

Village of Coxsackie
Board of Trustees

Regular Meeting
March 9, 2026
7:00 p.m.

Agenda

- Meeting called to order / Pledge of Allegiance
- Review & approval of Workshop Meeting Minutes from February 5, 2026.
- Review & approval of Board Minutes from February 9, 2026.
- Public Comment Period - **Agenda Items Only**
- Correspondence Received
 - 1) A letter was received from NYS Agriculture & Markets stating that the Village's Dog Control Officer services were rated "satisfactory".
 - 2) A letter was received from the NYS DEC advising of a new testing requirement for Emerging Containment Monitoring and Reporting.
 - 3) 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.
 - 4) A letter was received from Greene County Highway and Solid Waste asking for the Village to approve a shared services agreement.
 - 5) 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.
 - 6) 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letter was received from the Governor advising of the creation of EXPRESS, NY, a State government-wide effort to tackle outdated or erroneous regulations.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
 - 1) A letter of support was sent to T-Mobile for a potential grant opportunity for the museum at 14 South River Street.
 - 2) 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.
- Old Business / Informational – None
- Motions & Resolutions:

- 1) Approve the request received 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
 - 2) Approve the quote received from Wolfe Excavation in the amount of \$4,600.00 for drainage work to be performed at 109 Riverside Avenue.
 - 3) Approve the updated Fire Department Fire Council Bylaws.
 - 4) Approve a Fire Department Task Force of President Cheyenne Warren, and James Sandberg, from D.M. Hamilton, Kenneth Bauer, and Eric Hotaling, from Hose Company #3, as well as Mayor Evans, and Trustee Levine, to review and develop a plan to address issues within the Fire Department.
 - 5) Approve the Peddler's Permit application received from Mr. Ding-A-Ling to vend packaged ice cream during the summer 2026.
 - 6) Approve the Engagement Letter received from UHY for accounting services for the 2026-2027 fiscal year.
 - 7) Approve scheduling Budget Work Sessions at 6:00 p.m. on the following dates: March 26th, April 2nd, April 9th, and April 16th.
 - 8) Approve scheduling a Public Hearing for Local Law #1 of 2026-Tax Cap Override, for Thursday, April 16th at 5:30 p.m.
 - 9) Approve scheduling a Public Hearing for the 2026-2027 Proposed Tentative Budget for Thursday, April 16th at 5:45 p.m.
 - 10) Approve hiring Dan Cobb as Water Treatment Plant Laborer.
 - 11) Approve hiring Dakota Plank as Wastewater Treatment Plant Laborer.
 - 12) Approve Resolution No. 42026-Resolution, Findings, and Order, Approving Annexation of Portions of Two Parcels from the Town of Cossackie to the Village of Cossackie.
 - 13) Approve Resolution No. 52026-Adoption of SEQRA Findings Statement-Mountain View Estates Project.
 - 14) Approve the February 2026 monthly Treasurer's Report.
- Approve the water/sewer adjustments for the month of February 2026.

Review and Approval of Bills on Abstract # 10

- General Fund, Vouchers # 576-632, totaling \$ 70,466.25
- Water Fund, Vouchers # 290-320, totaling \$ 76,188.35
- Sewer Fund, Vouchers # 257-288, totaling \$ 52,384.03
- Heroes Banner Fund, Voucher # 39, totaling \$ 699.00
- Owl Project Fund, Vouchers # 77-100, totaling \$ 10,101.19
- Trust & Agency Fund, Vouchers # 12-13, totaling \$ 1,301.44

- Public Comment Period
- Adjournment

Village of Coxsackie

Workshop Minutes

February 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 Agriculture and Markets stating that the Village's municipal shelter inspection received a satisfactory report.

An email was received from Sal Bevilacqua, of 254 Mansion Street, requesting consideration to credit sewer charges in the amount of \$899.26, due to a broken pipe in the basement, and none of the water from this incident entering the sewer system.

A letter was received from Capital Bicycle Racing Club requesting permission to hold the Annual Brinkerhoff Memorial Bicycle Races on April 11th & May 2nd, and requesting the assistance of the Coxsackie PD for traffic control.

Water & Sewer Requests

Mayor Evans stated that the Village Board received a request from Sal Bevilacqua, of 254 Mansion Street, requesting consideration to credit sewer charges in the amount of \$899.26, due to a broken pipe in the basement, and none of the water from this incident entering the sewer system.

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

Sunset Boulevard

Mayor Evans stated that the Village Board received a proposal from Creighton Manning for options for slowing traffic on Sunset Boulevard.

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

Crosswalks-Church Corners

Mayor Evans stated that the Village Board is received a proposal from Creighton Manning to address concerns raised about setbacks around crosswalks.

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

Code Enforcement Secretary

Mayor Evans stated that the Village Board needs to officially hire Tina O'Brien as Code Enforcement Secretary.

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

Vermilyea Drainage Project-Riverside Ave.

Mayor Evans stated that the Village Board needs to review and adopt the DEC permit and allocate money for this drainage project at 109 Riverside Avenue. The Board will seek quotes for this project.

Council on the Arts Office

Mayor Evans stated that the Village Board needs to discuss potentially using the Council on the Arts Office in the Village Building for the Code Enforcement files, storage, etc.

Wastewater Collection System Project

Mayor Evans stated that the Village Board needs to approve the recommendation from Delaware Engineering on the low bid from W.M. J. Kellar & Sons Construction for \$3,836,336.50. The Village has a \$2.9 million BIL Grant, leaving \$1.5 million to be financed. Construction will begin this summer.

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

Shared Services Agreement

Mayor Evans stated that the Village Board needs to consider approving a Shared Services Agreement with the Town of New Baltimore.

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

Capital Bicycle Racing Club

Mayor Evans stated that the Village Board needs to approve the Annual Brinkerhoff Memorial Bicycle Races on April 11th & May 2nd.

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

Delaware Engineering Professional Services Agreement Amendment

Mayor Evans stated that the Village Board received an Amendment to the Professional Services Agreement between the Village of Cossackie and Delaware Engineering for the Infiltration and Inflow (I&I) Improvement Project.

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

Department Head Monthly Reports

The following Department heads were excused: Clerk Nikki Berezna, Code Enforcement Officer Michael Ragaini, 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, Water Superintendent Christopher Gallagher, Police Chief Samuel Mento, Fire Chief Stephen Salluce, Jr., and Dog Control Officer Sherry Vieta.

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

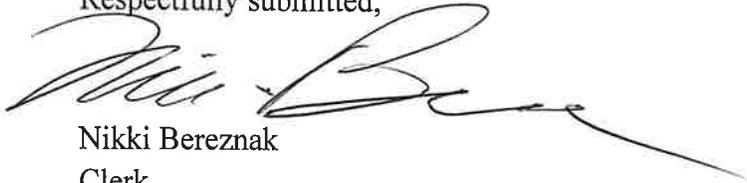
Trustee Katlyn Irwin arrived at 7:00 p.m.

The regular Workshop Meeting was adjourned at 7:00 p.m.

The Village Board transitioned from the regular monthly Workshop Meeting into a Fire Department Membership Meeting.

This meeting was to allow Fire Department members the opportunity to speak directly with the Village Board regarding any ideas they have for the future of the Fire Department, and to discuss various issues.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Nikki Berezna", with a long horizontal flourish extending to the right.

Nikki Berezna
Clerk

**VILLAGE OF COXSACKIE
BOARD MINUTES
February 9, 2026**

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

A motion to approve the minutes from the January 8, 2026 Workshop Meeting was made by Trustee Levine and seconded by Trustee Meier. Trustee Irwin voted yes. Trustee Levine voted yes. Trustee Meier voted yes. The motion carried.

A motion to approve the minutes from the January 12, 2026 Board Meeting was made by Trustee Meier and seconded by Trustee Irwin. Trustee Irwin voted yes. Trustee Levine voted yes. Trustee Meier voted yes. The motion carried.

Correspondence Received

A letter was received from Agriculture and Markets stating that the Village's municipal shelter inspection received a satisfactory report.

An email was received from Sal Bevilacqua, of 254 Mansion Street, requesting consideration to credit sewer charges in the amount of \$899.26, due to a broken pipe in the basement, and none of the water from this incident entering the sewer system.

A letter was received from Capital Bicycle Racing Club requesting permission to hold the Annual Brinkerhoff Memorial Bicycle Races on April 11th & May 2nd, and requesting the assistance of the Coxsackie Police Department for traffic control.

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 request received from Sal Bevilacqua, of 254 Mansion Street, requesting consideration to credit sewer charges in the amount of \$899.26, due to a broken pipe in the basement, and none of the water from this incident entering the sewer system was made by Trustee Levine and seconded by Trustee Meier. Trustee Irwin voted yes. Trustee Levine voted yes. Trustee Meier voted yes. The motion carried.

A motion to approve the request received from Morgan Rocco, of 47 Terry Lane, requesting a 6-month, penalty-free, payment plan in order to pay down their water/sewer account balance of \$448.80 was made by Trustee Levine and seconded by Trustee Meier. Trustee Irwin voted yes. Trustee Levine voted yes. Trustee Meier voted yes. The motion carried.

A motion to approve the Proposal received from Creighton Manning in the amount of \$7,000.00 for traffic analysis of Sunset Boulevard was made by Trustee Levine and seconded by Trustee Meier. Trustee Irwin voted yes. Trustee Levine voted yes. Trustee Meier voted yes. The motion carried.

A motion to approve the Proposal received from Creighton Manning in the amount of \$9,300.00 for traffic analysis of Mansion Street/Washington Avenue/Lafayette Avenue was made by

Trustee Levine and seconded by Trustee Meier. Trustee Irwin voted yes. Trustee Levine voted yes. Trustee Meier voted yes. The motion carried.

A motion to approve hiring Tina O'Brien as Part-Time Code Enforcement Secretary was made by Trustee Levine and seconded by Trustee Meier. Trustee Irwin voted yes. Trustee Levine voted yes. Trustee Meier voted yes. The motion carried.

A motion to approve the bid received from W.M. J. Kellar & Sons Construction in the amount of \$3,836,336.50 for the Wastewater Collection System Project, per the recommendation from Delaware Engineering, was made by Trustee Levine and seconded by Trustee Meier. Trustee Irwin voted yes. Trustee Levine voted yes. Trustee Meier voted yes. The motion carried.

A motion to approve the Shared Services Agreement with the Town of New Baltimore was made by Trustee Levine and seconded by Trustee Meier. Trustee Irwin voted yes. Trustee Levine voted yes. Trustee Meier voted yes. The motion carried.

A motion to approve the Annual Brinkerhoff Memorial Bicycle Races on April 11th & May 2nd, with assistance of the Cocksackie Police Department for traffic control was made by Trustee Levine and seconded by Trustee Meier. Trustee Irwin voted yes. Trustee Levine voted yes. Trustee Meier voted yes. The motion carried.

A motion to approve the Amendment to the Professional Services Agreement between the Village of Cocksackie and Delaware Engineering for the Infiltration and Inflow (I&I) Improvement Project was made by Trustee Levine and seconded by Trustee Meier. Trustee Irwin voted yes. Trustee Levine voted yes. Trustee Meier voted yes. The motion carried.

A motion to approve the January 2026 monthly Treasurer's Report was made by Trustee Levine and seconded by Trustee Meier. 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 January 2026 was made by Trustee Irwin and seconded by Trustee Meier. 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 #9, vouchers 513-575 totaling \$177,678.62; Water Fund Abstract #9, vouchers 255-289 totaling \$101,889.57; Sewer Fund Abstract #9, vouchers 225-256 totaling \$94,341.54; Owl Project Fund Abstract #9, vouchers 73-76 totaling \$7,654.84; and Trust & Agency Fund Abstract #9, voucher 11 totaling \$2,232.50 was made by Trustee Irwin and seconded by Trustee Meier. Trustee Irwin voted yes. Trustee Levine voted yes. Trustee Meier voted yes. The motion carried.

Abstract #7 Voided Check #1022 (Water) \$1,196.00 payable to Easter Reliability

Public Comment Period

Mayor Evans stated that he has been trying to keep everyone updated on the progress of the Cocksackie Comprehensive Plan update. Things are moving forward. There is a website set up that will be shared on the Village website, and there is a draft community participation plan. He said that there is a small group including himself, Trustee Hanse, both Shane Pilato and Rick Hanse from the Town of Cocksackie, and April Ernst from the Greene IDA, that will take part in weekly calls just for management purposes of keeping the process moving. Then, the public participation part will start fairly quickly. The Village will make sure that that is publicized well on the Village Facebook page and website. There will be a series of stakeholder meetings as well for businesses and professionals. There will be a series of meetings starting up that will all be

open to the public. People will be encouraged to be a part of the process, and submit their input. He said that Charlotte Carter is present tonight to talk about the success of the Cocksackie Area Food Pantry.

Charlotte Carter, of the Cocksackie Area Food Pantry, gave an overview of the 2025 season for the Cocksackie Area Food Pantry, including operational overview, financial updates, infrastructure and capacity building, the volunteer program, challenges and solutions, community impact and success stories, initiatives, goals for 2026, and requests for Board action. She said that once again, the Food Pantry has shown growth in their financial status, infrastructure, and operations. They gained several new volunteers, expanded their community partnerships, and helped build alliances within the Greene County Food Security Coalition. They served an average of 187 households each month, feeding a total of 5,690 people for 7-12 days, and distributed a total of 70,257 pounds of food at a cost of \$40,465 from the Regional Food Bank. They also received and distributed additional food and supplies from other sources, including Tops Market, and local producers. She said that food insecurity has increased in our communities, and food prices continue to rise. A family foundation awarded them \$15,000 for capacity building projects, including a utility sink, and a walk-in freezer. In the fall, the same foundation unexpectedly provided an additional \$7,500 for food. The Regional Food Bank again chose Cocksackie as a site for their mass Thanksgiving distribution. At least two County journalists attended and published positive stories. She said that they exceeded their fiscal goal of \$50,000 by year-end 2025. They also gathered surveys from patrons, and the results will be correlated in the next quarter, and a second survey will be distributed to their volunteers. As an emergency food provider, they have no limits on pantry use, so their figures capture the total number of services provided, not just the 296 unique households served. For 2025, they averaged 187 households, 150 children, 220 adults, 113 elders, and 65 home deliveries. With growing food insecurity, they have been seeing more new patrons, and hearing stories about more complicated and precarious financial situations. They buy most of their food from the Regional Food Bank. They averaged 5,855 pounds of food, costing \$3,372, purchased from the Regional Food Bank. They also received 42,727 pounds of salvaged food from Tops, frequent surplus from Community Action, 50 half gallons of milk purchased bi-weekly from End of the Lane Dairy in Cornwallville, occasional but significant donations from Feeding NY, and regular donations from the General Store on Reed Street. For a small investment of \$2,000 they also received a generous supply of fresh vegetables every other week, spring through fall, from local farmers via the Athens Community Farm collective. She said that one of the most important pillars of their success is that their space, utilities, and services are all provided by the Village of Cocksackie. This past year, Mayor Mark Evans had the Village Attorney draw up a contract ensuring that their unique public/private partnership will continue. She said that their goals for 2026 include meeting expected increases in community need, while continuing to provide nutritious food and supplies, increase food obtained from local growers and producers, generate \$50,000 of income by the end of the year, plan a volunteer meet & greet event, and have the walkways in the main pantry painted, and minor repairs as needed.

Mayor Evans stated that he also gave copies of Ms. Carter's report to the Board Members to look over.

Trustee Meier thanked Ms. Carter for all that she does. Having a local Food Pantry is extremely important for the community, and provides an important service to residents.

Charlotte Carter stated that the Cocksackie-Athens Rotary, which the Village Board Members are also a part of, has been a great partner. She said that the Food Pantry typically has 35-40 volunteers that work in shifts.

Mayor Evans asked if the Food Pantry has been able to retire the old freezer, when they received the new one.

Charlotte Carter stated that they were able to retire the oldest one, but that the new one allows for more meat storage. They use some of the freezers as excess storage, and fill the chest freezer with meat as needed. This allows for only the chest freezer having to be continually opened.

Mayor Evans asked Ms. Carter if they are able to offer dog food to residents.

Charlotte Carter stated that when they were low on funds, they could not offer dog food, but now, the Coxsackie-Athens Rotary did a fundraiser, and that allowed them to receive big bags of dog food. Also, the Coxsackie Pet Calendar fundraiser managed to raise \$1,600.00. They currently have cat food as well.

Trustee Meier asked Ms. Carter when the best time to drop off cat food to the Food Pantry was.

Charlotte Carter stated that the Food Pantry is open Tuesdays, 1-2 p.m., Thursdays, 7-8 a.m., and Saturdays, 10-11 a.m.

Trustee Meier asked Ms. Carter if the Food Pantry has any specific needs as far as items go.

Charlotte Carter stated that the Food Pantry could use personal care items, shampoo, toothpaste, and cleaning supplies.

Trustee Irwin stated that Shipwrecked is also collecting detergents this month, and will bring over everything they collected on 3/1.

Mayor Evans thanked Ms. Carter for her time and dedication.

Veronica Foley, via Zoom Video Conference, asked who is on the Comprehensive Plan Steering Committee.

Mayor Evans stated that the members on the committee are himself, April Ernst, of the Greene IDA, Trustee Christopher Hanse, Shane Pilato, Town of Coxsackie Councilmember, and Richard Hanse, Town of Coxsackie Supervisor. He said that others will be added at a later date, and the planning committee will be putting together a list.

No further public comments were offered.

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

The meeting was adjourned at 7:26 p.m.

Respectfully submitted,



Nikki Berezna
Clerk



RECEIVED

FEB 24 2026

VILLAGE OF COXSACKIE

February 19, 2026

Mark Evans
Village Mayor - Village of Coxsackie
119 Mansion St
Coxsackie, NY 12051

Enclosed is the **Dog Control Officer Inspection Report** completed on **02/17/2026**. This inspection relates to Agriculture and Markets Laws and Regulations which may be viewed on the website below.

As the report indicates, DCO services were rated "Satisfactory". Please make note of any comments listed on the report.

Dog control officer services are subject to inspection by this agency on a regular basis.

Please notify this office within 30 days of any changes in DCO services.

If you have any questions regarding this inspection, please call me.

Christina Cookingham
Animal Health Inspector
(518) 703-0036

DOG CONTROL OFFICER INSPECTION REPORT - DL-89

Rating: **Satisfactory365**

Purpose: **Inspection**

DATE/TOA: **2/17/26 9:00 am**

**Sherry Vieta
304 Mountain Turnpike
Catskill NY 12414**

Inspector: **Christina Cookingham** Inspector #: **069**

These are the findings of an inspection of your facility on the date(s) indicated above:

- | | |
|---|----------------|
| 1. Equipment is available for proper capture and holding | Yes |
| 2. Dogs are held and transported safely | Yes |
| 3. Equipment maintained in clean and sanitary condition | Yes |
| 4. Veterinary care is provided when necessary | Yes |
| 5. Dogs are euthanized humanely | Yes |
| 6. Complete seizure and disposition records are maintained for all seized dogs | Yes |
| 7. Dogs transferred for purposes of adoption in compliance with Article 7 | Not Applicable |
| 8. Redemption period is observed before adoption, euthanasia or transfer | Not Applicable |
| 9. Owners of identified dogs are properly notified | Yes |
| 10. Redeemed dogs are licensed before release | Not Applicable |
| 11. Proper impoundment fees paid before dogs are released | Not Applicable |

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Water, Bureau of Water Permits
625 Broadway, Albany, New York 12233-3505
P: (518) 402-8111 | F: (518) 402-9029
www.dec.ny.gov

2/11/2026

COXSACKIE, VILLAGE OF
VILLAGE HALL
119 MANSION ST
COXSACKIE, NY 12051

Subject: COXSACKIE - V STP
SPDES Permit # NY0033545
Request for Information: Emerging Contaminant Monitoring and Reporting
Due Date: 8/31/2027

Dear Permittee:

On March 15, 2023, the New York State Department of Environmental Conservation ("the Department"), issued final water quality guidance values for Perfluorooctanoic acid (PFOA), Perfluorooctane sulfonic acid (PFOS), and 1,4-Dioxane (1,4-D). In December 2025 the Department released a final version of a new Technical and Operational Guidance Series (TOGS) 1.3.14: "Publicly Owned Treatment Works (POTWs) Permitting Strategy for Implementing Guidance Values for PFOA, PFOS, and 1,4-Dioxane".

This facility has been *identified for emerging contaminant sampling* according to TOGS 1.3.14. Please respond to this request for information no later than 8/31/2027 by providing the monitoring information detailed below and completing the "Emerging Contaminants Survey for POTWs" available at: <https://dec.ny.gov/environmental-protection/water/emerging-contaminants>.

NOTE: Please do not complete the survey until you have obtained **all sampling results** required by this request. Please upload the results from each quarter (4 completed excel files and 4 completed lab reports) to the completed survey prior to submission.

The Department is requiring you take this action as a first step to investigate discharges of these contaminants that could potentially cause impacts to waters of the state. This initial screening will involve a review of your current and past practices as well as industrial users that may be sources of these contaminants. At some point in the near future, if detections are found at your facility, the Department may notify you of the need to investigate probable sources, reduce/eliminate the sources found, and take other actions to protect the waters of the state. The Department has developed a checklist in order to facilitate this initial investigation. That checklist is also available at the above link for your convenience.

In accordance with TOGS 1.3.14 and as required by 6 NYCRR Part 750-2.1(i), please utilize the link above to access the laboratory instructions, laboratory report template,



and laboratory chain of custody template. As discussed in the instructions, the laboratory should use the **NYSDEC EQUIS EDD format**. Please fill out the chain of custody template to reflect the analytical sampling required for the outfalls described below using the **correct naming convention for each sample** provided (example provided in the form). These documents should then be shared with the laboratory and the laboratory should then provide a completed report template for each month of sampling requested. The four (4) completed templates should then be attached to the completed survey prior to submitting. Based on TOGS 1.3.14, your facility is required to provide the following:

- *Representative*¹ grab sample results for all PFAS analytes for both the influent of the facility's treatment system(s) and the effluent for the wastewater associated with outfall(s) **001** utilizing EPA Method 1633/1633A. Samples shall be obtained on a quarterly basis for at least 4 consecutive quarters.
- *Representative*¹ grab sample results for 1,4-Dioxane for both the influent of the facility's treatment system(s) and the effluent for the wastewater associated with outfall(s) **001** utilizing EPA Method 8270D SIM or 8270E SIM. Samples shall be obtained on a quarterly basis for at least 4 consecutive quarters.

Additional information available at the link provided above:

- A link to the NY State Department of Health ELAP Homepage, where you can obtain the most up to date list of laboratories capable of analyzing according to EPA Method 1633/1633A and EPA Method 8270 SIM. The link and instructions are also provided here for your convenience:
<https://apps.health.ny.gov/pubdoh/applinks/wc/elappublicweb/> and search by non-potable water, the analyte of interest (either 1,4-dioxane, Perfluorooctanoic acid (PFOA), or Perfluorooctane sulfonic acid (PFOS)), and by the specified methods (EPA 1633 or EPA 1633A, EPA 8270D SIM or EPA 8270E SIM).
- A summary of the 'clean hands/dirty hands' sampling collection process detailed in EPA Method 1669 and other sampling tips.
- An excel template with instructions to be provided to the selected laboratory. **Please provide the excel template, instructions, and completed chain of custody form to the selected laboratory and request that they complete the form and include results for 1,4-D and all PFAS analytes contained in EPA Method 1633/1633A, as described above.** Attach a copy of the excel templates completed by the laboratory to the completed survey.

The list of questions you will be asked to complete in the survey has been attached to this request for your convenience to help facilitate information collection prior to completing the online survey. **Note: The completed electronic survey must be submitted to comply with this request. The Microsoft Word version can be used to facilitate data collection, and a completed copy can be kept for your records.**

¹ A representative sample is one that adequately reflects the general wastewater discharge characteristics of the facility and captures all potential waste streams ultimately contributing to the discharge. See 6 NYRCC Part 750-1.7(b) and 2.5 for additional detail.

Please note that you are required by the terms of your permit and 6 NYCRR Part 750-2.1(i) to provide the information requested. If you have questions concerning this request please email EmergingContaminantsDOW@dec.ny.gov. In the email, please identify your facility and details of your questions or needs. DOW will respond with additional information and as needed work with you to schedule a call with staff familiar with this request and your facility. Thank you for your attention to this matter.

Sincerely,

A handwritten signature in black ink that reads "Meredith Streeter". The signature is written in a cursive style with a horizontal line underlining the name.

