regardless of whether that return represents the most profitable return possible.
- B. The property cannot be adapted for any other use, whether by the current owner or by a purchaser, which would result in a reasonable return on investment.
- C. The alleged hardship has not been self-created.
- D. Efforts to find a purchaser in acquiring the property and preserving it have failed.

§ 75-40. Hardship application procedure.

- A. After receiving notification from the Commission as to its decision, an applicant may commence the hardship process. No building permit or demolition permit shall be issued once a hardship application has been filed until the Commission has made a finding as to whether or not a hardship exists.
- B. The Commission may hold a public hearing on the hardship application at which an opportunity will be provided for proponents and opponents of the application to present their views.

- C. If no public hearing is held, the Commission must render a decision on the hardship application within 30 days following its receipt of a complete application.
- D. The applicant shall consult in good faith with the Commission, local preservation groups and interested parties in a diligent effort to seek an alternative that will result in preservation of the property.
- E. All decisions of the Commission shall be in writing and shall state the reasons for granting or denying the application. A copy shall be sent to the applicant by certified mail, return receipt requested and a copy filed with the Village Clerk for public inspection.

§ 75-41. Appeals.

Any person aggrieved by a decision of the Commission relating to a certificate of economic hardship or a preservation work permit may, within ten (10) business days of the decision, file a written appeal to the Village Board of Trustees for review of the decision. Appellate review shall be based on the same record that was before the Commission and using the same criteria as set forth in the chapter.

§ 75-42. Affirmative Maintenance and Repair Requirement.

- A. Nothing in this local law shall be construed to prevent the ordinary maintenance and repair of any exterior architectural feature of a historic landmark or property within a historic district that does not involve a change in design, building materials, color, or outward appearance.
- B. The Commission may evaluate and decide, without public hearing, whether or not the proposed work constitutes ordinary maintenance and repair or requires full review and a public hearing.
- C. Owners of properties designated as an individual landmark or included within a historic district shall be responsible for the ordinary maintenance and repair of these buildings and their exterior architectural features.
- D. No owner or person with an interest in real property designated as an individual landmark or included within a historic district shall permit the property to fall into a serious state of disrepair so as to result in the deterioration of any structural component or architecture feature, including but not limited to:
 - (1) Deterioration of exterior facades, walls, chimneys, roofs, porches, steps, and trim.
 - (2) Deterioration of vertical or horizontal supports, including beams, joists, foundations, and footings.
 - (3) Ineffective waterproofing, maintenance or repair of exterior walls, roofs, or foundations including broken windows or doors.
 - (4) Defective or insufficient weather protection for roofs, foundations or exterior wall covering, or weathering due to lack of paint or other protective covering.
 - (5) Any fault or defect in the structure which renders it not properly watertight or otherwise compromised the life and character of the building or structure.

- E. Owners of vacant structures must ensure they are stabilized and made secure from the elements and vandalism.
- F. Owners of real property must ensure that landscaping, including fencing, is properly maintained. Regular mowing, weed control, pruning, and trimming of trees and shrubs so that they do not become overgrown or interfere with public use of sidewalks and streets, is required.

§ 75-43. Enforcement and Violations, Penalties.

- A. All work performed pursuant to a Preservation Work Permit issued under this local law shall conform to the requirements expressly stated therein, or reasonably implied therefrom.
- B. It shall be the duty of the Code Enforcement Officer to periodically inspect such work to assure compliance with the Permit and all applicable law. In the event of any noncompliance with the Permit, the Code Enforcement Officer may issue a stop work order and/or order to remedy until compliance with the Permit is achieved.
- C. Any owner or person in charge of a property who demolishes, alters, constructs, or permits a designated property to fall into a serious state of disrepair in violation of this local law in the absence of a Preservation Work Permit, a finding of economic hardship, or other approval by the commission, may be required by the Village Board of Trustees to restore the property and its site to its appearance prior to the violation.
- D. A person who fails to comply with the requirements of this chapter shall be subject to a fine of not more than \$50 each day the violation(s) continue(s) and/or civil action for abatement of the violation as determined by the Village Board of Trustees of the Village of Coxsackie.

§ 75-44. Appendices:

- A. Appendix A to chapter 75 of the Code is adopted as attached hereto and shall be entitled:
Designated Historic Districts.
- B. Appendix B to chapter 75 of the Code is adopted as attached hereto and shall be entitled:
Designated Landmarks.
- C. Appendix C to chapter 75 of the Code is adopted as attached hereto and shall be entitled:
Definitions Applicable to Chapter 75.
- D. Appendix D to chapter 75 of the Code is adopted as attached hereto and shall be entitled:
Standards of Visual Compatibility

Section 5. Severability.

The invalidity of any word, section, clause, paragraph, sentence, part, or provision of this Local Law shall not affect the validity of any other part of this Local Law which can be given effect without such invalid part or parts.

Section 6. Effective Date.

This Local Law shall take effect immediately upon filing with the Secretary of State.

APPENDIX A

DESIGNATED HISTORIC DISTRICTS

1. Reed Street Historic District – those properties including both sides of Reed and South River Streets, and portions of lower Mansion Street and Ely Street to the West, Betke Boulevard to the North, the Hudson River to the East, and Lower New Street to the South. The Reed Street Historic District includes the following properties by address and property tax parcel number:

