

Village of Coxsackie

Workshop Minutes

March 5, 2026

The Workshop Meeting was called to order by Mayor Mark Evans at 6:00 p.m. Present were Trustee Christopher Hanse, Trustee Rodney Levine, and Trustee Deidre Meier. Trustee Katlyn Irwin was absent.

**Correspondence Received**

A letter was received from NYS Agriculture & Markets stating that the Village's Dog Control Officer services were rated "satisfactory".

A letter was received from the NYS DEC advising of a new testing requirement for Emerging Contaminant Monitoring and Reporting.

A letter was received from Bedlock, Levine & Hoffman, LLP regarding a Notice to Preserve for the Coxsackie Fire Department, for all records related to a fire and injury to an inmate at Coxsackie Correctional Facility on December 13, 2025.

A letter was received from Greene County Highway and Solid Waste asking for the Village to approve a shared services agreement.

An email notice was received from the NYS Office of the State Comptroller advising of the Village score of 55 on the Fiscal Stress Monitoring System, and of a Moderate Fiscal Stress designation.

A letter was received from the Governor advising of the creation of EXPRESS, NY, a State government-wide effort to tackle outdated or erroneous regulations.

**Correspondence Sent**

A letter of support was sent to T-Mobile for a potential grant opportunity for the museum at 14 South River Street.

A letter was sent to D.M. Hamilton and Hose Company #3 fire companies, requesting that they appoint two members each to a Fire Department Task Force, to address issues identified with the Fire Department.

**UMH**

Mayor Evans stated that the Robert Stout, the Village Attorney, is present tonight to go over the Resolution, Findings, and Order approving annexation of portions of two parcels from the Town of Coxsackie to the Village of Coxsackie, as well as the NYS Environmental Quality Review Act Supplemental Statement of Findings for Mountain View Estates. This comes after the attorneys and engineers negotiated on how to handle allocating water/sewer capacity. That needed to be settled first, so that it could be included in the Findings Statement.

Robert Stout, Village Attorney, stated that in terms of the annexation, UMH had filed a petition to the Village Board on June 8, 2022, for the annexation of 2 parcels currently located in the Town, to be annexed into the Village. This was part of their proposed project for 360 homes. The Village Board, Town Board, and UMH, agreed that a Public Hearing would be held following

the acceptance of a Draft Supplemental Environmental Impact Statement (DSEIS) as complete by the Village Board, serving as SEQRA Lead Agency for the project. The Village Board determined that the DSEIS submitted by UMH to be complete and ready for public comment on September 12, 2024 via the SEQRA Notice of Completion. A joint Public Hearing of the Village Board and Town Board was held on the Annexation Petition at the Cossackie-Athens High School Auditorium on October 30, 2024. At this time, all parties interested in the matter were heard and all objections presented. The Village Board has completed the review of the proposed annexation. Now, since the Village Board has duly considered the Annexation Petition and the evidence presented at the Public Hearing, the Board can now act on approving the Resolution, Findings, and Order, approving annexation of the two parcels from the Town of Cossackie to the Village of Cossackie. The Mayor will be directed to require UMH to complete a survey of the annexed territory, with the boundaries to be marked with monuments, and with the map to be made of the local government including the annexed territory, or in the event that such survey already exists, and such boundaries are already marked, then this may be dispensed with upon review by the Village Engineer.

After deliberation, it was determined that this resolution would be added as an agenda item for approval at the March 9<sup>th</sup> Board Meeting.

Robert Stout, Village Attorney, stated that in terms of the NYS Environmental Quality Review Act Supplemental Statement of Findings for the Mountain View Estates project, previously, a plan had been proposed by UMH for a residential community on property situated solely in the Village. That prior plan was subject to a prior SEQRA review. The original plan consisted of a proposed planned residential community of adults aged 55 and older, consisting of 280 manufactured home units. The original plan resulted in the issuance of a Statement of Findings, dated November 9, 2009, and executed as of November 13, 2009. The area of the current project that is presently located in the Village is generally consistent with the original plan with respect to general unit count, unit layout, infrastructure, and amenities. The original plan proposed a total of 280 units for the property located within the Village, whereas the current project proposes a total of 284 units for the property located within the Village, and 76 units for the property presently located within the Town. In addition, the current project does not propose an age restriction. This Final Supplemental Environmental Impact Statement examines the project modifications that were not addressed in the prior SEQRA review.

