



Agenda

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Town and Village Draft FLUM

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2 POLICY AREAS, GOALS & RECOMMENDATIONS

2007 Plan vs 2026 Plan

2007 STRUCTURE



2026 STRUCTURE



Final Vision Statement

Rooted in the Hudson River, the Town and Village of Coxsackie are a safe, welcoming community defined by historic character, rural landscapes, and strong neighborhood connections. Guided by thoughtful planning, Coxsackie will grow at a moderate pace—strengthening its waterfront, downtown, and corridors while preserving open space and community character. A thriving economy, walkable and accessible infrastructure, housing choice, quality services, and excellent schools will ensure a high quality of life for residents of all ages and backgrounds.

Policy Areas

1. Administration and Government – CPC #5
2. Land Use, Development, and Community Character – CPC #5
3. Design, Placemaking, and Visual Quality
4. Mobility, Transportation, and Infrastructure
5. Housing and Neighborhoods
6. Economic Development
7. Historic, Cultural, and Scenic Resources
8. Corridors, Centers, and Community Vitality
9. Waterfront, Brownfields, and Strategic Redevelopment

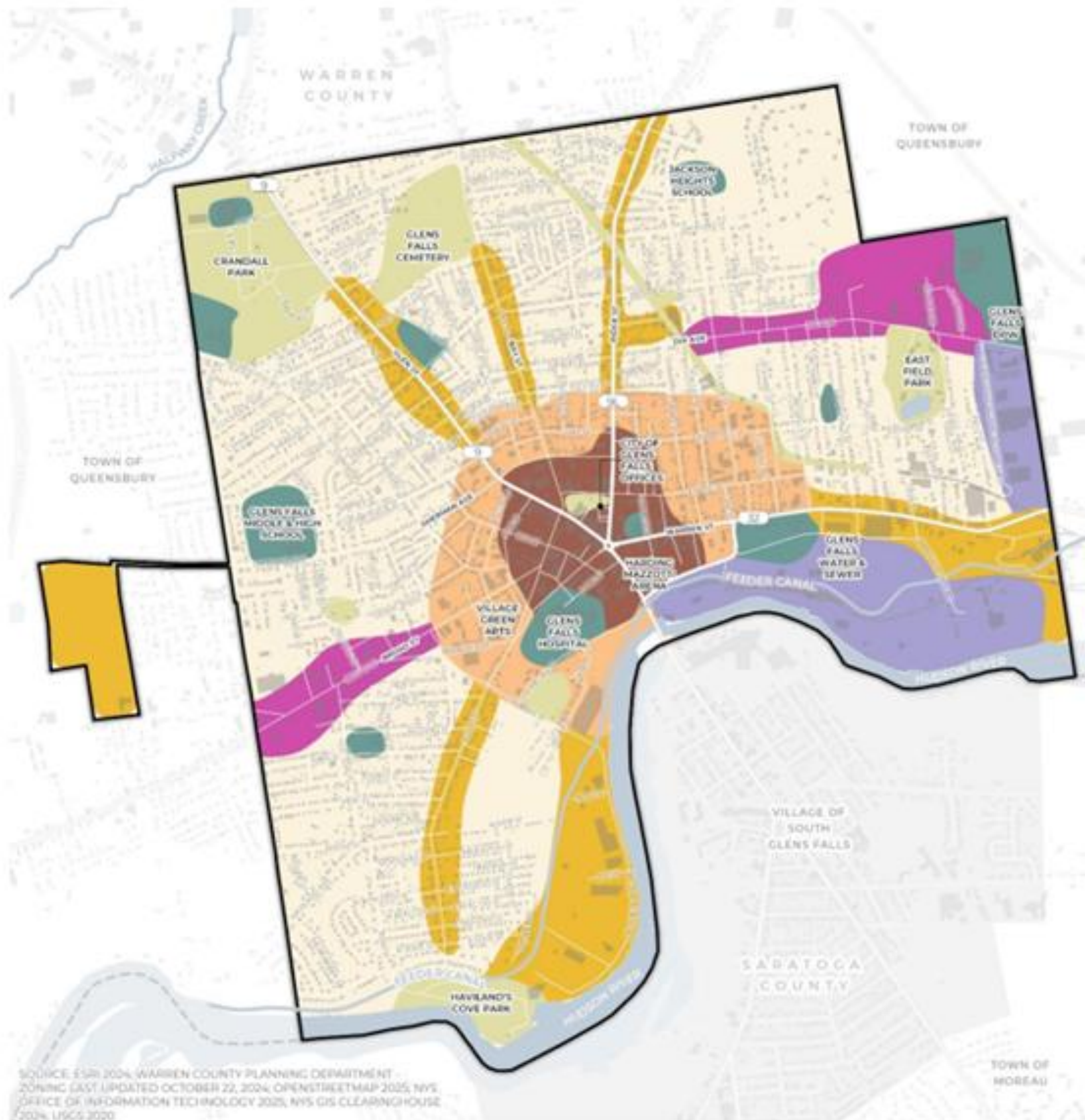


3 WHAT IS A FLUM?

What is a Future Land Use Map?

- A future land use map (FLUM) is a **community's visual guide** to future planning.
- It is a map of **what the community wants to have happen** over the next ten years.