Parcels Within Reed Street Historic District and Other Designated Properties by Tax Number			
Tax Parcel In order of ID Number	Address	AKA and/or Building Owner	Located in the Local Historic District and Other Designated Properties
Ely & Mansion Streets:			
56.19-3-20	1 Ely Street	Heermance Memorial Library	YES
56.14-2-16	No Street Number	Mansion Street Cemetery	YES
56.14-2-8	188 Mansion Street	S.Bronk House, Preserve 188, LLC.	YES
56.19-2-29, 3-48.	2, 4 & 6 Mansion Street	McQuade Bldg, A. Flach	YES
56.19-3-48	10 Mansiion Street	Eagle Hotel Apts - A. Flach	YES
56.19-2-30	17 Mansion Street	David Merchant	YES
56.19-2-31	9 Mansion Street	Samuel Mento	YES
56.19-2-39	5-7 Mansion Street	Bender Building, Bender Family	YES
56.19-2-40	1 Mansion Street	Lia & Justine Post	YES
Reed Street, Including Rear of Buildings and Lots facing Betke Blvd. and Lower New Street			
56.20-1-1	Betke Boulevard	Vacant lot owned by G. Knauer, parking behind 21 Reed Street	YES - Vacant Land - Parking, non contributing
56.19-2-34	49-53 Reed Street	Heartland, Gen'l Store, L&J Post	YES
56.19-2-35	45 Reed Street	General Store - L&J Post	YES
56.19-2-36	Reed Street	Attached to 45 Reed Street - L. Post	YES - Vacant Land, non contributing
56.19-2-37	27-29 Reed Street		YES - Building covers 2 lots
56.19-3-22	46 Reed Street	State Telephone	YES
56.19-3-23	Reed Street	Vacant lot owned by State Telephone at 46 Reed Street	YES - Pocket Park, non contributing
56.19-3-24	34 Reed Street	No current street number	YES, listed as 32-34 Reed Street
56.19-3-25	32 Reed Street (listed as #30, SHPO)	Rausch Commercial Bldg., B. Rausch	YES
56.19-3-26	Reed Street	King double lot, recently purchased	YES - Vacant Land, non contributing
56.20-1-10	Reed Street	King double lot, recently purchased	NO - Vacant Land, non contributing
56.20-1-11	16 Reed Street	NBC Loan Dept Building	YES
56.20-1-12	12 Reed Street	Sbarboro Bldg. Sharon Mahota	YES
56.20-1-13	10 Reed Street	Che Figata	YES
56.20-1-15	2-6 Reed Street	Former Cumming Hotel, A. Flach	YES
56.20-1-17	South River Street	Vacant Land	YES - Parking, non-contributing
56.20-1-18	45 South River Street	Steamboat House, M. Rausch	YES
56.20-1-19	47 South River Street	DM Hamilton Firehouse, Quigleys	YES
56.20-1-2	Betke Boulevard	Owned by Nat'l Bank of Cocksackie	YES - 1980's addition, parking, non contributing
56.20-1-5	1 Reed Street	Former Sundazed Bldg., K. Irwin	YES
56.20-1-57	3-7 Reed Street	National Bank of Cocksackie	YES
56.20-1-58	8 Reed Street	Former Sundazed Bldg., K. Irwin	YES
56.20-1-8	17 Reed Street	Only listed as 17 Reed Street	YES, listed as 11-17 Reed Street
56.20-1-9	21 Reed Street	G. Knauer	YES
South River Street:			
56.20-2-3	14 South River Street	1st Firehouse, Village of Cocksackie	YES
56.20-2-31	22-34 South River Street	Dolan Block, A. Flach dba S.River Street Redevelopment	YES
56.20-2-4	18 South River Street	Yellow Deli, Twelve Tribes	YES
56.20-2-7	38 South River Street	N. Amsterdam Fine Arts-k. Gunderson	YES
56.20-2-8	Combined - 48 South River Street	Patrick Henry's - A.Flach, dba Universal Laundramat	YES - combined with P&H Building - parking
56.20-2-9	48 River Street	Patrick Henry's - A.Flach, dba Universal Laundramat	YES

APPENDIX B

DESIGNATED HISTORIC LANDMARKS

- 1. Mansion Street Village Cemetery, Tax Parcel ID# 56.14-2-16**
- 2. Sylvester Bronk House, 188 Mansion Street, Tax Parcel ID# 56.14-2-8**

APPENDIX C

DEFINITIONS

As used in this chapter, the following terms shall have the meanings indicated below:

AN IMPROVEMENT OF REAL PROPERTY

Any addition to real property as illustrated by, but not limited to, any building, structure, wall, house, gate, fence, work of art, sign, or landscaping.

AN ALTERATION OR AN IMPROVEMENT

Any remodeling, repair, replacement, or construction that changes, modifies or transforms the exterior of the improvement as illustrated by, but not limited to:

- 1. Adding a room or wing.*
- 2. Relocating the placement of doors or windows.*
- 3. Repairing the roof.*
- 4. Replacing siding material.*
- 5. Addition and/or replacement of a sign.*
- 6. Addition and/or replacement of a fence.*
- 7. Painting the exterior of a structure.*
- 8. Major landscaping including, but not limited to, grading, trees, large shrubs, and ornamentation.*

DEMOLITION OF A DESIGNATED BUILDING AND/OR ITS IMPROVEMENT

A partial or total removal, destruction, wreckage or tearing down of an improvement as illustrated by, but not limited to:

- 1. The tearing down of a room.*
- 2. The tearing down of a wing.*
- 3. The tearing down of an exterior wall.*
- 4. The total removal of an improvement by tearing it down to its foundation.*

PREVENTATIVE MAINTENANCE

Any work to prevent deterioration or damage to the structural integrity or any exterior feature of a landmark or historic resource that does not involve a change in design, material, or exterior appearance. Such work includes, but is not limited to, painting, roof repair, foundation, chimney work, or existing landscape maintenance.

REHABILITATION

The act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features of the property which convey its historical, architectural, and cultural values.

REPAIR

Acts of ordinary maintenance that do not include a change in the design, material, form, or outer appearance of a resource, such as repainting to match existing color choices. This includes methods of stabilizing and preventing further decay and may incorporate replacement-in-kind or refurbishment of materials on a building or structure.

RESTORATION

The act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code required work to make properties functional is appropriate within a restoration project.

RETAIN

The act of keeping an element, detail or structure and continuing the same level or repair to aid in the preservation of elements, sites, and structures.

APPENDIX D

STANDARDS OF VISUAL COMPATABILITY

A. DEFINITION:

A predominance of similar design characteristics within a preservation district which are repeated or echoed a sufficient number of times so as to establish relationships among the individual improvements which produce the special architectural and historic character of the area. Standards of Visual Compatibility include, but are not limited to, design relationships among the individual improvements such as:

1. Uniform height of improvements.
2. Visual compatibility with surrounding properties, including proportion of the property's façade, proportion and arrangement of windows and other openings within the façade, roof shape, and the rhythm of spacing of properties on the streets, including setback.
3. Use of the same texture and materials in new construction and improvements, and their relation to similar features of the property and other properties in the neighborhood. (i.e., use of vinyl in siding, in replacement windows and in door and surrounding trim is prohibited.)
4. Length, width, overall dimensions, style, lettering, color, scheme, location and/or placement and spatial relationship of a sign identifying an improvement and/or the activity being undertaken therein, and the relationship of said sign to the expression of said improvement, its materials, proportion, and spatial relationships.

**VILLAGE OF COXSACKIE
RESOLUTION No. 62022**

**A RESOLUTION TO REESTABLISH THE TERMS OF OFFICE OF THE ZONING
BOARD OF APPEALS AND TO APPROVE THREE APPOINTMENTS TO THE
ZONING BOARD OF APPEALS**

WHEREAS, there are currently two members of the Zoning Board of Appeals (the “ZBA”), Sal Bevilacqua and Glenn Haas; and

WHEREAS, the Village Board of Trustees (the “Board”) seeks to reestablish the terms of the Zoning Board of Appeals pursuant to New York Village Law § 7-712(4); and

WHEREAS, because Section 155-93 of the Village Code provides for a five-member ZBA, the Board desires to approve three additional appointments to the ZBA pursuant to New York Village Law § 7-712(2) for staggered five-year terms pursuant to New York Village Law § 7-712(4); and

NOW THEREFORE BE IT RESOLVED that the terms of office of Sal Bevilacqua and Glenn Haas shall be one (1) year and two (2) years, respectively, commencing upon the adoption of this resolution; and

NOW THEREFORE BE IT FURTHER RESOLVED, pursuant to §7-712(2) the Board approves the appointment of Sal Bevilacqua as ZBA Chairperson; and

NOW THEREFORE BE IT FURTHER RESOLVED that the Board approves the following appointments to the ZBA for the following terms of office commencing upon the adoption of this resolution:

Christopher Chimento for a term of three (3) years
Debra Jung for a term of four (4) years
Brian Tighe for a term of five (5) years

Mark Evans, Mayor

Village Board of Trustees:

Mark Evans, Mayor
Donald Daoust
Stephen Hanse
Katlyn Irwin
Rebecca Vermilyea

I, the undersigned Clerk of the Village of Coxsackie do hereby certify that the above is a resolution duly adopted by the Village Board of Trustees on April 11, 2022.

