

**VILLAGE OF COXSACKIE
BOARD MINUTES
January 12, 2026**

Mayor Mark Evans called the Board Meeting to order at 7:00 p.m. Present were Trustee Christopher Hanse, Trustee Katlyn Irwin, Trustee Rodney Levine, and Trustee Deidre Meier.

A motion to approve the minutes from the December 4, 2025 Workshop Meeting was made by Trustee Irwin and seconded by Trustee Hanse. Trustee Hanse voted yes. Trustee Irwin voted yes. Trustee Levine voted yes. Trustee Meier voted yes. The motion carried.

A motion to approve the minutes from the December 8, 2025 Board Meeting was made by Trustee Levine and seconded by Trustee Meier. Trustee Hanse voted yes. Trustee Irwin voted yes. Trustee Levine voted yes. Trustee Meier voted yes. The motion carried.

Public Comment Period-Agenda Items

Veronica Foley asked if there could be more clarification regarding Resolution No. 32026-To Amend Building Department Fee Schedule.

Mayor Evans stated that the Building Inspector looked at the fees that we would charge for doing fire inspections of public gatherings, businesses, restaurants, and multi-family dwellings. It was his recommendation to set fees for these types of inspections. The recommendation was sent to the Village Attorney to review, and the Village Attorney drafted a Resolution to be adopted setting these fees.

Veronica Foley asked if the fees would be increased.

Trustee Meier stated that the Village was not previously charging a fee for these types of inspections. These are new fees to be charged going forward.

Mayor Evans stated that the Resolution authorizes the Building Department to charge \$75.00 for the inspection of assembly occupancies, stores, and restaurants, \$50.00 for 2 family dwellings, and for 3 or more dwellings, there is a \$50.00 fee for the first 2 units plus \$15.00 for each additional dwelling unit.

Correspondence Received

A memo was received from Roemer, Wallens, Gold & Mineaux stating that the 2026 IRS mileage reimbursement is increasing to 72.5 cents per mile, effective January 1, 2026.

A report summary was received from the New York State Department of Health stating that the Water System has passed Inspection.

Correspondence Sent

A letter was sent to the New York State Department of Transportation regarding the marking of crosswalks within a 20 ft. setback.

Old Business/Informational

Mayor Evans stated that he would like to make note of some upcoming projects for 2026. The Village has a substantial sewer project that will be done sometime in the summer. It has gone out to bid, and the Engineers are reviewing the bids. He would expect that the Village would award

them in the next month or so. This project is to separate the combined sewer lines. The sanitary and storm lines will be separated. That has been a big issue with the NYS DEC for many years. This will happen on a bunch of streets and locations throughout the village. In the last month or two, the Village has approved utilizing grant money in order to place cameras down in Riverside Park. He is not sure if this will happen during the winter, it may have to wait until spring when the weather gets a little better. The very long, and drawn out, water tank project has finally started gaining traction. Over the last 6 weeks or so, the contractors have cleared the way to build a road at the Water Plant on Titus Mill Road. There will be two, 9,000-gallon water tanks about 500 feet north of the Water Plant. The prep work is done, which is all that the contractors can really do during winter. As soon as the weather breaks in the spring, that project will start up again. They are hoping by late summer/early fall, they will have those tanks completed and put online. That will add a lot of storage capacity, which has been a weakness in the water system.

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 approve the waiving of ½ of CRM Management, of Bethany Village on Mansion Street's, late fee from their water/sewer account in the amount of \$1,876.83, due to an issue with their third-party payment processing company was made by Trustee Meier and seconded by Trustee Irwin. Trustee Hanse voted yes. Trustee Irwin voted yes. Trustee Levine voted yes. Trustee Meier voted yes. The motion carried.

A motion to approve the request received from Mary Clark, of 9 Appleblossom Lane, requesting a waiving of her late fees from her water/sewer account in the amount of \$34.18, due to the post office damaging her bill and it getting delivered late was made by Trustee Meier and seconded by Trustee Irwin. Trustee Hanse voted yes. Trustee Irwin voted yes. Trustee Levine voted yes. Trustee Meier voted yes. The motion carried.

A motion to approve the request received from Thiee Dang, of the Nail Salon at 12165 Route 9W-Unit 2, requesting a 12-month, penalty-free, payment plan, in order to pay down their balance in their water/sewer account in the amount of \$5,903.58 was made by Trustee Meier and seconded by Trustee Irwin. Trustee Hanse voted yes. Trustee Irwin voted yes. Trustee Levine voted yes. Trustee Meier voted yes. The motion carried.

