

VILLAGE OF COXSACKIE VILLAGE BOARD

NOTICE OF COMPLETION OF
THE FINAL SUPPLEMENTAL ENVIRONMENTAL IMPACT STATEMENT
MOUNTAIN VIEW ESTATES PROJECT

PLEASE TAKE NOTICE that pursuant to the State Environmental Quality Review Act (Article 8 of the New York State Environmental Conservation Law) and the regulations adopted pursuant thereto (6 NYCRR Part 617), the Village of Coxsackie Village Board, as Lead Agency, has hereby adopted the Final Supplemental Environmental Impact Statement (“FSEIS”) for the project described in more detail below known as Mountain View Estates. The Village Board has determined that the FSEIS is complete for decision making and findings requirements as prescribed in 6 NYCRR Part 617.11.

Copies of the FSEIS and all project documentation are available for review in the Village of Coxsackie Village Offices (119 Mansion Street, Coxsackie, NY 12051) as well as online at: <https://villageofcoxsackie.com/>.

Name of Project: Mountain View Estates

Project Location: River Road and Van Dyke Street, Village of Coxsackie, Greene County, New York

Tax Lots: 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.

Date of Action: April 14, 2025

SEQRA Classification: Type I Action

SEQRA Lead Agency: Village of Coxsackie Village Board

Lead Agency Contact: Nikki Berezna, Village Clerk
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Project Sponsor: UMH of Coxsackie, LLC

Contact Persons: Gregg Ursprung, PE
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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 clubhouse 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 the 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. 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.

Dated: April 24, 2025

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