The Board, along with the Village Attorney, discussed the key elements in the Supplemental Statement of Findings, including the SEQRA Process, Findings Concerning Potential Environmental Impacts and Mitigation Measures, such as; Natural Resources such as Surface Soils/Geology, Wetlands & Streams, Flooding, Stormwater Runoff, Air Resources, Terrestrial and Aquatic Ecology, Human Resources such as Traffic, Land Use and Zoning, Water Supply, Sanitary Sewer, Cultural Resources, Visual Resources, Community Resources, Noise, and Light.

Robert Stout, Village Attorney, stated that one of the Mitigation Findings in relation to Traffic, is that there will be implemented traffic signal timing modifications at the intersection of U.S. Route 9W and Mansion Street (NYS Route 385/NYS Route 81) to improve the overall operation of the intersection during the PM peak hours in the future with the project. One of the Mitigation Findings in relation to Sanitary Sewer, is that the applicant's obligations with respect to removal of Infiltration and Inflow (I&I) related to the first 180 units to be constructed shall be satisfied by way of entry into a Developer's Agreement with the Village, subject to the approval of the Village Board, the Village Engineer, and the Village Attorney. The Developer's Agreement shall provide, among other things, that the applicant will make a \$1,800,000.00 payment to address the I&I removal from the system in connection with the first 180 units to be constructed, and shall address the design and construction of the off-site wastewater improvements, which improvements must be constructed at the Developer's cost and be operational prior to issuance of Building Permits, which may be phased. The applicant's obligations with respect to sewer

demands associated with any units above the initial 180 will also be addressed pursuant to the Developer's Agreement, which obligations shall include, among other things, an additional \$1,800,000.00 payment to address I&I removal. One of the Mitigation Findings in relation to Visual Resources, is that the height of the homes should not exceed 20 feet above finished grade, and the height of the Clubhouse should not exceed the maximum height limitation provided for in the Village Zoning Code. He said that he will send the Board a draft Resolution that can be used for approval of the Supplemental Statement of Findings, should they wish to approve it at the upcoming Board Meeting.

After deliberation, it was determined that this resolution would be added as an agenda item for approval at the March 9<sup>th</sup> Board Meeting.

### **Battery Storage Facility**

Mayor Evans stated that the IDA is contemplating a battery storage facility on Bailey Street. He said that his personal opinion is that these are dangerous, and there is no way to put out a fire in them. He would prefer to see something like this outside of the Village. Since the Village Attorney is present tonight, he would like to discuss this, and see if the Board wants to take action.

Robert Stout, Village Attorney, stated that there is nothing in the Village Code pertaining to any rules/regulations surrounding Battery Storage Facilities.

After deliberation, the Board was in agreement that they are opposed to Battery Storage Facilities in the confines of the Village.

Robert Stout stated that he can draft up a Local Law that would prohibit Battery Storage Facilities in the Village Code, and send it to the Board to review.

### **Water & Sewer Requests**

Mayor Evans stated that the Village Board received a request from Kelli Chamberlin, on behalf of Raymond Cary, Jr., of 321 Mansion Street, requesting to have his penalties removed in the amount of \$270.56, and for a 6-month, penalty-free, payment plan, in order to pay down his water/sewer bill in the amount of \$1,352.82.

After deliberation, it was determined that this would be added as an agenda item for approval at the March 9<sup>th</sup> Board Meeting.

### **Vermilyea Drainage Project-Riverside Ave.**

Mayor Evans stated that the Village Board needs to review quotes, and approve funds to complete the Drainage Project at 109 Riverside Avenue. There were two quotes received. One from J Bennett Services Unlimited, LLC in the amount of \$5,500.00, and one from Wolfe Excavation in the amount of \$4,600.00.

After deliberation, it was determined that the approval of the quote received from Wolfe Excavation in the amount of \$4,600.00 would be added as an agenda item for approval at the March 9<sup>th</sup> Board Meeting.

### **Lead Service Line Inventory**

Mayor Evans stated that the Village Board needs to consider hiring a summer intern to complete the Lead Service Line Inventory.

### **Memorial Day Parade**

Mayor Evans stated that the American Legion is working on getting the parade back to larger participation. They already have 5 floats and additional commitments. The American Legion Commander asked if they could do a ceremony after the parade under the McQuade Pavilion.

