

**VILLAGE OF COXSACKIE VILLAGE BOARD  
TOWN OF COXSACKIE TOWN BOARD**

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

**NOTICE OF JOINT PUBLIC HEARING ON PETITION TO ANNEX TERRITORY IN  
THE TOWN OF COXSACKIE TO THE VILLAGE OF COXSACKIE PURSUANT TO  
GENERAL MUNICIPAL LAW ARTICLE 17**

**PLEASE TAKE NOTICE** that a petition, pursuant to General Municipal Law Article 17, dated May 25, 2022 (the “Petition”) has been received by the Village Board of the Village of Coxsackie, Greene County, New York (the “Village”) and the Town Board of the Town of Coxsackie, Greene County, New York (the “Town”), for the annexation of a portion of Section 56, Block 2, Lot 4.1, and a portion of Section 56, Block 3, Lot 1 located in the Town of Coxsackie as described in the Petition. The Petition is proposed by UMH of Coxsackie, LLC (the “Applicant”) in connection with the proposed Mountain View Estates Project, described further below (the “Project”).

**PLEASE TAKE FURTHER NOTICE**, that the Applicant has submitted a SDEIS with respect to the Project, which the Village Board determined to be complete and ready for public comment pursuant to a SEQRA Notice of Completion dated September 12, 2024.

**PLEASE TAKE FURTHER NOTICE**, that a joint public hearing will be held by the Village and Town of Coxsackie to accept comments on the SDEIS and Petition on October 30, 2024 at 7:00 PM at the Coxsackie-Athens High School Auditorium, 24 Sunset Boulevard, Coxsackie. The public hearing will remain open for the submission of written comments through at least Monday, November 11, 2024, subject to the requirements of 6 NYCRR Part 617.9(4)(iii). With respect to the Petition, objections based on any grounds set forth in General Municipal Law section 705(1)(a), (b), (c), or (d) shall, in addition to any oral testimony thereon, be submitted in writing.

**SEQRA Lead Agency:** Village of Coxsackie Village Board

**SDEIS Completion Date:** August 20, 2024

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

**Closure of Public  
Comment Period:** November 11, 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](mailto:nbereznak@villageofcoxsackie.com)

**Name of Action:** Mountain View Estates

**Project Location:** River Road and Van Dyke Street, 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 and is proposed to connect to Village of Coxsackie public water and sewer systems.

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 for a total of 360 units. 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 Monday through Friday from 8:00am to 4:00pm and is also available online at the Village of Coxsackie website at <https://villageofcoxsackie.com/>

The Annexation Petition is on file and available for public review at the Village of Coxsackie Offices at the address and hours above, as well as at the Town of Coxsackie Town Hall, 56 Bailey Street, Coxsackie, New York 12051 Monday through Friday from 9:00 AM to 4:00 PM and is also available online at the Village of Coxsackie website at <https://villageofcoxsackie.com/>.

Dated: October 3, 2024

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

THE TOWN OF COXSACKIE TOWN BOARD  
RICHARD K. HANSE, SUPERVISOR