SEAL

Nikki Bereznak, Clerk

Feb															
3/1/2022-3/31/2022															
VILLAGE-BOOK 1															
Reason	Acct. #	Gallons as + or - (if applicable)	Name/Location	Total	Water	On/Off	Water Penalty	Water Other	Water Adm. Fee	Meter	Sewer	Sewer Penalty	Sewer Other	Sewer Adm. Fee	Date
Penalties Removed Per Board 3/14/2022	10815		Coleman, Darragh/ 53 Church Street	-8.56			(8.31)					(0.25)			3/15/22
				0.00											
				0.00											
Village Totals				-8.56	0.00	0.00	-8.31	0.00	0.00	0.00	0.00	-0.25	0.00	0.00	
					W	On/Off	W Pen	W Town	W ADM	Meter	S	S Pen	S Town	S Adm	
TOWN-BOOK 2,5,7															
Penalties Removed Per Board 3/14/2022	50120		Yaas, Ted/ 11559 Route 9W-8	-96.25			(61.24)					(35.01)			3/15/22
				0.00											
				0.00											
Town Totals				-96.25	0.00	0.00	-61.24	0.00	0.00	0.00	0.00	-35.01	0.00	0.00	
					W	On/Off	W Pen	W Town	W ADM	Meter	S	S Pen	S Town	S Adm	
NEW BALTIMORE-BOOK 3,6															
				0.00											
New Baltimore Totals				0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
					W	On/Off	W Pen	W Town	W ADM	Meter	S	S Pen	S Town	S Adm	
			Sheet Total	-104.81	0.00	0.00	-69.55	0.00	0.00	0.00	0.00	-35.26	0.00	0.00	
						ON/OFF	W PEN	W TOWN	W ADM	METER		S PEN	S TOWN	S ADM	

VILLAGE OF COXSACKIE
Abstract of Unaudited Vouchers
GENERAL FUND

Total Claims: \$142,103.64

04/11/2022

Number 011

Voucher #	Claimant	Account #	Amount	Check	Date
752	HENDRIE CONSTRUCTION 1084/BUILDING FORMS AND INSTALLING STEEL FOR FOUNDATION	A391	5,537.50	21040	03/18/2022
753	AMAZON PURCHASES 114-0180039-0466600/SECURITY CAMERA SYSTEM, VIDEO CABLE & MONITOR-P.D.	A3120.204	610.26	VISA	03/21/2022
754	TOLLS BY MAIL PAYMENT 12019912437/TOLL FOR DPW TRUCK	A5110.413	14.84	21042	03/22/2022
755	CONSTELLATION NEW ENERGY INC 5466057-4/VILLAGE BUILDING - 119 MANSION STREET	A1620.401	423.95	21041	03/22/2022
755	CONSTELLATION NEW ENERGY INC 5466057-7/AREA LIGHT AT FIREHOUSE	A1620.403	678.21	21041	03/22/2022
755	CONSTELLATION NEW ENERGY INC 5466057-10/COMPRESSOR - FIREHOUSE	A1620.404	66.34	21041	03/22/2022
755	CONSTELLATION NEW ENERGY INC 5466057-3/BALLFIELD LIGHT - MCQUADE PARK	A7140.402	20.59	21041	03/22/2022
755	CONSTELLATION NEW ENERGY INC 5466057-14/RIVERSIDE PARK - BETKE BLVD	A7140.413	41.51	21041	03/22/2022
755	CONSTELLATION NEW ENERGY INC 5466057-13/BOAT LAUNCH - BETKE BLVD	A7140.414	3.76	21041	03/22/2022
755	CONSTELLATION NEW ENERGY INC 5466057-0/BOAT LAUNCH LIGHT - BETKE BLVD	A7140.414	2.51	21041	03/22/2022
755	CONSTELLATION NEW ENERGY INC 5466057-5/ROVERSIDE PARK - GAZEBO	A7140.415	3.98	21041	03/22/2022
756	CONTI APPRAISAL & CONSULTING, 227076/INVEST, ANALYSIS & PREP OF APPRAISAL 30 BAILEY ST.	A1620.4	2,500.00	21044	03/22/2022
757	NYS GFOA 40400/2022 MEMBERSHIP-TREASURER	A1920.4	185.00	VISA	03/14/2022
758	MILITARY TRIBUTE BANNERS 220126051/20 BANNERS	A391I	2,039.00	VISA	03/14/2022
759	TAILLEUR, JOAN P. REIMBURSEMENT/REIMBURSEMENT CO SEARCH 120 KINGS ROAD	A3620.4	50.00	21043	03/22/2022
760	COXSACKIE HOSE COMPANY #3 INC. DEC GRANT/RECEIPT OF DEC GRANT	A3497.2	1,500.00		
761	MILITARY TRIBUTE BANNERS 220126066/22 BANNERS	A391I	2,271.10	VISA	03/28/2022

VILLAGE OF COXSACKIE
Abstract of Unaudited Vouchers
GENERAL FUND

Total Claims: \$142,103.64

04/11/2022

Number 011

Voucher #	Claimant	Account #	Amount	Check	Date
761	MILITARY TRIBUTE BANNERS 220126074/25 BRACKETS	A391I	1,319.00	VISA	03/28/2022
762	SENSAPHONE SENTINEL APRIL SUBSCRIPTION/APRIL SUBSCRIPTION	A391G	17.85	VISA	03/24/2022
763	HENDRIE CONSTRUCTION 1085/POURED CONCRETE AND FRAMING	A391	14,000.00	21045	03/31/2022
764	NATIONAL BANK OF COXSACKIE MARCH/REMOTE DEPOSIT FEE	A1325.416	10.00	EFT	03/31/2022
764	NATIONAL BANK OF COXSACKIE MARCH/REMOTE DEPOSIT FEE	A391F	10.00	EFT	03/31/2022
764	NATIONAL BANK OF COXSACKIE MARCH/REMOTE DEPOSIT FEE	A391G	10.00	EFT	03/31/2022
765	MORRISVILLE STATE COLLEGE 3/29/2022/KEN HETRICK BOOKS-BASIC OPERATION, ACTIVATED SLUDE	A391G	215.50	VISA	03/29/2022
766	GUARDIAN LIFE INSURANCE CO 754372/GENERAL FUND DENTAL COVERAGE	A9060.8	107.72	21047	04/05/2022
767	MVP HEALTH CARE, INC. APRIL 2022/GENERAL FUND HEALTH INSURANCE	A9060.8	1,817.53	21048	04/05/2022
768	NYS TEAMSTERS COUNCIL MARCH 2022/DPW HEALTH INSURANCE MARCH 2022	A9060.8	5,666.08	21049	04/05/2022
769	GREAT AMERICA FINANCIAL SVCS. 31221780/POSTAGE MACHINE RENTAL STANDARD PAYMENT	A1325.411	59.19	21046	04/05/2022
770	VERIZON WIRELESS 9902296069/CELLULAR TELEPHONES - POLICE	A3120.404	374.81	21050	04/05/2022
770	VERIZON WIRELESS 9902296069/CELLULAR TELEPHONES - FIRE	A3410.403	250.52	21050	04/05/2022
770	VERIZON WIRELESS 9902296069/CELLULAR TELEPHONES - CODE ENFORCEMENT	A3620.4	33.00	21050	04/05/2022
770	VERIZON WIRELESS 9902296069/CELLULAR TELEPHONES - DPW	A5010.401	40.47	21050	04/05/2022
771	LIME ENERGY SERVICES CO MARCH/MARCH INVOICE	A1620.401	89.17	EFT	03/25/2022
772	MAX S. WOOD EQUIPMENT, INC. 55980/SAW CHAIN, 2 CYCLE OIL, BELT	A5110.408	96.69		
773	5X5 LAB, LLC 1743/MONTHLY WEB HOSTING	A1325.413	100.00		

