

VILLAGE OF COXSACKIE
Local Law No. XX for the Year 2026
Adopted , 2026

**A LOCAL LAW TO PROVIDE FOR THE ANNEXATION OF CERTAIN TERRITORY
LOCATED IN THE TOWN OF COXSACKIE BY THE VILLAGE OF COXSACKIE AND
AMENDMENTS TO THE VILLAGE OF COXSACKIE’S ZONING MAP**

WHEREAS, on June 8, 2022, UMH of Coxsackie, LLC (“UMH”) filed a Petition for Annexation to the Town Board of the Town of Coxsackie and to the Board of Trustees of the Village of Coxsackie pursuant to General Municipal Law (“GML”) § 700 *et seq.* to annex unoccupied territory owned by UMH located in the Town of Coxsackie (the “Town”) and identified as Town of Coxsackie Tax Map Section 56.00, Block 2, Lot 4.1 and Section 56.00, Block 3, Lot 1 (the “Annexed Territory”) to the Village of Coxsackie (the “Village”); and

WHEREAS, the Petition for Annexation was made in connection with the proposed construction of 360 manufactured, single-family homes and related site amenities, referred to as Mountain View Estates Manufactured Home Park (the “Project”); and

WHEREAS, the Project underwent a full environmental review under the State Environmental Quality Review Act (“SEQRA”) and on March 9, 2026, the Village of Coxsackie’s Village Board (the “Village Board”) as SEQRA lead agency, issued Resolution No. 42026 adopting a Supplemental Statement of Findings pursuant to SEQRA (the “Findings Statement”); and

WHEREAS, on March 9, 2026, pursuant to GML § 711, the Village Board, by a unanimous vote, issued Resolution No. 52026 approving the Petition for Annexation finding the effect of such annexation in the overall public interest; and

WHEREAS, on April 14, 2026, pursuant to GML § 711, the Town Board, by a unanimous vote among those present, approved the Petition for Annexation finding the effect of such annexation in the overall public interest; and

WHEREAS, pursuant to GML § 711, the resolutions of the Village Board and Town Board were filed in the offices of the clerks for the Village and the Town; and

WHEREAS, as part of its SEQRA review, the Village Board found that consistent with social, economic and other essential considerations from among the reasonable alternatives available, based on the record and recommendations of interested and involved agencies the Project, which includes this annexation and zoning change, 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 with mitigation measures identified; and

WHEREAS, the Village Board has found that the Project would not result in significant adverse impacts related to land use and zoning, however, annexation of the Annexed Territory and an amendment to the Village’s zoning map is required because the Project is not a permitted use in

the Village's Rural Residential/Agricultural zoning district (in which a portion of the Project is located) nor in the Annexed Territory; and

WHEREAS, consistent with the SEQRA Findings Statement, on July 28, 2026, UMH filed a petition requesting the Village amend its Zoning Map to designate the Annexed Territory and Tax Map Parcel Nos. 56.10-3-1, a portion of lot 56.10-3-32, and a portion of lot 56.11-1-3 (collectively, the "Rezoned Area") located in the Village which are currently zoned Rural Residential/Agricultural, as Medium Density Residential-3 (MDR-3) (the "Zoning Petition"); and

WHEREAS, an excerpt of the existing zoning map, reflecting the existing zoning of the Rezoned Area is included here as Attachment 1; and

WHEREAS, designating the Rezoned Area as part of the MDR-3 District would be consistent with the zoning designation of the parcels located to the immediate south of the Rezoned Area; and

WHEREAS, pursuant to § 155-101(B) of the Village of Coxsackie Code ("Village Code"), the Village Board is tasked with determining whether a proposed zoning change conflicts with the general purpose, goals and intent of the Village Zoning Code and whether the change is consistent with the Village's Comprehensive Plan; and

WHEREAS, the Project development will be clustered in the southern half of the Project site, more closely adjacent to existing residential development in the Village. The Project will also leave substantially undeveloped lands to the north creating a natural habitat preservation area which will maintain the buffer between the Project and more sensitive environmental uplands and residential communities; and

WHEREAS, the closest proposed Project 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 and an approximately 250-foot buffer will remain between the existing single-family residences to the south with an added 50-foot landscaping buffer along the perimeter of the Project; and

WHEREAS, the Project will provide more housing options while utilizing cluster development concepts consistent with both Chapter I and Chapter VII, as well as the overall Smart Growth objectives, of the Village's Comprehensive Plan to minimize development sprawl, maximize the utility of non-preserved areas, and provide for environmental preservation; and

WHEREAS, the Project will result in a habitat preservation area of 74.1 acres which supports the Village's commitment to pursue permanent preservation of open spaces and protection of sensitive natural, scenic and environmental areas under Chapter IX of the Village's Comprehensive Plan; and

