

Village of Coxsackie

Public Hearing Minutes

Local Law #3 of 2026- 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.

September 21, 2026

The Public Hearing was called to order by Mayor Mark Evans at 6:30 p.m. Present were Trustee Christopher Hanse, Trustee Katlyn Irwin, and Trustee Deidre Meier. Trustee Rodney Levine was absent.

Mayor Evans stated that the purpose of the Public Hearing is to allow for public comment on Local Law #3 of 2026. This local law is for the approval of a Petition to Amend the Village Zoning Map to rezone certain lands in the Village from Rural Residential/Agricultural (RRA) to Medium Density Residential-3 (MDR-3) made by UMH of Coxsackie, LLC and approval of the Annexation of certain lands from the Town of Coxsackie to the Village, associated with the proposed project known as Mountain View Estates Manufactured Home Park (the "Project").

Brad Jourdin, of 1410 River Road, stated that he has a letter to read before the Board. The letter submitted is inserted below:

Dear Members of the Board:

I am writing to express my concerns regarding the above-referenced application, which proposes to rezone the subject property from Rural Residential/Agricultural to MDR-3 and would allow for approximately 360 additional housing units. I ask that the Board consider the following before taking action.

Traffic. A development of this scale — 360 additional housing units — will increase traffic on River Road, which is a Greene County route, not a town road. I have not seen a traffic study in the record that adequately addresses peak-hour impact on River Road, and there is no indication the applicant has contacted or coordinated with the Greene County Department of Public Works or the County Planning Department to determine whether River Road can support an additional 360 homes' worth of traffic. This is particularly concerning given that a multimillion-dollar bridge project is currently underway approximately one mile north of the proposed site entrance, and that multiple existing county studies have identified other major improvements needed just to sustain River Road's current traffic levels, let alone absorb a development of this size. I ask the Board to require the applicant to obtain a formal determination from the County regarding River Road's capacity, and to place any county correspondence, traffic counts, or capital improvement studies referenced above into the record before further approvals proceed.

Water and sewer capacity. The Local Law states the site will be served by municipal water and sewer with "off-site and onsite infrastructure improvements," but does not specify who bears the cost of those upgrades or whether current capacity can absorb 360 new units without degrading service to existing residents and businesses. I request clarification on both points as part of the record.

Environmental impact. While the SEQRA Findings Statement and the 74.1-acre habitat preservation area are noted, I remain concerned that [runoff/stormwater, wetlands, wildlife corridors] may not be fully mitigated by the buffer zones described. I ask that the Board require more detailed analysis of these impacts before final approval.

Property values and neighborhood character. The Rezoned Area is currently designated Rural Residential/Agricultural. Converting it to a high-density MDR-3 manufactured home park fundamentally changes the character of the area and could depress property values for adjacent homeowners along Lawrence Street and Country Meadows Lane, despite the proposed 250-foot buffer.

Scale relative to industry norms. UMH Properties' own portfolio averages approximately 187 homesites per community (roughly 27,100 developed homesites across 145 communities). At 360 units, this proposal is nearly double the company's own portfolio-wide average density. I ask that the Board require the applicant to justify why this specific project is sized so far above that norm, and to disclose whether the traffic, water/sewer, and environmental studies in the record were prepared based on the full 360-unit figure or on some smaller phased number.

Loss of prime agricultural land. This parcel is currently being actively farmed and is classified as Prime Farmland per USDA Natural Resources Conservation Service soil maps, and is likewise identified among the best farmland soils in the town per Cornell Cooperative Extension and Greene County soil surveys. Land of this quality is a limited and irreplaceable resource that supports local farms and the broader agricultural economy of the community. Once converted to builder-grade housing, this soil resource is permanently lost and can never again be used to grow food or support agricultural production. Notably, the Town of Coxsackie's own updated Comprehensive Plan identifies preservation of farmland as one of its foremost priorities and part of the Town's stated vision for its future. Approving this rezoning would directly contradict that plan and the community's own agricultural goals for its land. I ask the Board to weigh whether it is in the town's long-term interest to permanently remove one of its best remaining tracts of USDA-designated Prime Farmland, in conflict with the Comprehensive Plan, in order to build entry-level, standard-grade low income housing, and whether any less agriculturally valuable sites in the town were considered as alternatives.

Self-created hardship. To the extent this application relies on a claim of hardship to justify use of this parcel, that hardship appears to be self-created and therefore should not support a variance. My understanding is that the applicant currently holds approximately 75 acres of other buildable land on which comparable housing could be developed without rezoning this Prime Farmland parcel. Under New York law, a hardship that the applicant could avoid by using property it already owns is not the kind of unnecessary hardship that justifies a variance. I ask the Board to require the applicant to disclose its other buildable holdings and to explain why this specific, prime agricultural parcel is necessary rather than a matter of preference.

For these reasons, I respectfully ask the Board to require further study on the above issues before granting approval, or to deny the application as currently presented.