VILLAGE OF COXSACKIE
Abstract of Unaudited Vouchers
GENERAL FUND

Total Claims: \$142,103.64

04/11/2022

Number 011

Voucher #	Claimant	Account #	Amount	Check	Date
774	AIRGAS USA, LLC 9124186535/CARBON DIOXIDE 20LB SIPHON	A5110.405	35.49		
775	AMERICAN ROCK SALT CO. LLC 0708793/BULK ICE CONTROL SALT, FUEL SURCHARGE	A5142.402	3,787.67		
776	BRIAN T. BENDER HEATING 01541/INSTALL STAINLESS SINK & DISHWASHER DM HAMILTON	A3410.421	2,011.66		
777	BOTTINI FUEL 927245/#2 FUEL OIL 119 MANSION STREET	A1620.405	890.34		
777	BOTTINI FUEL 928055/#2 FUEL OIL 38 MANSION STREET	A1620.406	1,039.51		
778	EMURGENTCARE 32022/FIRE PHYSICALS, GIANOLA, MOORE-WARREN, STACEY	A3410.405	655.00		
779	CAPITALAND FILTER & SUPPLY 260574/6.7 SUPER DUTY OIL, ROTELLA T GAL., SHELL OIL, DEF	A5110.404	209.35		
780	CENTRAL HUDSON GAS & ELECTRIC 2100-0405-86-6/HIGHWAY GARAGE - MARCH	A1620.402	620.90		
780	CENTRAL HUDSON GAS & ELECTRIC 2100-0405-86-6/HIGHWAY GARGE - APRIL	A1620.402	193.54		
780	CENTRAL HUDSON GAS & ELECTRIC 2100-5383-90-2/HIGHWAY GARAGE - 38 MANSION STREET	A1620.402	163.95		
780	CENTRAL HUDSON GAS & ELECTRIC 2100-0569-65-3/HIGHWAY GARAGE - 38 MANSION STREET	A1620.402	371.48		
780	CENTRAL HUDSON GAS & ELECTRIC 2100-0407-23-5/AREA LIGHT - FIREHOUSE 117 MANSION STREEET	A1620.403	1,669.36		
780	CENTRAL HUDSON GAS & ELECTRIC 2100-0525-11-9/STREET LIGHTS - APRIL	A5182.4	6,217.87		
780	CENTRAL HUDSON GAS & ELECTRIC 2100-0525-11-9/STREET LIGHTS-MARCH	A5182.4	16,791.69		
780	CENTRAL HUDSON GAS & ELECTRIC 2100-0325-75-9/MCQUADE PARK	A7140.401	196.47		
780	CENTRAL HUDSON GAS & ELECTRIC 2100-0565-46-1/RIVERSIDE PARK-BETKE BLVD-APRIL	A7140.413	50.54		

VILLAGE OF COXSACKIE
Abstract of Unaudited Vouchers
GENERAL FUND

Total Claims: \$142,103.64

04/11/2022

Number 011

Voucher #	Claimant	Account #	Amount	Check	Date
780	CENTRAL HUDSON GAS & ELECTRIC 2100-0565-46-1/RIVERSIDE PARK - BETKE BLVD-MARCH	A7140.413	116.84		
780	CENTRAL HUDSON GAS & ELECTRIC 2110-0407-76-3/BOAT LAUNCH PARK - BETKE BLVD	A7140.414	426.25		
780	CENTRAL HUDSON GAS & ELECTRIC 2100-0407-62-3/RIVERSIDE PARK - GAZEBO	A7140.415	77.85		
780	CENTRAL HUDSON GAS & ELECTRIC 2100-0417-05-1/FIREMANS PARK - APRIL	A7140.430	17.85		
780	CENTRAL HUDSON GAS & ELECTRIC 2100-0417-05-1/FIREMANS PARK - MARCH	A7140.430	45.32		
781	COFFEY'S HEAVY REPAIR 3/29/22/SERVICE CALL FOR CHECK ENGINE LIGHT	A5110.403	237.50		
781	COFFEY'S HEAVY REPAIR 3/14/22/TRUCK #17 REPLACE LIGHT BULB, TRUCK #20	A5110.403	135.00		
782	CONSTELLATION NEW ENERGY INC 5466057-14/RIVERSIDE PARK - BETKE BLVD	A7140.413	20.65		
782	CONSTELLATION NEW ENERGY INC 5466057-13/BOAT LAUNCH PARK	A7140.414	0.98		
782	CONSTELLATION NEW ENERGY INC 5466057-0/BOAT LAUNCH-BETKE BLVD	A7140.414	1.96		
783	DELAWARE ENGINEERING, PC 05-387-193/05-387 COXSACKIE-GENERAL CONSULTING	A1440.4	195.00		
784	GNH LUMBER, INC. 153490/1/ANGLED BRUSH, TRASH BAGS, PAINTERS RAGS	A5132.403	119.54		
785	GOBLE, EILEEN 4/1/22/REIMBURSE CANVA SUBSCRIPTION	A7010.41	119.99		
785	GOBLE, EILEEN 3/10/22/MARKET TABLE ITEMS, FB ADS	A7010.41	87.22		
786	GREENE COUNTY SEPTIC CLEANERS 10394/SERVICE FOR PORTABLE TOILET MCQUADE PARK	A7140.405	84.00		
787	GREENE COUNTY TREASURER 3/15/22/FOUR INSPECTORS, CHAIRPERSON	A1450.1	540.21		
787	GREENE COUNTY TREASURER 3/15/22/TRANSPORT VOTING MACHINE, BALLOTS, MACHINE TECH	A1450.4	598.97		