Meredith Streeter, P.E.
Director, Bureau of Water Permits

ecc: RWE, NYSDEC R4
BWP Regional Section (forwarding electronically to available site contacts)

EMERGING CONTAMINANTS SPDES PERMIT SURVEY FOR POTWS



Department of
Environmental
Conservation

Facility Information

SPDES ID Number: NYXXXXXX

Permitted Facility Name:

Submitter's Contact Name:

Submitter's Contact Email:

Is this an existing permitted facility? Y/N

What is the source of raw water for this facility? Private Well/Public Water Supply

If Public Water Supply, provide the name of the supplier:

Does this facility utilize any chemical additives to maintain operations at the plant (e.g., polymers, water treatment chemicals, etc.)? Y/N

What are the names of the chemicals and quantities and concentrations used? Where in your process are they used? (Text box provided)

Are there any fluorinated chemicals handled, stored, used, applied, manufactured, machined, processed, treated, or disposed of at your facility (look for "fluoro" in the SDS/MSDS chemical listing or product name, e.g. "fluorinated surfactant(s)" or "organic fluorosulfate")? Y/N/Unknown

If Yes, what are the names of the chemicals and quantities and concentrations used? Where in your process are they used? (Text box provided)

Industrial User Names

Identify industrial users, as identified in Appendix A and B of TOGs 1.3.13, contributing to the collection system. Click the "+" to add additional industrial users. For each industrial user, provide the following:

Industrial User Name: (Text box provided)

Industrial user Standard Industrial Classification (SIC) code: (Drop down)

Estimated flow from the facility contributing to the collection system (in gallons per day): (Text box provided)

Sampling

Grab samples shall be collected from all main dry weather outfall(s). Click the "+" to add additional outfalls. For each sampled outfall, provide the following:

Enter Outfall ID: [As listed on your SPDES permit (ex. "001")]

Please provide treatment associated with this outfall (check all that apply):

- Mechanical Screening
- Manual Bar Screening
- Grit Removal Settling
- Filtration



- Chemically enhanced Primary Treatment
- Complete Mix Activated Sludge
- Step Feed Activated Sludge
- Sequencing Batch Reactors (SBR)
- Contact Stabilization Activated Sludge
- Extended Aeration Activated Sludge
- Pure Oxygen Activated Sludge Treatment
- Other Activated Sludge
- Membrane Bioreactor (MBR)
- Trickling Filter Fixed Film Biological Treatment
- Rotating Biological Contactor (RBC) Fixed Film Biological Treatment
- Integrated Fixed-Film Activated Sludge (IFAS)
- Moving Bed Biofilm Reactor (MBBR)
- Other Fixed Film Biological Treatment
- Constructed Wetland
- Aerated Lagoon
- Biological Aerated Filter (BAF)
- Rapid Sand Filtration
- Chlorine Gas Disinfection
- Liquid Gas Disinfection
- Dechlorination
- Ultraviolet Disinfection

Discharge type: Groundwater/Surface Water

What was the collection method for the influent grab sample obtained?

- From tap or spigot
- From an open channel or trough
- From an open channel or trough using a pump
- From an open channel or trough using a bucket/dipper
- Other: (Text box provided)

Description of the location where influent sample was taken: (Text box provided)

What was the collection method for the effluent sample obtained?

- From tap or spigot
- From an outfall pipe above the surface level of the receiving water
- From an open channel or trough
- From an open channel or trough using a pump
- From an open channel or trough using a bucket/dipper
- Other: (Text box provided)

[NYSDEC Division of Water Emerging Contaminant Website](https://www.dec.ny.gov/chemical/127939.html)

<https://www.dec.ny.gov/chemical/127939.html>



**Greene County
Highway and Solid Waste
Department**

240 West Main Street
Post Office Box 485
Catskill, New York 12414

Scott R. Templeton
Superintendent

Coxsackie Village Clerk
119 Mansion Street
Coxsackie, NY 12051

RE: Shared Services Agreement – Highway Department

Dear Mrs. Berezna,

I am writing to formally request that the **Village of Coxsackie** enter into a Shared Services Agreement regarding our respective Highway Departments.

As municipalities face increasing pressure to maintain infrastructure while managing rising costs, shared services offer a practical solution. This agreement is designed to allow our Highway Superintendents to share equipment, materials, and personnel during emergencies or for specialized projects. By pooling our resources, we can improve efficiency, reduce the need for redundant equipment purchases, and provide more timely service to our residents.

Next Steps for Approval:

1. **Review:** Please provide the enclosed agreement to the Highway Superintendent for their review and signature.
2. **Board Resolution:** Once the Superintendent has reviewed the document, we request that this be placed on the agenda for the next Town Board meeting for formal resolution and approval.
3. **Execution:** After the Board has authorized the agreement, please return a signed copy to my office at your earliest convenience.

I have attached the **Shared Services Agreement** for your review. If your office or the Highway Superintendent has any questions or requires specific modifications to the language, please do not hesitate to reach out.

Thank you for your assistance in coordinating this effort to better serve our communities.

Sincerely,

Scott R. Templeton

Scott Templeton
Superintendent
Greene County Highway



DiscoverGreene.com

SHARED SERVICES AGREEMENT

Between

Greene County and _____

THIS AGREEMENT, dated January 1, 2026, is between the People of Greene County, hereinafter referred to as "County" and the _____ hereinafter referred to as "Municipality." Pursuant to Section 5-G of the General Municipal Law, the County and the Municipality wish to share services, exchange, or lend materials or equipment which shall promote and assist the maintenance of County and Municipal roads and highways and provide a cost savings by maximizing the effective utilization of both parties' resources. Shared Services shall mean any service provided by one party (Provider) to another party (Recipient). The County and the Municipality agree to share services as follows:

1. Description and Cost of Services, Materials or Equipment to be shared: Provide details of the services, materials, or equipment to be shared in the attached standard Schedule A. The total amount of the agreement shall not exceed twenty-five thousand dollars (\$25,000.00). If applicable, indicate that the return exchange will be determined at a later date.
2. The Provider's employees shall remain under full supervision and control of the Provider. The parties shall remain fully responsible for their own employees for all matters, including but not limited to, salary, insurance, benefits and Workers Compensation.
3. If the borrowed machinery or equipment is damaged or otherwise needs repair arising out of or in connection with the Recipient's use, the Recipient shall be responsible for such repairs.
4. The Municipality agrees to defend and indemnify the County for any and all claims arising out of the Municipality's acts or omissions under this Agreement. The term of this Agreement shall be for two (2) or *four (4)*X years from January 1, 2026 to January 1, 2030. The parties will endeavor to provide no less than thirty (30) days' notice of its intent to extend the Agreement. Either party may revoke this Agreement by providing sixty (60) days written notice of such revocation. Upon revocation, any outstanding obligations of the parties must be satisfied within thirty (30) days of the date of such revocation.

APPROVED AS TO FORM

NOV 10 2025

EDWARD I. KAPLAN, ESQ.
GREENE COUNTY ATTORNEY

GREENE COUNTY

By: _____ Date: _____
Highway Superintendent – Greene County

MUNICIPALITY –

By: _____ Date: _____
Highway Superintendent -

SCHEDULE A

GREENE COUNTY

Description of Services, Materials, or Equipment (Check All that apply) to be shared:

In the event of an Emergency related to weather/natural disaster, Greene County will provide emergency assistance as needed with available resources.

Estimated Cost/Value of Service Equipment Materials (Check All that apply):

Total combined value of resources shared to be less than \$25,000.

Total Greene County Cost/Value:

MUNICIPALITY

Description of Services, Materials, or Equipment (Check All that apply) to be shared:

Available resources to reimburse Greene County for services, material or equipment provided in response to requested emergency assistance.

Estimated Cost/Value of Service Equipment Materials (Check All that apply):

Total combined value of resources shared to be less than \$25,000.

Total MUNICIPALITY Cost/Value: _____

Dear Treasurer Brockett:

The Office of the State Comptroller uses the Fiscal Stress Monitoring System to examine the annual financial information reported by your local government. This analysis provides an objective assessment of the fiscal challenges facing individual local governments and school districts, identifying situations where corrective action may be needed.

OSC's Division of Local Government and School Accountability plans to release new fiscal stress scores in the near future, based on data from the 2025 Annual Financial Report (AFR). To ensure we are using accurate information, please review the preliminary findings using this [link](#) and the user name and password above.

Your local government's fiscal stress scores and designations are summarized below:

Fiscal Year End	Score	Fiscal Stress Designation
2023	61.7	Moderate Fiscal Stress
2024	63.3	Moderate Fiscal Stress
2025 (prelim)	55.0	Moderate Fiscal Stress

If you have any changes to your AFR data, please contact our Data Management Unit at 866-321-8503, option 4 immediately and no later than the close of business March 3, 2026. This will allow us to update your data, if appropriate, before we finalize your score.

More information about the System in general is available on our [website](#).

Sincerely,

County: Greene
MuniCode: 190420801180

Village of Coxsackie

Fiscal Year: 2025
Stress Level: Moderate Fiscal
Stress

Category	Indicator	Scoring	Fiscal Year	End	Data Required	Points	
Year End Fund Balance	1 Assigned and Unassigned Fund Balance	General Fund 25 Points ≤ 0% 18.75 Points > 0% But ≤ 3.33% 12.50 Points > 3.33% But ≤ 6.67% 6.25 Points > 6.67% But ≤ 10% 0 Points > 10%	2025		Data Required Assigned and Unassigned Fund Balance (codes 915 & 917) Gross Expenditures Calculation Assigned and Unassigned Fund Balance ÷ Gross Expenditures	-325,946 2,833,578 -11.50%	25.00
					Total Fund Balance (code 8029) Gross Expenditures Calculation Total Fund Balance ÷ Gross Expenditures	-278,407 2,833,578 -9.83%	
Operating Deficits	3 Operating Deficit	Combined Funds 10 Points = Deficit < 0% in 3/3 Last Fiscal Years 6.67 Points = Deficit < 0% in 2/3 Last Fiscal Years 3.33 Points = Deficit < 0% in 1/3 Last Fiscal Years 0 Points = Deficit < 0% in 0/3 Last Fiscal Years	2023	2024	Data Required Gross Revenues Gross Expenditures Calculation (Gross Revenues - Gross Expenditures) ÷ Gross Expenditures	4,154,907 4,933,645 -15.78%	3.33
					Data Required Gross Revenues Gross Expenditures Calculation (Gross Revenues - Gross Expenditures) ÷ Gross Expenditures	4,912,988 4,547,785 8.03%	
					Data Required Gross Revenues Gross Expenditures Calculation (Gross Revenues - Gross Expenditures) ÷ Gross Expenditures	5,839,763 5,421,205 7.72%	
Cash Position	4 Cash Ratio	Combined Funds 10 Points ≤ 50% 6.67 Points > 50% But ≤ 75% 3.33 Points > 75% But ≤ 100% 0 Points > 100%	2025	2025	Data Required Cash and Investments (codes 200-223, 450, 451) Net Current Liability (codes 600-626, 631-637 & 639-668 less codes 280, 290, 295) Calculation Cash and Investments ÷ Net Current Liability	1,446,236 135,674 1065.96%	0.00
					Data Required Cash and Investments (codes 200, 201, 450, 451) Average Monthly Gross Expenditures (Gross Expenditures ÷ 12) Calculation Cash and Investments ÷ Average Monthly Gross Expenditures	1,445,886 451,767 320.05%	
Use of Short-Term Cash-Flow Debt	6 Short-Term Cash-Flow Debt Issuance	All Funds 5 Points > 15% 3.33 Points > 5% But ≤ 15% 1.67 Points > 0% But ≤ 5% 0 Points = 0%	2025	2025	Data Required Short-Term Cash-Flow Debt Issued (Revenue Anticipation Notes, Tax Anticipation Notes, Budget Notes, and Deficiency Notes) Total Revenues (General Fund Only) Calculation Short-Term Debt Issued ÷ Total Revenues (General Fund Only)	0 3,045,642 0.00%	0.00
					Data Required Short-Term Cash-Flow Debt Issued (Revenue Anticipation Notes, Tax Anticipation Notes, Budget Notes, and Deficiency Notes) Short-Term Cash-Flow Debt Issued (Revenue Anticipation Notes, Tax Anticipation Notes, Budget Notes, and Deficiency Notes) Calculation Short-Term Cash-Flow Debt Issued ÷ Total Revenues (General Fund Only)	0 189,000 0	
	7 Short-Term Cash-Flow Debt Issuance Trend	All Funds 5 Points = Issuance In Each of Last Three Years 3.33 Points = Issuance In Each of Last Two Years 1.67 Points = Issuance In Current Year 0 Points = No Issuance In Current Year	2023	2024	2025	0 189,000 0	0.00



Executive
Chamber

KATHY HOCHUL
Governor

JACKIE BRAY
Director of State Operations

February 13, 2026

Dear Partners,

Today, Governor Hochul announced **EXPRESS NY, a state government-wide effort to tackle outdated or onerous regulations that stand in the way of delivering for New Yorkers**. Whether building the homes that will house a new generation of New Yorkers, running a business that will serve and employ our neighbors, or navigating complicated processes to access the benefits or services they depend on, too often New Yorkers encounter red tape and bureaucratic obstacles that drive up costs and waste time. EXPRESS NY is the next phase in the governor's 2026 State of the State commitment to cut excessive red tape and speed up government.

In October, the Governor directed state agencies to undertake a comprehensive review of regulations and policies and identify those which are outdated or obsolete. In response, agencies have identified a wide array of rules that can be amended, eliminated, or streamlined. But to deliver for New York, we need the expertise and perspectives of the individuals, communities, localities, non-profits, and businesses that are subject to state regulations and must navigate bureaucratic processes regularly. As part of EXPRESS NY, **Governor Hochul is now launching a call for ideas from stakeholders across New York on opportunities to cut red tape**.

We are asking for your help to identify specific regulations, policies, and practices that add unnecessary process, undue burden, or are simply out of date. We are particularly interested in recommendations that will:

- **Speed Up Housing & Infrastructure Development**: Identify regulations, policies, or practices that slow down our ability to build affordable housing and other infrastructure New Yorkers depend on such as transportation, child care centers, water infrastructure, parks, community centers, and more.
- **Support Small Businesses**: Identify requirements or regulations that make it difficult for businesses to launch, serve customers, or grow.
- **Streamline Access to Services**: Identify complicated processes or unnecessary hurdles that prevent New Yorkers from accessing benefits and services that New York State supports or oversees, either directly or by creating unnecessary burden for providers (e.g., healthcare, child care, nutrition, mental health).

This initiative is intended to focus on New York State agency regulations, policies, or practices. Proposals that would require changes to federal, state or local law, or federal or local regulations will not be considered. Please submit your proposals by April 3, 2026 through our [online portal](#).

Thank you for your partnership in making it **easier, faster, and more affordable** to deliver the projects and services that New Yorkers need.

Sincerely,

Jackie Bray, Director of State Operations

Village of Coxsackie

119 Mansion Street, Coxsackie, NY 12051-1018

Phone: (518) 731-2718 Fax: (518) 731-2231

www.villageofcoxsackie.gov



MAYOR
Mark R. Evans

TRUSTEES
Christopher Hanse
Katlyn Irwin
Rodney Levine
Deidre Meier

February 25, 2026

To: T-Mobile Hometown Grants Program Review Committee

Re: Letter of Support for grant application of Coxsackie History and Culture Museum

To Whom It May Concern:

This letter represents the Village of Coxsackie's enthusiastic commitment to support development of the Coxsackie History and Culture Museum (the "Museum").

I have reviewed the Museum's application for a T-Mobile Hometown Grant and I concur with all aspects of that application. In addition, on behalf of the Village of Coxsackie, I would like to specifically state the following:

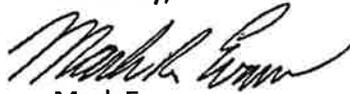
1. The Village of Coxsackie owns the building located at 14 S. River Street, in which the Museum will be located. The Village is currently drafting a 99-year lease on the building for the Museum and will enter into that lease within Museum within the next few weeks.
2. The Village of Coxsackie has taken part in every aspect of the Museum's development to date, including design development, visioning, budgeting and permitting. Final stamped designs will be completed within the next several weeks and permits issued without delay. Bids have been put out to contractors and construction is expected to begin no later than July 1. We fully anticipate that construction will be completed by March 1, 2027, and look forward to a public opening on Memorial Day weekend, 2027.
3. Construction and renovation costs will be fully funded by a \$1.8 million grant from the State of New York. However, this grant will not cover exhibit installation costs, furniture for the community gathering space, or exhibit lighting and technology. A grant from T-Mobile will enable us to cover those expenses and create an engaging, welcoming and beautiful space for residents and visitors alike.

Our goals for this project are to spur economic development, community connections, and a sense of history, place and pride. Development of this Museum is a keystone piece of our on-

going, long term strategy to redevelop the Reed Street Historic District into a vibrant destination that, along with the scenic Riverside Park, attracts and provides a gathering place for local students, families, seniors, young professionals and tourists. We look forward to each of the important economic, community and cultural outcomes that will result from this project.

I'd be happy to answer any questions the Committee might have and can be contacted at mayor@villageofcoxsackie.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark Evans", written in a cursive style.

Mark Evans

Mayor

Village of Coxsackie

Village of Coxsackie

119 Mansion Street, Coxsackie, NY 12051-1018

Phone: (518) 731-2718 Fax: (518) 731-2231

www.villageofcoxsackie.gov



President Cheyenne Warren
DM Hamilton Fire Company
PO Box 64
Coxsackie, NY 12051

President Ken Bauer
Coxsackie Hose Company #3
PO Box 303
Coxsackie, NY 12051

March 1, 2026,

Dear Presidents Warren and Bauer,

The Village of Coxsackie is officially appointing a Task Force to address the issues identified over time with the Fire Department and most recently at the joint Village Board/Firefighters meeting a few weeks ago.

The Task Force will include two Village Board Members, two members from DM Hamilton and two members Hose Co. #3 and the Fire Chiefs. I ask that each company appoint two members to the Task Force and forward the names to the Village no later than Monday March 9, 2026, at Noon.

The members and directives to the Task Force will be approved by the Village Board at our meeting on Monday March 9, 2026, at 7pm.

The first Task Force will be meeting on Sunday March 15, 2026, at 6:30pm at Village Hall.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark R. Evans", is written over the word "Sincerely,".

Mark R. Evans

Mayor

cc: Trustees
Fire Chiefs

RECEIVED

Coxsackie Village Board

MAR 05 2026

March 4, 2026

119 Mansion ST.

VILLAGE OF COXSACKIE

Coxsackie, NY 12051

RE: Issue with a Water/Sewer bill for 323/321 Mansion Street

Dear Village Board,

I am writing this letter to you for a couple reason which I will include below. Any assistance or guidance will be appreciated immensely.

I am writing to you today for Raymond P Cary, an 84 year old man, who owns 323/321 Mansion Street in the Village of Coxsackie.

Raymond has become nearly home bound and is suffering from Alzheimer's Disease and he has made Lourdes Locke his Power of Attorney. With Lourdes being Rays POA I have been assisting the two of them with getting their bills paid, getting appointments made and ensuring that they get to their doctors' appointments. At Rays last doctors appointment the doctor advised me that all the mail that his office has been sending to Raymond has been "returned to sender". I realize that this doesn't seem to have anything to do with the Village Board but it will make more sense shortly.

As of today I have had to call the village water department twice (last quarter and this quarter) to ask about Raymonds water/sewer bill because he has not received a bill in over six (6) months. When I called the water department I was advised of a water/sewer bill of \$1623.38 (with the \$270.56 in penalties). As you can imagine, my jaw hit the floor. The woman at the water department suggested Raymond must have a water leak as the bill normally averaged around \$100 each quarter. We contacted a plumber immediately and Crisafulli Brothers was on scene the next day. After inspecting the home for any leaks the man found none and charged Raymond \$278. I asked the woman I spoke with if they had received any of Raymonds "returned to sender" but she did not know.

I made a point to go to the Coxsackie Post Office on Reed Street to inquire about the mail being sent back to the senders. The Postal clerk said he would make a report to the Post Master and they would get back to me. After no call back from the Post Master I again stopped at the Coxsackie Post Office on Reed ST and once again spoke to the clerk. Per the Clerk, the mail carrier got confused when Raymond P Cary JR's son, Raymond P Cary III put in a change of address request. The mail carrier started sending all of Raymond Cary, from 323/321 Mansion Street, mail back to the senders going back as far as April of 2025. Raymond's junk mail was still delivered and the mail carrier never inquired about his confusion. One would think that a worst case scenario would be Raymonds son getting both subjects mail and not returning the mail to the senders.

I did receive an Email from The Village of Coxsackie Clerk (Nikki Bereznac) on February 27th 2026 advising that a water plant personnel went to Raymonds house to check the meter and reported that nothing out of the ordinary was found regarding the operation of the water meter. She advised that the meter was nine (9) years old and if we felt that there was no water leak from the home that she could look into having a new one installed. Because we can not find any leaks and because the meter didn't show any issues we would like to have the meter replace at the earliest opportunity.

Out of curiosity I ask the following questions before I come to the main reason for writing to you.

- 1) Who gets the mail that is returned to the water department?
 - a. Why wouldn't someone inquire as to why the mail was returned?
 - a.1. An inquiry could prevent massive wastes of water thus preventing a massive water/sewer bill to an unaware resident. Also, a timely inquiry could save the life of a person that is disabled or unable to ambulate proficiently.
- 2) Does the water department have a way to seeing an excessive amount of water usage to a particular residence or street? Maybe a daily, weekly or monthly check from their office?

These questions are not meant to criticize anyone or any department but rather to bring to your attention a possible need for the ability to monitor the resources.

Lastly, the main reason for writing this letter to you. As stated above, Raymond is an 84 year old man with health and mobility issue combined with Alzheimer's Disease and he is living on a fixed income. At this time I would like to request the opportunity to pay his \$1623.38 in payments if possible. If possible I would like to pay it off over the next four (4) months starting the month if/when you approve the arrangement.

I look forward to hearing back from you at your earliest convenience and I thank you for your time in this matter.

Respectfully,

Kelli Chamberlin

360 Mountain RD

Coxsackie, NY 12051

Roy4kelli@aol.com

(518) 441-2633

03/05/26

Village of Coxsackie

08:01:51

Account Ledgers

Date Reference	WATER				SEWER				COLLECTION		
	Charge	Penalty	Final	Other	Charge	Penalty	Final	Other	Charge	Penalty	Balance
Account # 10765 CARY JR., RAYMOND											
04/14/06 Billing	80.00				52.00						132.00
04/24/06 CR005010	-80.00				-52.00						0.00
07/20/06 Billing	80.00				52.00						132.00
07/31/06 CR024017	-80.00				-52.00						0.00
10/18/06 Billing	80.00				52.00						132.00
11/18/06 CR054003	-80.00				-52.00						0.00
01/17/07 Billing	80.00				52.00						132.00
02/05/07 CR068014	-80.00				-52.00						0.00
04/06/07 Billing	80.00				52.00						132.00
04/25/07 CR091007	-80.00				-52.00						0.00
07/18/07 Billing	80.00				52.00						132.00
07/24/07 CR115007	-80.00				-52.00						0.00
10/05/07 Billing	80.00				52.00						132.00
11/06/07 Penalty		4.00				2.60					138.60
01/04/08 Billing	80.00				52.00						270.60
01/16/08 CR163005	-160.00	-4.00			-104.00	-2.60					0.00
04/04/08 Billing	80.00				52.00						132.00
04/09/08 CR193009	-80.00				-52.00						0.00
07/09/08 Billing	80.00				52.00						132.00
07/25/08 CR227013	-80.00				-52.00						0.00
10/14/08 Billing	80.00				52.00						132.00
10/27/08 CR249010	-80.00				-52.00						0.00
01/14/09 Billing	100.00			1.25	80.00			1.25			182.50
02/10/09 CR280012	-100.00			-1.25	-80.00			-1.25			0.00
04/07/09 Billing	100.00			1.25	80.00			1.25			182.50
05/13/09 CR307004	-100.00			-1.25	-80.00			-1.25			0.00
07/09/09 Billing	100.00			1.25	80.00			1.25			182.50
07/23/09 CR317012	-100.00			-1.25	-80.00			-1.25			0.00
10/06/09 Billing	100.00			1.25	80.00			1.25			182.50
10/15/09 CR336012	-100.00			-1.25	-80.00			-1.25			0.00
01/15/10 Billing	100.00			1.25	80.00			1.25			182.50
01/28/10 CR365007	-100.00			-1.25	-80.00			-1.25			0.00
04/06/10 Billing	100.00			1.25	80.00			1.25			182.50
04/16/10 CR383013	-100.00			-1.25	-80.00			-1.25			0.00
07/09/10 Billing	100.00			1.25	80.00			1.25			182.50
08/03/10 CR410014	-100.00			-1.25	-80.00			-1.25			0.00
10/07/10 Billing	100.00			1.25	80.00			1.25			182.50
10/28/10 CR430008	-100.00			-1.25	-80.00			-1.25			0.00
01/10/11 Billing	100.00			1.25	80.00			1.25			182.50
01/20/11 CR446006	-100.00			-1.25	-80.00			-1.25			0.00
04/07/11 Billing	100.00			1.25	80.00			1.25			182.50
05/05/11 CR473010	-100.00			-1.25	-80.00			-1.25			0.00
07/13/11 Billing	100.00			1.25	80.00			1.25			182.50
07/26/11 CR488005	-100.00			-1.25	-80.00			-1.25			0.00
10/07/11 Billing	100.00			1.25	80.00			1.25			182.50
10/20/11 CR505008	-100.00			-1.25	-80.00			-1.25			0.00
01/11/12 Billing	100.00			1.25	80.00			1.25			182.50
01/30/12 CR523008	-100.00			-1.25	-80.00			-1.25			0.00
04/06/12 Billing	100.00			1.25	80.00			1.25			182.50
04/18/12 CR536009	-100.00			-1.25	-80.00			-1.25			0.00
07/09/12 Billing	100.00			1.25	80.00			1.25			182.50
08/03/12 CR557021	-100.00			-1.25	-80.00			-1.25			0.00
10/05/12 Billing	100.00			1.25	80.00			1.25			182.50