A motion to approve the request received from Winstanley Enterprises, of 1 Van Bergen Drive (old Save-A-Lot), requesting a waiving of their late fees from both of their water/sewer accounts totaling the amount of \$239.50 was made by Trustee Meier and seconded by Trustee Irwin. Trustee Hanse voted yes. Trustee Irwin voted yes. Trustee Levine voted yes. Trustee Meier voted yes. The motion carried.

A motion to approve the request received from Walter Cole, of 289 Mansion Street, to adjust his water/sewer bill by an average of his normal sewer usage, since the gallons used did not enter the Wastewater system, as well as a 12-month, penalty-free, payment plan, in order to pay down his remaining balance in his water/sewer account, due to a furnace leak, was made by Trustee Meier and seconded by Trustee Irwin. Trustee Hanse voted yes. Trustee Irwin voted yes. Trustee Levine voted yes. Trustee Meier voted yes. The motion carried.

A motion to approve the December 2025 monthly Treasurer's Report was made by Trustee Meier and seconded by Trustee Irwin. Trustee Hanse voted yes. Trustee Irwin voted yes. Trustee Levine voted yes. Trustee Meier voted yes. The motion carried.

A roll call vote was taken on Resolution No. 12026-2026 Senior Citizen and Disabled Persons Tax Exemption Maximum Income Limits. Mayor Evans voted yes. Trustee Hanse voted yes. Trustee Irwin voted yes. Trustee Levine voted yes. Trustee Meier voted yes. The resolution passed.

A roll call vote was taken on Resolution No. 22026-2026 Mileage Reimbursement Rate Change. Mayor Evans voted yes. Trustee Hanse voted yes. Trustee Irwin voted yes. Trustee Levine voted yes. Trustee Meier voted yes. The resolution passed.

A roll call vote was taken on Resolution No. 32026-To Amend Building Department Fee Schedule. Mayor Evans voted yes. Trustee Hanse voted yes. Trustee Irwin voted yes. Trustee Levine voted yes. Trustee Meier voted yes. The resolution passed.

Mayor Evans stated that he has two more items that he would like to bring before the Board tonight for potential approval, rather than have these items wait until next month. As discussed at the Workshop Meeting, the request from Cocksackie Hose Company #3 to amend the current Automatic Mutual Aid Agreement was updated with some of the language that they requested. The changes were posed to D.M. Hamilton Fire Company, and both the Chief and President of D.M. Hamilton Fire Company gave their approval. This has been transmitted to Hose Company #3 as well. Hose Company #3 has a meeting either tonight or tomorrow night. His recommendation is to adopt this agreement with the changes, contingent upon any wording changes that need to be made by Hose Company #3 after adoption, that are not material changes, only wordsmithing changes.

A motion to approve the Village of Cocksackie Fire Department and Cocksackie Hose Company #3, Inc. Automatic Mutual Aid (AMA) Agreement, contingent upon allowing for any wording changes that need to be made by Hose Company #3 after adoption was made by Trustee Levine and seconded by Trustee Meier. Trustee Hanse voted yes. Trustee Irwin voted yes. Trustee Levine voted yes. Trustee Meier voted yes. The motion carried.

Mayor Evans stated that the other item is a recommendation from Superintendent of Public Works, Scott Martell, to sell an old salter that goes on back of a truck. It has been used for parts for years. It is never going to be used by the Village again. However, the Village does the sanding and salting for the Cocksackie-Athens School, and they asked if they could buy this piece of equipment, and do whatever work is needed to put it back together and use it. This equipment is not the style and brand that the Village uses anymore. So, it has no value to us. He asked the Superintendent of Public Works what the value would be if it were scrapped, and it was estimated to be about \$500.00. Mayor Evans stated that he asked the school, and they said that they would be happy to purchase it for \$500.00. He recommends that the Village gets rid of it and help the school out in the process.

A motion to approve selling the old salter equipment to the Cocksackie-Athens School District for the amount of \$500.00 was made by Mayor Evans and seconded by Trustee Hanse. Trustee Hanse voted yes. Trustee Irwin voted yes. Trustee Levine voted yes. Trustee Meier voted yes. The motion carried.

A motion to approve the water/sewer adjustments for the month of December 2025 was made by Trustee Meier and seconded by Trustee Irwin. Trustee Hanse voted yes. Trustee Irwin voted yes. Trustee Levine voted yes. Trustee Meier voted yes. The motion carried.