VILLAGE OF COXSACKIE
Abstract of Unaudited Vouchers
GENERAL FUND

Total Claims: \$142,103.64

04/11/2022

Number 011

Voucher #	Claimant	Account #	Amount	Check	Date
787	GREENE COUNTY TREASURER 3/2/22/2022 WORKERS COMPENSATION PREMIUM	A9040.81	26,988.50		
787	GREENE COUNTY TREASURER 3/2/22/2022 DM HAMILTON WORKERS COMPENSATION PREMIUM	A9040.82	13,829.00		
788	HINTERLAND DESIGN 9342/50 HISTORY WALK BOOKS	A7510.4	497.50		
789	JOHNSON NEWSPAPER CORPORATION 012937B9/PUBLIC NOTICE AND AFFIDAVIT-LOCAL LAW #3	A1325.402	56.85		
789	JOHNSON NEWSPAPER CORPORATION 00C2BC85/PUBLIC NOTICE AND AFFIDAVIT-LOCAL LAW 1	A1325.402	53.02		
789	JOHNSON NEWSPAPER CORPORATION AFE3A019/PUBLIC NOTICE AND AFFIDAVIT-LOCAL LAW #2	A1325.402	56.85		
790	KJ ENTERPRISES 5087/ROUND 1 LAWN TREATMENT, CRABGRASS PREVENTER	A7140.402	350.00		
791	FIRE-END & CROKER CORPORATION 438864/LION STRUCTURAL BOOTS 10.5w	A3410.203	288.75		
791	FIRE-END & CROKER CORPORATION 438953/LION STRUCTURAL BOOTS 11.5w	A3410.203	288.75		
792	NEVCO SPORTS, LLC 0000199935/COAX RECEIVER INDOOR 110V	A7140.410	390.36		
793	NOLAN BOTTLE GAS CO., INC. 61215/COMMERCIAL LP 166.4 GAL	A1620.407	216.33		
793	NOLAN BOTTLE GAS CO., INC. 61225/COMMERCIAL LP 28.7 GAL	A1620.407	34.73		
794	NORDUTCH TECHNOLOGIES, INC 21905/NDT MANAGE+ FULL SERVER, CLOUD SERVER, WORKSTATION	A1325.414	528.00		
794	NORDUTCH TECHNOLOGIES, INC 21906/PD SAFE CLOUD SERVER, MAIL, WORKSTATION MONITOR	A3120.414	920.00		
794	NORDUTCH TECHNOLOGIES, INC 21813/LNOVO THINK CENTRE DESKTOP & SET UP-CODE	A3620.2	1,309.00		
795	NORTHEAST PEST CONTROL, INC. 201229/COMMERCIAL MONTHLY PEST CONTROL	A1620.415	119.00		

VILLAGE OF COXSACKIE
Abstract of Unaudited Vouchers
GENERAL FUND

Total Claims: \$142,103.64

04/11/2022

Number 011

Voucher #	Claimant	Account #	Amount	Check	Date
795	NORTHEAST PEST CONTROL, INC. 202355/COMMERCIAL MONTHLY PEST CONTROL	A1620.415	119.00		
796	PERSICO TRUE VALUE 188146/MASTER LOCK KEYS - BASEBALL FIELD	A7140.411	11.34		
796	PERSICO TRUE VALUE 188456/ALPHA LUGGAGE LOCK	A7140.411	23.98		
797	RAVENA AUTO SUPPLY 254248/CORE DEPOSIT	A5110.404	-66.67		
797	RAVENA AUTO SUPPLY 254008/TOTAL ECLIPSE RIGHT FRONT-FORD F-350	A5110.404	185.66		
799	UNIFORMS USA, INC. 931091/RUGS - 119 MANSION STREET 3/11/22	A1620.411	35.00		
799	UNIFORMS USA, INC. 933019/RUGS - 119 MANSION STREET 3/25/22	A1620.411	35.00		
799	UNIFORMS USA, INC. 933020/UNIFORMS DPW 3/25/22	A5132.402	62.00		
799	UNIFORMS USA, INC. 929772/UNIFORMS DPW 3/4/22	A5132.402	62.00		
799	UNIFORMS USA, INC. 932154/UNIFORMS DPW 3/18/22	A5132.402	62.00		
799	UNIFORMS USA, INC. 931092/UNIFORMS DPW 3/11/22	A5132.402	62.00		
800	VILLAGE OF COXSACKIE MUNICIPAL 2203-7163/MUNICIPAL ONE SOLAR PROJECT	A1620.401	539.43		
800	VILLAGE OF COXSACKIE MUNICIPAL 2203-7163/MUNICIPAL ONE SOLAR PROJECT	A5182.4	3,236.56		
800	VILLAGE OF COXSACKIE MUNICIPAL 2203-7163/MUNICIPAL ONE SOLAR PROJECT	A7140.4	606.86		
801	W.B. MASON CO, INC. 228164122/4 PACK LITHIUM BATTERY	A3120.403	7.64		
802	NATIONAL BUSINESS LEASING A 78775745/KYOCERA TASKALFA COPIER LEASE AND ACCESSORY	A1325.415	46.89		
803	NATIONAL BUSINESS TECHNOLOGIES IN475003/GOLD ALLIANCE/GOLD CONNECT PROGRAM COPIER	A1325.415	8.59		
804	UDIG NY 22030840/LATE POSITIVE RESPONSE	A5110.415	2.00		

VILLAGE OF COXSACKIE
Abstract of Unaudited Vouchers
GENERAL FUND

Total Claims: \$142,103.64

04/11/2022

Number 011

Voucher #	Claimant	Account #	Amount	Check	Date
805	VRS SALES LTD 119781/LARGE CHASIS SERVICE, OIL FILTER, FUEL FILTER	A3410.409	2,231.81		
806	WILLIAMSON LAW BOOK COMPANY 190930/WLB ACCOUNTING SUPPORT 4/1/22-3/31/23	A1325.407	369.34		
807	HOME DEPOT CREDIT SERVICES 4026098/HOMER BUCKET, TONGUE & GROOVE PLIER, BUSHING VALVE	A3410.421	68.28		
807	HOME DEPOT CREDIT SERVICES 6024528/BASE CABINETS, FILTER, STUDS, BUTCHER BLOCK	A3410.421	766.06		
808	SM GALLIVAN, LLC 22-01307/CRUSHER RUN	A5110.409	148.02		
808	SM GALLIVAN, LLC 22-01864/CRUSHER RUN	A5110.409	151.83		
809	STAPLES BUSINESS ADVANTAGE 1641129093/OFFICE SUPPLIES, COPY PAPER	A1325.401	35.00		
809	STAPLES BUSINESS ADVANTAGE 1641129093/ISSUES, TOILET PAPER	A1620.416	20.99		
810	STATE TELEPHONE COMPANY 731-8121/CENTRAL COMMUNICATIONS	A1650.4	1,127.58		
810	STATE TELEPHONE COMPANY 731-9906/PD BREATHALYZER	A3120.404	45.81		
810	STATE TELEPHONE COMPANY 731-2073/FIRE CHIEF OFFICE	A3410.403	22.68		
810	STATE TELEPHONE COMPANY 731-7772/TELEPHONE SERVICE FIRE	A3410.403	45.81		
810	STATE TELEPHONE COMPANY 731-7793/BUILDING INSPECTOR FAX	A3620.4	45.81		
811	ZOOM VIDEO COMMUNICATIONS INC. INV142211978/STANDARD PRO MONTHLY SERVICE-4/8/22-5/7/22	A1325.409	14.99	VISA	04/08/2022
812	NAGLE TATICH CRANSTON,LLC- 19-018-21/INVOICE 21 LOCAL WATERFRONT REVITALIZATION PRG	A1620.420	2,383.50		
813	MVP SELECT CARE INC. 2022-03/GENERAL FUND HEALTH INSURANCE	A9060.8	3.34		
814	WHITEMAN, OSTERMAN & HANNA LLP 557939/LEGAL PROFESSIONAL SERVICES	A1420.4	2,115.00		