- The FLUM is **not an official zoning map**.

Glens Falls Example



SOURCE: ESRI 2024, WARREN COUNTY PLANNING DEPARTMENT ZONING (LAST UPDATED OCTOBER 22, 2024), OPENSTREETMAP 2025, NYS OFFICE OF INFORMATION TECHNOLOGY 2025, NYS GIS CLEARINGHOUSE 2024, USGS 2020

- | | | |
|--------------------------------|-------------------------------|------------------------------|
| CITY OF GLENS FALLS | FUTURE LAND USE | NEIGHBORHOOD MIXED-USE (NMU) |
| ADJACENT MUNICIPALITY BOUNDARY | COMMERCIAL CORRIDOR (CC) | OPEN SPACE (OS) |
| WATERBODY | DOWNTOWN (D) | RESIDENTIAL (R) |
| STREAM/CANAL | HEALTH CAMPUS COMMUNITY (HCC) | URBAN MIXED USE (USU) |
| | INDUSTRIAL (I) | |

Character Area:

Residential Neighborhood

Intent

The Residential Neighborhood Character Area, identified as yellow on the FLUM, includes a mix of low- and medium-density housing, ranging from historic single- and two-family homes to small multifamily homes. Neighborhoods feature traditional street grids, sidewalks, and green spaces, with buildings typically 2–3 stories tall and parking to the side or rear.

Future improvements to residential areas include better connections to surrounding neighborhoods and commercial areas through improved pedestrian and bike infrastructure. Small-scale commercial uses may be appropriate where historically present. Future development should focus on context-sensitive infill, housing reinvestment, and maintaining the city's walkable, neighborhood character.

