

VILLAGE OF COXSACKIE
Local Law No. 3 for the Year 2026
Adopted July 13, 2026

A LOCAL LAW TO PROVIDE FOR THE ANNEXATION OF CERTAIN TERRITORY LOCATED IN THE TOWN OF COXSACKIE BY THE VILLAGE OF COXSACKIE, BE IT ENACTED by the Board of Trustees of the Village of Coxsackie as follows:

Section 1. Title.

A Local Law annexing certain lands from the Town of Coxsackie into the Village of Coxsackie, titled “Annexation of Certain Lands Located in the Town of Coxsackie by the Village of Coxsackie.”

Section 2. Boundary Description.

The Village of Coxsackie shall contain, on and after the effective date of this Local Law, in addition to the territory theretofore contained within its boundaries, the territory now within the Town of Coxsackie further described in the attach Schedule A and survey map.

Section 3. Authority.

The territory described in Section 2 and Schedule A of this Local Law is hereby annexed to the Village of Coxsackie pursuant to the provisions of § 714 of the General Municipal Law.

Section 4. Zoning Description.

This Local Law shall amend the Zoning Map in order to allow the territory described in Section 2 and Schedule A of this local law to be included in the MDR-3 Medium Density Residential-3 District of the Village of Coxsackie, subject to all applicable land use and development rules and procedures required by that Zoning District.

Section 5. Interaction with Village Code.

To the extent this Local Law is inconsistent with other provisions of the Village of Coxsackie Code, the terms of this law shall prevail.

Section 6. Severability.

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

Section 7. Effective Date.

This Local Law shall be filed along with the map of the territory to be annexed and shall take effect immediately upon its adoption and filing with the New York Secretary of State.

Schedule A

All that certain tract and parcel of land situated in the Town and Village of Coxsackie, Greene County, New York, bounded and described generally as follows:

Beginning at a point in the southeasterly line of County Route No. 61, commonly known as River Road, at its point of intersection with the division line between lands on the northeast conveyed to Nollaig C. Coleman and John B. Coleman by deed dated January 26, 1998, recorded in the Office of the Greene County Clerk in book of deeds 888, page 279 and lands on the southwest conveyed to Gustave C. Schoenborn, Jr. by deed dated April 24, 1987, recorded as aforesaid in book of deeds 638, page 208; thence running from said point of beginning S59 deg. 45'00"E along said division line (1,000.92) feet to a point; thence N33 deg. 59'37"E continuing along said division line (430.15) feet to its point of intersection with the division line between lands on the northeast conveyed to Charles A. Martinez and Eleanor M. Cooke by deed dated May 24, 2000, recorded as aforesaid in book of deeds 966, page 101 and said lands on the southwest conveyed to Gustave C. Schoenborn, Jr., book of deeds 638, page 208; thence along said division line the following courses and distances:

S59 deg. 45'00"E (348.52) feet to a point;
S86 deg. 46'32"E (102.03) feet to a point;
N81 deg. 16'25"E (207.55) feet to a point;

N72 deg. 05'32"E (128.14) feet to a point and S77 deg. 22'34"E (343.20) feet to its point of intersection with the division line between lands on the southeast conveyed to Preston S. Mabee, Jr. and Ruth C. Mabee by deed dated November 30, 1979, recorded as aforesaid in book of deeds 502, page 246 and said lands on the northwest conveyed to Gustave C. Schoenborn, book of deeds 638, page 208; thence along said division line the following courses and distances:

S23 deg. 08'00"W (314.85) feet to a point;
S53 deg. 31'30"E (290.00) feet to a point;
S03 deg. 42'00"W (780.00) feet to a point;

N64 deg. 12'40"W (661.00) feet to a point and S17 deg. 05'00"W (724.00) feet to its point of intersection with the division line between lands on the southeast conveyed to Gustave C. Schoenborn, Jr. by deed dated April 4, 1988, recorded as aforesaid in book of deeds 668, page 318 and said lands on the northwest conveyed to Gustave C. Schoenborn, Jr., book of deeds 638, page 208; thence S27 deg. 16'51"W along said division line (740.05) feet to a point; thence N59 deg. 15'47"W continuing along said division line (2,374.49) feet to a point to a point in the first mentioned southeasterly line of County Route No. 61, commonly known as River Road; thence N34 deg. 02'53"E along the southeasterly line of said highway (1,439.95) feet to an angle point therein; thence N33 deg. 40'50"E continuing along the southeasterly line of said highway (275.11) feet to the point of beginning.

Containing (110.05) $\pm$ acres of land, more or less.