VILLAGE OF COXSACKIE
Abstract of Unaudited Vouchers
GENERAL FUND

Total Claims: \$142,103.64

04/11/2022

Number 011

Voucher #	Claimant	Account #	Amount	Check	Date
815	MAIN-CARE ENERGY 6849089; 6420218/UNLEADED FUEL - POLICE	A3120.406	321.96		
815	MAIN-CARE ENERGY 6849089; 6420218/UNLEADED FUEL - FIRE	A3410.406	134.65		
815	MAIN-CARE ENERGY 6420237; 6219593/DIESEL FUEL - FIRE	A3410.406	43.10		
815	MAIN-CARE ENERGY 6849089; 6420218/UNLEADED FUEL - HOSE 3	A3410.420	52.05		
815	MAIN-CARE ENERGY 6420237; 6219593/DIESEL FUEL - HOSE 3	A3410.420	112.57		
815	MAIN-CARE ENERGY 6849089; 6420218/UNLEADED FUEL - DPW	A5110.401	443.60		
815	MAIN-CARE ENERGY 6420237; 6219593/DIESEL FUEL - DPW	A5110.401	1,087.67		
816	SENDTEK, INC. 13511/SEALING SOLUTION POSTAGE MACHINE	A1325.401	69.57		
817	UHY ADVISORS 550416398/ACCOUNTING SERVICES 11/13/21-3/1/22, 1099'S	A1320.4	1,380.67		
Total:			142,103.64		

VILLAGE OF COXSACKIE
Abstract of Unaudited Vouchers
WATER FUND

Total Claims: \$122,662.76

04/11/2022

Number 011

Voucher #	Claimant	Account #	Amount	Check	Date
385	CONSTELLATION NEW ENERGY INC 5466057-1/WATER PLANT - TITUS MILL ROAD	F8330.401	3,753.43	10730	03/22/2022
386	WILLDAN ENERGY SOLUTIONS CP-6538/1/28/2022-2/28/2022 ELECTRIC USAGE-WATER PLANT	F8330.401	303.20	EFT	03/28/2022
387	NEW YORK RURAL WATER ASSOC. 2022/ADELORD PREVILLE FULL REGISTRATION 5/23/22-5/25/22	F8310.406	300.00	10731	03/29/2022
388	BAUER, SHERI N. AS TRUSTEE OF 03182022/PURCHASE OF 117 TITUS MILL ROAD	F9950.9	49,016.66	EFT	03/17/2022
389	CHICAGO TITLE INSURANCE SERV 03182022/PURCHASE OF 117 TITUS MILL ROAD	F9950.9	871.00	EFT	03/17/2022
390	GUARDIAN LIFE INSURANCE CO 754372/WATER FUND DENTAL COVERAGE	F9060.8	294.01	10733	04/05/2022
391	MVP HEALTH CARE, INC. APRIL 2022/WATER FUND HEALTH INSURANCE	F9060.8	5,813.15	10734	04/05/2022
392	GREAT AMERICA FINANCIAL SVCS. 31221780/POSTAGE MACHINE STANDARD METERE RENTAL	F8310.411	59.19	10732	04/05/2022
393	VERIZON WIRELESS 9902296069/CELLULAR TELEPHONES - WATER	F8330.421	87.33	10735	04/05/2022
394	ADIRONDACK ENVIRONMENTAL, INC 196001/ICP METALS WATER, TOTAL COLIFORM & ECOLI, TSS	F8330.415	277.50		
394	ADIRONDACK ENVIRONMENTAL, INC 196156/ICP METALS WATER, TSS	F8330.415	127.00		
394	ADIRONDACK ENVIRONMENTAL, INC 195572/ICP METALS, TOTAL COLIFORM & ECOLI, TSS	F8330.415	198.50		
395	AIR COMPRESSOR ENG. CO. INC. S110326/HEAT EXCHANGER, TRAVEL, LABOR, SHIPPING PARTS	F8330.419	2,371.20		
396	BOTTINI FUEL 29948/#2 FUEL OIL WATER TREATMENT PLANT	F8330.402	2,311.12		
397	DELAWARE ENGINEERING, PC 20-1974-5/20-1974 MERCURY MINIMIZATION PROGRAM	F1440.4	195.00		
398	FERGUSON ENTERPRISES, INC M171604/COUPLERS. SHVL, FEBRUARY CHARGES	F8340.208	276.51		

VILLAGE OF COXSACKIE
Abstract of Unaudited Vouchers
WATER FUND

Total Claims: \$122,662.76

04/11/2022

Number 011

Voucher #	Claimant	Account #	Amount	Check	Date
399	GRAINGER, INC. 9253545892/FOOTWEAR SANITIZING MAT	F8330.403	56.83		
399	GRAINGER, INC. 9942134470/AIR FILTER KIT, GARDEN HOSE, HARD HAT	F8330.408	316.47		
399	GRAINGER, INC. 9253545900/MULTIPURPOSE REMOVER, KNEELING MAT, SCRUBBER SPONR	F8330.408	106.16		
400	GREENE COUNTY SEPTIC CLEANERS 10386/TRANSPORT SLUDGE TO WWTP	F8330.423	1,712.75		
400	GREENE COUNTY SEPTIC CLEANERS 10415/TRANSPORT SLUDGE TO WWTP	F8330.423	1,426.50		
401	GREENE COUNTY TREASURER 2022 PREMIUM/2022 WORKERS COMPENSATION PREMIUM	F9040.8	13,494.25		
402	HACH COMPANY 12949152/ALKALINE CYANIDE, REAGENT SET	F8330.416	278.13		
402	HACH COMPANY 12973466/SOLUTION RENOVON 250ML	F8330.416	35.24		
403	JH CONSULTING GROUP, INC 35081/TRIHALOMETHANES, HALOACETIC ACID, NYS DOH	F8330.415	568.00		
404	JOHNSON NEWSPAPER CORPORATION 44C92647/PUBLIC NOTICE, HYDRANT FLUSHING	F8310.402	118.31		
405	NORDUTCH TECHNOLOGIES, INC 21905/NDT MANAGE+, SERVER, WORKSTATION MONITOR	F8310.414	528.00		
406	PERSICO TRUE VALUE 188023/RED COUPLING, BRASS NIPPLE, 90 DEGREE ELBOW	F8340.208	30.47		
407	SURPASS CHEMICAL CO., INC. 366004/SODIUM HYPOCHLORITE 15% TRADE	F8330.417	1,307.50		
408	TOTAL MAPPING SOLUTIONS, LLC TMS19--0460/DIAMOND MAPPS SUBSCRIPTION 1 YEAR	F8340.412	228.00		
409	UNIFORMS USA, INC. 929770/3/4/22 UNIFORMS - WATER	F8330.411	36.50		
409	UNIFORMS USA, INC. 933017/3/25/22 UNIFORMS WATER	F8330.411	36.50		