Account # 10765

10/11/12 CR568016	-100.00		-1.25	-80.00		-1.25	0.00
01/07/13 Billing	100.00		1.25	80.00		1.25	182.50
01/23/13 CR596009	-100.00		-1.25	-80.00		-1.25	0.00
04/09/13 Billing	100.00		1.25	80.00		1.25	182.50
05/01/13 CR633003	-100.00		-1.25	-80.00		-1.25	0.00
07/12/13 Billing	100.00		1.25	80.00		1.25	182.50
07/22/13 CR654005	-100.00		-1.25	-80.00		-1.25	0.00
10/08/13 Billing	125.50		1.25	80.00		1.25	208.00
10/21/13 CR687025	-125.50		-1.25	-80.00		-1.25	0.00
01/10/14 Billing	125.50		1.25	80.00		1.25	208.00
02/12/14 CR725031	-125.50		-1.25	-80.00		-1.25	0.00
04/09/14 Billing	125.50		1.25	80.00		1.25	208.00
04/16/14 CR741004	-125.50		-1.25	-80.00		-1.25	0.00
07/11/14 Billing	125.50		1.25	80.00		1.25	208.00
08/12/14 CR783015	-125.50		-1.25	-80.00		-1.25	0.00
10/09/14 Billing	125.50		1.25	80.00		1.25	208.00
10/28/14 CR813008	-125.50		-1.25	-80.00		-1.25	0.00
01/09/15 Billing	125.50		1.25	80.00		1.25	208.00
02/10/15 CR844028	-125.50		-1.25	-80.00		-1.25	0.00
04/08/15 Billing	125.50		1.25	80.00		1.25	208.00
04/29/15 CR873002	-125.50		-1.25	-80.00		-1.25	0.00
07/08/15 Billing	125.50		1.25	80.00		1.25	208.00
07/20/15 CR895011	-125.50		-1.25	-80.00		-1.25	0.00
10/15/15 Billing	125.50		1.25	80.00		1.25	208.00
11/06/15 CR966013	-125.50		-1.25	-80.00		-1.25	0.00
01/08/16 Billing	155.50		1.25	90.00		1.25	248.00
02/09/16 Penalty		31.35			18.25		297.60
03/03/16 CR003002	-155.50	-31.35	-1.25	-90.00	-18.25	-1.25	0.00
04/11/16 Billing	185.50		1.25	110.00		1.25	298.00
05/02/16 CR024012	-185.50		-1.25	-110.00		-1.25	0.00
07/12/16 Billing	215.50		26.25	130.00		1.25	373.00
08/15/16 CR075025	-215.50		-26.25	-130.00		-1.25	0.00
10/11/16 Billing	245.50		1.25	150.00		1.25	398.00
10/31/16 CR113004	-245.50		-1.25	-150.00		-1.25	0.00
01/13/17 Billing	245.50		1.25	150.00		1.25	398.00
01/31/17 CR154013	-245.50		-1.25	-150.00		-1.25	0.00
04/06/17 Billing	245.50		1.25	150.00		1.25	398.00
04/24/17 CR209005	-245.50		-1.25	-150.00		-1.25	0.00
07/10/17 Billing	245.50		26.25	150.00		1.25	423.00
08/07/17 CR265009	-245.50		-26.25	-150.00		-1.25	0.00
10/06/17 Billing	245.50		1.25	150.00		1.25	398.00
11/07/17 CR326026	-245.50			-132.50			20.00
11/07/17 Penalty		0.25			3.75		24.00
11/16/17 ADJ00174		-0.25			-3.75		20.00
11/28/17 CR336003			-1.25	-17.50		-1.25	0.00
01/09/18 Billing	245.50		1.25	150.00		1.25	398.00
02/01/18 CR359009	-245.50		-1.25	-150.00		-1.25	0.00
04/05/18 Billing	245.50		1.25	150.00		1.25	398.00
05/08/18 Penalty		49.35			30.25		477.60
05/15/18 REL00269	-245.50	-49.35	-1.25	-150.00	-30.25	-1.25	0.00
07/10/18 Billing	245.50		1.25	150.00		1.25	398.00
08/15/18 CR486003	-245.50		-1.25	-150.00		-1.25	0.00
10/10/18 Billing	245.50		1.25	150.00		1.25	398.00
11/07/18 GR539008	-245.50		-1.25	-150.00		-1.25	0.00
01/09/19 Billing	245.50		1.25	150.00		1.25	398.00
02/10/19 Penalty		49.35			30.25		477.60
02/27/19 CR622003	-245.50	-49.35	-1.25	-150.00	-30.25	-1.25	0.00
04/09/19 Billing	111.44		1.25	59.28		1.25	173.22
04/23/19 CR650006	-111.44		-1.25	-59.28		-1.25	0.00
07/11/19 Billing	91.49		1.25	48.67		1.25	142.66
08/12/19 CR731011	-91.49		-1.25	-48.67		-1.25	0.00
10/08/19 Billing	77.25		1.25	41.09		1.25	120.84
10/30/19 CR784010	-77.25		-1.25	-41.09		-1.25	0.00

Account # 10765

01/07/20 Billing	68.29		1.25	36.33		1.25		107.12
02/07/20 CR857011	-68.29		-1.25	-36.33		-1.25		0.00
04/08/20 Billing	98.41		1.25	52.35		1.25		153.26
05/15/20 CR926004	-98.41		-1.25	-52.35		-1.25		0.00
07/01/20 Billing	98.58		1.25	52.44		1.25		153.52
07/01/20 ADJ01216	-98.58		-1.25	-52.44		-1.25		0.00
10/09/20 Billing	101.59		1.25	54.04		1.25		158.13
11/09/20 CR989025	-101.59		-1.25	-54.04		-1.25		0.00
01/15/21 Billing	126.01		1.25	67.03		1.25		195.54
02/10/21 CR045009	-126.01		-1.25	-67.03		-1.25		0.00
04/15/21 Billing	103.70		1.25	55.16		1.25		161.36
05/24/21 Penalty		20.99			11.28			193.63
06/07/21 CR159002	-103.70	-20.99	-1.25	-55.16	-11.28	-1.25		0.00
07/15/21 Billing	86.53		1.25	46.03		1.25		135.06
08/16/21 CR218139	-86.53		-1.25	-46.03		-1.25		0.00
10/14/21 Billing	99.06		1.25	52.70		1.25		154.26
11/15/21 CR296078	-99.06		-1.25	-52.70		-1.25		0.00
01/14/22 Billing	87.99		1.25	46.81		1.25		137.30
02/17/22 Penalty		17.85			9.61			164.76
03/28/22 CR398002	-87.99	-17.85	-1.25	-46.81	-9.61	-1.25		0.00
04/12/22 Billing	80.18		1.25	42.65		1.25		125.33
05/11/22 CR451089	-80.18		-1.25	-42.65		-1.25		0.00
07/12/22 Billing	62.92		1.25	33.47		1.25		98.89
08/01/22 CR514065	-62.92		-1.25	-33.47		-1.25		0.00
10/12/22 Billing	68.38		1.25	36.37		1.25		107.25
11/18/22 Penalty		13.93			7.52			128.70
01/10/23 Billing	64.55		1.25	34.34		1.25		230.09
02/21/23 Penalty		27.09			14.64			271.82
04/13/23 Billing	106.39		1.25	56.59		1.25		437.30
04/24/23 CR725046	-239.32	-41.02	-3.75	-127.30	-22.16	-3.75		0.00
07/12/23 Billing	82.66		1.25	46.04		1.25		131.20
08/01/23 CR818028	-82.66		-1.25	-46.04		-1.25		0.00
10/06/23 Billing	118.29		1.25	65.89		1.25		186.68
11/09/23 Penalty		23.91			13.43			224.02
01/08/24 Billing	155.45		1.25	86.58		1.25		468.55
01/22/24 CR001017	-273.74	-23.91	-2.50	-152.47	-13.43	-2.50		0.00
04/10/24 Billing	135.90		1.25	75.69		1.25		214.09
05/15/24 Penalty		27.43			15.39			256.91
07/11/24 Billing	154.02		1.25	103.79		1.25		517.22
08/09/24 CR246032	-289.92	-27.43	-2.50	-179.48	-15.39	-2.50		0.00
10/08/24 Billing	84.60		1.25	62.24		1.25		149.34
10/23/24 CR303002	-84.60		-1.25	-62.24		-1.25		0.00
01/10/25 Billing	114.93		1.25	91.56		1.25		208.99
02/11/25 Penalty		23.24			18.56			250.79
03/13/25 CR469002	-114.93	-23.24	-1.25	-91.56	-18.56	-1.25		0.00
04/09/25 Billing	123.59		1.25	106.10		1.25		232.19
05/10/25 Penalty		24.97			21.47			278.63
07/09/25 Billing	139.36		1.25	119.65		1.25		540.14
08/10/25 Penalty		53.09			45.65			638.88
10/08/25 Billing	82.46		1.25	70.79		1.25		794.63
10/14/25 ADJ03335		-78.06			-67.12			649.45
10/16/25 CR703012	-345.41		-3.75	-296.54		-3.75		0.00
01/09/26 Billing	726.55		1.25	623.77		1.25		1352.82
02/10/26 Penalty		145.56			125.00			1623.38
Totals:	726.55	145.56	1.25	623.77	125.00	1.25		

Penalties: \$ 270.56

Wolfe Excavation

New and existing construction-site management

Cell 518-727-8542 Home 518-756-7475

Email – wolfeexcavation7574@gmail.com

Mail – 2792 county Rt 51 Hannacroix Ny 12087

▪ Date – 3/2/26

Description

Flooding area in yard with larger rainstorms, storm pipe currently exits in the center of the yard and has no current ditch line to follow. Scope of work will be extending culver pipe, defining ditch and adding structure (boulders) for future storms.

Ditch-line

- Using a grade laser, dig approx 200' swale to daylight from culvert existing exit.
- Swale to have appropriate sidewall slopes for future maintenance/ upkeep
- Swale to have curve with approx 4 boulders and cobble stone for slowing water.

Grading

- All excavated materials to be used on site to back- up trench.
 - Topsoil to be Harley raked/ hand raked finish
 - All disturbance area's to be seeded and mulched

Culvert

- 2 added culvert pipes installed
 - (Supplied by village)

Price

\$4600

By-Laws
Coxsackie Fire Department
Coxsackie, NY
Revised: February 2026



Companies Represented:
D.M. Hamilton Steamer Co.#2
Coxsackie Hose Company #3

PREAMBLE

The proper operation of the Coxsackie Fire Department requires that officers and members be responsible to each other and to the public. Members have been granted a public trust, which requires exemplary behavior, personal and professional discipline, professional competence and responsibility for all actions.

Each member of the Coxsackie Fire Department must conduct themselves in such a manner as to not bring discredit to themselves or the Department at any time. Each member must strive to avoid even the appearance of impropriety to ensure the public has confidence in the competence and integrity of the Coxsackie Fire Department.

ARTICLE I

Fire Department

Sec. 1- This organization shall be known as the Coxsackie Fire Department of the Village of Coxsackie, New York.

Sec. 2- Members of the Coxsackie Fire Department shall be classified as Active Fire Fighter, Active Junior Fire Fighter or Active Auxiliary. Additional classes may be established if needed to better serve the interests of the public and the Department.

Sec. 3- The officers of the Coxsackie Fire Department shall consist of Chief and two (2) Assistant Chiefs. The Chief shall be elected by the membership of the Coxsackie Fire Department By-laws.

The two Assistant Chiefs will have the assigned duties of Village and Fire Protection District. The Assistant Chief assigned to the Village will be the active member elected from DM Hamilton Steamer Co.#2 to fill this position. The Assistant Chief for the Fire Protection District will be the active member elected from Coxsackie Hose Co. #3 to fill this position.

If the elected Chief doesn't agreeable with the company's decision, then the elected Chief shall place in writing reasonable cause why the Assistant Chief should not take office. The Fire Council shall take up the complaint. The elected Chief may choose to bring the reasonable cause issue to the Village Board of Trustees.

Sec. 4- The Coxsackie Fire Chief is responsible for planning, coordination and direction of the Coxsackie Fire Department to ensure that loss of life, Property or injury as a result of fire is prevented or minimized.

The Coxsackie Fire Chief shall maintain discipline and promote the good morale of the Coxsackie Fire Department.

The Coxsackie Fire Chief is responsible for the general condition and effective operation of the Coxsackie Fire Department and the performance of the Coxsackie Fire Department.

ARTICLE II

Fire Council

Sec. 1-The governing body of the Coxsackie Fire Department is the Village Board of Trustees. The Coxsackie Fire Council provides for the proper management of the affairs of the department and reports to the Village Board of Trustees.

Sec. 2-The Coxsackie Fire Council shall represent the following units of the Coxsackie Fire Department:

- (1) D.M. Hamilton Steamer Co. #2
- (2) Coxsackie Hose Company #3

Sec.3-The Chief, two Assistant Chiefs and two Fire Wardens from each company constitute the Coxsackie Fire Council of the Coxsackie Fire Department.

Sec. 4-The Coxsackie Fire Council shall have the power and be subject to all liabilities as prescribed in section 10-1000 of the Village Law, except subdivisions two, three, four, eight and fixing of compensation under subdivisions five and seven thereof.

ARTICLE III

Amendments

Sec. 1-These by-laws may be altered or amended by a majority vote of all the members of the Coxsackie Fire Council present at a special meeting of the Coxsackie Fire Council convened for that purpose.

Sec.2-Notice of the meeting and the proposed alteration or amendment must be provided in writing to all council members of the Coxsackie Fire Council 60 days prior to the meeting date.

ARTICLE IV

Chief, Assistant Chiefs & Officers

Qualifications

Sec. 1-The Chief and Assistant Chiefs shall be a member of the Coxsackie Fire Department and must reside within Department boundaries. (The Hose Co.#3 FPD or the Village of Coxsackie).

Sec. 2-To run for the office of Chief, a candidate:

- (a) must have five years or more active membership in good standing.
- (b) must show proof of completing the following courses, or equivalent approved courses: Fire Fighter I, Fire Officer I, ICS 200 & ICS 800.
- (c) Must have been an Assistant Chief for not less than two years or
- (d) Must have prior service as Fire Chief of the Coxsackie Fire Department

Sec. 3-To be eligible to be nominated for election to the office of Assistant Chief:

- (a) One must have five years or more active membership in good standing.
- (b) Show proof of completing the following courses, or equivalent approved courses: Fire Fighter I, Fire Officer I ICS 200 & ICS 800
- (c) Have been a Company Line Officer for not less than two years or
- (d) Have prior service as fire chief of the Coxsackie Fire Department.

Term of Office

Sec.1- The term of office for Coxsackie Fire Chief shall be three (3) years with no term limits. The Chief shall assume office on May 1st.

Sec. 2-The Assistant Chiefs term of office shall be three (3) and shall assume office at the same time as the Chief, on May 1st.

Sec. 3-No Coxsackie Fire Chief or Assistant Fire Chief shall concurrently hold another line officer or executive officer position in a member Company of the Coxsackie Fire Department.

Nomination Process

Sec. 1-Any qualified member of the Coxsackie Fire Department interested in election to the office of Chief or Assistant Chief shall state their intent and submit a resume' at the February meeting of the Fire Council. The Fire Council shall confirm the qualifications of each candidate by the March Council meeting and forward all names of qualified candidates to the Village Clerk within 24 hours.

Sec. 2-The Village Clerk shall provide a sample ballot to the Fire Council before the fourth Wednesday in March. Fire Wardens shall receive a copy in person, by mail or e-mail for referral to their respective Company.

Election

Sec.1-Each Company shall provide the Village Clerk with the names of all members qualified to vote for the office of Chief of the Coxsackie Fire Department by March 15. A qualified member shall be any member who is in an active or life member in good standing as per company bylaws.

Sec.2-An election ballot and roster of eligible voting members of the Coxsackie Fire Department will be set up at the Village building on the first Thursday following the first Tuesday of April. The Village Clerk or a representative of the Village shall attend the ballot box.

Sec.3- All qualified Department members may vote between 9:00 a.m. and 6:30 p.m. on that date. Voting will stop at 6:30 p.m., except those members already in a waiting line may complete their vote. Each member wishing to vote must sign the roster of eligible voters.

Sec. 4-Each Company may have one representative present during the election process. The Village Clerk or representative of the Village will count the ballots in the presence of the current Chief. The Company representatives may be present, but only as observers with no part in the counting process.

Sec. 5-The Village upon counting and tallying the votes shall place the results in a sealed envelope and deliver them to the annual meeting of the Fire Department and hand them directly to the Secretary of the Fire Council.

Sec. 6-The current Chief shall announce the results of the election at the annual Department meeting.

Sec. 7- The Chief-elect shall notify the Village Clerk of his/her election and those elected as Assistant Chiefs no later than Noon on the second Wednesday of April. The Village Board shall consider the election of the Chief and Assistants Chiefs prior to May 1st. Upon approval, the Chief and Assistant Chiefs shall be sworn in by the Mayor or his/her designee on or before taking office on May 1st.

Vacancies

Sec.1- In the event of a vacancy in the office of Chief, the Assistant Chief with seniority in title in the Cossackie Fire Department shall perform the duties of the office of Chief until a special meeting is convened.

Sec.2- The Acting Chief of the Council will call a special meeting of all Active Firefighter members in good standing and a Chief shall be elected by paper ballot from a slate consisting of the Assistant Chiefs and the list of candidates on the ballot at the last election of Chief.

The special election must take place within 30 days following the vacancy.

Duties

Sec.1- The Cossackie Fire Chief shall have authority over all officers and members of the Cossackie Fire Department at all fires, inspections, reviews and any other Department incident or function. The Chief may respond to and assume overall command of emergency incidents. The Chief shall supervise the investigation and determination of fire causes. The Chief shall develop and initiate mutual aid plans to cover large scale incidents when additional protection is needed.

Sec. 2- The Cossackie Fire Chief shall hold the members and officers of the Cossackie Fire Department strictly to account for neglect of duty.

Sec.3- The Cossackie Fire Chief shall direct the preparation and implementation of procedural policies and training programs relating to fire prevention and suppression.

Sec.4- The Cossackie Fire Chief shall have oversight of all property owned or rented by the Cossackie Fire Department as well as supervision of the engines, hose equipment and other apparatus owned or rented by the Village of Cossackie for the prevention or extinguishment of fires.

Sec.5- The Cossackie Fire Chief shall direct the preparation and maintenance of all reports required to maintain an efficient Department, Whenever required by the Board of Trustees of the

Village of Coxsackie, the Chief shall report the condition of the property owned or rented by or in the care of the Coxsackie Fire Department and such other information regarding the Department as may be requested.

Sec.6- The Coxsackie Fire Chief shall coordinate and supervise the preparation of an annual Fire Department budget and the expenditure of appropriated funds.

Sec.7- Under the overall command of the Chief of the Coxsackie Fire Department, each Assistant Chief shall serve as incident commander in their area of jurisdiction. The first chief arriving on the scene of an incident shall assume command until or unless relieved by the Chief or appropriate Assistant Chief.

Sec.8- Captain and Lieutenants – Each company shall from among their own elect one (1) Captain and two (2) Lieutenants.

ARTICLE V

Fire Council

Sec.1- A minimum of four (4) members of the Coxsackie Fire Council will constitute a quorum. The Coxsackie Fire Council may make or prescribe by-laws for the proper management of the affairs and disposition of the funds of the Coxsackie Fire Council.

Sec.2- The members of the Coxsackie Fire Council shall hold office until their successors are chosen pursuant to the appropriate Company or Coxsackie Fire Department By-laws and confirmed by the Coxsackie Fire Council.

Sec.3- Any member of the Coxsackie Fire Council shall resign their office whenever requested to do so by vote of four or more elected members of the Coxsackie Fire Council, provided that the process under municipal law 209 L is followed.

Sec.4- The Coxsackie Fire Chief shall chair meetings of the Coxsackie Fire Council and the Coxsackie Fire Department. In case of the absence or incapacitation of the Chief, the Assistant Chief with seniority in title in the Coxsackie Fire Department shall assume the chair.

Sec.5- Upon receipt of an annual Company roster, and if authorized by the Council, the Coxsackie Fire Chief shall issue through the Secretary of the Council a certificate of membership to each new member of the Fire Department who has completed their probation.

Fire Warden

Sec.1- Fire wardens shall represent their Company interests in all matters before the Coxsackie Fire Council, giving due consideration to the orderly and efficient functioning of the Coxsackie Fire Department.

Sec.2- Fire Wardens shall report all appropriate pending matters before the Coxsackie Fire Council to their Company membership in order to determine the Company's desired action.

Sec.3- Fire wardens shall report the names of all newly elected members and officers of their Company to the Coxsackie Fire Council; as well as the name of any member stricken from their Company roles or changes in officers and the reason for such action.

Secretary

Sec.1- Coxsackie Fire Council shall elect a Secretary from among the council members to serve at the will of the Coxsackie Fire Council. It shall be the duties of the Secretary to keep a true record of the proceedings at the meetings of the Fire Council and at all Department meetings; read the minutes of the preceding meeting(s); make minutes available for each meeting if unable to attend; keep on file all documents relating to the Council; notify members of special meetings at least twenty-four hours before the appointed time of such meeting and prepare and file all administrative reports required by law.

Sec.2- The Secretary shall keep a record of the Coxsackie Fire Department membership; issue certificates of membership to each member of the Department if authorized by the Coxsackie Fire Council, issue exempt papers when directed to do so by the Coxsackie Fire Council; and report monthly to the Village Clerk on the membership, officers, and any changes of membership or officers.

Sec.3- The Secretary shall provide each member Company with a copy of the preceding Coxsackie Fire Council meeting minutes prior to the Company's monthly meeting.

Treasurer

Sec.1- Coxsackie Fire Council shall elect a Treasurer from among the council members to serve at the will of the Coxsackie Fire Council. The Treasurer shall collect and record all monies due to the Coxsackie Fire Council including any appropriations from the Village and the two percent tax from the foreign fire insurance companies subject to the tax. The Treasurer shall prepare and file all fiscal reports required by law.

Sec.2- All records of the Treasurer shall be audited by an outside source one month before the annual meeting and a report of the audit shall be given at the annual meeting.

Meetings

Sec.1- The meeting of the Coxsackie Fire Council shall be held at the Council's rooms on the fourth Tuesday of each month at seven-thirty pm.

The presiding officer shall be entitled to vote only in case of a tie.

In the absence of the Coxsackie Fire Chief as presiding officer, the Assistant Chief with seniority in title of active service in the Coxsackie Fire Department shall assume the chair.

In the absence of an elected Warden, one may be appointed at such meeting from the respective company.

Sec.2- The Cocksackie Fire Chief shall have the power to call a special meeting when the interest of the Council requires. It shall be the Chief's duty to call a special meeting at anytime upon the written application of three or more members of the Council.

Sec.3- The annual meeting of the Fire Council shall be held on the Thursday following the first Tuesday in April at seven-thirty pm. to hear the annual report of the Secretary and Treasurer and to transact any other annua business of the Cocksackie Fire Department. The presiding officer shall announce the results of the vote for Cocksackie Fire Department Chief.

Sec.4- Order of business of the annual meeting:

- 1) Call the meeting to order
- 2) Roll Call
- 3) Reading and approval of the minutes of the former annual meeting
- 4) Treasurer's report
- 5) Annual Audit Report
- 6) Secretary's Report
- 7) Committee reports
- 8) Chief's report
- 9) Warden's report
- 10) Announcement of the election of Assistant Chief
- 11) Announcement of the Election of Chief
- 12) Adjournment

ARTICLE VI

MEMBERSHIP

Sec. 1- Upon approval of the Cocksackie Fire Council, any person elected as an Active firefighter, active junior firefighter or active auxiliary member in a member company shall be considered an active member of the Cocksackie Fire Department.

Sec. 2- Applicants for membership as a firefighter in a Cocksackie Fire Company shall appear before the Cocksackie Fire Council and at that time be given a copy of the Cocksackie Fire Department By-laws and be required to sign for such.

Sec.3- New firefighter members shall complete the Fire Fighter I course or equivalent within two years of acceptance into their Company. New members must also complete the required hours of state-mandated training in the first year of membership. Failure to do so may result in expulsion from the Cocksackie Fire Department. These deadlines may be extended for adequate reason upon approval of the Cocksackie Fire Council.

All members must complete the required hours of state-mandated in-service training and any other training that may be required by the Department.

Sec.4- Active firefighters wishing to transfer from one Department company to the other shall appear before the Cossackie Fire Council and state their reasons in writing.

Sec.5- A Junior Active Firefighter shall be subject to all the rules and regulations governing an Active Firefighter. A Junior Active Firefighter has all the rights and privileges of an Active Firefighter except they may not:

- 1) Drive an emergency vehicle
- 2) Serve as an Interior Firefighter
- 3) Serve as a Department line officer
- 4) Respond to Incidents on NYSTWY or Correctional Facilities
- 5) Leave school for emergency calls

Sec.6- An Active Auxiliary member shall conform to the requirements of the organization of which they are a member. A member classified only as Active Auxiliary will be exempt from all firematic or firefighting duties and obligations. In turn, such a member may not vote in Department elections.