A motion to approve the bills on General Fund Abstract #8, vouchers 422-512 totaling \$206,625.25; Water Fund Abstract #8, vouchers 212-254 totaling \$85,963.05; Sewer Fund Abstract #8, vouchers 187-224 totaling \$114,918.40; Capital Projects Fund Abstract #8,

vouchers 8-9 totaling \$19,306.55; Heroes Banner Fund Abstract #8, vouchers 37-38 totaling \$212.02; and Trust & Agency Fund Abstract #8, vouchers 9-10 totaling \$490.09 was made by Trustee Levine and seconded by Trustee Hanse. Trustee Hanse voted yes. Trustee Irwin voted yes. Trustee Levine voted yes. Trustee Meier voted yes. The motion carried.

Public Comment Period

Paul Maurer, Commander of the Coxsackie American Legion, stated that this year is America's 250th anniversary, and he is hoping to make this year's Memorial Day Parade bigger and better. He would like to see some banners put up around the village if possible. He would like to investigate what kind of costs would be incurred to do so. He is trying to get a head start on organizing this. They learned a couple of things from last year's parade, and are working on a couple of things, like trying to get horses in the parade, and M16's instead of the old M14's that are heavy to carry. He is just trying to brainstorm some ideas.

Mayor Evans asked if Mr. Maurer is thinking about a banner up by the viaduct.

Paul Maurer stated that one large banner could work. He is also hoping that the Coxsackie Fire Department will continue to contribute like years past. He would like to see some trucks and antique cars as well. He is just trying to get things in the works and get a head start.

Mayor Evans stated that he thinks that the Memorial Day Parade just needs to be better promoted sooner, and to make sure that people know that it is open to anybody, because sometimes people are not quite sure if they are supposed to come and participate, or sign up, etc. He thinks that we just need to get the word out.

Paul Maurer stated that this past year was his first time doing it, so he has learned some things going forward.

Mayor Evans stated that there used to be a ceremony after the parade at the Village Building, but once the Fire Departments stopped doing hot dogs and water, everyone seemed to not stick around afterwards.

Paul Maurer stated that last year it ended right at the WW1 memorial, so there was some confusion. Hopefully, if there is more advertising for it this year, there will be a greater turnout.

Trustee Meier asked if the Community Band has ever been a part of the parade.

Trustee Irwin stated that they have played at the gazebo after the parade before.

Trustee Meier stated that she realizes that they are not a marching band, but maybe if they were on a trailer or float, they may be willing to participate.

Mayor Evans stated that he believes that they have been in the parade on a trailer in the past.

Paul Maurer stated that he is working on getting a flat bed trailer, since there are quite a few Veterans that can't march at all. This way, they can sit on chairs and still participate. He is open to any suggestions for the parade.

Mayor Evans stated that the Fire Departments probably would be willing to do the hot dogs and water again. Hopefully, that would encourage people to stay a little longer after the parade.

Trustee Meier stated that maybe Mr. Maurer could attend next month's Workshop Meeting to go over some ideas.

Paul Maurer stated that people don't know that Coxsackie's Post 166 of the American Legion is located in the Village Building. He asked if there was any way to put up a sign or something.

Mayor Evans stated that there is an empty spot on the sign out front. He said that he will forward contact information for the gentleman who put up that sign, and Mr. Maurer can work with him on designing what can go on there for the American Legion.

Veronica Foley stated that she is just curious if the public can get an update on the Village projects that were funded by the New York Forward grant, as to where they are in the construction process, if any funds were dispersed to the Village, and any overall work timelines that can be shared.