VILLAGE OF COXSACKIE
Abstract of Unaudited Vouchers
WATER FUND

Total Claims: \$122,662.76

04/11/2022

Number 011

Voucher #	Claimant	Account #	Amount	Check	Date
409	UNIFORMS USA, INC. 931089/3/11/22 UNIFORMS - WATER	F8330.411	36.50		
409	UNIFORMS USA, INC. 932152/3/18/22 UNIFORMS - WATER	F8330.411	36.50		
410	VILLAGE OF COXSACKIE MUNICIPAL 2203-7163/MUNICIPAL SOLAR PROJECT ONE - WATER	F8330.401	337.14		
411	XYLEM WATER SOLUTIONS U.S.A. 3556C14941/CONNECTING PLUG PIN, LAMP CABLE	F8330.408	565.42		
412	DELAWARE ENGINEERING, PC 19-1627-33/19-1627 COXSACKIE WIIA WATER SYSTEM IMPROVEMENT	F1440.4	21,731.40		
413	FRANCISCO EQUIPMENT 104069/ALUMINUM DUST CAP	F8330.408	172.90		
413	FRANCISCO EQUIPMENT 104073/FOG NOZZLE	F8330.408	67.47		
414	GRAINGER, INC. 9262633846/TEST BALL PLUG, DESK ORGANIZER	F8310.401	77.75		
414	GRAINGER, INC. 9263056583/THERMOMETER, PAPER TOWELS, TOILET CONNECTOR, SHEL	F8330.408	227.69		
415	NATIONAL BUSINESS LEASING A 75775745/KYOCERA TASKALFA COPIER & ACCESSORY	F8310.415	46.89		
416	NATIONAL BUSINESS TECHNOLOGIES IN475003/GOLD ALLIANCE & GOLD CONNECT PROGRAM COPIER	F8310.415	8.58		
417	UDIG NY 2030840/LATE POSITIVE RESPONSE	F8340.410	2.00		
418	WILLIAMSON LAW BOOK COMPANY 190989/WLB WATER/SEWER LASER BILLS	F8310.401	184.99		
418	WILLIAMSON LAW BOOK COMPANY 190929/WLB WATER/SERVER SUPOORT 4/1/22-3/31/23	F8310.407	665.50		
418	WILLIAMSON LAW BOOK COMPANY 190930/WLB ACCOUNTING SUPPORT 4/1/22-3/31/23	F8310.407	369.33		
419	SM GALLIVAN, LLC 22-01864/CRUSHER RUN	F8340.409	455.48		
419	SM GALLIVAN, LLC 22-01307/CRUSHER RUN	F8340.409	444.06		

VILLAGE OF COXSACKIE
Abstract of Unaudited Vouchers
WATER FUND

Total Claims: \$122,662.76

04/11/2022

Number 011

Voucher #	Claimant	Account #	Amount	Check	Date
420	STAPLES BUSINESS ADVANTAGE 1641129093/OFFICE SUPPLIES, COPY PAPER, SOUND BAR	F8310.401	78.98		
421	STATE TELEPHONE COMPANY 731-2626/TELEPHONE SERVICE WATER	F8330.422	300.18		
422	MVP SELECT CARE INC. 2022-03/WATER FUND HEALTH INSURANCE	F9060.8	10.83		
423	WHITEMAN, OSTERMAN & HANNA LLP .557939/PROFESSIONAL SERVICES RELATED TO BAUER LAND PURCHE	F1420.4	2,257.21		
424	SHARE CORP. 1959235.3MIL BLACK POWDER FREE NITRILE GLOVES	F8330.403	364.44		
425	MAIN-CARE ENERGY 6849089; 6420218/UNLEADED FUEL MARCH 2022	F8340.401	366.44		
426	ALBANY COUNTY WATER 217-2022-03/SLUDGE DISPOSAL - MARCH 2022	F8330.424	5,940.00		
427	UHY ADVISORS 550415398/ACCOUNTING SERVICES 11/13/21-3/1/22, 1099'S	F1320.4	1,380.67		
Total:			122,662.76		

VILLAGE OF COXSACKIE
Abstract of Unaudited Vouchers
SEWER FUND

Total Claims: \$50,432.87

04/11/2022

Number 011

Voucher #	Claimant	Account #	Amount	Check	Date
292	CONSTELLATION NEW ENERGY INC 5466057-2/PUMP STATION - MANSION STREET	G8130.401	1,986.52	12532	03/22/2022
293	GUARDIAN LIFE INSURANCE CO 754372/SEWER FUND DENTAL INSURANCE	G9060.8	387.15	12534	04/05/2022
294	MVP HEALTH CARE, INC. APRIL 2022/SEWER FUND HEALTH INSURANCE	G9060.8	6,928.73	12535	04/05/2022
295	GREAT AMERICA FINANCIAL SVCS. 31221780/POSTAGE MACHINE STANDARD METER RENTAL	G8110.411	59.19	12533	04/05/2022
296	VERIZON WIRELESS 9902296069/SEWER FUND CELLULAR TELEPHONE	G8130.421	94.33	12536	04/05/2022
297	ADIRONDACK ENVIRONMENTAL, INC 195622/AMMONIA, BOD 5, FECAL COLIFORM, SAMPLE PICK UP	G8130.415	238.50		
297	ADIRONDACK ENVIRONMENTAL, INC 196000/AMMONIA, BOD 5, FECAL COLIFORM, SAMPLE PICK UP	G8130.415	273.50		
298	ARAMSCO, INC. S5104250.002/TOILET TISSUE	G8130.403	110.79		
299	CENTRAL HUDSON GAS & ELECTRIC 2100-0404-44-8/88 SOUTH RIVER STREET	G8130.401	763.26		
300	DEAN'S CATSKILL VALLEY MILLS 349105/CALCIUM CHLORIDE	G8130.408	23.99		
301	ESC ENVIRONMENTAL, INC. 1002157/SODIUM HYPOCHLORITE	G8130.417	2,490.15		
301	ESC ENVIRONMENTAL, INC. 1002140/SODIUM HYPOCHLORITE	G8130.417	3,588.75		
302	GREENE COUNTY TREASURER 2022 PREMIUM/2022 PREMIUM WORKERS COMPENSATION	G9040.8	13,494.25		
303	NORDUTCH TECHNOLOGIES, INC 21905/NDT MANAGE+, SERVER, CLOUD STORAGE	G8110.414	528.00		
304	PALETTE STONE CORP. 531396/EJ FRAME RISERS	G8120.206	2,952.00		
305	SHARE CORP. 195654/PULSE CUCUMBER MELON	G8130.408	178.80		
305	SHARE CORP. 195853/WHITE METAL CABINET WITH MEDICINALS	G8130.408	522.16		

