

Village of Coxsackie

Workshop Minutes

February 8, 2024

The Workshop Meeting was called to order by Mayor Mark Evans at 6:00 p.m. Present were Trustee Donald Daoust, Trustee Katlyn Irwin, and Trustee Rodney Levine. Trustee Rebecca Vermilyea was absent.

Invited Guest-Michael Koelsch

Mayor Evans stated that Michael Koelsch is here to discuss the possibility of creating a Friends of Coxsackie Riverside Park not-for-profit group.

Michael Koelsch stated that he is on several non-profits, one of which being the Friends of the Clermont (FOC), a non-profit organization that helps the State of New York with Clermont State Historic Park. The FOC provides volunteer and financial aid to the state for things like the flower bed restoration, Harvesting History, a program that educates underserved children and seniors on growing & harvesting food, and programming, educational & community outreach programs, to name a few. He said that while preparing for this meeting, he visited with his neighbor, Ron Rausch, who suggested that he reach out to Andy Fyfe, and Assistant Deputy Commissioner for the Office of Parks, Recreation, & Historic Preservation. Both informed him that there is a MOA between the Village and NYS for Riverside Park, and whatever is done has to be approved by both the State and the Village. His experience on the Board of the Friends of Clermont made him wonder if the Village and Riverside Park might benefit from such a group to help address areas that slip between the cracks. Originally, he thought that a Friends Group might be the best way to help with declining flower beds, especially since there are already approximately 100 Friends Groups providing such help to other NYS parks.

Mayor Evans stated that he would like to see a formal group formed that would fall under the umbrella of the Village. The Village has done this with several other groups, and it has worked out well.

Trustee Daoust stated that that is how the Heroes Banner group is run. They have regular meetings and vote on positions. Minutes are taken at the meetings, and they have a Treasurer who handles the money, and then turns it over to the Village Treasurer. It has worked out well for them to operate this way.

Michael Koelsch stated that he thought that a Friends Group would be the way to go since they would have access to different funding opportunities, rather than being under the umbrella of a municipality. The advantage a Friends Group has is that it has access to funding unavailable to municipalities like grants from Parks & Trails NY and other Non-profits. In 2023 alone, PTNY awarded \$1,800,000.00 to various Friends Groups and other non-profit organizations to aid with items that slipped through the cracks in the various NYS parks. The disadvantage of a Friends Group is that it initially requires the completion of intensive state & federal paperwork, as well as annual state & federal financial reporting. He said that he is willing to take on the effort of establishing a Friends Group. However, during his communications with Mr. Fyfe, he expressed the possibility that the flower maintenance could be done without a Friends Group via a state issued permit. This would eliminate any and all non-profit headaches and filings. He also said that as long as there are people interested, and should the Village support this, he is willing to talk through the contractual requirements from the state's perspective. Furthermore, he requested that after tonight's discussion, he meet with the other members of the Parks team sometime next week, to explore how this might work. He said that tonight is strictly an initial information

gathering session, and should the Village and the State find a garden group, or Friends Group acceptable, nothing will be done without input from all parties. As mentioned earlier, his goal today is to discuss the possibility of creating an organization to help with the declining park flower beds, to see what interest exists, and to find out what the next steps are.

Mayor Evans asked Mr. Koelsch how big of a group he anticipates having.

Michael Koelsch stated that he would estimate around 10 people or so, but it depends on whoever wants to help. He said that it is also worth mentioning that Blackhorse Farms stated that they would likely assist with this project in some way.

Trustee Daoust stated that with the Heroes Banner group, they have both committee members who are able to make decisions, as well as helpers. He thinks that this Friends Group should operate the same way.

Mayor Evans stated that he thinks that they should talk to Andy Fyfe first, and then decide how to move forward.

Invited Guests-Mary Beth Bianconi, of Delaware Engineering, and Robert Stout, of Whiteman, Osterman & Hanna

Mayor Evans stated that the Draft Environmental Impact Statement has been received from United Mobile Homes (UMH) which kicks off the process review of this project. Mary Beth Bianconi, of Delaware Engineering, and Robert Stout, of Whiteman, Osterman & Hanna, are here to lay out the process moving forward.

Mary Beth Bianconi stated that just to quickly go over the background of this project, the proposed Mountain View Estates project is a Type 1 Action under the State Environmental Quality Act (SEQR). The project proposes 360 manufactured homes and amenities together with site improvements such as roads, drainage, lighting, sidewalks, and utilities. The project site includes lands in both the Village and Town of Coxsackie, and the project involves a petition to annex the lands in the Town into the Village, a petition for which is pending and subject to SEQR review. This project was the subject of a SEQR review previously, which involved preparation of an Environmental Impact Statement (EIS) and Findings. The current version of the project includes modifications to the previously considered plans, and therefore, the modifications require additional review under SEQR. The previous application for the project was not approved and litigation resulted in a settlement (Consent Decree) that circumscribes the currently proposed project. In cases where a SEQR finding has been determined for a project, but an approval has not been issued, the introduction of new information or changes to the project is to be addressed through supplementation of the prior SEQR review. The supplemental review focuses on the elements of the environment and project that have changed since the Findings were issued. This the case with the Mountain View Estates (MVE) project. Thus, the applicant, UMH of Coxsackie, Inc. (UMH), has engaged with the Village Board as Lead Agency for the SEQR review, in a supplemental SEQR process. To date, the Supplemental SEQR process has included application(s) and related material submitted by UMH, re-establishment of the Village Board as Lead Agency for SEQR review under a coordinated process, preparation of a Draft Scoping Document by UMH, public review and comment on the Draft Scoping Document, amendment to the Draft Scoping Document by UMH to respond to comments, adoption and circulation/public notice of the Final Scoping Document, and submission of a Supplemental Environmental Impact Statement (SEIS) by UMH to the Village as Lead Agency.