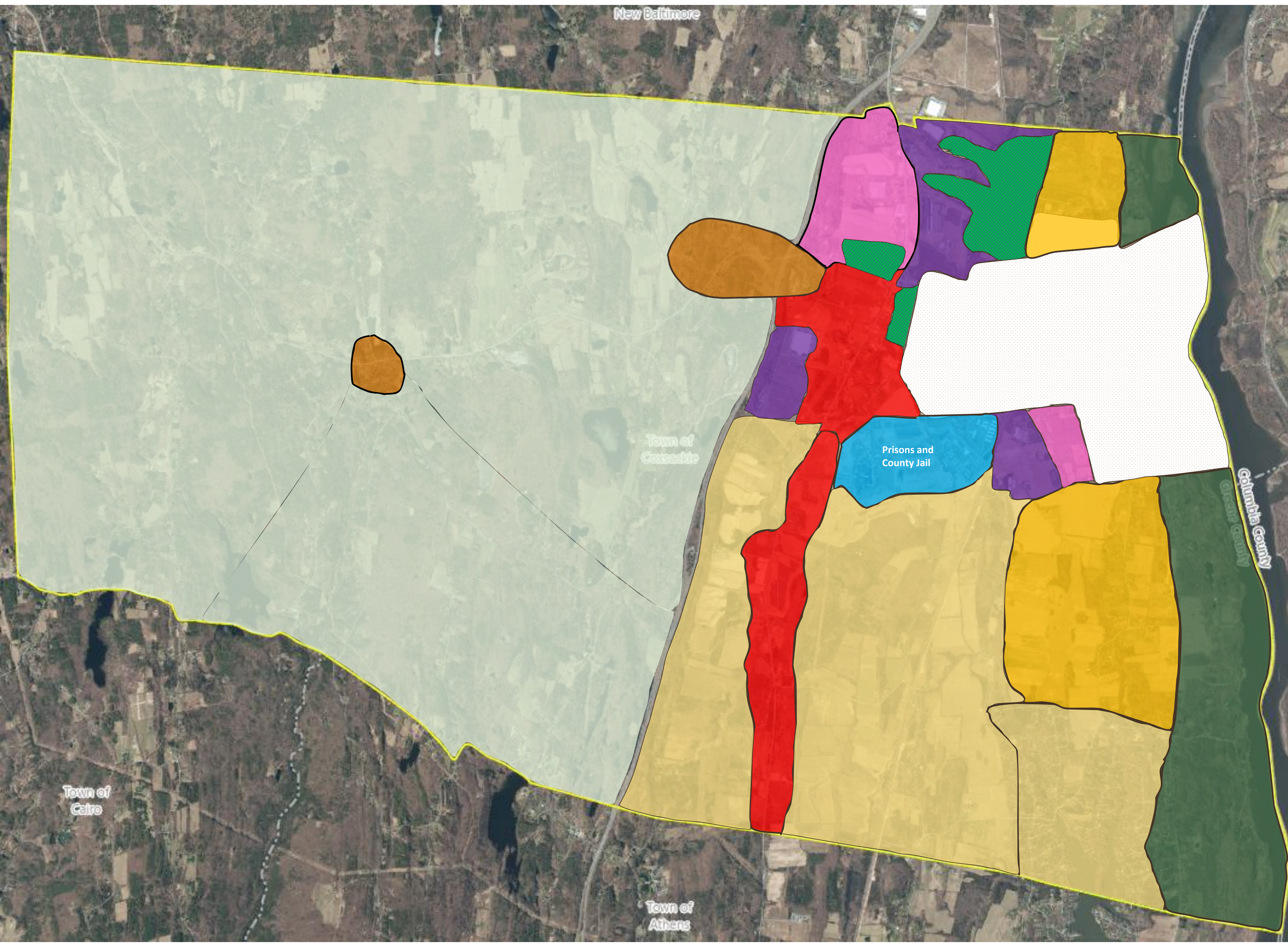
Characteristics

The Residential Neighborhood Character Area is characterized by predominantly low- to moderate-density housing, organized along walkable, tree-lined streets and featuring connected block patterns. Typical building forms include single-family homes, two-family dwellings, townhomes, and small multi-unit structures such as triplexes or fourplexes that integrate seamlessly into the neighborhood fabric. Homes often feature front porches, modest setbacks, and rear-yard driveways or garages, helping create a consistent and human-scaled streetscape.

Sidewalks, crosswalks, and traffic-calming measures support pedestrian safety and comfort, while on-street parking, planted medians, and street trees contribute to a shaded and attractive public realm. Neighborhoods may include parks, playgrounds, civic uses, and small-scale neighborhood retail located at key intersections. Public utilities, stormwater systems, and transportation infrastructure are designed to support safe, predictable residential living, with access to transit and active transportation routes.

Uses:

- Single unit Detached and Attached Dwellings
- Townhouses
- Schools
- Churches
- Elder Care Facility



- Legend
- Residential Agricultural-2
 - Residential Agricultural- 1
 - Medium Density
 - Residential - Hamlets
 - Mixed Use
 - Commercial
 - Corridor
 - Community/ Institutions
 - Industrial
 - Waterfront
 - Residential Village of Coxsackie
 - Village of Coxsackie
 - Conservation Easement/
 - Wetlands