Sec.7- Member Duties and Obligations

1. Members of the Cossackie Fire Department shall be faithful in their duties; obey all orders of Department officers and comply with all Department policies, rules, and regulations.
2. Members of the Cossackie Fire Department shall use common sense and due care when participating in any Department activity or function.
3. Members of the Cossackie Fire Department shall conduct themselves in an orderly manner at all emergencies and Department meetings and functions
4. No member of the Cossackie Fire Department shall subject another member to adverse action or improper behavior due to gender, race, ethnicity, sexual preference or religion.
5. No member shall make unauthorized public statements, oral or written, concerning Cossackie Fire Department activities or matters; make public statements, oral or written, known to be false or to be in reckless disregard of known facts related to Department matters; release confidential Department records, reports or information or spread gossip or reports injurious to the character of another member or to the welfare of the Department. Includes any form of media, social media, ETC
6. No member of the Cossackie Fire Department shall present themselves as a representative of the Department without prior approval of a Department officer.

ARTICLE VII

Amendments

Sec. 1 These By-Laws may be amended at any regular Cossackie Fire Council meeting by two-thirds vote of the members present and voting if previous notice has been given at a prior meeting that a motion to amend would be offered. Any such amendment must be approved by the Village Board of Cossackie.

ARTICLE VIII

Village of Cossackie

Sec. 1-The Cossackie Fire Department is a department of the Incorporated Village of Cossackie. As such, all officers and firefighters are employees of the Village of Cossackie covered by these bylaws, the Village Code, the Village Code of Ethics and all applicable laws, regulations and insurances.

Sec.2- All actions taken by a firefighter, Chief Officer, Line Officer, Department or company may be reviewable by the Village Board of Trustees.

Sec.3- The Village must be notified in writing within 24 hours anytime a member of the department is placed on probation, suspended or terminated. This is to ensure that the Village is notified of any potential liability or exposure and to ensure that adequate personnel are always in place as firefighting force for the Village.

ARTICLE VIII

Nullification

Sec.1- All previous Cossackie Fire Department Constitutions and By-Laws are hereby declared null and void upon adoption of this Constitution and By-Laws.

By-laws
Coxsackie Fire Department
Coxsackie, NY

Signature Page

Adopted by the Coxsackie Fire Department

Stephen M. Salluce Jr
Chief

Mark Evans
Mayor

FEB 19 2026

PAID

VILLAGE OF COXSACKIE

FEB 19 2026

VILLAGE OF COXSACKIE

VILLAGE OF COXSACKIE
119 Mansion St.
Coxsackie, NY 12051
www.villageofcoxsackie.com
518-731-2718

PERMIT TO PEDDLE

No. 1-2026

ORIGINAL TO CLERK
COPY TO LICENSEE

Mr. Ding-A-Ling Ice Cream
Name of Company, Organization or Individual Peddling

is hereby permitted to: Sell ice cream (packaged) in the Village
(describe activity)

of Coxsackie for a period of _____ days total,
from the 5th day of April to the 31st day of October 2026.

Mr. Ding-A-Ling Ice Cream
Name of Company or Individual Peddling

324 Old Niskayuna Road
Street Address

Village
Seal

Latham New York
City or Village State

43493NE
Car(s) License Number

Do the individuals carry ID? No: ___ Yes: X If yes, what does the ID say? NYS ID

Contact Information for company, home office, responsible supervisor, etc.

Name: Mr. Ding-A-Ling Ice Cream Phone #: 518-786-9246 E-mail: icecream@mrdingaling.com

The signatory of the applications will:

Certify that he/she is a citizen of the United States; Has never been convicted of a felony or Misdemeanor; Detail the particular business, trade or occupation for which the license is required; The manner or means of conveyance in which the said business or trade shall be

conducted; The name of the person or persons or the residence of the person composing any such firm, or the principal place of business of any such corporation, and the name of the officer in the case of a corporation upon whom process or other legal notice may be served.

Issuance of license:

Upon the filing of the application, as provided the Mayor shall, upon his approval of such application, issue to the applicant a license signed by the Mayor. Except as hereinafter provided, no license shall be refused except for a specific reason and for the protection of the public safety, health, morals or general welfare. A license shall not be assignable, and unauthorized use thereof, either by a holder of such license or by any other person, shall be deemed to be a violation of this chapter.

Fees:

The license fee to hawkers, peddlers or solicitors shall be as follows, except that no fee shall be required of a disabled veteran whose disability is proven, to the satisfaction of the Mayor, to be combat related. One day: \$10, One month: \$35, Six months: \$75.

Revocation of license:

The Mayor may, at any time for a violation of this chapter or any other ordinance or any law, revoke any license. When a license is revoked, no refund of any unearned portion of the license fee shall be made. Notice of such revocation and the reason or reasons there for in writing shall be served by the Mayor upon the person named in the application or by mailing the same to the address given in the application, and a copy of such notice shall be filed with the Village Clerk.

Restrictions on licensees:

A licensed hawker, peddler or solicitor shall:

- 1) Not falsely or fraudulently misrepresent the quantity or quality of any article offered for sale or offer for sale any unwholesome, tainted or diseased provisions or merchandise.
- 2) Keep the vehicles and receptacles used by him in a clean and sanitary condition and the foodstuffs and edibles offered for sale well covered and protected from dirt, dust and insects.
- 3) Not stand or permit the vehicle used by him to stand in one place in any public street or place for more than 10 minutes or in front of any premises for any time if the owner or lessee of the ground floor thereof objects.
- 4) Not sell any confectionery or ice cream within 250 feet of any school between the hours of 8:00 a.m. and 4:00 p.m. on school days.
- 5) Not permit any vehicle used by him to stop or remain on any crosswalk.

Penalties for offenses:

Any person, firm or corporation who shall violate any of the provisions of this chapter shall, upon conviction, be punishable by a fine of not more than \$250 or by imprisonment for not more than 15 days, or both.

Exempt organizations to give notice of intent:

Any organization exempt under Internal Revenue Code shall prior to soliciting funds, notify the Village Clerk of its intention to solicit funds. Village Clerk shall issue, at no cost, a certificate of compliance with this chapter.

Fee Paid \$ 75.00

Jared VanDerVeer
Printed Name of Applicant


Signature of Applicant

Date: 2/2/2026

***** A copy of this permit must on hand with any individual or group active peddling and present upon demand to a resident which is being peddled, village official or any police agency**



UHY LLP
45 Five Mile Woods Road
Suite 1
Catskill, NY 12414
(518) 943-4502
uhy-us.com

February 24, 2026

Village of Coxsackie
119 Mansion Street
Coxsackie, NY 12051

To the Village Board and Mayor of the Village of Coxsackie, New York:

We are pleased to confirm our acceptance and understanding of the services we are to provide for the Village of Coxsackie, New York.

We will prepare the annual financial report (AFR) and related notes (financial statements) for the Village of Coxsackie, New York for the fiscal year ended May 31, 2026, to be included in the form prescribed by the State of New York, Office of the State Comptroller Division of Municipal Affairs, (NYSOSC) and perform a compilation engagement with respect to the annual financial report and related notes. In addition, the supplementary information will be prepared and presented with the financial statements. Such supplementary information is the responsibility of management and will be subject to our compilation engagement.

We will assist your bookkeeper in adjusting the books of accounts with the objective that they will be able to prepare a working trial balance from which the financial statements can be prepared. Your bookkeeper will provide us with a detailed trial balance and any supporting schedules we require.

Our Responsibilities

The objective of our engagement is to:

1. prepare the annual financial report and related notes, and supplementary information in accordance with the format prescribed by NYSOSC based on their requirements and information provided by you which is not intended to be in accordance with accounting principles generally accepted in the United States of America (GAAP), and
2. apply accounting and financial reporting expertise to assist you in the presentation of the annual financial report and related notes without undertaking to obtain or provide any assurance that there are no material modifications that should be made to the AFR in order for it to be in accordance with the format prescribed by NYSOSC.

We will conduct our compilation engagement in accordance with Statements on Standards for Accounting and Review Services (SSARS) promulgated by the Accounting and Review Services Committee of the AICPA and comply with the applicable professional standards, including the AICPA's Code of Professional Conduct, and its ethical principles of integrity, objectivity, professional competence, and due care, when performing the bookkeeping services, preparing the AFR, and performing the compilation engagement.

We are not required to and will not verify the accuracy or completeness of the information you will provide to us for the engagement or otherwise gather evidence for the purpose of expressing an opinion or a conclusion. Accordingly, we will not express an opinion or a conclusion nor provide any assurance on the annual financial report and related notes.

Our engagement cannot be relied upon to identify or disclose any AFR misstatements, including those caused by fraud or error, or to identify or disclose any wrongdoing within the entity or noncompliance with laws and regulations.

We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Your Responsibilities

The engagement to be performed is conducted on the basis that you acknowledge and understand that our role is to prepare the AFR and related notes in accordance with the format prescribed by NYSOSC and assist you in the presentation of the AFR and related notes in accordance with the format prescribed by NYSOSC. You have the following overall responsibilities that are fundamental to our undertaking the engagement in accordance with SSARS:

1. The selection of the format prescribed by NYSOSC as the financial reporting framework to be applied in the preparation of the annual financial report and related notes.
2. The preparation and fair presentation of the AFR and related notes in accordance with the format prescribed by NYSOSC.
3. The design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of the AFR and related notes that are free from material misstatement, whether due to fraud or error.
4. The prevention and detection of fraud.
5. To ensure that the municipality complies with the laws and regulations applicable to its activities.

6. The accuracy and completeness of the records, documents, explanations, and other information, including significant judgments, you provide to us for the engagement.
7. To provide us with-
 - access to all information of which you are aware is relevant to the preparation and fair presentation of the AFR, such as records, documentation, and other matters.
 - additional information that we may request from you for the purpose of the compilation engagement.
 - unrestricted access to persons within the municipality of whom we can determine it necessary to make inquiries.

You agree to assume all management responsibilities for the tax services, financial statement/AFR preparation services, and any other nonattest services we provide; oversee the services by designating an individual preferably from senior management, with suitable skills, knowledge and/or experience; evaluate the adequacy and results of the services; and accept responsibility for them. It is your responsibility to maintain original data and records as well as the information produced by information systems. We cannot accept and have no responsibility to maintain any of your data, records, or information.

UHY will perform nonattest services in accordance with applicable professional standards. UHY, in its sole professional judgment, reserves the right to refuse to perform any procedure or take any action that could be construed as making management decisions or assuming management responsibilities, including determining account coding and approving journal entries. The Village must make all decisions with regard to nonattest services.

Several of the nonattest services we will provide include, but are not limited to:

- When requested, we will assist your bookkeeper in adjusting the books of accounts so that they will be able to prepare a working trial balance from which the financial statements can be compiled. Your bookkeeper will provide us with a detailed trial balance and any supporting schedules we require.
- Provide reasonable assistance to the bookkeeper on bank reconciliation functions and Trust and Agency activity.
- When requested, we will assist Village personnel in the recording of transactions in the Village's general ledger.
- We will periodically review the balance sheet items to determine the reasonableness of their balances at the time.
- We will review and reconcile due to and due from accounts between funds on a quarterly basis.

- Provide some consultation with the Village Mayor as needed.
- We will assist the Village in the completion and submission of the New York State Annual Financial Report (AFR) and related notes for the year ended May 31, 2026.
- We will provide summaries for the year ended May 31, 2026 AFR balance sheet items compared to the prior year and total revenues, expenditures compared to the prior year and budget totals.

Our Report

As a part of our engagement, we will issue a report that will state that we did not audit or review the AFR and related notes and that, accordingly, we do not express an opinion, a conclusion, nor provide any assurance on it. There may be circumstances in which the report differs from the expected form and content. We are not independent with respect to the Village of Coxsackie, New York and will disclose that we are not independent in our compilation report. If, for any reason, we are unable to complete the compilation of your AFR, we will not issue a report on such document as a part of this engagement.

Our report will disclose that the annual financial report is presented in a prescribed form in accordance with the requirements of NYSOSC and are not intended to be a presentation in accordance with accounting principles generally accepted in the United States of America.

You agree to include our accountant's compilation report in any document containing the AFR that indicates that we have performed a compilation engagement on such documents and, prior to the inclusion of the report, to ask our permission to do so. The supplementary information accompanying the AFR will be presented for purposes of additional analysis. Our report will not express an opinion, a conclusion, nor provide any assurance on such information.

Other Relevant Information

Scott Lang is the engagement partner and is responsible for supervising the engagement and signing the report or authorizing another individual to sign it. Bradley Cummings is the relationship partner for the engagement. As per your request, with your cooperation, we expect to deliver a tentative draft Annual Financial Report and related notes for the May 31, 2026 fiscal year end to the Village no later than December 1, 2026 and a final draft no later than December 31, 2026.

Our fee for these services will be invoiced at our hourly rates, which are:

Engagement Partner	\$445 - \$470
Senior Manager/Manager	\$240 - \$400
Senior Staff/Staff	\$140 - \$200
Administrative	\$110 - \$160

Village of Coxsackie
February 24, 2026

We estimate our fee for these services will be \$17,400 - \$21,600. In addition to the professional fees for the financial statement preparation and compilation, an administrative fee of 3.5% of the professional fees will be added to each invoice. This fee covers operational costs such as, data management and security, secure data transmission, regulatory compliance, electronic filing, and other administrative support as a stipulated amount necessary to complete your engagement. You will also be billed for out-of-pocket costs such as report production, word processing, postage, travel, etc. The fee estimate is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the work performed. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate before we incur additional costs. Our invoice for these fees will be rendered as work progresses and are payable on presentation.

From time to time both during and after the conclusion of our engagement, we may be required to respond to subpoenas or other requests for documents, testimony or court appearances, or to otherwise take actions under compulsion of law or legal process, relating to you and/or the work we have undertaken for you as identified and described herein. In any such instance, you will be and remain responsible to compensate us for our time expended, and to reimburse us for our costs and disbursements (including attorney's fees) incurred, in complying with any such legal requirements, all in the manner described in the preceding engagement letter paragraph that addresses billing and payment.

"UHY" is the brand name under which UHY LLP and UHY Advisors, Inc. ("UHY Advisors") provide professional services. The two firms operate as separate legal entities in an alternative practice structure. UHY LLP is a licensed independent CPA firm that performs attest services. UHY Advisors, Inc. provides tax and business consulting services through subsidiary entities. UHY LLP has a contractual arrangement with UHY Advisors and its various subsidiaries pursuant to which UHY Advisors provides UHY LLP with services for which licensure as a CPA is not required. In order to avoid duplication of efforts arising out of this arrangement, we request that you consent to our sharing with UHY Advisors and UHY Advisors sharing with UHY LLP the information that may be obtained from you during the course of our engagement. Unless you indicate otherwise, your acceptance of the terms of this engagement shall be understood by us as your consent to make disclosures to UHY Advisors of confidential information that we may obtain in the course of our engagement.

UHY Advisors, Inc. and UHY LLP are U.S. members of Urbach Hacker Young International Limited (UHY International), a UK company, and form part of the international UHY network of legally independent accounting and consulting firms. Any services described herein are provided by UHY Advisors, Inc. and/or UHY LLP (as the case may be) and not by UHY International or any other member firm of UHY International. Neither UHY International nor any member of UHY International has any liability for services provided by other members.

Village of Coxsackie
February 24, 2026

This engagement letter and all services rendered hereunder shall be governed, construed, and enforced by the laws of the State of New York without the need to resort to principles of conflicts of laws. New York law shall apply to any legal or equitable proceeding that shall be instituted in any way arising out of this engagement letter, any obligations contained or allegedly contained herein, and all services rendered touching or relating in any way to the obligations of this engagement letter. All parties to this engagement consent to the exclusive jurisdiction of the federal and state courts located in New York and, more particularly, the state court located in Albany County, New York and the federal court located in the Northern District of New York.

We appreciate the opportunity to be of service to you and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, let us know. If you acknowledge and agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

For the purposes of this engagement letter (and other letters of correspondence), transmitted copies (reproduced documents that are transmitted via photocopy, facsimile or process that accurately transmits the original) are considered documents equivalent to original documents. Signatures transmitted and received via facsimile, .pdf format, e-mail, or an electronic signature platform will be treated for all purposes of this engagement letter (and other letters of correspondence) as original signatures and will be deemed valid, binding and enforceable by and against all parties.

Very truly yours,



UHY LLP
Catskill, New York

RESPONSE:

This letter correctly sets forth the understanding of Village of Coxsackie, New York.

By: _____

Title: _____

Date: _____

VILLAGE BOARD OF TRUSTEES

**RESOLUTION, FINDINGS AND ORDER APPROVING
ANNEXATION OF PORTIONS OF TWO PARCELS
FROM THE TOWN OF COXSACKIE TO THE VILLAGE OF COXSACKIE**

WHEREAS, a petition, pursuant to General Municipal Law Article 17, was duly prepared and executed by UMH of Coxsackie, LLC (“UMH”) and presented to the Village Board of the Village of Coxsackie, Greene County, New York (the “Village Board”) on June 8, 2022, for the annexation of certain territory in the Town of Coxsackie to the Village of Coxsackie, said territory being described in said petition which is annexed hereto as Schedule “A” (the “Annexation Parcels”); and

WHEREAS, the Annexation Parcels being a portion of Section 56, Block 2, Lot 4.1 and a portion of Section 56, Block 3, Lot 1, as more fully identified and described in the Annexation Petition; and

WHEREAS, the Annexation Petition was presented to the Village Board in connection with a project proposed by UMH identified as Mountain View Estates, which proposes 360 manufactured homes with site amenities including a club house with swimming pool, playgrounds, basketball courts, a boat and trailer storage area, and multi-use trails for pedestrian and horses; including roadways, driveways, street lighting, sidewalks, utilities, and preserved open space; with connections to Village of Coxsackie public water and public sewer systems (the “Mountain View Estates Project”); and

WHEREAS, pursuant to Stipulation authorized and executed on behalf of the Village Board, the Town Board of the Town of Coxsackie (the “Town Board”), and UMH, the parties stipulated and agreed that the public hearing required pursuant to General Municipal Law Article 17 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 on the Mountain View Estates Project; and

WHEREAS, the Village Board, in its capacity as SEQRA lead agency on this action, determined that the DSEIS submitted by UMH to be complete and ready for public comment pursuant to a SEQRA Notice of Completion dated September 12, 2024; and

WHEREAS, a joint public hearing of the Village Board and the Town Board was duly noticed and published in accordance with Article 17 of the General Municipal Law; and

WHEREAS, said joint public hearing of the Village Board and the Town Board was duly held on said Annexation Petition, according to the law and such cases made and provided, at the Coxsackie-Athens High School Auditorium, 24 Sunset Blvd., Coxsackie, New York, on October 30, 2024 at 7 p.m., at which time all parties interested in the matter were heard and all objections presented; and

WHEREAS, the Village Board has completed the review of the Mountain View Estates action, including the proposed annexation, pursuant to SEQRA through the acceptance of a Final Supplemental Environmental Impact Statement and adoption of SEQRA Findings; and

WHEREAS, the Village Board has duly considered said Annexation Petition and the evidence presented at the said public hearing;

NOW, THEREFORE, IT IS FOUND, RESOLVED, AND ORDERED by the Village Board of the Village of Coxsackie as follows:

1. The above “Whereas” clauses are incorporated herein as if set forth in full.
2. The aforesaid Annexation Petition substantially complies in form and content with General Municipal Law Article 17.
3. That the proposed annexation of the Annexation Parcels in the Town of Coxsackie to the Village of Coxsackie as described in the aforesaid Annexation Petition is in the overall public interest; that such annexation is contemplated as part of the Mountain View Estates Project; and that the Village Board determines such annexation is in the best interest of the Village of Coxsackie and having such parcels inside the Village as part of the Mountain View Estates Project, to wit:
 - a. Public water and sewer service to the Mountain View Estates Project will be provided through the Village; absent annexation, Village water and sewer service would need to be provided outside the Village’s public water and sewer territory, giving rise to the need for inter-municipal agreements; annexation resolves the issue facing the Village of providing public water and sewer services outside its territory, as the entire Mountain View Estates project site will be within the Village’s public utilities service territory; further, annexation obviates the need for inter-municipal agreements that place the Town and Village under an ongoing duty with respect to contract oversight and administration.
 - b. Difficult issues also arise as to jurisdiction for building permits and work permits within the Mountain View Estates community; annexation obviates the burden of two municipal building departments reviewing the same set of construction plans, and provides consistency by identifying the Village (which will already have jurisdiction over a majority of the units within the project) as the controlling jurisdiction for building permits/work permits, construction inspections, certificates of occupancy, zoning compliance, and enforcement.

- c. Annexation also obviates the difficulty in having one neighborhood divided between emergency service/first responder jurisdictions; here, absent annexation, the territory covered by the Village of Coxsackie Fire Department includes only a part of the neighborhood, implicating territorial questions regarding fire response dependent on specific lot location within the Mountain View Estates neighborhood; annexation also addresses clear and consistent jurisdiction and response by the Village of Coxsackie Police Department throughout the entire neighborhood.
 - d. Absent annexation, the Mountain View Estates Project also implicates drastically different lot sizes within the same neighborhood; here, within the Village, the MDR-3 Zoning District allows manufactured home use with 10,000 square foot lot size, whereas Town zoning for the project site requires a minimum two-acre lot size (RR Zoning District); accordingly, annexation promotes consistency in applicable zoning regulations, resulting in a cohesive and integrated character within the neighborhood.
 - e. Fiscally, there is no detriment to the Town, as Village properties will continue to pay applicable Town taxes and special district charges.
 - f. The area sought to be annexed will include a significant area of preserved open space/wildlife habitat adjoining the new municipal boundary, which affords an appropriate and permanent transition zone between the manufactured home community in the Village with the RR Zoning District within the Town.
4. That all unpaid or delinquent taxes levied or other charges made against the Annexation Parcels prior to such annexation shall be due and payable and collected in all respects as if such territory had not been annexed.
 5. That any taxes levied or other charges, including special district charges, made by the Town of Coxsackie against or on account of the Annexation Parcels for that part of the fiscal year prior to the date on which the annexation shall take effect shall be paid to the Town of Coxsackie.
 6. That any taxes levied or other charges, including special district charges, made by the Town of Coxsackie against or on account of the Annexation Parcels, consistent with other properties located in the Village of Coxsackie, for that portion of the fiscal year commencing after the date such annexation

takes effect shall be due and payable to and collected by the Town of Coxsackie.

7. That any taxes levied or other charges, including special district charges, made by the Village of Coxsackie against or on account of the Annexation Parcels for that portion of the fiscal year commencing after the date such annexation takes effect shall be due and payable to and collected by the Village of Coxsackie.
8. That there is no other indebtedness, liabilities or interest in connection with the Annexation Parcels and accordingly, no amount is otherwise due to the Town of Coxsackie in connection with the annexation.
9. The consent and approval of the Village Board is hereby given to the annexation of the territory now situated in the Town of Coxsackie and described in the aforementioned Annexation Petition attached hereto as Exhibit "A" to the Village.
10. That the Village Clerk shall file this Order, together with copies of the Annexation Petition, the Notice of Public Hearing, the written objections, if any, and the testimony in minutes of the proceedings taken and kept on the public hearing, in the Office of the Village Clerk and the Office of the Town Clerk.
11. That no election shall be required with respect to the instant annexation as there are no residents residing in the Annexation Parcels and based upon existing case law, an election is not required under such circumstances.
12. That the Mayor is hereby authorized and directed to execute this Finding, Resolution and Order.
13. The Mayor is hereby directed to require UMH to complete the following: (a) a survey be made of the annexed territory, (b) the boundaries of the same to be marked with monuments, and (c) a map be made of such local government including the annexed territory or, in the event such survey already exists and such boundaries are already marked, such requirement may be dispensed with upon review by the Village Engineer.
14. In cooperation with the Town of Coxsackie, the Mayor shall also cause a partial map to be made of the Village of Coxsackie and Town of Coxsackie, which map shall be sufficient to show the exclusion of the annexed territory from the Town of Coxsackie and inclusion of such annexed territory into the Village of Coxsackie, and to file copies of such map in the Office of the Village Clerk, the Town of Coxsackie Town Clerk, the Office of the Greene County Clerk, and in the Office of the New York State Secretary of State.

15. With respect to any issues that arise with finalizing the annexation of the Annexed Parcels, the Village shall work cooperatively with the Town of Coxsackie.

16. The Mayor, and any officer, employee or consultant, as directed by the Mayor, is hereby authorized to take any and all actions necessary to carry out the provisions of this Finding, Resolution and Order.

17. This Resolution, Finding and Order shall be effective immediately.

The foregoing Resolution, Finding and Order, offered by _____ and seconded by _____, was duly put to a roll call vote as follows:

The vote:

Mayor Mark Evans

Trustee Christopher Hanse

Trustee Katlyn Irwin

Trustee Rodney Levine

Trustee Deidre Meier

The foregoing Resolution, Finding and Order was/was not thereupon declared duly adopted.