Robert Stout stated that the purpose moving forward is to review the Draft SEIS in comparison to the Final Scoping Document to consider if the Draft SEIS as submitted is responsive to the requirements of the Final Scoping Document. If additional information is needed for the Draft

SEIS to be considered responsive to the Final Scoping Document, UMH will be notified in writing as to the additional information needed for the Draft SEIS to be considered complete and ready for circulation to the involved agencies and the public to obtain comments.

Mary Beth Bianconi stated that this is not a technical review of the content of the Draft SEIS. Technical review will occur after the Draft SEIS is deemed complete and ready for public and agency review.

Robert Stout stated that the next steps are for both Delaware Engineering and Whiteman, Osterman & Hanna to review the Draft SEIS for completeness, and to notify UMH in writing as to the additional information needed.

Department Head Monthly Reports

The following Department heads came in at their respective scheduled times to give their monthly report: Department of Public Works Superintendent Scott Martell, Fire Chief Shawn Burdick, Police Chief Samuel Mento, Water Superintendent Adelord Preville, Chief Wastewater Treatment Plant Operator David Varade, Planning Board Chairman Robert Van Valkenburg, Jr., and Code Enforcement Officer Michael Ragaini.

The following Department heads were excused: Historic Preservation Commission Chairperson Patricia Maxwell, and Dog Control Officer Sherry Vieta.

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

Correspondence Sent

A letter was sent to the Greene County IDA regarding savings on electric costs from the solar array on Stacy Road.

Water & Sewer Requests

The Board discussed the request received from Lorraine Tremmel, of 73 Warren Avenue, asking to waive her late fees in the amount of \$57.09 from her water/sewer account. After deliberation, it was determined that it will be added as an agenda item for approval at the next Board Meeting on February 12th.

The Board discussed the request received from Leonard Wood, of 125 Mansion Street, asking to waive his late fees in the amount of \$40.25 from his water/sewer account. After deliberation, it was determined that it will be added as an agenda item for approval at the next Board Meeting on February 12th.

The Board discussed the request received from Judee Synakowski, of 25 Spencer Boulevard, asking to waive her late fees in the amount of \$12.93 from her water/sewer account. After deliberation, it was determined that it will be added as an agenda item for approval at the next Board Meeting on February 12th.

The Board discussed the request received from Wayne Flach, Jr., of Parkview Properties LLC, for a 12-month, penalty free, payment plan in order to pay down the water/sewer balance owed in the amount of \$15,692.80 for property located at 2-6 Reed Street. After deliberation, it was determined that it will be added as an agenda item for approval at the next Board Meeting on February 12th.

The Board discussed the request received from James Parker, of AG Distributors + Supplies

Corp., asking to waive their late fees in the amount of \$241.93 from their water/sewer account for property located at 11780 Route 9W-Hatchet Hardware. After deliberation, it was determined that it will be added as an agenda item for approval at the next Board Meeting on February 12th.

RVs in Driveways, Shipping Containers and Dumpsters

Mayor Evans stated that last month the Board discussed considering legislation regarding the regulation of RV's parked in resident's driveways. There currently is nothing in the Village's Code regulating such a thing. The potential issues with having people living in a parked RV is the noise it would generate for neighbors, such as running generators, and the lack of oversight on whether the water/sewer usage and disposal is handled correctly. Other communities have local laws pertaining to regulating RV's. He stated that the Board may also want to include regulation on shipping containers, dumpsters, and tractor trailers. He said that he had sent the Village Attorney an email explaining their concerns, and the Village Attorney will draft something for the Board to look at.

Village Complex Paving

Mayor Evans stated that the Village had received an estimate to pave the Village complex. The Board needs to have a discussion about potentially using American Rescue Plan Act funds, along with other funds, to pay for this. Mayor Evans stated that last month he asked Scott Martell, Superintendent of Public Works, to get new updated estimates with, and without, milling. It is cheaper to not have to mill first. He will also approach the church and State Telephone about contributing towards the project since they use the parking lot also.

Crossing Guards

Mayor Evans stated that the Village will be potentially losing a Crossing Guard, and is already down a Crossing Guard position that has not been filled. The Board needs to have a discussion about any next steps the Village can take to find another Crossing Guard. Mayor Evans stated that after last month's discussion, he sent an email to Randall Squier, the Coxsackie-Athens School Superintendent, regarding the school assisting in recruiting for the position.

Investment Policy

Mayor Evans stated that the Board needs to review the draft Investment Policy. This can be done at another time.

Brinkerhoff Annual Bike Races

The Board discussed the request received from Capital Bicycle Racing Club to hold the annual Trooper Brinkerhoff Races on April 20th & April 27th with assistance from the Village Police Department. After deliberation, it was determined that it will be added as an agenda item for approval at the next Board Meeting on February 12th.

Officer Marcus Decker

Mayor Evans stated that the Board needs to accept the resignation received from Marcus Decker as a Police Officer. After deliberation, it was determined that it will be added as an agenda item for approval at the next Board Meeting on February 12th.

Wastewater Rate

Mayor Evans stated that in looking at the average month to month wastewater fund account

balance, and the needed accumulation of funds for the EFC payment later this year for the plant, he believes that the Village will need to raise the rate.

2024-2025 Budget

Mayor Evans stated that customarily, the Village needs 4 Budget Work Sessions to address the budget. He said that at the March meeting the Board will schedule those dates.

A motion to adjourn the meeting was made by Trustee Levine and seconded by Trustee Daoust. Trustee Daoust voted yes. Trustee Irwin voted yes. Trustee Levine voted yes. The motion carried.

The meeting was adjourned at 8:57 p.m.

Respectfully submitted,

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

Nikki Berezniak
Clerk