### **Riverside Park**

Mayor Evans stated that the Village needs to add a water line from 14 South River Street, to the shed, and over to the river side of the Gazebo.

### **Fire Department Fire Council Bylaws**

Mayor Evans stated that the Village Board needs to approve the updated Fire Department Fire Council Bylaws.

After deliberation, it was determined that this would be added as an agenda item for approval at the March 9<sup>th</sup> Board Meeting.

### **Fire Department**

Mayor Evans stated that the Village Board needs to approve a Fire Department Task Force of President Cheyenne Warren, and James Sandberg, from D.M. Hamilton, two members from Hose Company #3, along with Mayor Evans, and Trustee Levine, in order to review and develop a plan to address issues withing the Fire Department.

After deliberation, it was determined that this would be added as an agenda item for approval at the March 9<sup>th</sup> Board Meeting.

### **State Comptroller**

Mayor Evans stated that an email notice was received from the NYS Office of the State Comptroller advising of the Village score of 55 on the Fiscal Stress Monitoring System, and of a Moderate Fiscal Stress designation.

### **Mr. Ding-A-Ling**

Mayor Evans stated that the Village Board needs to approve the Peddler's Permit application received from Mr. Ding-A-Ling to vend packaged ice cream during the summer 2026.

After deliberation, it was determined that this would be added as an agenda item for approval at the March 9<sup>th</sup> Board Meeting.

### **UHY**

Mayor Evans stated that the Village Board needs to review and approve the Engagement Letter received from UHY for accounting services for the 2026-2027 fiscal year.

After deliberation, it was determined that this would be added as an agenda item for approval at the March 9<sup>th</sup> Board Meeting.

### **117 Riverside Avenue**

Mayor Evans stated that 117 Riverside Avenue has been operating as a Short-Term Rental after failing to get a permit from the Village back in communications with them in 2024.

#### **Budget Work Session Dates**

Mayor Evans stated that the Village Board needs to schedule upcoming Budget Work Session dates. He suggested the dates of March 26<sup>th</sup>, April 2<sup>nd</sup>, April 9<sup>th</sup>, and April 16<sup>th</sup>, which would also be the date of the Tax Cap Override Public Hearing, and the 2026-2027 Proposed Tentative Budget Public Hearing.

After deliberation, it was determined that this would be added as an agenda item for approval at the March 9<sup>th</sup> Board Meeting.

#### **Wastewater Plant Laborer**

Mayor Evans stated that Chief Wastewater Treatment Plant Operator, David Varade, Trustee Deidre Meier, and himself, recently interviewed Dakota Plank, the applicant interested in the Wastewater Plant Laborer position. Everyone seems in agreement that he will be offered the position. He will be hired at a pay rate of \$22.00/hour.

After deliberation, it was determined that this would be added as an agenda item for approval at the March 9<sup>th</sup> Board Meeting.

#### **Department Head Monthly Reports**

The following Department heads came in at their respective scheduled times to give their monthly report: Clerk Nikki Berezna, Planning Board Chairman Robert Van Valkenburg, Jr., Historic Preservation Commission Chairperson Patricia Maxwell, Chief Wastewater Treatment Plant Operator David Varade, Department of Public Works Superintendent Scott Martell, and Police Chief Samuel Mento.

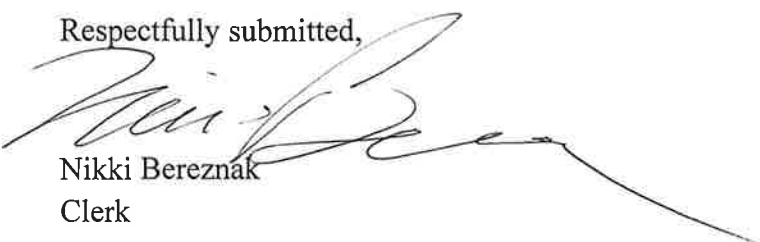
The following Department heads were excused: Code Enforcement Officer Michael Ragani, Fire Chief Stephen Salluce, Jr., Water Superintendent Christopher Gallagher, and Dog Control Officer Sherry Vieta.

All Department head monthly reports are on file with the Village Clerk.

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

The meeting was adjourned at 8:30 p.m.

Respectfully submitted,

  
Nikki Berezna  
Clerk