Hon. Mark Evans, Mayor

VILLAGE OF COXSACKIE VILLAGE BOARD
119 Mansion Street
Coxsackie, NY 12051

Resolution No. 52026

**ADOPTION OF SEQRA FINDINGS STATEMENT
MOUNTAIN VIEW ESTATES PROJECT**

WHEREAS, on or about June 8, 2022, the Village Board of the Village of Coxsackie received a Petition pursuant to New York General Municipal Law Article 17 from UMH of Coxsackie, LLC (the "Applicant") seeking annexation of certain property located in the Town of Coxsackie into the Village of Coxsackie, identified as Tax Map Nos. 56.00-2-4.1 and 56.00-3-1 (the "Proposed Annexation"); and

WHEREAS, the Proposed Annexation is being made in connection with the proposed construction of 360 manufactured homes and related site amenities, referred to as the Mountain View Estates Manufactured Home Park (or the "Project"); and

WHEREAS, by submission dated June 6, 2022, the Applicant submitted an Application for Sketch Plan Review of the Mountain View Estates Manufactured Home Park to the Village's Code Enforcement Officer; and

WHEREAS, the Project is being advanced pursuant to the Village of Coxsackie Village Code, the New York State Village Law, the New York State General Municipal Law, the New York State Environmental Quality Review Act and a Consent Decree between the Applicant and the Village in Case No. 18-cv-01182-GLS-ATB, filed as of January 12, 2022 in the United States District Court, Northern District of New York (the "Consent Decree"); and

WHEREAS, a previous iteration of the Mountain View Estates Mobile Home Park, consisting of, among other things, fewer units on less land, was the subject of a Findings Statement issued pursuant to New York State Environmental Quality Review Act ("SEQRA") in 2009; and

WHEREAS, the Village Board determined that the Project, as amended, will require further SEQRA review and that the Project is a Type I Action pursuant to 6 NYCRR § 617.4 because the Project proposes to construct 360 mobile homes, which exceed the applicable threshold contained in 6 NYCRR § 617.4(b)(5); and

WHEREAS, the Village Board issued a Notice of Intent to Designate itself SEQRA Lead Agency on October 7, 2022 to all Interested and Involved Agencies; and

WHEREAS, the New York State Department of Environmental Conservation responded by letter dated October 26, 2022, providing comments and indicating that it has no objection to the Village Board assuming Lead Agency Status for the Project; and

WHEREAS, the New York State Department of Health responded by letter dated October 7, 2022, providing comments and indicating that it has no interest in being SEQRA Lead Agency; and

WHEREAS, no other Interested or Involved Agency objected to the Village Board assuming Lead Agency status; and

WHEREAS, the Village Board declared itself lead agency for a coordinated review pursuant to SEQRA at its regularly scheduled meeting held on December 12, 2022; and

WHEREAS, the Village Board notes that the proposed changes to the Project include an increase in the number of housing units from 280 to 360 and annexation of Town land into the Village to accommodate the increased number of housing units;

WHEREAS, Village Board noted that the Consent Decree required UMH to prepare a Supplemental Draft Environmental Impact Statement ("SDEIS") and further noted that the Project, as amended, meets the threshold contained at 6 NYCRR Part 617.9 (a) (7) (i) (a) for requiring a SDEIS in light of the proposed changes to the Project; and

WHEREAS, the Village Board required the preparation of an SDEIS for the Project, as amended, noting that the Project as currently proposed includes changes that were not addressed in the prior adopted FEIS and Findings Statement; and

WHEREAS, notwithstanding that the SEQRA regulations located at 6 NYCRR Part 617.8(a) provide that scoping is not required for an SDEIS, the Village Board required that the SDEIS for the Project, as amended, be subject to SEQRA Scoping; and

WHEREAS, the Village Board hosted a public hearing on the draft scoping document on May 1, 2023 and approved the Scoping Document June 19, 2023; and

WHEREAS, on or about January 26th, 2024, the Village Board received the SDEIS from the Applicant, which it subsequently reviewed with the Village's technical professionals; and

WHEREAS, based on the January 26th, 2024 submission, Delaware Engineering D.P.C issued a letter dated February 18, 2024 that identified outstanding issues to be addressed in the SDEIS (the "Delaware Review Letter"); and

WHEREAS, the Village Board reviewed the Delaware Review Letter and by resolution dated March 18, 2024, determined that the SDEIS was not adequate with respect to scope and content for the purpose of commencing public review, for the reasons set forth in the Delaware Review Letter, and requested that the Applicant submit additional information fully addressing the Delaware Review Letter; and

WHEREAS, on August 9th, 2024, the Applicant resubmitted the SDEIS; and

WHEREAS, based on a finding that the SDEIS was complete with respect to scope and content, and pursuant to 6 NYCRR Part 617.9(a)(3) the Village Board issued a Notice of Completion dated September 12, 2024, and opened a public comment period scheduled to close on November 11, 2024 and conducted a public hearing on October 30, 2024; and

WHEREAS, based on the August 9th, 2024, submission, Delaware Engineering issued a Technical Review Memo dated December 9, 2024, that identified issues to be addressed in the Final Supplemental Environmental Impact Statement (the “FSEIS”) (the “Delaware Technical Review Memo”); and

WHEREAS, following the submission of the Delaware Technical Review Memo, an FSEIS was prepared for the Village Board’s review and submitted on or about January 31, 2025; and

WHEREAS, on April 14th, 2025, the Village Board adopted Resolution No. 72025 declaring the FSEIS submission complete and ordering its publication, distribution, and the issuance of a Notice of Completion; and

WHEREAS, the Notice of Completion issued pursuant to Resolution No. 72025 stated the FSEIS is complete for decision making and findings requirements as prescribed in 6 NYCRR § 617.11; and

WHEREAS, since the issuance of the Notice of Completion, the Village Board, its consultants and the Applicant have discussed appropriate mitigation for certain potentially adverse environmental impacts identified in the FSEIS; and

WHEREAS, such findings requirements are being satisfied by the adoption of a Findings Statement memorializing the decisions and findings following a comprehensive environmental review; and

NOW, THEREFORE, BE IT RESOLVED, the Village Board, acting as Lead Agency for the above referenced action, based on the record before it, the analysis and recommendations of various interested and involved agencies, and the knowledge of the Village Board of the site and the community hereby makes the findings and determinations and imposes the mitigation measures as outlined in the SEQRA Findings Statement attached hereto; and

BE IT FURTHER RESOLVED, that the Village Board certifies the requirements of the regulations promulgated pursuant to ECL Article 8 at 6 NYCRR § 617 have been met; and

BE IT FURTHER RESOLVED, that consistent with social, economic, and other essential considerations from among the reasonable alternatives available, the action is one that avoids or minimizes adverse environmental impacts to the maximum extent practicable, and that adverse environmental impacts will be avoided or minimized to the maximum extent practicable by incorporating as conditions to the decision those mitigation measures that were identified as practicable; and

BE IT FURTHER RESOLVED, that the Village Board direct the Village Clerk publish, file, and circulate the Findings Statement pursuant to 6 NYCRR 617.12 as follows:

1. Distribute the Findings Statement to the Chief Executive Officer of the Village, the lead agency, all involved agencies, the Applicant, and any other person requesting a copy per 6 NYCRR § 617.12(b)(1); and
2. File a copy of the Findings Statement in the Village Records to be made readily available to the public on request per 6 NYCRR § 617.12(b)(3); and

The vote:

Mayor Mark R. Evans

Trustee Christopher Hanse

Trustee Katlyn Irwin

Trustee Rodney Levine

Trustee Deidre Meier

The Resolution was declared adopted.

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 March 9, 2026.

SEAL

Nikki Berznak, Village Clerk

NEW YORK STATE ENVIRONMENTAL QUALITY REVIEW ACT
SUPPLEMENTAL STATEMENT OF FINDINGS
MOUNTAIN VIEW ESTATES

Name of Project: Mountain View Estates

Project Location: River Road and Van Dyck Street, Village of Coxsackie, Greene County, New York

Tax Lots: A portion of Section 56, Block 2, Lot 4.1 and a portion of Section 56, Block 3, Lot 1 (Town of Coxsackie, Proposed Annexation)

A portion of Section 56, Block 2, Lot 4.1 and a portion of Section 56, Block 3, Lot 1, along with Section 56.10, Block 3, Lot 1; Section 56.10, Block 3, Lot 32 and Section 56.11, Block 1, Lot 3 in the Village of Coxsackie.

Date of Action:

SEQRA Classification: Type I Action

SEQRA Lead Agency: Village of Coxsackie Village Board

Lead Agency Contact: Nikki Bereznak, Village Clerk
119 Mansion Street
Coxsackie, NY 12051
(518) 731-2718
nbereznak@villageofcoxsackie.com

Project Sponsor: UMH of Coxsackie, LLC (the “Applicant”)

Contact Persons: Gregg Ursprung, PE
Colliers Engineering and Design
18 Corporate Woods, Suite 400
Albany, New York 12211

Andrew W. Gilchrist, Esq.
Gilchrist Tingley, P.C.
251 River Street, Suite 201
Troy, New York 12180

1.0 INTRODUCTION

The proposed “Mountain View Estates,” hereinafter also referred to as the “Project,” is a Type 1 Action pursuant to the State Environmental Review Act (“SEQRA”), Article 8 of the New York State Environmental Conservation law, and the SEQRA regulations at 6 NYCRR Part 617.4 because, among other things, the Project proposes to construct 360 manufactured homes, which exceed the applicable threshold contained in 6 NYCRR Part 617.4(b)(5).

The Project proposes 360 manufactured homes, with site amenities including a clubhouse with swimming pool, playgrounds, basketball courts, a boat and trailer storage area, and multi-use trails for pedestrians and horses. The Project will include roadways, driveways, street lighting, sidewalks, utilities, and preserved open space, and is proposed to connect to the Village of Coxsackie public water and sewer systems.

The Project site includes real property currently located in both the Village of Coxsackie and the Town of Coxsackie. In connection with this proposed action, UMH of Coxsackie, LLC has filed a petition pursuant to New York General Municipal Law Article 17 seeking annexation of property located in the Town of Coxsackie into the Village of Coxsackie. The resulting Project site would be located entirely within the Village of Coxsackie.

Previously, a plan had been proposed by UMH of Coxsackie, LLC for a residential community on the real property situated solely in the Village. That prior plan, hereinafter referred to as the “Original 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 as of November 9, 2009 and executed as of November 13, 2009, attached here as **Exhibit A**. This Supplemental Findings Statement updates and supplements the prior issued Statement of Findings (the “Original Findings Statement”) to account for the above referenced Project modifications, as more fully set forth in the SEQRA documents referenced below.

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. The below referenced Final Supplemental Environmental Impact Statement examines the Project modifications that were not addressed in the prior SEQRA review.

2.0 SEQRA PROCESS

Prior to the adoption of the Original Findings Statement, the Applicant advanced the Original Plan, which at the time was a proposed planned development district (PDD) consisting of 280 modular homes on 106 acres in the Village of Coxsackie. The project as proposed at the time was for a

single family, age restricted (55 and older) residential community. The Original Plan was ultimately not advanced.

Subsequently, litigation occurred by and between the Applicant (together with UMH Properties, Inc.) and the Village. That litigation resulted in the entry of a Consent Decree, entered into the United States District Court, Northern District of New York, Case Number 18-cv1182. The Consent Decree provided for the submission of the current Project for review by the Village, as well as the proposed annexation under New York General Municipal Law Article 17 for review by the Town and Village.

As provided by the Consent Decree, the Applicant and the Village are required to comply with all laws, including without limitation, the Village Code, the New York State Village Law, the New York State General Municipal Law and SEQRA in reviewing the Project. As required by SEQRA and as provided for in the Consent Decree, Applicant has prepared a Draft Supplemental Environmental Impact Statement (“DSEIS”) focusing on the changes in the Project and conditions, as well as any proposed deviations from the requirements of the Original Findings Statement.

To that end, the Village Board determined that the Project, as amended, will require further SEQRA review and that the Project is a Type I Action pursuant to 6 NYCRR Part 617.4 because the Project proposes to construct 360 manufactured homes, which exceed the applicable threshold contained in 6 NYCRR Part 617.4(b)(5). On October 7, 2022, Village Board issued a Notice of Intent to Designate itself SEQRA Lead Agency to all Interested and Involved Agencies, following which, no Interested or Involved Agency objected to the Village Board assuming Lead Agency status. Subsequently, the Village Board declared itself lead agency for a coordinated review pursuant to SEQRA on December 12, 2022.

The Village Board then required the preparation of a DSEIS and required that such document be subject to SEQRA Scoping. A draft Scope was prepared, and a hearing on the same held on May 1, 2023. The Scoping Document was approved on June 19, 2023.

A Supplemental DEIS was received from the Applicant on or about January 26, 2024, and was reviewed by the Village Board and its technical professionals. As a result of comments made by the Village Board and its technical professionals, revisions were made to the DSEIS and it was revised and resubmitted on August 9, 2024. The Village Board found the revised DSEIS to be complete with respect to scope and content, and issued a Notice of Completion dated September 12, 2024 pursuant to 6 NYCRR Part 617.9(a)(3). The noticed served to open a public comment period, which was held open through November 11, 2024. During the public comment period, a joint public hearing was held by the Village of Coxsackie and the Town of Coxsackie to accept comments on both the DSEIS and the petition for annexation submitted in connection with the Project.

Following closure of the public comment period and receipt of comments from the Village Board and its professionals, the Applicant supplied a Final Supplemental Environmental Impact Statement (“FSEIS”) on January 31, 2025, responding to the comments received. At the request of the Village Board, the Applicant also supplied a Draft Supplemental Environmental Impact Statement Summary of Changes on April 10, 2025, which document identified the revisions and additions to the DSEIS made as a result of the responses. By resolution dated April 14, 2025, the Village Board found the FSEIS complete with respect to content and pursuant to 617.9(a)(6), directed that a Notice of

Completion be prepared and circulated. A Notice was prepared and circulated to Interested and Involved Agencies as of April 24, 2025.

Based on the foregoing SEQRA process, the Village Board issues this Supplemental Statement of Findings. Pursuant to 6 NYCRR 617.11(d), Findings must:

- (1) consider the relevant environmental impacts, facts and conclusions disclosed in the final EIS;
- (2) weigh and balance relevant environmental impacts with social, economic and other considerations;
- (3) provide a rationale for the agency's decision;
- (4) certify that the requirements of this Part have been met; and
- (5) certify that consistent with social, economic and other essential considerations from among the reasonable alternatives available, the action is one that avoids or minimizes adverse environmental impacts to the maximum extent practicable, and that adverse environmental impacts will be avoided or minimized to the maximum extent practicable by incorporating as conditions to the decision those mitigative measures that were identified as practicable.

3.0 FINDINGS CONCERNING POTENTIAL ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

3.1 Natural Resources: Surface Soils/Geology

The Village Board reviewed the information in the FSEIS related to existing conditions, additional information and potential for impacts. A summary and Mitigation Findings follow.

The FSEIS references a geotechnical exploration program conducted by others between September 20, 2005, and October 06, 2005. Additional geotechnical investigation was advanced for the Town portion of the Project to determine the soil characteristics and depth to groundwater and bedrock. A Geotechnical Report was prepared, providing the findings of the investigation and recommendations for the design of building foundations and road sections, as well as recommendations for earthwork and identification of infiltration rates for stormwater management facilities. Among other things, the Report found that the presence of soft compressible soils extending up to 74 ft in thickness. The SEIS notes that the presence of such soils presents a challenge in supporting the proposed structures on shallow foundations due to high primary and secondary consolidation settlement potential. As a result, loads imposed by the proposed structures will have to be supported on shallow footings after reducing the settlement potential of these soils or on deep foundations that transfer the loads to bedrock.

Additionally, a cut/fill analysis was performed which initially identified a total export of approximately 1,316 cubic yards of soil material from the Project site. The DSEIS further indicated the excess soil could instead be spread over the undeveloped and non-wetland areas on the Project site. Upon further review in the FSEIS and revision to the grading plan, there is now a cut-fill balance such that soil will not be exported or spread on areas of the site that will not be developed.

Mitigation Findings

- Cut and fill on the site shall be balanced and there shall be no soil exported from the site (except for negligible amounts) or spread on areas of the site that will not be developed.
- The recommendations contained in the Geotechnical Exploration Report, dated as of January 30, 2024, including without limitation the Foundation Design Recommendations, Site Preparation and Construction Considerations shall be followed as more specifically set forth in such Report.

Based on the foregoing, the Village Board finds that as to surface soils/geology, the Project will not create any significant adverse environmental impacts and will avoid or minimize adverse environmental impacts to the maximum extent practicable.

3.2 Natural Resources: Wetlands & Streams

The Village Board reviewed the information in the FSEIS related to existing conditions, additional information and potential for impacts. A summary and Mitigation Findings follow.

The DSEIS observes that the Project Site consists of 185 acres and is a mix of uplands and wetlands, with 9.72% of the Site constituting freshwater wetlands. Additionally, a stream is located in the vicinity of the northeastern most wetland. This stream is a tributary/drainageway to the Hudson River and flows eastward thereto. It is considered a “protected stream” under the NYSDEC’s Protection of Waters (Stream #863-498).

The wetlands on site were delineated in 2019 by B. Laing Associates, Inc. in order to determine if the project had the potential to impact regulated waters. The delineation was subject to an Army Corps of Engineers Preliminary Jurisdictional Determination (PJD) in May 2020.

The DSEIS further discusses the changing regulatory landscape related to wetlands, both at the federal and state level. The DSEIS notes that the Project will avoid all federal wetlands as set forth in the PJD. The DSEIS goes on to note that recent changes to New York Statutes, rules and regulations. These changes include:

- As of January 1, 2025, the definition of a freshwater wetland under Article 24 of the ECL will continue to include a minimum size threshold of 12.4 acres, but will also include freshwater wetlands determined by DEC to be of unusual importance regardless of size.
 - The DSEIS notes that the freshwater wetlands on the project site are below the size threshold of 12.4 acres.
 - The DSEIS further notes that if DEC assumes jurisdiction of any freshwater wetlands on the Project Site upon a determination by DEC that any such wetlands are of unusual importance, the Project will comply with all DEC requirements.

- As of January 1, 2028, there will be a reduction in the minimum size threshold to 7.4 acres for New York State jurisdiction.
 - The SDIES notes that the Project will comply with any applicable legal requirements on and after January 1, 2028.

While federal wetlands will be avoided and NYSDEC requirements will be complied with, the Project proposes to disturb a total of 108,773+/- SF (2.5+/- acres) of the 50' wetland buffer regulated by Village Code Section 155-45. This disturbance includes driveways and structures designed to cross the wetlands, grading activities to divert stormwater runoff away from the existing on-site wetlands, and installation of site amenities such as the perimeter gravel trailway.

In addition (and related to) potential wetlands impacts, the SEQRA review included a consideration of stormwater management. The FSEIS reflects that the Site was designed with a combination of grading to control drainage and stormwater management piping/structures to collect stormwater runoff and direct it in such a way that no runoff from impervious areas reaches the wetlands without first going through water quality treatment practices in the form of stormwater ponds with permanent pools designed per the 2024 NYSDEC Stormwater Management Design Manual. This limits the stormwater flows directed towards the wetlands to pre-development rates at non-erosive velocities. Runoff from undeveloped portions of the Site flows to the wetlands through grass and field buffer areas to provide additional sediment filtration before reaching the wetlands.

Mitigation Findings:

- The Project shall avoid all federal wetlands.
- There shall be no disturbance to the regulated stream.
- The Project shall comply with all applicable NYSDEC statutes, rules and regulations related to wetlands.
- The Project shall comply with the Village of Coxsackie Code, including, without limitation, all provisions in the Code regulating wetlands.
- The Project shall comply with the Stormwater Pollution Prevention Plan (“SWPPP”) prepared by Colliers Engineering & Design, dated as of January 28, 2025 or any subsequent update required for regulatory compliance, including, without limitation, the Erosion & Sediment Controls and the Post Construction Stormwater BMP Operation and Maintenance Plan and Other Controls identified in the SWPPP.
- Orange construction fencing will be constructed and maintained around the wetlands to clearly delineate the limits of soil disturbance. Such fencing shall be maintained until it is released from the SPDES General Permit for Construction Activities (discussed further below). Silt fence will be placed along the toe of all fill areas or any location where surface sheet flow could be expected in accordance with temporary soil erosion and sediment control plans serving to reduce runoff velocity and effect deposition of transported sediment load.
- Prior to disturbing more than 5 acres at any one time, a waiver must be obtained from NYSDEC and a copy of such permit filed with the Village Code Enforcement Office.
- For crossings of streams or wetlands that do not meet thresholds to require a permit from the NYSDEC, the Stream Crossing Guidelines and Best Management Practices (BMPs) as

published from time to time by the NYSDEC are required to be applied. The Stream Crossing Guidelines and Best Management Practices (BMPs) are aimed at stream continuity and maintenance of healthy habitat for fish and wildlife including retention of natural flow and substrate of the stream as well as structural integrity and hydraulic capacity. The Guidelines and BMPs include but are not limited to preferred types of crossing structure, and design and installation recommendations, including width, side slopes, installation, erosion and sediment control, natural substrate, timing and maintenance.

Based on the foregoing, the Village Board finds that as to wetlands & streams, the Project will not create any significant adverse environmental impacts and will avoid or minimize adverse environmental impacts to the maximum extent practicable.

3.3 Natural Resources: Flooding

The Village Board reviewed the information in the FSEIS related to existing conditions, additional information and potential for impacts. A summary and Mitigation Findings follow.

The Project Site is not located in a designated Floodway, the 100-year Floodplain nor the 500-year floodplain. Nevertheless, the potential for flooding was considered. For example, to the extent that there are soils with no percolation potential and the site is relatively flat, the ponding of water is a potential impact which could cause flooding. The FSEIS considered this, indicating that Site grading has been designed in such a way to provide high points and low points to control and direct drainage to proposed stormwater collection structures which direct drainage towards the stormwater ponds.

The FSEIS further provides that the stormwater ponds are sized to contain the runoff from the 100-year design storm and release the amount in a controlled manner that is equal to or less than existing conditions. These ponds are utilized in multiple locations across the Site to collect and release stormwater at rates that reduce the overall flows in significant design storm events (such as the 100-year storm) by more than 100 CFS across the entire Site. Additionally, Site planning practices such as limiting disturbance and reducing clearing limits to the maximum extent practical have been utilized to maintain existing vegetation that can further reduce local flooding risk by absorbing rainfall.

The Applicant updated the SWPPP to address the revisions to the Project, inclusive of the above referenced controls. The SWPPP was further updated to meet the new standards and requirements of the updated Stormwater Design Manual, issued by NYSDEC on July 31, 2024.

Mitigation Findings:

- The Project shall comply with the SWPPP prepared by Colliers Engineering & Design, dated as of January 28, 2025 or any subsequent update required for regulatory compliance, including, without limitation, the Erosion & Sediment Controls and the Post Construction Stormwater BMP Operation and Maintenance Plan and Other Controls identified in the SWPPP.

Based on the foregoing, the Village Board finds that as to flooding, the Project will not create any significant adverse environmental impacts and will avoid or minimize adverse environmental impacts to the maximum extent practicable.

3.4 Natural Resources: Stormwater Runoff

The Village Board reviewed the information in the FSEIS related to existing conditions, additional information and potential for impacts. A summary and Mitigation Findings follow.

The DSEIS observes that the Site consists of maintained pasture formerly used for activities such as horse grazing, inactive agricultural fields in various stages of re-growth, and wooded areas. It notes there are approximately 1.26 acres of impervious surface that include an access drive, one residence/office and several barn structures. Due to poor underlying soils the stormwater runoff that does not infiltrate on-site, ultimately drains into the Hudson River.

The potential for runoff during construction activities will be addressed by compliance with the SWPPP, as well as obtaining coverage pursuant to the NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity (Permit No. GP-0-25-001), effective January 29, 2025 through January 28, 2030 (and its successor Permit(s) if construction has not been completed prior to the expiration of such General Permit).

The potential for runoff following Project construction was also examined, given the addition of residential structures, roads, parking areas, walkways, landscaping, and areas devoted to stormwater management facilities. These site improvements will result in an increase in impervious area on the site from approximately 1.26 acres to 42.6 acres. The SEQRA review reflects that with the imposition of mitigation, these changes will increase the quantity of stormwater that leaves the site, but the rate at which it is discharged from the site will be less than under existing conditions at the respective discharge points.

Mitigation Findings:

- Stormwater runoff from the developed areas of the Project Sites will be treated to ensure water quality will be consistent with NYSDEC regulations. This includes the preparation and implementation of a SWPPP which complies with the requirements of the NYSDEC State Pollution Discharge Elimination System General Permit for Storm Water Discharges (GP-0-25-001). The SWPPP includes specifications for operation, inspection, and maintenance of stormwater management practices as well as an Erosion and Sediment Control Plan.
- During construction, erosion and sediment control inspections will be conducted weekly or on a twice per week basis (depending on the amount of soil disturbance) to monitor the effectiveness of the installed erosion and sediment control measures. Alteration to mitigation measures will be proposed as needed based upon these inspections.