Schedule A – Continued

All that piece, parcel and lots of land situate, lying and being in the Town of Coxsackie, Greene County, New York, bounded and described as follows:

Beginning at a point in the northerly line of a highway commonly known as Noble Street, at its point of intersection with the division line between lands on the west conveyed to Joseph and Matilda Komaromi, by deed dated July 23, 1985, recorded in the Office of the Greene County Clerk in Book of Deeds 581, Page 242 and lands on the east of the herein described parcel of land; thence running from said point of beginning in a general easterly direction and along the northerly line of Noble Street with a curve to the right, having a central angle of $43^{\circ} 00' 56''$, a radius of (310.90) feet, an arc length of (233.41) feet and whose chord bears $S 88^{\circ} 51' 07'' E$ (227.97) feet to its point of intersection with the division line between lands on the east conveyed to Edward K. and Sharon E. Huether by deed dated February 17, 2011, recorded as aforesaid in Book of deeds 1365, Page 148 and lands on the west of the herein described parcel of land; thence $N 18^{\circ} 10' 03'' E$ along said division line (169.68) feet to a point; thence $N 66^{\circ} 55' 03'' E$ continuing along said division line (109.23) feet to a point in the westerly line of a highway commonly known as Riverside Avenue; thence $N 05^{\circ} 24' 38'' E$ along the westerly line of said highway (64.52) feet to its point of intersection with the division line between lands on the north conveyed Jerome L. Burke by deed dated November 7, 2000, recorded as aforesaid in Book of Deeds 979, Page 56 and lands on the south of the herein described parcel of land; thence $N 81^{\circ} 04' 18'' W$ along said division line (188.20) feet to a point; thence $N 00^{\circ} 04' 09'' E$ continuing along said division line (135.00) feet to a point; thence $N 87^{\circ} 28' 10'' E$ continuing along said division line (197.13) feet to a point in the westerly line of Riverside Avenue; thence in a northerly direction along the westerly line of Riverside Avenue the following courses and distances:

$N 03^{\circ} 03' 17'' E$ (44.92) feet to a point;

$N 03^{\circ} 24' 51'' E$ (126.01) feet to a point;

$N 00^{\circ} 00' 00'' E$ (191.83) feet to a point;

$N 00^{\circ} 52' 43'' E$ (163.71) feet to a point;

$N 03^{\circ} 07' 07'' E$ (167.04) feet to a point; thence in a general northerly direction and continuing along the westerly line of Riverside Avenue with a curve to the right, having a central angle of $08^{\circ} 27' 22''$, a radius of (2,850.86) feet, an arc length of (420.75) feet and whose chord bears $N 07^{\circ} 20' 48'' E$ (420.37) feet to its point of intersection with the division line between lands on the north conveyed to Lois Cameron by deed dated March 22, 2004, recorded as aforesaid in Book of Deeds 1111, Page 111 and lands on the south of the herein described parcel of land; thence $N 65^{\circ} 09' 48'' W$ along said division line (152.23) feet to a point; thence $N 02^{\circ} 26' 12'' E$ along the division line between lands on the east conveyed to Lois Cameron, Book of Deeds 1111, Page 111, lands conveyed to Irwin and Lois Cameron, dated February 2, 1989 recorded as aforesaid in Book of Deeds 698, Page 38 and lands on the west of the herein described parcel of land (888.25) feet to a point; thence $N 15^{\circ} 35' 12'' E$ along the division line between said lands on the east conveyed

to Irwin and Lois Cameron, Book of Deeds 698, Page 38, lands conveyed to Dan E. and Lianne C. Fenn by deed dated February 2, 1989, recorded as aforesaid in Book of Deeds 698, page 40 and lands on the west of the herein described parcel of land (375.00) feet to its point of intersection with the division line between lands on the north conveyed to Philip Deluca, Peter Deluca and Vincent Deluca by deed dated June 20, 1994, recorded as aforesaid in Book of Deeds 816, Page 105 and lands on the south of the herein described parcel of land; thence N 58° 04' 09" W along said division line (485.78) feet to a point; thence S 23° 08' 00" W along the division line between lands on the west conveyed to Poppy B. Quattlebaum by deed dated December 16, 2005, recorded as aforesaid in Book of Deeds 1200, Page 242, and lands conveyed to UMH of COXSACKIE, LLC by deed dated June 17, 2005, recorded as aforesaid in book of deeds 1172, Page 235 and lands on the east of the herein described parcel of land (690.00) feet to a point; thence S 53° 31' 30" E along the division line between said lands on the south conveyed to UMH of COXSACKIE, LLC and lands on the north of the herein described parcel of land (290.00) feet to a point; thence S 03° 42' 00" W continuing along said division line (780.00) feet to a point; thence N 64° 12' 40" W continuing along said division line (661.00) feet to a point; thence S 17° 05' 00" W continuing along said division line (724.00) feet to its point of intersection with the division line between lands on the south conveyed to UMH of COXSACKIE, LLC by deed dated June 17, 2005, recorded as aforesaid in Book of Deeds 1172, Page 239 and lands on the north of the herein described parcel of land; thence S 57° 33' 40" E along said division line (697.24) feet to a point; thence S 15° 01' 09" W continuing along said division line (546.69) feet to its point of intersection with division line between said lands on the south conveyed to Joseph and Matilda Komaromi, Book of Deeds 581, Page 242 and lands on the north of the herein described parcel of land; thence S 73° 47' 53" E along said division line (298.66) feet to a point; thence S 06° 01' 32" E continuing along said division line (104.97) feet to the point of beginning, containing (46.1) acres of land.