WHEREAS, pursuant to Village Code § 155-13, the MDR-3 District is intended for areas with adequate infrastructure and for moderately dense residential development, including manufactured home parks. The Project site will be served by municipal water and sewer service and off-site and onsite infrastructure improvements are planned to accommodate the increased population density, all of which have been reviewed as part of the SEQRA process. Moreover, the clustering of the development and preservation of undeveloped land to the north will continue to serve the goal of the former land use designation, in that a buffer will be provided to more sensitive upland areas; and

WHEREAS, for the reasons herein and based on the record, the Village Board finds that the Zoning Petition does not conflict with the general purpose and intent of the Village Zoning Code and is consistent with the Village's Comprehensive Plan; and

WHEREAS, the Zoning Petition was referred to the Village Planning Board pursuant to the Village Code § 155-101(B) and the Village Planning Board _____; and

WHEREAS, this Local Law was referred to the Greene County Planning Board ("GCPB") for its review under GML § 239-m and on _____, 2026 the GCPB _____; and

WHEREAS, notice of a public hearing on this Local Law was provided pursuant to N.Y. Village Law § 7-706 and Village Code § 155-101; and

WHEREAS, the Village Board of Trustees held a public hearing on this Local Law on September 21, 2026; and

WHEREAS, copies of the minutes of the public hearing on this Local Law are available for inspection at the office of the Village Clerk; and

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

Section 1. Title.

A Local Law annexing certain lands from the Town of Coxsackie into the Village of Coxsackie and Amending the Zoning Map of the Village of Coxsackie, titled "Annexation of Certain Lands Located in the Town of Coxsackie by the Village of Coxsackie and Amendments to the Village of Coxsackie's Zoning Map."

Section 2. Purpose and Intent.

The Village Board desires to approve the annexation of the Annexed Territory from the Town of Coxsackie to the Village of Coxsackie and designate the Annexed Territory as part of the Village's Medium Density Residential-3 District (MDR-3). The Village Board also desires to amend the Village Zoning Map to designate the Rezoned Area a part of the MDR-3 Zoning District.

Section 3. 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 Annexed Territory now within the Town of Coxsackie as described herein and as depicted in the survey map included as Attachment 2.

Section 4. Authority.

The Annexed Territory described herein is hereby annexed to the Village of Coxsackie pursuant to the provisions of § 714 of the General Municipal Law. The amendment to the Zoning Map described herein is adopted pursuant to § 155-101 of the Village Code.

Section 5. Zoning Description.

This Local Law shall amend the Zoning Map in order to allow Rezoned Area to hereafter be designated under the MDR-3 District of the Village, subject to all applicable land use and development rules and procedures required by that Zoning District.

Section 6. Interaction with Village Code.

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

Section 7. Severability.

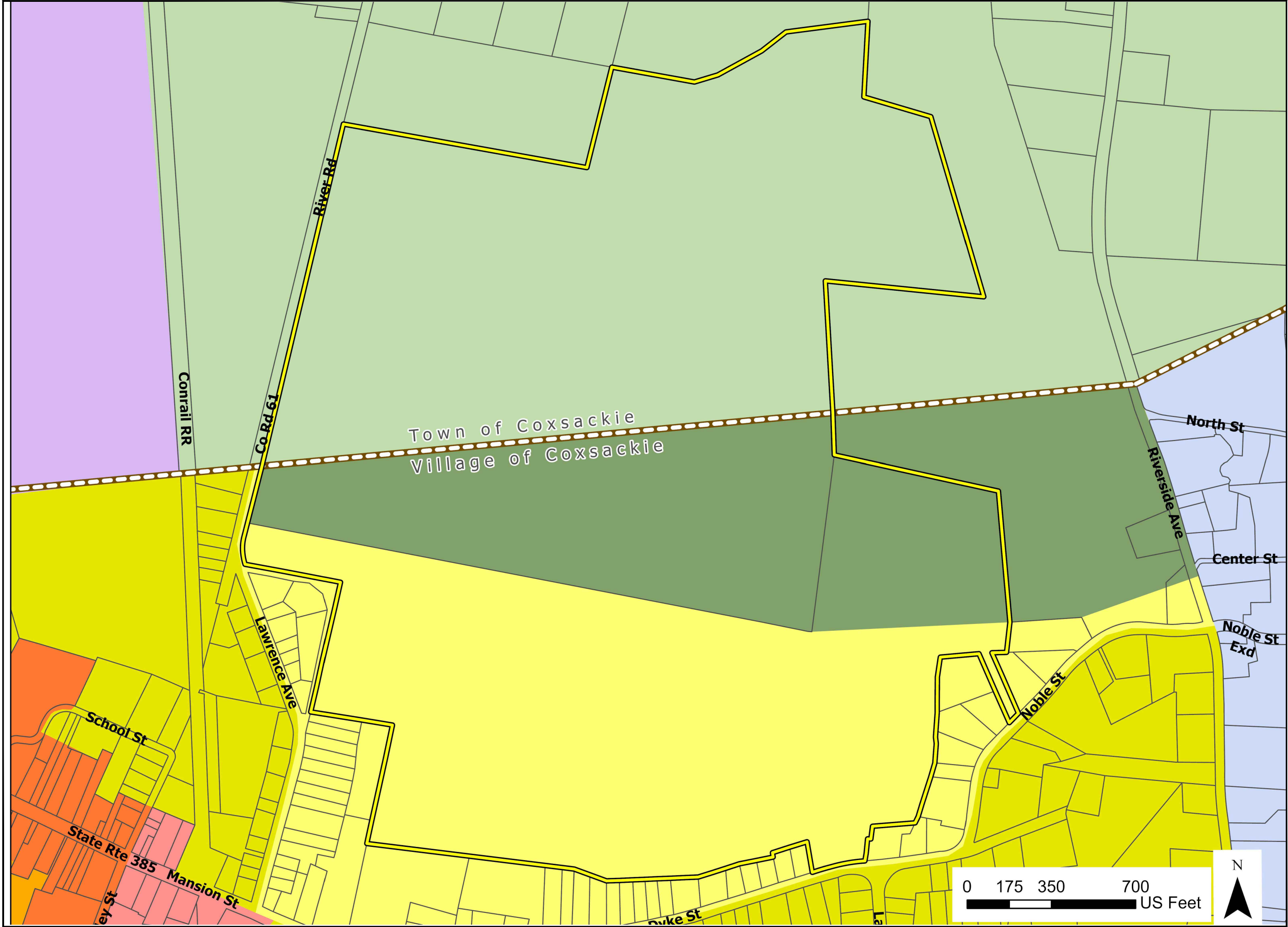
The invalidity of any word, section, clause, paragraph, sentence, part, or provision of this Local Law shall not affect the validity of any other part of this Local Law that can be given effect without such invalid part or parts.