- An enforceable Stormwater Control Facilities Maintenance Agreement will be executed by the Applicant and the Village of Coxsackie and will be filed with the County Clerk's Office to assure long term operation and maintenance of all stormwater management facilities.
- During construction, the following practices shall be followed:
 - equipment maintenance areas shall be protected from stormwater flows and shall be supplied with appropriate waste receptacles for spent chemicals, solvents, oils, greases, gasoline, and any pollutants that might contaminate the surrounding habitat or water supply.
 - equipment wash-down zones shall be within areas draining to sediment control devices. The use of detergents for large-scale (e.g., vehicles, buildings, pavement surfaces) washing is prohibited.
 - chemicals, paints, solvents, fertilizers, and other toxic material shall be stored in waterproof containers.
 - runoff containing such materials shall be collected, removed from the Site, treated and disposed of at an approved solid waste or chemical disposal facility.
 - hazardous spills shall be immediately contained to prevent pollutants from entering the surrounding habitat or water supply.
 - Spill kits shall be provided on Site and shall be displayed in a prominent location for ease of access and use.
 - Any spills shall be reported to the NYSDEC Response Unit as required by applicable NYSDEC regulations.
 - Portable sanitary waste facilities shall be provided on site for workers and shall be properly maintained.
 - Dumpsters or debris containers shall be on Site and shall be of adequate size to manage respective materials. Regular collection and disposal of wastes must occur as required.

Based on the foregoing, the Village Board finds that as to stormwater runoff, the Project will not create any significant adverse environmental impacts and will avoid or minimize adverse environmental impacts to the maximum extent practicable.

3.5 Natural Resources: Air Resources

The Village Board reviewed the information in the FSEIS related to existing conditions, additional information and potential for impacts. A summary and Mitigation Findings follow.

The DSEIS discusses the potential for both short term impacts during construction and longer-term impacts upon completion of construction. The DSEIS notes that there are certain sensitive receptors located within 5-miles of the Project Site, including:

- Donovan Place, senior housing located 0.27 miles southwest of the Project Site.
- Schoolhouse Pediatrics, a pediatric office, located 0.32 miles west of the Project Site.
- Bethany Village Apartments, senior housing located 0.42 miles southwest of the Project Site.
- Coxsackie-Athens Middle School, a middle school located 0.54 miles south of the Project Site.

Short term and localized impacts occurring during construction to air quality may result from fugitive dust and construction equipment exhaust. Locations downwind of construction activities may be temporarily impacted. Prevailing wind direction is generally to the northwest in the vicinity of the Project. Engineering controls to avoid or minimize these potential impacts are discussed below.

On a long-term basis, it is noted that the Project does not include a state or federally permitted air emissions source. Long term emissions associated with increased personal vehicle traffic will result. Long term emissions were evaluated using the New York State Department of Transportation (NYSDOT) Environmental Procedures Manual (Chapter 1.1). The Volume Threshold Screening employed establish traffic volumes below which a violation of the NAAQS for carbon monoxide is extremely unlikely. Based on the screening procedures employed in the Manual, anticipated traffic volumes were materially below the level at which air quality modeling is recommended.

Mitigation Findings:

- Mitigation measures shall be used to minimize the potential of dust during construction:
 - Follow all measures in the Soil Erosion and Sediment Control plan in the SWPPP to assist in minimizing soil erosion.
 - Any disturbed earth shall be wet down with water, as necessary, to control dust.
 - After construction activities, all disturbed areas shall be covered and/or vegetated to provide dust control on site.
 - All trucks carrying fill or other unconsolidated materials shall be covered with tarps to ensure that debris and dust would be fully contained during transport.
 - Soil and dirt stockpiles shall be enclosed with silt fencing when not in use.
 - As appropriate, trucks and stored materials shall be covered with a tarp and maintained to prevent dust.
 - A stabilized construction access point shall be established at the site entrance. Tires and truck bodies, as necessary, would be washed to minimize tracked mud and dust onto adjacent streets.
 - Work shall be paused during windy or adverse weather conditions when the above mitigation measures are not effective at preventing visible dust from leaving the Project Site.

- To prevent fugitive odors from leaving the Site, both during and following construction, refuse and recycling shall be kept in enclosed containers until pickup for disposal on a regular basis. To the extent horses will be on-site (which is subject to further review and approval by the Planning Board and potentially the Zoning Board of Appeals), a management plan for horse manure is required, subject to the review and approval of the Planning Board and potentially the Zoning Board of Appeals.

Based on the foregoing, the Village Board finds that as to air resources, the Project will not create any significant adverse environmental impacts and will avoid or minimize adverse environmental impacts to the maximum extent practicable.

3.6 Natural Resources: Terrestrial and Aquatic Ecology

The Village Board reviewed the information in the FSEIS related to existing conditions, additional information and potential for impacts. A summary and Mitigation Findings follow.

The DSEIS indicates that the development of the Project will reduce grassland habitat, which has the potential to impact listed species, including the short-eared owl (*Asio flammeus*) and northern harrier (*Circus hudsonius*). These species have been observed using the Site in the past and find their (wintering) needs met by the grassland habitats on site.

A Wildlife/Listed Species Impact Report, dated as of October 2023 was prepared and included with the DSEIS. The Report references over 100 individual ecological site inspections and reviews regarding the potential for the project to impact rare or listed species. The Report indicates that the habitat that will be reduced by the Project only exists due to human-disturbance (i.e., agricultural uses and resultant mowing). The report asserts that if the farmlands were to go fallow or the land not mowed, a very similar reduction of habitat would result. Further, the Report indicates that the species has not been observed on the Site over the many site investigations covering approximately a ten-year period. However, in its October 28, 2024 comment letter, NYSDEC indicated that:

...the DEC continues to document presence of both short-eared owl and northern harrier overwintering and conducting essential behaviors within the project area through annual monitoring of the Raptor Conservation Area in the Cocksackie grasslands. Both species have been observed within the project area as recently as January 2024, and have been documented using the project area during the past 10 years.

Given this, and that because, as proposed, the Project will result in the removal of 106.80 acres of “grassland” habitat and impacts to woodlands, the Project is proceeding on the assumption that both the species and the habitat will be impacted by the Project.

Mitigation Findings:

- Applicant is required to obtain an Incidental Take Permit from NYSDEC for the Project prior to commencing any construction activities.

- As part of the Incidental Take Permit, and subject to the review and approval of NYSDEC, the applicant must preserve, in perpetuity, contiguous grassland habitat on and adjacent to the Project Site. This must be embodied in a Habitat Conservation Management Plan approved by NYSDEC.

Based on the foregoing, the Village Board finds that as to terrestrial and aquatic ecology, the Project will not create any significant adverse environmental impacts and will avoid or minimize adverse environmental impacts to the maximum extent practicable.

3.7 Human Resources: Traffic:

The Village Board reviewed the information in the FSEIS related to existing conditions, additional information and potential for impacts. A summary and Mitigation Findings follow.

The DSEIS considers the impact the Project will have on the levels of service at the intersections in the vicinity of the Project and the surrounding traffic system. Intersections evaluated include Mansion Street/Lawrence Avenue, Mansion Street/Van Dyck Street, Mansion Street/Lafayette 23 Avenue/Washington Avenue and Van Dyck/Lafayette Avenue and new access sites on River Road and Van Dyck Streets.

The previous traffic impact study was updated to include new existing conditions as well as consideration of trip generation associated with the revised and expanded Project. Traffic counts were taken both during the school year and during the summer months. The updated traffic study extrapolated the 2023 Existing Traffic Volumes to the 2029 Design Year to take into consideration additional traffic growth over the next six years.

Mitigation Findings:

- Prune or remove existing vegetation along Van Dyck Street site frontage to maximize sight distance for vehicles exiting the Project site driveways in this area.
- Remove existing wood fence south of the River Road site access driveway location to increase sight distance looking to the south by an additional 50 to 75 ft. to satisfy the recommended intersection sight distance for this sightline.
- Provide “Stop” sign control on all Project exiting movements at their connections to River Road and Van Dyck Street.
- Install “Intersection Ahead” signs on the westbound approaches to the Mansion Street (NYS Route 385)/Lawrence Avenue intersection to provide additional warning to drivers of upcoming intersection.
- Install “Intersection Ahead” signs on eastbound and westbound approaches to the Mansion Street (NYS Route 385)/Van Dyck Street intersection to provide additional warning to drivers of upcoming intersection which is noted to have sight distances below the recommended intersection sight distances.

- 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.
- Prohibit construction traffic from utilizing Van Dyck Street to access the Project Site. Lawrence Avenue/River Road and Lafayette Avenue should be utilized for access to the Project site.
- Execution of a Road Use and Repair Agreement in a form acceptable to the Village Board, to address Applicant' continued obligations to maintain the above requirements and repair damaged to roadways caused by construction activities.

Based on the foregoing, the Village Board finds that as to traffic, the Project will not create any significant adverse environmental impacts and will avoid or minimize adverse environmental impacts to the maximum extent practicable.

3.8 Human Resources: Land Use and Zoning

The Village Board reviewed the information in the FSEIS related to existing conditions, additional information and potential for impacts. A summary and Mitigation Findings follow.

The area of the Project currently located in the Village is in two (2) zoning districts: MDR-3 (Medium Density Residential) and RRA (Rural Residential Agricultural). Permitted uses in the MDR-3 zoning district include "Mobile home park". Mobile homes and mobile home parks are regulated by Chapter 87 of the Village Code.

Mobile home parks are not permitted uses in the RRA zoning district, nor are such parks permitted in the portion of the Project located in the land currently in the Town.

The development of the site will be clustered at the southern half of the site, most closely adjacent to existing residential development in the Village. Moderate areas of preserved wetlands and habitat reserve provide buffers to the east and west, and substantial undeveloped lands at the north and northwest of the Project Area will remain undeveloped, with preserved wetlands, habitat reserve, and stormwater retention.

The DSEIS observes that the Project site is not located within or in the proximity of any Agricultural District. The site is not currently in agricultural use and there are no agricultural uses on any adjacent lands. The DSEIS further notes that adjacent offsite land uses to the south, east and west consist of high-density residential neighborhoods and that rural uses and some suburban uses are located to the north of the site.

The FSEIS observes that with respect to the existing small-lot single family residences to the south, existing wooded areas of approximately 250 feet in depth will remain, as well as an added 50-foot buffer. To minimize any visual impact at the northern property boundary, a 16.5-acre habitat

reserve is proposed as a transition between the developed portion of the Property and adjacent residential uses. The FSEIS further notes that the closest proposed home site is approximately 400 feet from the eastern property line of the homes along Lawrence Street and 700 feet from the southern property line of the homes along Country Meadows Lane.

The DSEIS discusses that the Project will have an expansive open space network comprised of over 85 acres of preserved habitat wetlands and buffers as well as trails throughout. In addition to the multi-use trail network, basketball courts, a picnic area, and playground are proposed. Pedestrian sidewalks will be provided on at least one side of all streets. Existing tree clusters will be maintained in several places and supplemented with additional plantings. Streets and sidewalks will be treed. A minimum 50' landscaped buffer will be maintained adjacent to existing residential uses along the perimeter of the Project.

The conceptual architectural styles provided in the Visual Impact Assessment reflect one-story homes with a pitched roof and front porch. This would be complimentary to existing homes along Van Dyck Street and Lawrence Avenue.

Mitigation Findings

- An amendment to the zoning map must be applied for to address the fact that the Project is not a permitted use in the RRA Zoning District nor the land currently located in the Town. The application for and consideration of such amendment is subject to all applicable legal requirements associated with the same.
- To the extent the Project is proposed to include stables and a horse walking path, this proposed aspect of the use is not permitted in any zoning district within which the Project is proposed. Accordingly, the Project may not include such elements, unless the Applicant applies for and is granted a Use Variance from the Village Zoning Board of Appeals. Any such application shall detail the means of mitigating the impacts of such use, including, without limitation, a manure management plan. The application for and consideration of such variance is subject to all applicable legal requirements associated with the same.
- The Project is subject to all requirements of the Village Code, including without limitation Chapter 87 of the Village Code regulating Mobile Homes and Mobile Home Parks, and Chapter 155, Zoning. As discussed in the DSEIS, the Project does not comply with certain dimensional requirements, including: maximum lot coverage, minimum recreation area, mobile home site area and distance to paved surface. For the Project to be constructed as proposed, the Applicant must either revise the Project to eliminate these non-conformities, or request relief from the Village Zoning Board of Appeals for any non-conformities that were identified in the DSEIS, or that may be identified in the future as the Project continues to be reviewed. The application for and consideration of such variances are subject to all applicable legal requirements associated with the same.
- The preservation elements and buffering shall remain part of the Project in substantially the same form as reflected in the DSEIS and FSEIS, subject to review and approval by the Planning Board and Zoning Board of Appeals, as appropriate.

Based on the foregoing, the Village Board finds that as to land use and zoning, the Project will not create any significant adverse environmental impacts and will avoid or minimize adverse environmental impacts to the maximum extent practicable.

3.9 Human Resources: Water Supply

The Village Board reviewed the information in the FSEIS related to existing conditions, additional information and potential for impacts. A summary and Mitigation Findings follow.

The DSEIS observes that the Village's water treatment plant has a capacity of 1.397 million gallons per day (MGD), with a current average daily demand ("ADD") of approximately .76 MGD and a peak daily demand of approximately 1.08 MGD. The Village's current storage capacity is 450,000 gallons, with a new 1.5 million gallon storage tank to be located adjacent to the filtration plant, anticipated to be constructed in 2025.

The projected ADD for the full build-out of the Project is 129,600 gpd or 0.13 MGD, resulting in a peak daily demand of 0.25 MGD. This will result in a new ADD of 0.89 MGD and a Peak Daily Demand of 1.33 MGD at full project build-out. Based on the foregoing, the water treatment system has adequate capacity to serve the Project.

The SDEIS further observes that an 18-inch transmission line connects the water treatment plant to the Village system along NYS Route 81. Several of the water lines in the village are more than 100 years old, including the 6-inch cast iron pipe along Van Dyck Street, which is in poor condition. The potential connection points for the Project are the existing mains that run along Van Dyck St. and Lawrence Ave. respectively, each of which would require extensions and upgrades to serve the Project site. Since an extension of the water to connect to the water main along Lawrence Ave is significant and the main along Van Dyck will have sufficient capacity to serve the Project, the connection will be to an upgraded 8" main along Van Dyck.

The FSEIS acknowledges that the Village's NYSDEC-issued Water Withdrawal Permit is insufficient to supply the total demand of the Project and that an application to modify the Water Withdrawal is required to accommodate the project.

Mitigation Findings

- Because the Project will need to connect to the 12-inch main along Mansion Street at the intersection with Van Dyck Street; a new minimum 8" main along Van Dyck Street from the proposed site entrance to the intersection with Mansion Street must be constructed with the cost borne by the Applicant. The technical details relative to line sizing, service connections to the new line, meter pits, gate valves and PRVs will be addressed during Site Plan Review. All such elements are subject to the final approval of the Planning Board, Village Board and their technical consultants.
- The existing pressure reducing valve located on the existing 6-inch main where it connects to the existing 12-inch main that runs along Mansion Street must be relocated to the existing 6-inch main just east of Lafayette Avenue. A new PRV must be installed in the new water main

where it connects to the 12-inch main along Mansion near the intersection with Van Dyck. All costs associated with PRV's shall be borne by the Applicant.

The Applicant must enter a Developer's Agreement with the Village of Coxsackie, subject to the approval of the Village Board, the Village Engineer and Village Attorney to address the design and construction of the off-site water improvements Project, such improvements must be constructed at the Developer's cost and operational prior to issuance of building permits which may be phased. An amendment to the (or a newly issued) water withdrawal permit, issued by NYSDEC, must be obtained to allow for the water withdrawals required by the Project. The costs to obtain the permit or amended permit shall be borne by the Applicant. The Applicant will perform the work required to advance the regulatory review process. The Village shall cooperate with the Applicant in its efforts, including by providing support and information where necessary and interacting with the NYSDEC as is necessary as the permittee, with any costs incurred to be the sole responsibility of the Applicant.

Based on the foregoing, the Village Board finds that as to water supply, the Project will not create any significant adverse environmental impacts and will avoid or minimize adverse environmental impacts to the maximum extent practicable.

3.10 Human Resources: Sanitary Sewer

The Village Board reviewed the information in the FSEIS related to existing conditions, additional information and potential for impacts. A summary and Mitigation Findings follow.

The DSEIS observes that the onsite sewer collection system and related sanitary infrastructure will be owned and maintained by the Applicant. The Project will be designed so that sanitary wastewater and stormwater will be managed separately.

Sewage from the Project will be conveyed to the Sewage Treatment Plant (STP) on South River Street. The STP is currently rated for an average Annual Average Daily Flow (AADF) of 1.25 MGD, Monthly Maximum Daily Flow (MMDF) of 1.5 MGD and Peak Flows of up to 6.0 MGD. The plant currently experiences an AADF of 1.16 MGD and MMDF of 1.56 MGD. The anticipated flow from the Site is approximately 118,800 gpd (0.12 MGD) with a projected maximum daily demand of 237,600 gpd (0.24 MGD) and peak hourly demand of 302 gpm. The currently permitted wastewater treatment plant cannot accommodate the Project's sewer demands at full build-out. However, it is anticipated that the sewer demands of the first 180 units can be accommodated, subject to the Mitigation Findings identified below. Sewer demands associated with any units above the initial 180 will be addressed pursuant to the Developer's Agreement referenced below and as part of the Site Plan review associated with construction of such additional units.

Mitigation Findings

- The design of the on-site privately owned sewer collection system must be reviewed and approved by NYSDEC pursuant to 6 NYCRR Part 750-2.10, the responsibility and costs for which shall be borne by the Applicant.

- Installation of further improvements to increase the pumping capacity of the Riverside Pump Station will be required to support the peak flows from the Project, the responsibility and costs of which shall be borne by the Applicant.
- As part of the Site Plan review process before the Planning Board, the Applicant must conduct, at their sole expense, additional analysis of the publicly owned collection and treatment system, including but not limited to flow monitoring, to identify upgrades to the collection and treatment system to accommodate Project flows at full build out. The Applicant shall submit a detailed plan for and the results of this analysis as part of its Site Plan Review. This information will be required as part of the above referenced NYSDEC review process. The Applicant will perform the work required to advance the regulatory review process. The Village shall cooperate with the Applicant in its efforts, including by providing support and information where necessary, and interacting with the NYSDEC as is necessary as the permittee with any costs incurred to be the sole responsibility of the Applicant.
- As part of the Site Plan review process before the Planning Board, the Applicant shall update the wastewater report to incorporate, among other things, more detailed force main and pump station drawings, including equipment information, sizing, materials of construction, contours, profiles, and other relevant information that may be requested by the Planning Board and its consultants. The updated wastewater report shall also address whether the number of pump stations proposed has the potential to create odor and corrosion issues and shall include measures to avoid or mitigation such odor and corrosion issues.
- The Village of Coxsackie has entered into an Order on Consent with the New York State Department of Environmental Conservation, with an effective date of August 29, 2024. The Order on Consent addresses compliance issues related to discharges from the Village of Coxsackie Wastewater Treatment Plant, and addresses sanitary sewer overflows (SSO's) due, in part, to infiltration and inflow (I&I) to the Village's wastewater collection system.
 - The Order on Consent provides, in part, that new connections or extensions to the Village's sanitary sewer collection and treatment system must be supported by the removal of I&I from that system at a ratio of 1:4 (i.e., for every gallon of new sewage to be introduced, a minimum of 4 gallons of I&I must be removed).
 - The Applicant's obligations with respect to removal of 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 Village Attorney. The Developer's Agreement shall provide, among other things, that the Applicant will make a \$1,800,000 payment to address 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. 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 payment to address I&I removal, subject to the provisions of the Developer's Agreement.

Based on the foregoing, the Village Board finds that as to sewer conveyance and treatment, the Project will not create any significant adverse environmental impacts and will avoid or minimize adverse environmental impacts to the maximum extent practicable.

3.11 Human Resources: Cultural Resources

The Village Board reviewed the information in the FSEIS related to existing conditions, additional information and potential for impacts. A summary follows.

Following the completion of the prior SEQR review in 2009, additional archaeological investigations were performed in coordination with the State Historic Preservation Office (SHPO):

- A Phase II Archaeological Site Evaluation was performed in December 2012.
 - The report presented the results of a Phase II Archaeological Site Evaluation of the Mountain View Estates Pre-Contact and Simpson Farm Sites within the tract of land designated for the proposed housing development. These sites cover the entire 70-acre portion of grass-covered pasture that will be affected by construction.
 - The report indicates that both the pre-contact and historic sites within the area designated for the Project were determined ineligible for the NRHP due to an absence of integrity of material and feeling and their low potential to contain substantial additional information beyond the information gathered during the current evaluation. No further investigations were recommended at either site.
- An expanded Phase 1 Archaeological Sensitivity Assessment and Survey was performed in November 2020 covering the area to be developed in the Town.
 - The report indicates that the numerous modern and renovated historic standing structures in the vicinity of the APE will not be adversely impacted by the Project, whether or not they are NRE. No historic artifacts associated to a historic Site were identified through ST or VI.
 - Several isolated finds and two artifact concentrations of Pre-contact lithic artifacts including a Middle Archaic Genesee ppk were collected. Additional testing or avoidance was recommended.
- An Addendum Phase II Evaluation of the Mountain View Pre-contact Site at Concentrations XVII & XVIII within the Northern Expansion of the Mountain View Estates Housing Development in the Town of Coxsackie was performed in August 2021.

- The evaluation resulted in the documentation of the vertical and horizontal extent of the Site and investigated specific features within the Mountain View Pre-Contact Site as per the recommendations of SHPO.
- The pre-contact site within the area designated for the Project was determined ineligible for the NRHP due to an absence of integrity of material and feeling and their low potential to contain substantial additional information beyond the information gathered during the current evaluation. No further investigations were recommended at either site. No NRHP eligible properties will be affected by the proposed development. SHPO issued a letter, dated March 16, 2022, indicating that no further investigative work is required and that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by the Project.

Mitigation:

No further mitigation is required.

3.12 Human Resources: Visual Resources

The Village Board reviewed the information in the FSEIS related to existing conditions, additional information and potential for impacts. A summary and Mitigation Findings follow.

Pursuant to the NYSDEC Visual Policy, an updated Viewshed Analysis based on current conditions was conducted using Arc GIS Software.

The DSEIS observed that there are views of the site traveling from the north on New York State Route 61 traveling southbound. Other public roads include Lawrence Avenue, Van Dyck Street, Lafayette Avenue, Noble Street and Riverside Avenue. Views of the Site from all these Village streets are substantially obstructed by intervening Village scale residential development. Riverside Avenue is at a substantially lower elevation and has no view of the Project Site. There are no parks or other settings from which the public has a view of the Project site. There are 5 sites listed on the State or National Register of Historic Places within a mile of the Project Site.

New York State Route 61, which borders the west side of the Project site, is designated as Scenic Byway under Article 49 of the Environmental Conservation Law. About 400 feet of the Project's eastern property boundary line is located adjacent to Route 61. However, the approximately 400-foot length will offer no visibility of the Project due to hedge rows, trees and Project site design which will include a vegetative buffer area with homes set back more than 150 feet from the road. The DSEIS further indicates that the overall extent of the Project visibility from Route 61 is minimal. Heading north along the Lawrence Street section of Route 61, the landscape is dominated by existing dense Village residential development. Views of open fields and sky traveling north will remain unchanged. Traveling South on Route 61, the existing Village becomes visible about ½ mile from the Village boundary. At full build out, a portion of the Project may be visible from the same distance as its neighboring existing Village homes since it will be adjacent to them and will be designed of similar character and dimension.

The DSEIS further indicates that based upon the Viewshed Analysis and photographs taken from viewpoints with theoretical visibility, no views from public roads, Village public streets, southerly, easterly or westerly are significantly impacted by the Project due to intervening landform, vegetation or existing structures.

The DSEIS also noted that the Project will not be visible from the Hudson River because it will be constructed at a substantially higher level than the waterfront with a low profile. Substantial distance, topography and vegetation intervene.

Mitigation Findings

- It was noted during the public comment period that the home located at 24 Van Dyck St appears to be directly across from the proposed western driveway. Given that the driveway for 24 Van Dyck St is directly across from Project's western driveway and the view from that point is the home's driveway with the home's garage door about 100 feet away, it appears that car or truck headlights would not impact the residents in the home. However, the Applicant shall work with the homeowner to ensure this is the case.
- It was also noted that the home located at 80 Lafayette Ave is directly across the street from the Project's eastern driveway. The view from the eastern driveway is of the northern side of the home that has one window and a covered patio or porch on the western side of the house. There are low hedges between the Project's driveway and the home that would likely provide limited screening. The Applicant shall work with the homeowner to address any impacts of headlights shining onto the property.
- A 50' minimum landscaped buffer and slight berm shall be incorporated into the Project. The buffer shall be maintained adjacent to existing residential uses along the perimeter of the Site and shall utilize the existing mature trees along the southern site border with the addition of new trees and vegetation to fill in the gaps. Final determination of the height of the berm, tree types and sizes shall be made by the Planning Board during the Site Plan Review process.
- The height of the homes shall not exceed 20 feet above finished grade, and the height of the Clubhouse shall not exceed the maximum height limitation provided for in the Village of Coxsackie Zoning Code.

Based on the foregoing, the Village Board finds that as to visual resources, the Project will not create any significant adverse environmental impacts and will avoid or minimize adverse environmental impacts to the maximum extent practicable.