New Baltimore

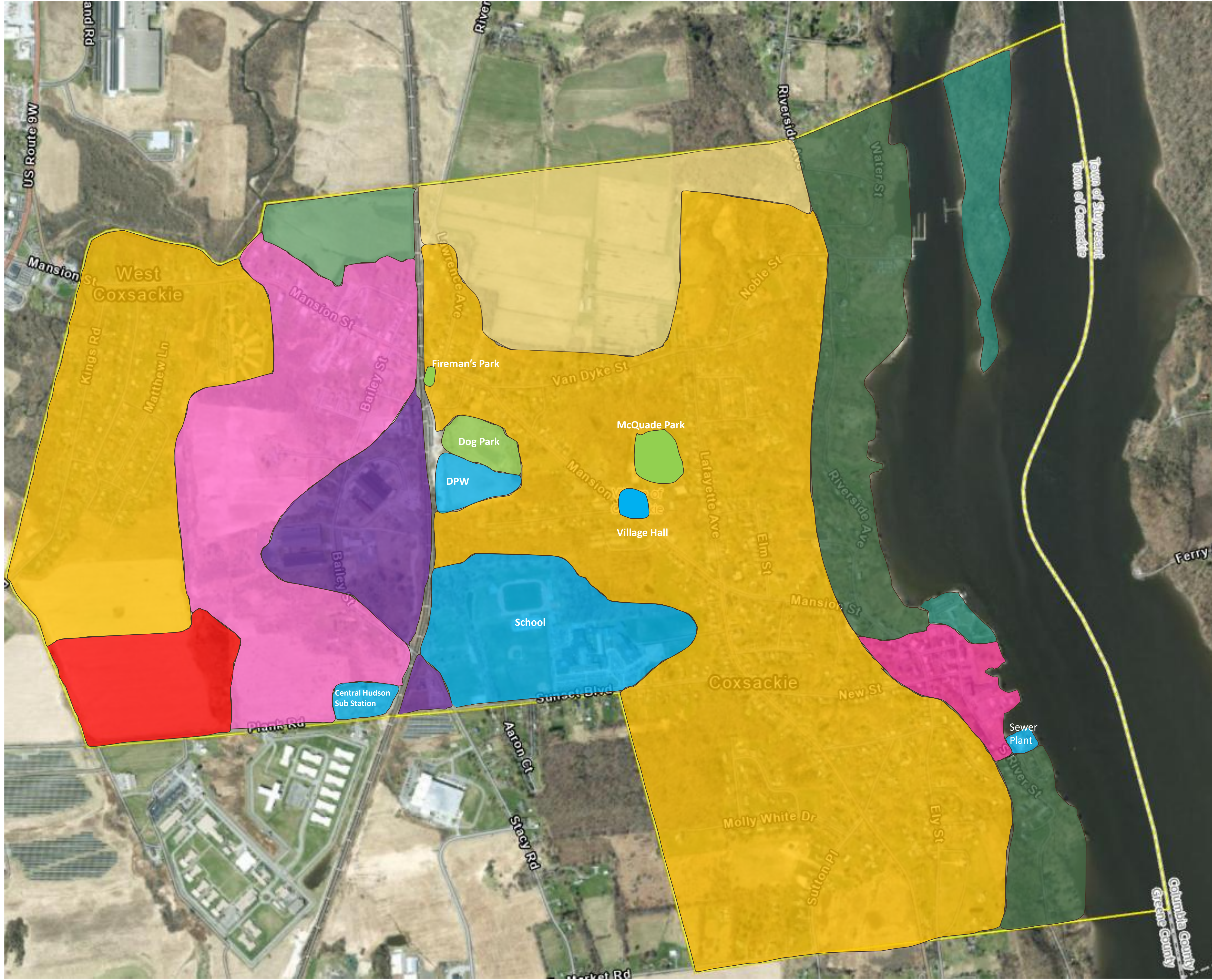
Town of Coxsackie

Town of Athens

Town of Cairo

Prisons and County Jail

Columbia County



- ### Legend
- Waterfront Residential
 - Waterfront Recreational
 - Village Center
 - Medium Density
 - Residential – 1
 - Residential – 2
 - Community /Institutions
 - Recreation
 - Industrial
 - Mixed Use
 - Commercial
 - Conservation
 -
 -

US Route 9W

West Cossackie

Kings Rd
Matthew Ln

Mansion St
Bailey St

Fireman's Park

Dog Park

DPW

McQuade Park

Village Hall

School

Central Hudson Sub Station

Sewer Plant

Plank Rd

Aaron Ct

Stacy Rd

Market Rd

Cossackie

Molly White Dr

Sutton Pl

Elm St

New St

Noble St

Lafayette Ave

Elm St

Mansion St

Riverside Ave

Water St

River St

Town of Shavsvant
Town of Cossackie

Columbia County
Greene County

Ferry Rd

River

Riverside



5 NEXT STEPS

Next Steps

✓ **Upcoming HW**

- EDR will finalize Goals and Recommendations and email CPC for review.
- EDR will refine Town and Village FLUMs and email CPC for review.

✓ **Draft Community Survey**

- EDR will draft Community Survey questions and share with CPC for review

✓ **Open House #2 (Community Survey) - July/August**

- Get public feedback on draft recommendations and FLUM