Mayor Evans stated that the Village has two projects as part of this grant. They are the transformation of 14 South River Street into a visitor's center and museum, and to improve pedestrian infrastructure downtown. With the 14 South River Street project, the Village waited several months to get the Grant Disbursement Agreement (GDA) from the State. The GDA had to be received, and the State Environmental Quality Review (SEQR) had to be done, before going to the bank to get a Bond Anticipation Note (BAN). The Village received the BAN last month in December. With that, the Village told Delaware Engineering to start the design. They had done some preliminary work, but held off on billing the Village, because until you have the GDA, you can't technically incur costs. You won't get reimbursed for those costs. Right now, they are anticipating going to bid in June, and hopes are that construction will start late summer/early fall. They are thinking that it could be completed by March of 2027. That is the present timeline for that project. As for the Pedestrian Infrastructure project, the Village waited forever to receive the GDA for this project as well. Now that the GDA has been received, the Village has been talking with Bond Counsel on how to go to the bank and get money, to get that project moving as well. Those are the two Village projects. With the Village projects, the Village has to fund the work itself upfront. This means that the Village has to go borrow money. Once the project is all complete, and the paperwork is done, then the Village will get reimbursed from the State. The rest of the projects as part of the grant are all private projects. These private applicants have to sign a different agreement with the State. The Village has no role in those projects whatsoever. The Village does not receive money or distribute money. All of that is done strictly between the applicant and the State. The Village will obviously keep up on the status of the projects, and assist in any way it can, but the Village is not involved directly in any way with those projects. The process has taken a long time. He said that he is not upset, because when the Village received the grant, Sandy Mathes, who has worked on several of these over the years, said to expect a multi-year process. Nothing moves fast with these grants. Mayor Evans stated that he would love to see everything done, but it's a State grant, it's their process, and the Village works through their process. He was very happy to see that 5-7 Mansion Street had started on their project. That may be the first property that has started construction so far. He can speak to the projects involving the cell phone service. That project is through State Telephone. The Verizon Wireless cell tower is completely approved through Planning Board and Historic Preservation Commission. He was notified last month in December that they have turned the project over to their construction company. They anticipate construction in the first quarter of 2026, with putting an antenna on the top of the State Telephone building on Reed Street. State Telephone Company is also fully engaged with AT&T, but they are a little slower in the process. Their design is to go on the telephone pole in front of the Post Office on Reed Street. They do small cell sites. He is anticipating construction of theirs in the first half of 2026, but they are much slower in completing all of their paperwork. Once things start progressing, the Village will figure out a way to post updates on the projects to let the public know, but up until now, it has really been just filling out paperwork, there hasn't really been much to report.

Nancy Harm stated that she is curious about the digging for the sewer line separation project.

She asked if there was a specific area to be affected, and if they are going to re-dig up South River Street.

Mayor Evans stated that he does not think South River Street will be affected. There are 7 or 8 different places throughout the village. It's not full streets, per se, but more so sections of streets.

Trustee Hanse asked Mansion Street would be affected being it was freshly paved.

Mayor Evans stated that he does not think Mansion Street will be affected.

Nancy Harm asked about the letter sent to the NYS DOT regarding the marking of crosswalks within a 20 ft. setback.

Mayor Evans stated that the issue was raised to the Board that the crosswalks that were all re-done by the State, including the one up by Griffin's Market on Mansion Street that was done per the State's specifications, don't have any markings, and people are parking too close to them. He never knew what the law was regarding that. So, this gentleman contacted the Resident Engineer at the DOT office for the State in Cairo, that guy got in touch with him, and they had a conversation. The law states that there is "No Parking" within 20 feet of each side of the crosswalk. In some places, that could eliminate parking for people right in front of their houses. Either way, in order to enforce it, the Village really needs to do one of two things. There either needs to be hashmarks in the road, or put signs up, if you want the Police Department to enforce it. The Board's feeling is that this is a State highway, and they re-did the crosswalks, so they should bear the cost of putting up signs or putting up hashmarks. So, the Village is going to try. The Village sent a letter to the Regional Traffic Engineer, and we'll see what they say. He said that he doesn't think that the Village has the power to force them, but he would like to get an answer for them, and if the answer is "no", then it's this Board's decision on whether or not they want to spend taxpayer dollars to put signs up and go that route.

Paul Maurer asked what the Village's liability is if they don't follow suit to put the crosswalk signage up.

Mayor Evans stated that he believes that because it is a State highway, that it is the State's liability.

Michael Rausch asked if that law pertains to just State roads, or all crosswalks.

Mayor Evans stated that the law pertains to all crosswalks.

Michael Rausch asked if he understood correctly that if the Village puts in multiple crosswalks downtown, you will lose all of those parking spots within 20 feet of each side.

Mayor Evans stated that that is technically correct.

Trustee Meier stated that it is a visibility issue. If you are parked right up against the crosswalk, and someone is crossing, you can't see the person crossing. So, it becomes a public safety issue. Especially with kids blocked by SUV's and things.

Mayor Evans stated that the worst one is up by Griffin's Market on Mansion Street. He has seen vehicles park right across the crosswalk.

Trustee Hanse stated that he would like to see flashing signs up by that crosswalk.