3.13 Human Resources: Community Resources

The Village Board reviewed the information in the FSEIS related to existing conditions, additional information and potential for impacts. A summary follows.

The SEQRA review examined the potential impacts on various community resources. With respect to general governmental services, the DSEIS acknowledges that generalized demand on provision of services will be inevitable. Population growth induced by the development will cause increased use of roads, municipal utilities, and other municipal services. The study reflects that it is anticipated that the increase in maintenance cost will be more than offset by an overall increase in tax revenues. Further, the multi-year phasing of the Project will spread the potential impacts, as well as the increased tax revenues associated with the Project over a multi-year period, mitigating the potential impacts. It is anticipated that the average annual population increase will be approximately 5% during the proposed 8 year build out of the Project. In referencing dollar amounts, the DSEIS utilizes 2023 tax rates and assumes the Project will be completed, occupied and assessed during the 2023 fiscal year. As indicated above, these potential impacts and benefits will be spread over a multi-year period.

With respect to potential impacts on the school system, the study notes that the projected increase in students related to the Project is 153, over an eight-year period – approximately 20 students per year, or fewer than 2 added students per grade on average. The study also conservatively notes that if current trends change and no students go to private school, that number would be 209. The fiscal analysis prepared indicates that at completion, the Project would contribute over \$1.5 million to the school district budget annually, while seeing an increase in costs of approximately \$1.4 million. The study notes that the aggregate student enrollment at full build out would be a level similar to the 2014-2015 school year. In light of the foregoing, no mitigation measures are required.

With respect to potential impacts on police protection, the study analyzed recent budget information to conclude that the Project, at full build out, is anticipated to add the need for approximately \$108,360 in police protection services. The study noted that this cost could be absorbed by the approximate increase in Village Property taxes of approximately \$849,827 annually. The study also noted that on an annualized basis, the Project would add approximately 132 persons in 45 homes each year, allowing for time to adapt to the growth. In light of the foregoing, no mitigation measures are required.

With respect to potential impacts on fire and emergency services, the study projects the Project at full build out would add an additional \$26,640 to the annual budget. This would be balanced against the approximately \$849,827 anticipated increase in Village tax revenue and \$63,024 in Ambulance District tax revenues. As with the potential impacts on police protection, the study also noted that on an annualized basis, the Project would add approximately 132 persons in 45 homes each year, allowing for time to adapt to the growth. Further, at full build out, utilizing existing trends, the EMS may see an addition of 8 additional personnel and the fire department may see an additional 19 volunteers. In light of the foregoing, no mitigation measures are required.

3.14 Human Resources: Noise

The Village Board reviewed the information in the FSEIS related to existing conditions, additional information and potential for impacts. A summary and Mitigation Findings follows.

Noise analysis was conducted both during the prior SEQRA review as well as October 2023. The analyses included the measuring of ambient/existing sound pressure levels around the site, as well as locally.

The study noted that construction will proceed in accordance with the Village of Coxsackie Code requirements, which includes prohibiting construction from 8:00pm to 7:00am on weekdays and 8:00pm and 9:00am on weekends and holidays.

The study further noted that following construction, when the Project is “operational”, noise will be associated with an increase in vehicular traffic. The study found such noises to be similar to existing noise levels, potentially resulting in an increase of less than 1 to 2 decibels locally. Pursuant to NYSDEC’s Assessing and Mitigating Noise Impacts, increases ranging from 0-5 dB(A) should have no appreciable effect on receptors.

Mitigation Findings:

- Construction shall be limited to 7 a.m. to 8 p.m. on weekdays and a start time of 9:00 a.m. on weekends/holidays.
- Finishes on the proposed residential structures shall be of acoustically “softer” materials – wood, textured composites and the like.
- For both aesthetic and noise reducing purposes, architectural “irregularities” such as offset walls, roof dormers, etc. shall be maximized to reflect sound in diffuse directions.
- During construction, NYSDEC recommended Best Management Practices contained in NYSDEC’s Assessing and Mitigating Noise Impacts guidance shall be followed. These practices include:
 - Replace back-up beepers on any “on-site” machinery with strobe lights (subject to other requirements, e.g., OSHA and Mine Safety and Health Administration, as applicable). This eliminates the impulse beeping.
 - Use of appropriate mufflers to reduce frequency of sound on machinery that pulses, such as diesel engines and compressed air machinery.
 - During construction phases, all equipment used on-site shall be inspected and documented in writing periodically to ensure that properly functioning muffler systems are used on all equipment. While on the site, all equipment shall not idle unnecessarily.
 - Limiting the number of days of operation, restricting the hours of operation and specifying the time of day and hours of access and egress. Limiting noisier operations to normal workday hours.

- Modifying machinery to reduce noise by using plastic liners, flexible noise control covers, and dampening plates and pads on any large sheet metal surfaces.
- Ensuring equipment is regularly maintained.

Based on the foregoing, the Village Board finds that as to noise, the Project will not create any significant adverse environmental impacts and will avoid or minimize adverse environmental impacts to the maximum extent practicable.

3.15 Human Resources: Light

The Village Board reviewed the information in the FSEIS related to existing conditions, additional information and potential for impacts. A summary and Mitigation Findings follows.

The study indicates that the Project will result in contributions to the ambient light levels. Lighting will include street lighting designed in accordance with the Village requirements and lighting associated with parking areas, all consistent with the residential nature of the Project.

Mitigation Findings:

- A vegetative buffer will be maintained by utilizing the existing trees along the perimeter of the Site or new trees will be planted to aid in screening the Project.
- The light levels utilized will be the minimum necessary to establish the appropriate levels for safety and use of roadways and parking areas.
- Lighting levels will be provided in accordance with Village design criteria and “Dark Sky” standards.
- All lights on the perimeter of the development will be aimed downward and full-cutoff shielded fixtures or equivalent lighting under opaque canopies will be used when practical to avoid light trespass and glare and avoid unnecessary lighting.
- All fixtures will be installed carefully to maximize their effectiveness on the targeted area and to minimize their impacts elsewhere.
- When practical, energy-efficient low-pressure sodium (LPS) or high-pressure sodium (HPS) lamps will be utilized.
- Whenever feasible, lighting will be placed on timers to turn off daily after they are no longer needed. Dimmers and/or sensors will be used where feasible.
- No light shall spill off the property.

- The specific lighting design will be reviewed and approved by the Village Planning Board during the Site Plan review process.

Based on the foregoing, the Village Board finds that as to light, the Project will not create any significant adverse environmental impacts and will avoid or minimize adverse environmental impacts to the maximum extent practicable.

Include a certification statement?

DRAFT

VILLAGE OF COXSACKIE
Abstract of Unaudited Vouchers
GENERAL FUND

Total Claims: \$70,466.25

03/10/2026

Number 010

Voucher #	Claimant	Account #	Amount	Check	Date
576	YANNAZZONE, DOMINIC 02/17/2026/TRAVEL TO RIVER VALLEY RADIO	A3410.4	34.80		
576	YANNAZZONE, DOMINIC 02/24/2026/COUCIL MINUTES	A3410.4	50.00		
577	BARRY RAUSCH JR 02/17/2026/TRAVEL FOR VECIHEL MANTENCE	A3410.407	137.75		
577	BARRY RAUSCH JR 303/02/2026/TRAVEL FOR VECIHEL MAINTENCE	A3410.409	69.60		
578	GREENE COUNTY SEPTIC COMPANY 12942/POLICE STATION SERVICE	A3120.4	300.00	1279	03/11/2026
579	C.A. ALBRIGHTS 7629/HEATING SERVICE CALL, RELAY 2 ZONE, & FITTINGS	A1620.405	4,001.00		
579	C.A. ALBRIGHTS 953278/FUEL OIL	A1620.405	62.63		
579	C.A. ALBRIGHTS I067454/VEHICLE INSPT AND REPLACEMENT PARTS	A5110.403	26.00		
579	C.A. ALBRIGHTS I067448/VEHICLE INSPT AND REPLACEMENT PARTS	A5110.403	51.69		
579	C.A. ALBRIGHTS I067440/VEHICLE INSPECTION-'09 FORD RANGER XL	A5110.404	21.00		
579	C.A. ALBRIGHTS I067437/VEHICLE INSPECTION-'11 INTERNATIONAL	A5110.404	20.00		
580	GUARDIAN LIFE INSURANCE CO 754372/MARCH 2026 DENTAL INSURANCE	A9060.8	48.63	1280	03/11/2026
581	GARRISON FIRE & RESCUE CORP. 76517/REPAIRS ON TRUCK 2013 RSD	A3410.408	461.76		
581	GARRISON FIRE & RESCUE CORP. 76557/REPAIRS ON TRUCK 2013 RSD	A3410.408	3,356.41		
582	5X5 LAB, LLC 2109/MONTHLY WEBSITE HOSTING & SEO	A1325.413	100.00		
583	ROBERT H. FINKE & SONS, INC. P76209/EQUIPMENT LIGHTS	A5110.408	73.63		
584	WILLIAMSON LAW BOOK COMPANY 210142/SUPPROT CONTRACT	A1010.405	730.00		
585	NORTHEAST PEST CONTROL, INC. 397239/FEB 2026 MOTHNLY SERVICES	A1620.415	119.00		
585	NORTHEAST PEST CONTROL, INC. 398647/MARCH 2026 MONTHLY SERVICES	A1620.415	119.00		

VILLAGE OF COXSACKIE
Abstract of Unaudited Vouchers
GENERAL FUND

Total Claims: \$70,466.25

03/10/2026

Number 010

Voucher #	Claimant	Account #	Amount	Check	Date
586	UHY LLP 550464314/WORKED ON YEAR END ADJUSTMENTS	A1210.405	8,150.00		
587	UPSTATE NEW YORK PLOW & TRUCK 205043/2022 JEEP WRANGLER	A3410.408	881.40		
588	RIVER VALLEY RADIO INC. 29687/ADD BLUETOOTH TO CAR 2	A3410.407	358.00		
588	RIVER VALLEY RADIO INC. 29633/REMOVED RADIO IN CAR 3	A3410.407	139.00		
589	SAUSBIER'S AWNING SHOP, INC. 33031/REPLACEMENT FOR POLICE DEPT	A3120.2	45.00		
590	BME-BUSINESS MACHINES & EQUIP AR172830/COPEIR LEASE	A1325.415	9.00	1278	03/02/2026
591	CROSSROADS FORD 44103/VEHCILE RREPAIR	A3410.409	131.67		
592	SHELTERPOINT LIFE INSURANCE CO GVNY7247/MARCH 2026 VISION INSURANCE	A9060.8	7.41	1282	03/02/2026
593	MVP HEALTH CARE, INC. 22645914/MARCH 2026 HEALTH INSURANCE	A9060.8	910.32	1281	03/11/2026
594	VILLAGE OF COXSACKIE MUNICIPAL 2601-7163/JAN 2026 POWER SALES	A1620.401	81.72	1283	03/02/2026
594	VILLAGE OF COXSACKIE MUNICIPAL 2601-7163/JAN 20026 POWER SALES	A1620.402	50.76	1283	03/02/2026
594	VILLAGE OF COXSACKIE MUNICIPAL 2601-7163/JAN 2026 POWER SALES	A1620.403	92.87	1283	03/02/2026
594	VILLAGE OF COXSACKIE MUNICIPAL 2601-7163/JAN 2026 POWER SALES	A1620.404	57.45	1283	03/02/2026
594	VILLAGE OF COXSACKIE MUNICIPAL 2601-7163/JAN 2026 POWER SALES	A5182.4	1,386.09	1283	03/02/2026
594	VILLAGE OF COXSACKIE MUNICIPAL 2601-7163/JAN 2026 POWER SALES	A7140.402	31.79	1283	03/02/2026
594	VILLAGE OF COXSACKIE MUNICIPAL 2601-7163/JAN 2026 POWER SALES	A7140.403	15.90	1283	03/02/2026
594	VILLAGE OF COXSACKIE MUNICIPAL 2601-7163/JAN 2026 POWER SALES	A7140.413	25.94	1283	03/02/2026
594	VILLAGE OF COXSACKIE MUNICIPAL 2601-7163/JAN 2026 POWER SALES	A7140.414	20.36	1283	03/02/2026
594	VILLAGE OF COXSACKIE MUNICIPAL 2601-7163/JAN 2026 POWER SALES	A7140.415	17.57	1283	03/02/2026

VILLAGE OF COXSACKIE
Abstract of Unaudited Vouchers
GENERAL FUND

Total Claims: \$70,466.25

03/10/2026

Number 010

Voucher #	Claimant	Account #	Amount	Check	Date
594	VILLAGE OF COXSACKIE MUNICIPAL 2601-7163/JAN 2026 POWER SALES	A7140.430	8.37	1283	03/02/2026
595	MORRIS-CROKER LLC INV0023689/COAT AND PANT	A3410.413	3,112.80		
595	MORRIS-CROKER LLC INV024324/GLOVES	A3410.413	372.21		
596	RAVENA AUTO SUPPLY 459322/OIL CHANGE AND OTHER REPLACEMENT PARTS	A5110.404	551.28		
596	RAVENA AUTO SUPPLY 456333/DE-ICER	A5142.2	16.74		
597	VRS SALES LTD INV-441072/REPAIRS ON TRUCK 2019 SPARTAN	A3410.407	2,448.55		
597	VRS SALES LTD INV-441071/REPAIRS ON TRUCK 2013 FORD F-550	A3410.407	613.85		
598	NOLAN BOTTLE GAS CO., INC. 87029/COMMERICAL LP 278.7 GALS	A1620.407	359.52		
598	NOLAN BOTTLE GAS CO., INC. 84770/COMMERCIAL LP 315.1 GALS	A1620.407	431.46		
599	UNIFORMS USA, INC. 117235/VILLAGE BLDG RUGS	A1620.411	40.00		
599	UNIFORMS USA, INC. 115473/VILLAGE BLDG RUGS	A1620.411	40.00		
599	UNIFORMS USA, INC. 117236/DPW UNIFORMS	A5132.402	67.00		
599	UNIFORMS USA, INC. 118119/DPW UNIFORMS	A5132.402	67.00		
599	UNIFORMS USA, INC. 116354/DPW UNIFORMS	A5132.402	67.00		
599	UNIFORMS USA, INC. 115474/DPW UNIFORMS	A5132.402	67.00		
599	UNIFORMS USA, INC. 114554/DPW UNIFORMS	A5132.402	67.00		
600	CENTRAL HUDSON GAS & ELECTRIC 2100-0408-79-5/MARCH 2026 ELECTRIC-VILLAGE BUILDING-119 MANSION	A1620.401	-134.05	1284	03/04/2026
600	CENTRAL HUDSON GAS & ELECTRIC 2100-0563-85-4/MARCH 2026 ELECTRIC-MANSION STREET	A1620.401	65.10	1284	03/04/2026

VILLAGE OF COXSACKIE
Abstract of Unaudited Vouchers
GENERAL FUND

Total Claims: \$70,466.25

03/10/2026

Number 010

Voucher #	Claimant	Account #	Amount	Check	Date
600	CENTRAL HUDSON GAS & ELECTRIC 2100-0405-86-6/MARCH 2026 ELECTRIC-HIGHWAY GARAGE, 38 MANSION ST.	A1620.402	-134.05	1284	03/04/2026
600	CENTRAL HUDSON GAS & ELECTRIC 2100-0407-23-5/MARCH 2026 ELECTRIC-AREA LIGHT-FIREHOUSE-117	A1620.403	-134.05	1284	03/04/2026
600	CENTRAL HUDSON GAS & ELECTRIC 2100-0407-39-1/MARCH 2026 ELECTRIC-COMPRESSOR-FIREHOUSE	A1620.404	-134.05	1284	03/04/2026
600	CENTRAL HUDSON GAS & ELECTRIC 2100-0525-11-9/MARCH 2026 ELECTRIC-STREET LIGHTS	A5182.4	6,917.03	1284	03/04/2026
600	CENTRAL HUDSON GAS & ELECTRIC 2100-0325-75-9/MARCH 2026 ELECTRIC-MCQUADE PARK BATTING CAGES	A7140.401	-100.21	1284	03/04/2026
600	CENTRAL HUDSON GAS & ELECTRIC 2100-0409-05-8/MARCH 2026 ELECTRIC-BALLFIELD LIGHT-MCQUADE PARK	A7140.402	-134.05	1284	03/04/2026
600	CENTRAL HUDSON GAS & ELECTRIC 2100-0565-46-1/MARCH 2026 ELECTRIC-RIVERSIDE PARK, BETKE BLVD.	A7140.413	-72.91	1284	03/04/2026
600	CENTRAL HUDSON GAS & ELECTRIC 2100-0565-81-8/MARCH 2026 ELECTRIC-RIVERSIDE PARK, BETKE BLVD.	A7140.413	285.61	1284	03/04/2026
600	CENTRAL HUDSON GAS & ELECTRIC 2100-0565-67-7/MARCH 2026 ELECTRIC-BOAT LAUNCH, BETKE BLVD.	A7140.414	-27.16	1284	03/04/2026
600	CENTRAL HUDSON GAS & ELECTRIC 2100-0565-84-2/MARCH 2026 ELECTRIC-BOAT LAUNCH, BETKE BLVD.	A7140.414	-80.68	1284	03/04/2026
600	CENTRAL HUDSON GAS & ELECTRIC 2100-0417-05-1/MARCH 2026 ELECTRIC-FIREMAN'S PARK, MANSION ST.	A7140.430	-111.10	1284	03/04/2026
600	CENTRAL HUDSON GAS & ELECTRIC 2100-8034-17-1/DOG PARK	A7140.435	43.36	1284	03/04/2026
601	APALACHEE 83125/18.81 TONES OF ROCK SALT	A5142.402	1,222.65	1267	02/24/2026
602	STAPLES BUSINESS ADVANTAGE 6048735172/INVOICE #604873172 UNPAID	A1010.401	80.00	1268	02/24/2026

VILLAGE OF COXSACKIE
Abstract of Unaudited Vouchers
GENERAL FUND

Total Claims: \$70,466.25

03/10/2026

Number 010

Voucher #	Claimant	Account #	Amount	Check	Date
602	STAPLES BUSINESS ADVANTAGE 6048735177/INVOICE #6048735177 UNPAID	A1010.401	0.01	1268	02/24/2026
602	STAPLES BUSINESS ADVANTAGE 23565/CREDIT FROM 07/18/2025	A1010.401	-0.31	1268	02/24/2026
602	STAPLES BUSINESS ADVANTAGE 6048735173/INVOICE #60473173 UNPIAD	A1620.410	60.48	1268	02/24/2026
603	CARD SERVICE CENTER 8230509DPEHNM57F6/ZOOM.COM	A1325.409	16.99	1269	02/24/2026
603	CARD SERVICE CENTER 1527021DK011Y7Q0L/DROPBOX	A1325.409	11.99	1269	02/24/2026
603	CARD SERVICE CENTER 8230509DJEHNDV60/LAPTOP ADAPTER FOR CODE	A1325.414	5.15	1269	02/24/2026
603	CARD SERVICE CENTER 8230509DJEHNP92TW/CHARGE GUARD FOR POLICE	A3120.205	77.41	1269	02/24/2026
603	CARD SERVICE CENTER 5524635DE3G1DJZ4W/GOLDSTEIN- RENTAL FOR DOMINIC YANNAZZONE	A3410.4	1,707.50	1269	02/24/2026
603	CARD SERVICE CENTER 5543286D6603TG4EN/APPLE.COM	A5010.401	0.99	1269	02/24/2026
603	CARD SERVICE CENTER 5543286DF62SBNFDE/GRIFFIN'S- LUNCH FOR DWP	A5110.405	87.07	1269	02/24/2026
603	CARD SERVICE CENTER 823059D1EHNY3W0H/DWP GARAGE BAGS	A5132.4	133.32	1269	02/24/2026
604	STATE TELEPHONE COMPANY 518-731-7772/FIRE DEPT PHONE	A3410.403	55.42	1270	02/24/2026
605	VERIZON WIRELESS 613652987/POLICE PHONE	A3120.404	419.24	1277	03/02/2026
605	VERIZON WIRELESS 613652987/FIRE PHONE	A3410.403	312.70	1277	03/02/2026
605	VERIZON WIRELESS 613652987/CODE PHONE	A3620.4	34.51	1277	03/02/2026
605	VERIZON WIRELESS 613652987/DPW PHONE	A5010.401	37.55	1277	03/02/2026
606	MVP SELECT CARE INC. 016752/JAN 2026 HEALTH INSURANCE	A9060.8	7.56	1274	03/02/2026
607	CANON FINANCIAL SERVICES INC. 42730805/COPIER LEASE	A1325.415	55.00	1271	03/02/2026
608	EAGLE AUTO REPAIR 4580/OIL CHANGE AND INSPECTION	A3120.410	113.20	1273	03/02/2026

VILLAGE OF COXSACKIE
Abstract of Unaudited Vouchers
GENERAL FUND

Total Claims: \$70,466.25

03/10/2026

Number 010

Voucher #	Claimant	Account #	Amount	Check	Date
609	NORDUTCH TECHNOLOGIES, INC 27861/MARCH 2026 MONTHLY MONITORING	A1325.414	2,699.55	1275	03/02/2026
610	CONSTELLATION NEW ENERGY INC 5466057-4/VILLAGE BLDG	A1620.401	539.67	1272	03/02/2026
610	CONSTELLATION NEW ENERGY INC 5466057-10/FIRE HOUSE COMPRESSER	A1620.404	1,171.43	1272	03/02/2026
611	NYS TEAMSTERS COUNCIL FEB 2026/DPW- HEALTH INSURANCE	A9060.8	5,405.60	1276	03/02/2026
612	HATCHET HARDWARE 3687/KEY COPY-VILLAGE HALL	A1620.416	5.99	1285	03/04/2026
612	HATCHET HARDWARE 3699/RING WAX EXTENDER KIT & FLANGE-VILLAGE HALL	A1620.416	9.99	1285	03/04/2026
612	HATCHET HARDWARE 3738/MISC. SUPPLIES-VILLAGE HALL	A1620.416	9.99	1285	03/04/2026
612	HATCHET HARDWARE 3788/ANTIFREEZE-MAINTENANCE	A5110.404	50.97	1285	03/04/2026
612	HATCHET HARDWARE 3706/ROLL PINS-MAINTENANCE	A5110.408	2.88	1285	03/04/2026
612	HATCHET HARDWARE 3705/ROLL PINS-MAINTENANCE	A5110.408	2.59	1285	03/04/2026
612	HATCHET HARDWARE A39200/MAY 2025 CREDIT-GENERAL FUND	A5132.4	-0.67	1285	03/04/2026
612	HATCHET HARDWARE 3711/MISC. SUPPLIES-PINS-SHOP	A5132.4	16.49	1285	03/04/2026
612	HATCHET HARDWARE A03238/OCTOBER 2025 CREDIT-GENERAL FUND	A5132.4	-9.47	1285	03/04/2026
612	HATCHET HARDWARE A06644/MAY 2025 CREDIT-GENERAL FUND	A5132.4	-0.70	1285	03/04/2026
612	HATCHET HARDWARE A28097/MAY 2025 CREDIT-GENERAL FUND	A5132.4	-0.67	1285	03/04/2026
612	HATCHET HARDWARE A03916/FEBRUARY 2026 CREDIT-GENERAL FUND	A5132.4	-1.64	1285	03/04/2026
612	HATCHET HARDWARE 775192/FEBRUARY 2026 FINANCE CHARGE	A5132.4	0.06	1285	03/04/2026
613	BOTTINI FUEL 1171/118.3 GALLONS-FUEL OIL-VILLAGE BUILDING	A1620.405	356.72		
613	BOTTINI FUEL 1137/365.1 GALLONS-FUEL OIL-HIGHWAY GARAGE	A1620.406	1,100.92		

VILLAGE OF COXSACKIE
Abstract of Unaudited Vouchers
GENERAL FUND

Total Claims: \$70,466.25

03/10/2026

Number 010

Voucher #	Claimant	Account #	Amount	Check	Date
614	CAPITALAND FILTER & SUPPLY 503702/OIL & DEF-VEHICLE MAINTENTANCE	A5110.404	400.80		
615	GREENE COUNTY TREASURER 03/04/2026/VILLAGE TAX MAPS	A1325.401	21.25		
615	GREENE COUNTY TREASURER 03/04/2026/VILLAGE TAX MAPS	A3620.4	21.25		
615	GREENE COUNTY TREASURER 03/04/2026/VILLAGE TAX MAPS	A8020.4	21.25		
616	LEASE SERVICING CENTER, INC. 52675/BOBCAT LEASE	A5110.204	1,157.56		
617	FENIEX INDUSTRIES SO198508/SHEETMETAL, BRACKET	A3410.205	360.00		
618	DELAWARE ENGINEERING, PC 05-387-232/GENERAL CONSULTING	A1010.405	2,182.50		
618	DELAWARE ENGINEERING, PC 24-3128-8/HIGHWAY GARAGE	A1010.405	3,155.00		
618	DELAWARE ENGINEERING, PC 25-3926-7/ENFORCEMENT & BUILDING INPST	A1010.405	852.50		
619	DIEDERICH'S RV MART LLC 1717/TERMINAL, HD UNIV PART	A5132.2	3.59		
620	EAGLE AUTO REPAIR 4607/NYS INSPT AND REPLACEMENT PARTS	A3120.407	72.20		
621	GREAT AMERICA FINANCIAL SVCS. 41315781/POST MACHINE	A1325.411	138.24		
622	HL GAGE SALES INC. 01P169261/ARM, W/S RIGHT WIPER	A5110.202	43.35		
623	INTELLIGENT TECHNOLOGY 45896/POLICE MONTHLY MONITORING	A3120.414	1,952.08		
624	THE GAZETTE MNDGHYSQ-0010/PUBLIC NOTICE FOR 03/03 TO 03/05	A1325.402	65.77		
625	UNITED AG & TURF 11492428/REPLACE WINDOW	A5110.408	935.68		
626	DEAN'S CATSKILL VALLEY MILLS 599262/DRY SHOD	A5110.405	199.99		
626	DEAN'S CATSKILL VALLEY MILLS 599262/BOOTS FOR SCOTT MARTELL	A5132.401	225.00		
627	APALACHEE 82331/77.91 TONES OF ROCK SALT	A5142.402	5,064.15		

