**Village of Coxsackie**

**Public Hearing Minutes**

**Acquisition of 5.796 Acres of the Old American Valve Site Pursuant to Article 2 of the Eminent Domain Procedure Law**

**October 10, 2016**

The Public Hearing was called to order by Mayor Mark Evans at 6:45 p.m. Present were Trustee Stephen Hanse, Trustee Joseph Ellis, Trustee Dianne Ringwald and Trustee Paul Sutton.

Mayor Evans stated that the purpose of this Public Hearing is to hear public comment on the Village obtaining 5.796 acres of property from the Registry of Inactive Hazardous Waste Disposal Sites obtained through eminent domain.

Mayor Evans then opened the meeting for public comment.   
  
Jonathan Hayden of 174 Mansion Street stated that he is new to the area and just moved to Mansion Street so he is unaware of what is going on with the old American Valve property.  
  
Mayor Evans explained that the property is an old hazardous waste site that DEC has cleaned up and remediated. A couple of years ago some developers showed interest in the property and neighbors were concerned about a possible housing development going in. The Village was encouraged to obtain the property, and came to an agreement with DEC on doing so with an order on consent in place. The Village has not decided on what purpose the property will serve yet, but in order to obtain the property the Village had to list that it will be for the purpose of placing solar arrays on the land.   
  
Jonathan Hayden asked what other ideas the Village may have for the property other than solar.  
  
Mayor Evans stated that the Village doesn’t have a list of anything currently, but that they have heard some ideas from residents such as leaving the land forever wild, making it into a dog park, placing solar panels on the property, or turn it into a ballfield. There is a three foot depth restriction on the property which limits what kind of projects can be done.   
  
Trustee Hanse stated that he wants to make it clear that the Village will not allow residential living on the property.   
  
Jonathan Hayden stated that he understands that the DEC will be responsible for any future issues with contamination, but he wants to know how this is monitored.   
  
Mayor Evans stated that DEC still has a testing plan that is in place to run tests every so often.   
  
Jonathan Hayden stated that he is concerned with the three foot depth restriction and disturbing what lies beneath the surface.  
  
Mayor Evans stated that the Village is restricted on what the property can be used for but that it will still be quite some time before any plans are set in place. The Village still needs to complete the necessary steps in order to obtain the property.  
  
Trustee Ellis stated that the Village is open to suggestions from the public on plans for the property.  
  
Cynthia Vanstone of 60 Mansion Street asked if DEC is still responsible for future contaminants.  
  
Mayor Evans stated that DEC is still responsible for future contaminants and that the Village would not agree to take the property otherwise.   
  
Trustee Ringwald stated that it was a lot of work to clean up the site over the years. It was a long process.   
  
No further public comments were offered.

A motion to adjourn the Public Hearing was made by Trustee Sutton and seconded by Trustee Hanse. Trustee Hanse voted yes. Trustee Ellis voted yes. Trustee Ringwald voted yes. Trustee Sutton voted yes. The motion carried.

The meeting was adjourned at 7:00 p.m.

Respectfully submitted,

Nikki Bereznak

Clerk