Section 8. Effective Date.

This Local Law, including the annexation of the Annexed Territory shall become effective 10 days after publication and posting pursuant to § 155-101(F) of the Village Code and upon filing with the office of the Secretary of State.

Attachment 1

Excerpt of Existing Zoning Map



ZONING MAP

SEIS FIGURE: 9
MOUNTAIN VIEW ESTATES
NOVEMBER 7, 2023

VILLAGE OF COXSACKIE
GREENE COUNTY
NEW YORK STATE

KEY

Village of Cossackie Zoning

- Rural Residential/Agricultural
- Medium Density Residential - 2
- Medium Density Residential - 3
- Mixed Residential
- Waterfront Residential
- Neighborhood Commercial
- Community Commercial

Town of Cossackie Zoning

- Rural Residential
- Corridor Industrial

- Project Site
- Town/Village Boundary
- Parcel Boundary



Engineering
& Design

ALBANY
18 CORPORATE WOODS BLVD.
SUITE 400
ALBANY, NY 12211
PHONE: 518.862.0325

**UMH
PROPERTIES OF
COXSACKIE, LLC**

Attachment 2

Map Depicting Annexed Territory



PROPERTY TO BE ANNEXED TO
THE VILLAGE OF COXSACKIE

LANDS N/F OF:
UMH COXSACKIE, LLC
BOOK 1172, PAGE 236
TAX ACCT: 56.00-2-4.1
79.10 ACRES

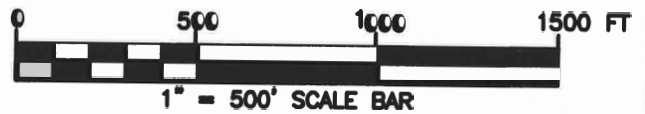
LANDS N/F OF:
UMH OF COXSACKIE, LLC
TAX ACCT: 56.00-3-1
BOOK 1376, PAGE 167
27.66 ACRES

TOWN OF COXSACKIE
VILLAGE OF COXSACKIE

LANDS N/F OF:
UMH COXSACKIE, LLC
BOOK 1172, PAGE 236
TAX ACCT: 56.10-3-1
31.00 ACRES

LANDS N/F OF:
UMH OF COXSACKIE, LLC
TAX ACCT: 56.11-1-3
BOOK 1376, PAGE 167
18.35 ACRES

LANDS N/F OF:
UMH OF COXSACKIE, LLC
BOOK 1172, PAGE 239
TAX ACCT: 56.10-3-32
75.27 ACRES



DRAWING TITLE:
EXHIBIT C - UMH ANNEXATION MAP

BY: PH
CHK'D BY: GEU

DATE:
5/25/2022

JOB #:
8747.10
SCALE:
1" = 500'



BERGMANN
ARCHITECTS ENGINEERS PLANNERS

Bergmann Associates, Architects, Engineers,
Landscape Architects & Surveyors, D.P.C.

PROJECT NAME

EXHIBIT C
UMH PROPERTIES, INC.
ANNEXATION MAP