VILLAGE OF COXSACKIE
Abstract of Unaudited Vouchers
GENERAL FUND

Total Claims: \$70,466.25

03/10/2026

Number 010

Voucher #	Claimant	Account #	Amount	Check	Date
628	MAX S. WOOD EQUIPMENT, INC. 79716/PARTS FOR TRUCK 3	A5110.402	33.58		
629	BEREZNAK, NIKKI 002/06/2026/DEATH CERTIFICATE- COPEIS-X5 ROASTO	A4020.4	25.00		
630	BROCKETT, BRITTNEY 02/06/2026/DEATH CERTIFICATE- X5 ROSATO	A4020.4	25.00		
631	TRACTOR SUPPLY CO 100403102/DPW -HEATER	A5110.405	299.99		
632	STAPLES BUSINESS ADVANTAGE 6056571611/PAPER AND DIVIDERS	A1010.401	23.84		
632	STAPLES BUSINESS ADVANTAGE 6056571610/TONER	A1010.401	39.16		
632	STAPLES BUSINESS ADVANTAGE 6056571609/TISSUES, CLIPS AND PAPER	A1010.401	26.26		
632	STAPLES BUSINESS ADVANTAGE 6056571606/TONER AND FOLDERS	A1010.401	44.02		
632	STAPLES BUSINESS ADVANTAGE 6056571604/TISSUES	A1010.401	8.29		
632	STAPLES BUSINESS ADVANTAGE 6056571608/POCKET FOLDERS	A1210.401	60.95		
632	STAPLES BUSINESS ADVANTAGE 6056571607/POLICE- TONER	A3120.402	323.96		
632	STAPLES BUSINESS ADVANTAGE 6056571604/FIRE- NONSTICK CLEARVUE	A3410.2	49.59		
632	STAPLES BUSINESS ADVANTAGE 6056571609/TIME CARDS- DPW	A5010.404	54.78		
632	STAPLES BUSINESS ADVANTAGE 6056571605/SHARPIES	A5010.404	7.82		
Total:			70,466.25		

VILLAGE OF COXSACKIE
Abstract of Unaudited Vouchers
WATER FUND

Total Claims: \$76,188.35

03/10/2026

Number 010

Voucher #	Claimant	Account #	Amount	Check	Date
290	BOTTINI FUEL 10682/FUEL OIL 598.3 GALS	F8330.402	1,717.60		
291	FERGUSON WATERWORKS #1672 00166511-1/SURCHARGE	F2141	13.49		
291	FERGUSON WATERWORKS #1672 0015582/MASTER METER	F8340.203	23,032.00		
291	FERGUSON WATERWORKS #1672 0016511/MASTER METER	F8340.203	189.31		
292	MVP SELECT CARE INC. 016752/JAN 2026 HEALTH INSURANCE	F9060.8	7.58	1126	03/02/2026
293	CANON FINANCIAL SERVICES INC. 42730805/COPIER LEASE	F8310.415	55.00	1119	03/02/2026
294	ESC ENVIRONMENTAL, INC. 1005236/POLY- ORTHO PHOSPHATE	F8330.417	3,790.60	1121	03/02/2026
295	SLACK CHEMICAL CO, INC. 498012/CHEMICALS	F8330.417	3,099.40	1128	03/02/2026
296	GREENE COUNTY SEPTIC COMPANY 12920/WATER PLANT SERVICE CALL	F8330.427	675.00	1122	03/02/2026
297	GUARDIAN LIFE INSURANCE CO 754372/MARCH 2026 DENTAL INSURANCE	F9060.8	248.12	1123	03/02/2026
298	JOHNSON CONTROLS SECURITY 42141088/ALRAM SYSTEM	F8330.405	860.71	1124	03/02/2026
299	VILLAGE OF COXSACKIE MUNICIPAL 26001-7163/JAN 2026 POWER SALES	F8330.401	282.52	1130	03/02/2026
300	MVP HEALTH CARE, INC. 22645914/MARCH 2026 HEALTH INSURANCE	F9060.8	4,478.70	1125	03/02/2026
301	SHELTERPOINT LIFE INSURANCE CO GVNY7247/MARCH 2026 VISION INSURANCE	F9060.8	34.50	1127	03/02/2026
302	BME-BUSINESS MACHINES & EQUIP AR172830/COPIER LEASE	F8310.415	9.00	1118	03/02/2026
303	VERIZON WIRELESS 61336526987/WATER DEPT PHONES	F8330.421	97.58	1129	03/02/2026
304	DEAN'S CATSKILL VALLEY MILLS 598224/1X PANTS FOR CG	F8330.411	59.99	1120	03/02/2026
304	DEAN'S CATSKILL VALLEY MILLS 598221/2X HOODIES AND 1X INSULATED BIBS FOR JM	F8330.411	239.97	1120	03/02/2026
305	WILLIAMSON LAW BOOK COMPANY 209958/WATER/SEWER BILLS	F8310.401	189.79	1131	03/02/2026

VILLAGE OF COXSACKIE
Abstract of Unaudited Vouchers
WATER FUND

Total Claims: \$76,188.35

03/10/2026

Number 010

Voucher #	Claimant	Account #	Amount	Check	Date
306	HATCHET HARDWARE A39200/MAY 2025 CREDIT-WATER FUND	F8330.408	-0.66	1132	03/04/2026
306	HATCHET HARDWARE A06644/MAY 2025 CREDIT-WATER FUND	F8330.408	-0.69	1132	03/04/2026
306	HATCHET HARDWARE A28097/MAY 2025 CREDIT-WATER FUND	F8330.408	-0.67	1132	03/04/2026
306	HATCHET HARDWARE 775192/FEBRUARY 2026 FINANCE CHARGE	F8330.408	0.05	1132	03/04/2026
306	HATCHET HARDWARE 3813/TRASH CAN, LATCH STORAGE BOX, & CANTILEVER TOOLBOX	F8330.408	197.85	1132	03/04/2026
306	HATCHET HARDWARE 3043/MISC. SUPPLIES-WATER FUND	F8330.408	49.74	1132	03/04/2026
306	HATCHET HARDWARE A03916/FEBRUARY 2026 CREDIT-WATER FUND	F8330.408	-1.64	1132	03/04/2026
306	HATCHET HARDWARE 3778/OPEN REEL LONG TAP MEASURE-WATER	F8330.408	36.99	1132	03/04/2026
306	HATCHET HARDWARE A03238/OCTOBER 2025 CREDIT-WATER FUND	F8330.408	-9.47	1132	03/04/2026
306	HATCHET HARDWARE 3751/ANTIFREEZE/COOLANT-WATER	F8340.404	94.87	1132	03/04/2026
307	GREAT AMERICA FINANCIAL SVCS. 41315781/POST MANICHEN	F8310.411	138.24		
308	JOHNSON CONTROLS SECURITY 421180632/LABOR AND ENVIROMENT RECOVER FEE	F8310.201	811.73		
309	ADIRONDACK ENVIRONMENTAL, INC 248057/CHEMICALS AND SAMPLE PICK-UP	F8330.415	147.90		
309	ADIRONDACK ENVIRONMENTAL, INC 248798/CHEMICALS AND SAMPLE PICK-UP	F8330.415	127.50		
309	ADIRONDACK ENVIRONMENTAL, INC 248546/CHEMICALS	F8330.417	91.80		
310	CONSTELLATION NEW ENERGY INC 5466057-1/POWER FOR WATER PLANT	F8330.401	3,980.70		
311	CUMMINS SALES AND SERVICE V9-260243115/MAINTENANCE FOR WATER PLANT	F8330.427	807.55		
312	GRAINGER, INC. 9808822853/DISPOSABLE GLOVES	F8330.403	294.60		
313	HACH COMPANY 14894345/ON SITE TESTING	F8330.416	1,013.15		

VILLAGE OF COXSACKIE
Abstract of Unaudited Vouchers
WATER FUND

Total Claims: \$76,188.35

03/10/2026

Number 010

Voucher #	Claimant	Account #	Amount	Check	Date
313	HACH COMPANY 14873686/AN ASSORTMENT OF CHEMICALS AND TESTING	F8330.416	1,116.91		
313	HACH COMPANY 14883851/CHEMICALS	F8330.417	112.47		
313	HACH COMPANY 14880301/CLEANING SERVICE	F8340.415	12,780.27		
314	HOLLAND COMPANY, INC. PI- 37893/CHEMICALS	F8330.417	3,304.84		
315	NEW YORK RURAL WATER ASSOC. 2LNYQ/NYS WATER ASSOCCATION TRAINING	F8310.406	395.00		
316	CROSSROADS FORD 30608/REPAIRS ON TRUCK 2017 FORD F250	F8340.403	6,755.52		
316	CROSSROADS FORD 44103/SENSOR ASY	F8340.403	131.67		
317	SURPASS CHEMICAL CO., INC. 401911/CLEANER AND CHEMICALS	F8330.417	2,115.30		
318	TEAM EJP ROUND LAKE, NY 6607997/CLAMP	F8330.408	288.20		
318	TEAM EJP ROUND LAKE, NY 6607990/CLAMP-X2	F8330.408	525.64		
318	TEAM EJP ROUND LAKE, NY 6604388/DRILL BIT	F8330.408	230.07		
318	TEAM EJP ROUND LAKE, NY 6607657/CLAMP	F8330.408	1,259.78		
319	UNIFORMS USA, INC. 118117/01/30/26 WATER UNIFORMS	F8330.411	51.00		
319	UNIFORMS USA, INC. 117233/01/23/26 WATER UNIFORMS	F8330.411	32.00		
319	UNIFORMS USA, INC. 116352/01/16/26 WATER UNIFORMS	F8330.411	32.00		
319	UNIFORMS USA, INC. 115471/01/09/26 WATER UNIFORMS	F8330.411	32.00		
319	UNIFORMS USA, INC. 114552/01/02/26 WATER UNIFORMS	F8330.411	32.00		
320	STAPLES BUSINESS ADVANTAGE 6056571609/TISSUES, BINNDER CLIPS AND PAPER	F8310.2	26.26		
320	STAPLES BUSINESS ADVANTAGE 6056571606/TONER AND FOLDERS	F8310.2	44.02		

VILLAGE OF COXSACKIE
Abstract of Unaudited Vouchers
WATER FUND

Total Claims: \$76,188.35

03/10/2026

Number 010

Voucher #	Claimant	Account #	Amount	Check	Date
320	STAPLES BUSINESS ADVANTAGE 6056571611/PAPER AND DIVIDERS	F8310.2	23.84		
320	STAPLES BUSINESS ADVANTAGE 6056571610/TONER	F8310.2	39.16		
Total:			76,188.35		

VILLAGE OF COXSACKIE
Abstract of Unaudited Vouchers
SEWER FUND

Total Claims: \$52,384.03

03/10/2026

Number 010

Voucher #	Claimant	Account #	Amount	Check	Date
257	STAPLES BUSINESS ADVANTAGE 6048735172/INVOICE #6048735172 UNPAID	G8110.401	85.99	1097	02/24/2026
257	STAPLES BUSINESS ADVANTAGE 6048735171/INVOICE #6048735171 UNPAID	G8130.403	31.26	1097	02/24/2026
258	CARD SERVICE CENTER 8545491D0S66DTKXS/SEANPHONE	G8120.413	20.85	1098	02/24/2026
259	STATE TELEPHONE COMPANY 518-731-2628/88 SOUTH RIVER	G8130.422	43.81	1099	02/24/2026
260	ADIRONDACK ENVIRONMENTAL, INC 247175/FECAL COLIFORM AND AMMONIA	G8130.415	295.80	1100	02/24/2026
260	ADIRONDACK ENVIRONMENTAL, INC 245429/FECAL COLIFORM AND TESTING	G8130.415	56.10	1100	02/24/2026
261	MVP SELECT CARE INC. 016752/JAN 2026 HEALTH INSURANCE	G9060.8	7.58	1109	03/02/2026
262	CANON FINANCIAL SERVICES INC. 42730805/COPIER LEASE	G8110.415	55.00	1103	03/02/2026
263	RAVENA AUTO SUPPLY 457768/BRAKE PADS	G8120.402	195.99	1111	03/02/2026
263	RAVENA AUTO SUPPLY 457795/WHEEL BEARING AND HUB ASSEMBLY	G8120.402	153.55	1111	03/02/2026
264	R.C. LACY, INC. 83878/SHOP CHARGE	G8120.402	8.00	1110	03/02/2026
265	VILLAGE OF COXSACKIE MUNICIPAL 26601-7163/JAN 2026 POWER SALES	G8130.401	717.59	1115	03/02/2026
266	COUNTY OF ALBANY WATER 217-2025-09/SEPT 2025 SLUDGE DISPOLAS	G8130.424	7,200.00	1105	03/02/2026
266	COUNTY OF ALBANY WATER 217-2026-01/JAN 2026 SLUDGE DISPOLAS	G8130.424	6,660.00	1105	03/02/2026
267	GUARDIAN LIFE INSURANCE CO 754372/MARCH 2026 DENTAL INSURANCE	G9060.8	248.12	1107	03/02/2026
268	GREENE COUNTY SEPTIC COMPANY 12936/SLUDGE HAULING	G8130.423	1,905.00	1106	03/02/2026
269	MVP HEALTH CARE, INC. 22645914/MARCH 2026 HEALTH INSURANCE	G9060.8	5,325.50	1108	03/02/2026
270	SHELTERPOINT LIFE INSURANCE CO GVNY7247/MARCH 2026 VISION INSURANCE	G9060.8	41.27	1112	03/02/2026
271	BME-BUSINESS MACHINES & EQUIP AR172830/COPIER LEASE	G8110.415	9.00	1102	03/02/2026

VILLAGE OF COXSACKIE
Abstract of Unaudited Vouchers
SEWER FUND

Total Claims: \$52,384.03

03/10/2026

Number 010

Voucher #	Claimant	Account #	Amount	Check	Date
272	VERIZON WIRELESS 6136526987/SEWER PHONES	G8130.421	85.96	1114	03/02/2026
273	CENTRAL HUDSON GAS & ELECTRIC 2100-0407-76-3/RIVERSIDE PUMP STATION	G8130.401	268.69	1104	03/02/2026
273	CENTRAL HUDSON GAS & ELECTRIC 2100-0404-10-9/88 SOTH RIVER ST	G8130.401	8,658.66	1104	03/02/2026
273	CENTRAL HUDSON GAS & ELECTRIC 2100-0404-44-8/88 SOUTH RIVER ST	G8130.401	1,589.11	1104	03/02/2026
273	CENTRAL HUDSON GAS & ELECTRIC 2100-0404-29-9/88 SOUTH RIVER ST	G8130.401	73.95	1104	03/02/2026
274	UNIFORMS USA, INC. 117237/01/23/26- SEWER DEPT UNIFORMS	G8130.411	29.00	1113	03/02/2026
274	UNIFORMS USA, INC. 118120/01/30/26- SEWER DEPT UNIFORMS	G8130.411	29.00	1113	03/02/2026
274	UNIFORMS USA, INC. 116355/01/16/26- SEWER DEPT UNIFORMS	G8130.411	29.00	1113	03/02/2026
274	UNIFORMS USA, INC. 115475/01/09/26- SEWER DEPT UNIFORMS	G8130.411	29.00	1113	03/02/2026
274	UNIFORMS USA, INC. 114555/01/02/26- SEWER DEPT UNIFORMS	G8130.411	29.00	1113	03/02/2026
275	AVANTI CONTROL SYSTEMS, INC. 20726-4/ON-SITE FIELD SERVICE	G8130.201	1,468.16	1101	03/02/2026
276	GRAINGER, INC. 9791742621/DRY WIPES	G8130.403	187.64		
276	GRAINGER, INC. 9790683370/DISPABLE GOVELS	G8130.403	176.76		
277	ADIRONDACK ENVIRONMENTAL, INC 248192/CHEMICALS AND SAMPLE PICK-UP	G8130.415	295.80		
278	WILLIAMSON LAW BOOK COMPANY 209958/WATER/SEWER BILLS	G8110.401	189.78	1116	03/02/2026
279	SURPASS CHEMICAL CO., INC. 401997/CHEMICALS	G8130.417	2,734.40		
279	SURPASS CHEMICAL CO., INC. 401846/CHEMICALS	G8130.417	2,099.44		
280	HATCHET HARDWARE A03916/FEBRUARY 2026 CREDIT-SEWER FUND	G8130.408	-1.63	1117	03/04/2026
280	HATCHET HARDWARE 775192/FEBRUARY 2026 FINANCE CHARGE	G8130.408	0.05	1117	03/04/2026

VILLAGE OF COXSACKIE
Abstract of Unaudited Vouchers
SEWER FUND

Total Claims: \$52,384.03

03/10/2026

Number 010

Voucher #	Claimant	Account #	Amount	Check	Date
280	HATCHET HARDWARE 3723/PLASTIC SAFETY DIESEL CAN	G8130.408	29.99	1117	03/04/2026
280	HATCHET HARDWARE 3700/50' X 1/2" ROD	G8130.408	45.99	1117	03/04/2026
280	HATCHET HARDWARE 3692/PLASTIC SHUT OFF VALVES	G8130.408	16.68	1117	03/04/2026
280	HATCHET HARDWARE A28097/MAY 2025 CREDIT-SEWER FUND	G8130.408	-0.66	1117	03/04/2026
280	HATCHET HARDWARE A06644/MAY 2025 CREDIT-SEWER FUND	G8130.408	-0.69	1117	03/04/2026
280	HATCHET HARDWARE A39200/MAY 2025 CREDIT-SEWER FUND	G8130.408	-0.66	1117	03/04/2026
280	HATCHET HARDWARE 3683/WORK GLOVES & VINYL TUBING PVC	G8130.408	21.58	1117	03/04/2026
280	HATCHET HARDWARE A03238/OCTOBER 2025 CREDIT-SEWER FUND	G8130.408	-9.46	1117	03/04/2026
281	STAPLES BUSINESS ADVANTAGE 6056571609/TISSUES, CLIPS AND PAPER	G8110.2	26.27		
281	STAPLES BUSINESS ADVANTAGE 6056571611/PAPER AND DIVIDERS	G8110.2	23.83		
281	STAPLES BUSINESS ADVANTAGE 6056571606/TONER AND FOLDERS	G8110.2	44.03		
281	STAPLES BUSINESS ADVANTAGE 6056571610/TONER	G8110.2	39.17		
282	GREAT AMERICA FINANCIAL SVCS. 41315781/POSTAGE MANCHINE	G8110.411	138.24		
283	CONSTELLATION NEW ENERGY INC 5466057-2/PUMP STATION	G8130.401	456.78		
284	GREENE COUNTY SEPTIC COMPANY 12963/SLUDGE HAULING	G8130.423	7,605.00		
285	AVANTI CONTROL SYSTEMS, INC. 30126-01/FEILD SERVICE	G8130.427	2,123.16		
286	COUNTY WASTE - ULSTER 35529917W220/MARCH 2026	G8130.425	109.60		
287	HOME DEPOT CREDIT SERVICES 3511126/SHOVEL AND SAW	G8130.408	288.00		
288	NEW YORK RURAL WATER ASSOC. GMV2T/NEW YORK RURAL TRAINING	G8110.406	395.00		

VILLAGE OF COXSACKIE
Abstract of Unaudited Vouchers
SEWER FUND

Total Claims: \$52,384.03

03/10/2026

Number 010

Voucher #	Claimant	Account #	Amount	Check	Date
Total:			52,384.03		

VILLAGE OF COXSACKIE
Abstract of Unaudited Vouchers
HEROES BANNER

Total Claims: \$699.00

03/10/2026

Number 010

Voucher #	Claimant	Account #	Amount	Check	Date
39	MILITARY TRIBUTE BANNERS 260102873/BRACKETS/BANNERS W/ RODS, BASES, PINS & BANDS	17989.4	699.00	1004	03/03/2026
Total:			699.00		

VILLAGE OF COXSACKIE
Abstract of Unaudited Vouchers
OWL PROJECT

Total Claims: \$10,101.19

03/10/2026

Number 010

Voucher #	Claimant	Account #	Amount	Check	Date
77	VANWAGENEN, DEANNA J. SEPTEMBER 20, 2025/2025 OWL ARTISTS	O7989.4	169.50	1007	02/10/2026
78	ICON POLY 18892/OWLS AND BRANCHES	O7989.4	8,418.04	1008	02/18/2026
79	CARD SERVICE CENTER 8230509D2EHM6B1AT/14 PACK OF ARCYLIC SIGN HOLDERS	O7989.4	31.99	1009	02/24/2026
79	CARD SERVICE CENTER 5550036D8J6YDGV2N/WATER FOR OWL EVENT	O7989.4	31.66	1009	02/24/2026
80	MORIGI, MADISON 2026 OWL PROJECT/ARTIST SUPPLY FEES	O7989.4	100.00		
81	ZAR, SARAH 2026 OWL PROJECT/ARTIST SUPPLY FEES	O7989.4	100.00		
82	WHITBOURN, REBECCA 2026 OWL PROJECT/ARTIST SUPPLY FEES	O7989.4	100.00		
83	BUZZANCO, MARYJO 2026 OWL PROJECT/ARTIST SUPPLY FEES	O7989.4	150.00		
84	D'ARCANGELIS, ANNE 2026 OWL PROJECT/ARTIST SUPPLY FEES	O7989.4	100.00		
85	SPERZEL, RAYMOND 2026 OWL PROJECT/ARTIST SUPPLY FEES	O7989.4	100.00		
86	MAMBERT-SERAZIO, CAROL 2026 OWL PROJECT/ARTIST SUPPLY FEES	O7989.4	50.00		
87	BAECKMANN, COURTNEY ANN 2026 OWL PROJECT/ARTIST SUPPLY FEES	O7989.4	50.00		
88	PRUIKSMA, SARA 2026 OWL PROJECT/ARTIST SUPPLY FEES	O7989.4	50.00		
89	HATHAWAY, ASHLEY 2026 OWL PROJECT/ARTIST SUPPLY FEES	O7989.4	50.00		
90	BIDWELL, JESSICA 2026 OWL PROJECT/ARTIST SUPPLY FEES	O7989.4	50.00		
91	MIRON, JESSICA 2026 OWL PROJECT/ARTIST SUPPLY FEES	O7989.4	50.00		
92	DAOUST, CAMERON 2026 OWL PROJECT/ARTIST SUPPLY FEES	O7989.4	50.00		
93	MCILROY, MICHELLE 2026 OWL PROJECT/ARTIST SUPPLY FEES	O7989.4	50.00		
94	LIU-HALLER, TAMMY 2026 OWL PROJECT/ARTIST SUPPLY FEES	O7989.4	50.00		

VILLAGE OF COXSACKIE
Abstract of Unaudited Vouchers
OWL PROJECT

Total Claims: \$10,101.19

03/10/2026

Number 010

Voucher #	Claimant	Account #	Amount	Check	Date
95	CARR, LESLEY 2026 OWL PROJECT/ARTIST SUPPLY FEES	07989.4	50.00		
96	KLEIN, ERIKA M. 2026 OWL PROJECT/ARTIST SUPPLY FEES	07989.4	50.00		
97	FISK, JULIE 2026 OWL PROJECT/ARTIST SUPPLY FEES	07989.4	50.00		
98	VANWAGENEN, DEANNA J. 2026 OWL PROJECT/ARTIST SUPPLY FEES	07989.4	50.00		
99	DENAVE, GINA 2026 OWL PROJECT/ARTIST SUPPLY FEES	07989.4	100.00		
100	ROWE OBERT, THERESA 2026 OWL PROJECT/ARTIST SUPPLY FEES	07989.4	50.00		
Total:			10,101.19		

VILLAGE OF COXSACKIE
Abstract of Unaudited Vouchers
TRUST & AGENCY FUND

Total Claims: \$1,301.44

03/10/2026

Number 010

Voucher #	Claimant	Account #	Amount	Check	Date
12	PREVILLE, ADELORD RET2025/2025 TIER 6 OT REFUND FROM NYSLRS	TA18	1,051.44	1378	02/27/2026
13	DELAWARE ENGINEERING, PC 19-1719-39/PROFESSIONAL SERVICES THROUGH 2/1/26-UMH MVE	TA30	250.00	1379	03/02/2026
Total:			1,301.44		