

VILLAGE OF COXSACKIE VILLAGE BOARD

**NOTICE OF COMPLETION OF SUPPLEMENTAL DRAFT ENVIRONMENTAL
IMPACT STATEMENT (“SDEIS”)
COMPLETENESS REVIEW
MOUNTAIN VIEW ESTATES PROJECT
PURSUANT TO THE
STATE ENVIRONMENTAL QUALITY REVIEW ACT (“SEQRA”)**

PLEASE TAKE NOTICE that, pursuant to Article 8 of the New York State Environmental Conservation Law and the provisions of 6 NYCRR Part 617, the Village of Coxsackie Village Board, acting as SEQRA Lead Agency, determined on August 20, 2024 that the above referenced SDEIS is complete and ready for public review and comment.

PLEASE TAKE FURTHER NOTICE, that, pursuant to SEQRA, 6 NYCRR 617.9 (a)(3) and (4), the Village Board will accept written comments on the SDEIS and proposed Mountain View Estates Project 45 days from the date of filing and circulating this Notice of Completion. Furthermore, the Village Board has determined to conduct a public hearing pursuant to 6 NYCRR Part 617.9(a)(4) and will schedule and provide notice of such hearing separately pursuant to 6 NYCRR Part 617.9(a)(4)(i). The time to comment will conclude at least ten days following such hearing pursuant to 6 NYCRR Part 617.9(a)(4)(iii). All written comments must be addressed to the Lead Agency contact noted below.

SEQRA Lead Agency: Village of Coxsackie

SDEIS Completion Date: August 20, 2024

**Commencement of Public
Comment Period:** September 12, 2024

**Closure of Public
Comment Period:** October 28, 2024, as may be extended pursuant to 6 NYCRR Part 617.9(4)(iii)

Lead Agency Address: Village of Coxsackie
119 Mansion Street
Coxsackie, NY 12051

Lead Agency Contact: Nikki Bereznak, Village Clerk
119 Mansion Street
Coxsackie, NY 12051
nbereznak@villageofcoxsackie.com

Name of Action: Mountain View Estates

Project Location: River Road, Village of Coxsackie, Greene County, New York

Tax Map Parcels: A portion of Section 56, Block 2, Lot 4.1 and a portion of Section 56, Block 3, Lot 1 (Town of Coxsackie, Proposed Annexation)

A portion of Section 56, Block 2, Lot 4.1 and a portion of Section 56, Block 3, Lot 1, along with Section 56.10, Block 3, Lot 1; Section 56.10 Block 3, Lot 32 and Section 56.11 Block 1 Lot 3 in the Village of Coxsackie.

SEQRA Status: Type I Action

Project Sponsor: UMH of Coxsackie, LLC

Contact Persons: Gregg Ursprung, PE
Colliers Engineering and Design
2 Winners Circle, Suite 102
Albany, New York 12205-1121

Andrew W. Gilchrist, Esq.
Gilchrist Tingley, P.C.
251 River Street, Suite 201
Troy, New York 12180

Description of Project: The proposed “Mountain View Estates”, hereinafter also referred to as the “Project”, is a Type 1 Action pursuant to the State Environmental Review Act (“SEQRA”), Article 8 of the New York State Environmental Conservation Law, and the SEQRA regulations at 6 NYCRR Part 617.4 because, among other things, the Project proposes to construct 360 manufactured homes, which exceed the applicable threshold contained in 6 NYCRR Part 617.4(b)(5).

The Project proposes 360 manufactured homes, with site amenities including a club house with swimming pool, playgrounds, basketball courts, a boat and trailer storage area, and multi-use trails for pedestrians and horses. The Project will include roadways, driveways, street lighting, sidewalks, utilities, and preserved open space.

The Project site includes real property currently located in both the Village of Coxsackie and the Town of Coxsackie. In connection with this proposed action, UMH of Coxsackie, LLC has filed a petition pursuant to New York General Municipal Law Article 17 seeking annexation of property located in the Town of Coxsackie into the Village of Coxsackie. The resulting Project site would be located entirely within the Village of Coxsackie.

Previously, a plan had been proposed by UMH of Coxsackie, LLC for a residential community on the real property situated solely in the Village. That prior plan, hereinafter referred to as the “Original Plan”, was subject to a prior SEQRA review. The Original Plan consisted of a proposed planned residential community of adults aged 55 and older, consisting of 280 manufactured home units.

The area of the current Project that is presently located in the Village is generally consistent with the Original Plan with respect to general unit count, unit layout, infrastructure, and amenities. The Original Plan proposed a total of 280 units for the property located within the Village, whereas the current Project proposes a total of 284 units for the property located within the Village and 76 units for the property presently located within the Town. In addition, the current Project does not propose an age restriction. The SDEIS examines the Project modifications that were not addressed in the prior SEQRA review.

Documents Available: The SDEIS is on file and available for public review at the Village of Coxsackie, Village Offices, 119 Mansion Street, Coxsackie, New York 12051 on Monday through Friday from 8:00am to 4:00pm.

The SDEIS is also available online at the Village of Coxsackie website at <https://villageofcoxsackie.com/>

Dated: September 12, 2024

THE VILLAGE OF COXSACKIE VILLAGE BOARD
MARK R. EVANS, MAYOR