VILLAGE OF COXSACKIE
Abstract of Unaudited Vouchers
SEWER FUND

Total Claims: \$50,432.87

04/11/2022

Number 011

Voucher #	Claimant	Account #	Amount	Check	Date
306	TOTAL MAPPING SOLUTIONS, LLC TMS19-0470/1 YEAR DIAMOND MAPS SUBSCRIPTION	G8120.410	228.00		
307	COUNTY WASTE - ULSTER 31253878W220/3 YARD DUMPSTER, 1 WEEK PICK UP 4/1/22-4/30/22	G8130.425	89.91		
308	USA BLUE BOOK 924892/WIRELESS VANTAGE PRO 2	G8130.408	737.70		
308	USA BLUE BOOK 924891/TEST TUBE BRUSH, LAB COAP, PIPET BRUSH	G8130.416	130.40		
309	UNIFORMS USA, INC. 933021/UNIFORMS - SEWER 3/25/22	G8130.411	33.50		
309	UNIFORMS USA, INC. 932155/UNIFORMS - SEWER 3/18/22	G8130.411	33.50		
309	UNIFORMS USA, INC. 929773/UNIFORMS - SEWER 3/4/22	G8130.411	33.50		
309	UNIFORMS USA, INC. 931093/UNIFORMS - SEWER 3/11/22	G8130.411	33.50		
310	VILLAGE OF COXSACKIE MUNICIPAL 2203-7163/MUNICIPAL SOLAR PROJECT ONE, LLC	G8130.401	2,022.85		
311	MAX S. WOOD EQUIPMENT, INC. 55980/140-301 HANDLE, STA	G8130.427	6.58		
312	GRAINGER, INC. 9262633853/DISPOSABLE GLOVES	G8130.403	178.08		
313	GREENE COUNTY SEPTIC CLEANERS 10423/PUMPED OUT MANHOLE HIGHWAY PARKING LOT	G8120.414	360.00		
313	GREENE COUNTY SEPTIC CLEANERS 10414/SLUDGE HAULING FROM COXSACKIE WWTP TPO ALBANY WWTP	G8130.423	8,100.00		
314	NATIONAL BUSINESS LEASING A 75775745/KYOCERA TASKALFA COPIER LEASE & ACCESSORY	G8110.415	46.89		
315	NATIONAL BUSINESS TECHNOLOGIES IN475003/GOLD ALLIANCE & GOLD CONNECT PROGRAM COPIER	G8110.415	8.58		
316	UDIG NY 22030840/LATE POSITIVE RESPONSES	G8120.408	2.00		
317	WILLIAMSON LAW BOOK COMPANY 190989/WATER/SEWER LASER BILLS	G8110.401	184.99		

VILLAGE OF COXSACKIE
Abstract of Unaudited Vouchers
SEWER FUND

Total Claims: \$50,432.87

04/11/2022

Number 011

Voucher #	Claimant	Account #	Amount	Check	Date
317	WILLIAMSON LAW BOOK COMPANY 190929/WATER/SEWER PROGRAM SUPPORT 4/1/22-3/31/23	G8110.407	665.50		
317	WILLIAMSON LAW BOOK COMPANY 190930/WLB ACCOUNTING SUPPORT 4/1/22-3/31/23	G8110.407	369.33		
318	HOME DEPOT CREDIT SERVICES 4026101/WIDE STEEL FISH TAPE	G8130.408	14.97		
318	HOME DEPOT CREDIT SERVICES 4102740/CORDLESS 1" VINYL CUT	G8130.408	26.27		
318	HOME DEPOT CREDIT SERVICES 6015269/RUBBER FLEX BLACK, SUNGLASS, RUBBER FLEX TAPE	G8130.408	82.18		
318	HOME DEPOT CREDIT SERVICES 4102739/CORDLESS 1" VINYL CUT RETURN	G8130.408	-43.45		
319	STAPLES BUSINESS ADVANTAGE 1641129093/COPY PAPER, ENVELOPES, OFFICE SUPPLIES	G8110.401	34.98		
320	STATE TELEPHONE COMPANY 731-2628/TELEPHONE SERVICE 88 SOUTH RIVER STREET	G8130.422	42.10		
320	STATE TELEPHONE COMPANY 731-2627/TELEPHONE SERVICE SEWER	G8130.422	240.91		
320	STATE TELEPHONE COMPANY 731-2716/TELEPHONE SERVICE PUMP STATION	G8130.422	73.35		
320	STATE TELEPHONE COMPANY 7731-2715/TELEPHONE SERVICE PUMP STATION	G8130.422	73.35		
321	MVP SELECT CARE INC. 2022-03/SEWER FUND HEALTH INSURANCE	G9060.8	10.83		
322	MAIN-CARE ENERGY 6849089; 6420218/UNLEADED FUEL - MARCH 2022	G8130.4	611.84		
323	UHY ADVISORS 550415398/ACCOUNTING SERVICES 11/13/21-3/1/22, 1099'S	G1320.4	1,380.66		
Total:			50,432.87		

VILLAGE OF COXSACKIE
Abstract of Unaudited Vouchers
CAPITAL PROJECTS FUND

Total Claims: \$285,186.07

04/11/2022

Number 011

Voucher #	Claimant	Account #	Amount	Check	Date
13	KUBRICKY CONSTRUCTION CORP. PAY APPLICATION 21/CONTRACT 1 FINAL PAYMENT	H626	226,092.69	351	03/21/2022
14	DELAWARE ENGINEERING, PC 16-1328-51/WWTP	H626	3,130.00	352	03/21/2022
15	HT LYONS. INC. APPLICATION #3/CONTRACT 4 APPLICATION 3	H626	3,364.60	353	03/28/2022
15	HT LYONS. INC. APPLICATION #5/CONTRACT 3 APPLICATION 5	H626	30,814.09	353	03/28/2022
15	HT LYONS. INC. APPLICATION #2/CONTRACT 4 APPLICATION 2	H626	5,768.40	353	03/28/2022
15	HT LYONS. INC. APPLICATION #6/CONTRACT 3 APPLICATION 6	H626	16,016.29	353	03/28/2022
Total:			285,186.07		

VILLAGE OF COXSACKIE
Abstract of Unaudited Vouchers
HEROES BANNER

Total Claims: \$6.00

04/11/2022

Number 011

Voucher #	Claimant	Account #	Amount	Check	Date
4	MEIER, SUELLEN 4/6/2022/REIMBURSE COST COPY PAPER	I7989.4	6.00		
Total:			6.00		

VILLAGE OF COXSACKIE
Abstract of Unaudited Vouchers
TRUST & AGENCY FUND

Total Claims: \$8.30

04/11/2022

Number 011

Voucher #	Claimant	Account #	Amount	Check	Date
27	DEPARTMENT OF THE TREASURY CP161/QTR 1 2021 UNPAID TAX	TA22	8.30	EFT	03/22/2022
Total:			8.30		