Veronica Foley stated that she was re-reading the comments that were made at the Public Forum

that was held in regard to the issues with the Newbury Hotel and the Wire Event Center, and the enforcement of the Village's Zoning rules. At that meeting, there was discussion about what had happened, where the Village was in that moment in time, and how the Village is going to move forward. There was a good section on changes that the Board deemed necessary so that future projects were monitored, that information was accessible, and to essentially put some stop gaps in place to ensure that a project doesn't get handled incorrectly, like that one did. She has some notes from that meeting, and can be a little more specific, but there were things like referencing a state law that requires the Village Clerk to attend these meetings to take minutes, and make sure that things are reported properly, that the Board would put into place a filing system that would be digital, as well as paper, for major projects, there was also a discussion about a checklist for steps that need to be followed by developer who are looking to submit Site Plans, and things that need to be reviewed. Again, this would help the Village with clear record of what's been requested. There was also a conversation about additional resources to be provided to the Code Enforcement Officer. She did see that it looks like the Village is trying to hire a Part-Time Secretary to help that Department. The other thing is just in general that there would be a communication strategy that would be more transparent moving forward about larger projects, so that people would have a better idea of what's going on. She was just curious if these things were implemented.

Mayor Evans stated that he thinks the Village has implemented all of them, except getting the Part-Time Secretarial help. Village Clerk, Nikki Berezna, attends all of the meetings, there is a checklist, and one of the big things the Village has done is making an agreement with Labella Associates Engineering firm for the handling of any large project, or any project that Code Enforcement Officer, Michael Ragaini, deems that he needs help on. The Village sent Labella Associates a letter, and they agreed to act as a third-party, independent Engineering firm. So, what will happen in the future is any large project that is submitted to the Planning Board, Labella will be engaged, technically by the Village, but any developer will pay all of those costs through an escrow account. Then, they will do all of the inspections and necessary paperwork, and they will be the ones to independently verify that everything has been handled, and they will tell Mr. Ragaini when he can issue a Building Permit, and a Certificate of Occupancy, and that every step is followed as it is supposed to be. Mr. Ragaini wanted that, and the Village realized that, and the Village Attorney recommended that the Village does that. The Village needed a separate Engineering firm from Delaware Engineering. Right now, it is costing the Village nothing, but the Village has an agreement with Labella that we will engage them when, and if, another project is submitted that is of any large scope.

Veronica Foley stated that the housing project that is going to be on Mansion Street is going to be big. She said that the Village Board may not know in the moment, but what constitutes a project large enough that would indicate that the Village needs to call Labella?

Mayor Evans stated that probably anything bigger than a single-family dwelling, or a duplex, would constitute calling Labella in. That would be his opinion. There's nothing in writing specifically, but that would be his opinion.

Nancy Harm stated that that would mean some of the projects downtown like the Dolan Block, because structurally, who knows with those buildings? It could be beyond Mr. Ragaini's scope of responsibility for dealing with it.

Mayor Evans stated that those downtown projects will definitely be handled by Labella.

Veronica Foley stated that she lives on Ely Street, and there is a part that is owned by the Town, and a part that is owned by the Village. There was work on water lines as part of the American Rescue Plan Act (ARPA) funds. It seems to her that just the Town portion was done. She asked if the Village portion was also done.

Mayor Evans stated that the portion was done that started well inside the Village, up to the Village line, and then the Town continued not quite to the intersection with Ely Street and Route 385, but very close to that last driveway that goes up the hill. That eliminated all of those private lines, and in turn, has eliminated 40% of the water breaks.

Veronica Foley asked if she understood correctly that that water line replacement is not going to go any further down Ely Street.

Mayor Evans stated that there is no plan to do so. There is no need for it right now. That section of Ely Street seems to be in relatively good shape.

Veronica Foley stated that it sounds like everything that the Village has planned to do in both the Village and the Town, with the Village's respective ARPA funds for Ely Street has been done.

Mayor Evans stated that that is correct. It was done in the summer of 2024.

Paul Maurer stated that the American Legion was donated the flagpole and memorial area at the corner of Ely Street and Route 385. The American Legion has plans this spring to take care of that area. They plan on sprucing up the fencing, seating, etc.

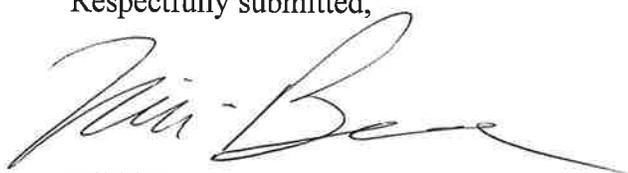
Mayor Evans stated that if the American Legion needs any help from the Village, or the Public Works Department, to let him know.

No further public comments were offered.

A motion to adjourn the Board Meeting was made by Trustee Levine and seconded by Trustee Meier. Trustee Hanse voted yes. Trustee Irwin voted yes. Trustee Levine voted yes. Trustee Meier voted yes. The motion carried.

The meeting was adjourned at 7:45 p.m.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Nikki Berezna". The signature is written in black ink and is positioned above the printed name and title.

Nikki Berezna
Clerk