Thank you,

Brad Jourdin

Mayor Evans thanked Mr. Jourdin for his letter. He stated that as a Public Hearing, they're supposed to just listen, but he thinks that he can answer some of his questions, and then once they can't, they can certainly get him the information. They're not granting a variance of any type. They're just granting the annexation of the property. Any variances that they need are handled by the Planning Board or by the Zoning Board. Once this annexation is done, the Village Board is basically out of this until a plan is submitted to the Planning Board and that whole process starts, which he thinks will probably take a year. As for the scale of the project, this project was first proposed in 2005, and for various issues over the years, one of them being primarily the Village's sewer capacity, it didn't move forward. When it was first proposed a moratorium was put in place. That gave both the Village and the Town time to go through and do their comprehensive plan, which the Village is actually in the process of redoing right now. So, that was a several-year thing. Then over the years, for several factors, it never moved forward. They filed a lawsuit against the Village several years ago. The Village ended up having a negotiated settlement. That is how the project has to move forward, despite any of the Board Member's personal feelings. As far as the Environmental Impact Study (EIS) and the DEC, he suggested looking at the EIS. There's a lot of information in there, and if he has any questions when he looks at it, he asked him to please get in touch with him. He'll try to answer them, or he'll have Delaware Engineering try and give him those answers. As far as water and sewer capacity, the Village has plenty of water filtration capacity. Sewer capacity, he believes, is something that the Village will have capacity for during their initial build, which they think will be somewhere between 80 to 100 homes. No matter what they do, they have to upgrade the

Riverside Pump Station, and those are costs coming from them, not a single dime from the Village. They have to upgrade that no matter what they do. Even if they only build 80 homes, they have to upgrade that pump station. Eventually, if they progress through stages and they get to a point where they're getting up to additional homes, getting close to the 360, the Village's belief is that they will have to pay for some type of upgrade to the Village's wastewater plant. As far as cost of the infrastructure, zero cost to the Village. They have to build out all the water, the sewer, the roads, and hydrants. The only thing the Village is going to do is supply water and take the wastewater. There was an extensive traffic study done.

Brad Jourdin stated that it doesn't include River Road.

Mayor Evans stated that it includes Lawrence Avenue, but it doesn't include all of River Road, he doesn't believe.

Brad Jourdin stated that that's what he'd be curious about, because they proposed an entrance on 61, a scenic byway. They're proposing 360 sites.

Mayor Evans stated that he believes it may only be an exit onto Lawrence Ave or at least that's the current thinking, and he doesn't know if that would be in phase one or not.

Brad Jourdin stated that as a taxpayer in New Baltimore, now they're footing the bill.

Mayor Evans stated that it's a county road. So, everybody's footing the bill for the county road.

Brad Jourdin stated that the infrastructure along River Road, as a resident of River Road, is not safe at all. Being a member of the fire department here in New Baltimore, he doesn't know how many accidents he's responded to on his road alone. Plus, the actual structural integrity of it. He knows for a fact the county's had two or three different engineers come out in the last three years. Obviously, they're working on the bridge project now at the Cocksackie Creek, but there's other serious concerns along the Cocksackie Creek by Creel's Farm. The road is actually just slipping away. So, it can barely sustain what's the current traffic level now. That lower part where everyone likes to park, and fish, and whatnot, every time they pave it, it's got cracks. The whole section. As soon as you come around that blind turn, from that section all the way up to the top of the hill, all through that valley, is structurally unsound. He said that he's no engineer, but you can see the road cracking, you can see it slipping away, you can see the bank slipping away. He's sure he could find them through the county, but there's been a lot of engineering reports that have been done in the last couple of years. He's not sure how high on the county's list it is, but he knows it's going to be very extensive and very expensive. He can't assume that it's their number one priority with everything else they've got going on.

Mayor Evans thanked Mr. Jourdin, and stated that he appreciates comments.

Brad Jourdin asked if the Board had any comments about the USDA farmlands. He sees that they've put their 71-acre habitat, but basically that property, as we know, will not be able to be farmed if 360 houses go in there between retention ponds, runoffs, etc.

Mayor Evans stated that the only thing he can speak to is that one of the holdups over the years was their ability to provide a mitigation plan, and they didn't hear from them for a long period of time, and then all of a sudden, the Village would get copied on a letter that went from the DEC to UMH, stating that they acknowledge their purchase of a parcel, however, it doesn't meet the same type of habitat and environment. Some of the ones they purchased didn't do anything to help them with their mitigation. He would have to refer to the DEC. If they're at this point, then he would have to assume that they've met the mitigation that they're supposed to.

Brad Jourdin stated that there's a lot of files on that on the Village website, and on the Town website.

Mayor Evans stated that he can speak to the density quickly. He stated that that's really why they are annexing. Secondary is water and sewer, where you have lower water and sewer rates within the Village than in the Town, or the Town of New Baltimore. But primarily it's the density. The Town of Coxsackie has a three-acre requirement, and that's why they want to bring it in, so they can obviously fit more.

Brad Jourdin stated that he knows that the Board can't speak on this because they're not the Zoning Board, but he doesn't see the necessary hardship. It seems more a self-inflicted hardship to him than something that would grant a variance in New York State. So there needs to be some sort of hardship there, other than convenience to them, to annex this and apply for a variance.

Mayor Evans stated that Mr. Jourdin might want to read the decision.

No further public comments were offered.

A motion to adjourn the Public Hearing was made by Trustee Meier and seconded by Trustee Hanse. Trustee Hanse voted yes. Trustee Irwin voted yes. Trustee Meier voted yes. The motion carried.

The meeting was adjourned at 6:47 p.m.

Respectfully submitted,



Nikki Berezna
Clerk