



Agenda

- 1 Welcome and Introductions
- 2 Status Update
- 3 Public Engagement
- 4 Work Session
- 5 Visioning Exercise
- 6 Next Steps

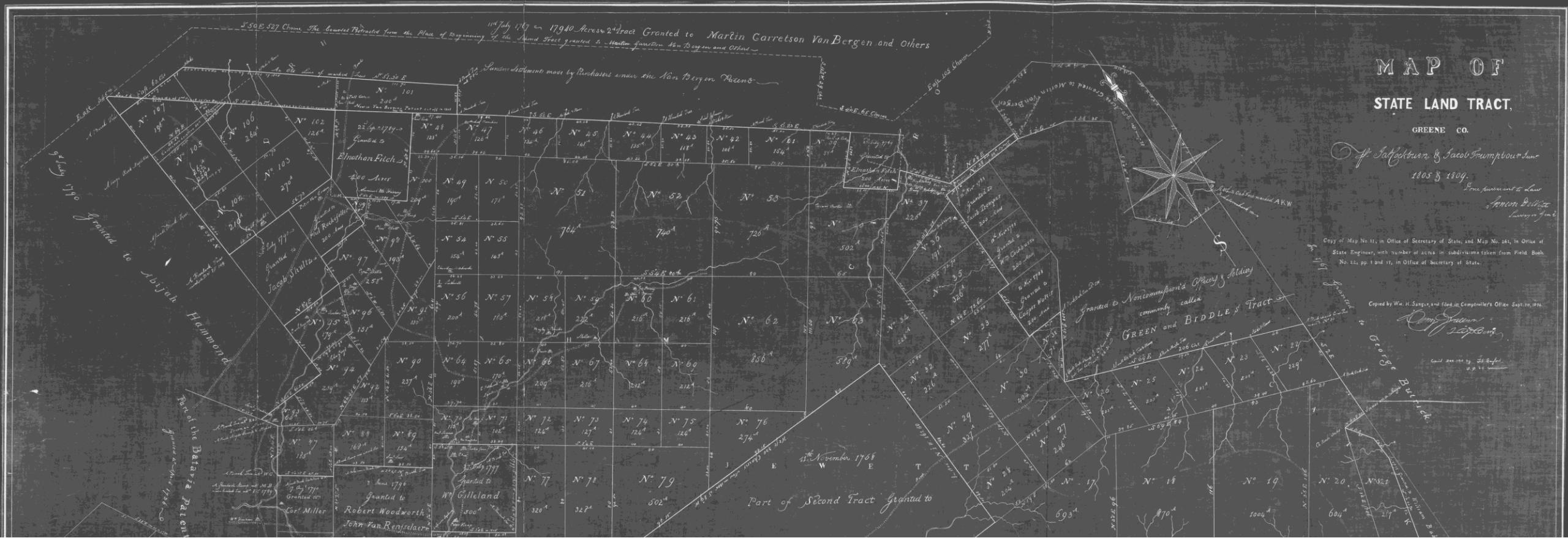
MAP OF
STATE LAND TRACT,

GREENE CO.

My Father
John

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P. 1

1 WELCOME & INTRODUCTIONS



Comprehensive Plan Committee (CPC)

April Ernst, Greene County IDA, Executive Director

Chris Hanse, Village of Coxsackie, Village Board

Fred Hinrichsen, Greene County IDA, Board Member

Rick Hanse, Town of Coxsackie, Supervisor

Harry Albright, Town Resident

Linda Deubert, Town of Coxsackie, Planning Board

Mark R. Evans, Village of Coxsackie, Mayor

Rodney Levine, Village of Coxsackie, Village Board

Shane Pilato, Town of Coxsackie, Councilman





Our Team

EDR principals and staff include landscape architects, civil engineers, regulatory compliance specialists, ecologists, community planners, cultural resource professionals, and graphic communication and mapping specialists that uniquely come together as a multi-disciplinary team to address client needs while demonstrating stewardship to the aesthetic, cultural and the natural environment.



Lisa Nagle, AICP, RLA
Planning Practice Area Lead



Laura Lorento, AICP
Sr. Project Manager, Planning



Susan Caruvana, AICP, LEED AP
Planning Services Manager



Patrick O'Shea
Planner



2 STATUS UPDATE

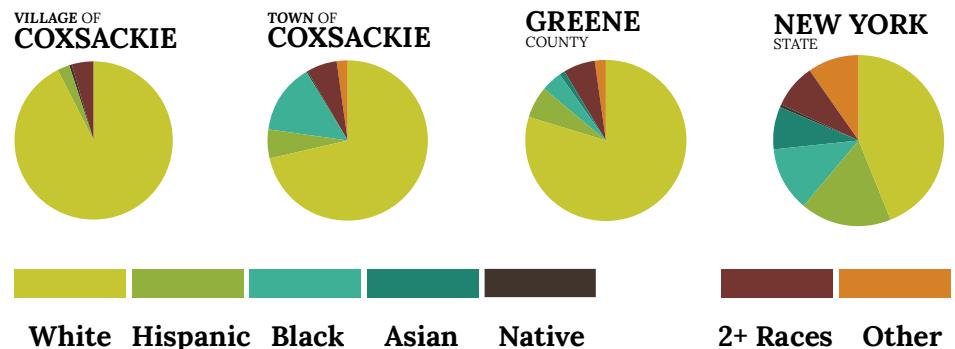
Figures

TOTAL POPULATION 2010-2023

	2010	2020	2023
VILLAGE OF COXSACKIE	2,863	2,677 ▼	2,746 ▲
TOWN OF COXSACKIE	8,973	8,438 ▼	7,882 ▼
GREENE COUNTY	49,410	47,335 ▼	47,554 ▲
NEW YORK STATE	19,229,752	19,514,849 ▲	19,872,319 ▲

ACS 5-Year Estimates | S0101 | Age and Sex

POPULATION BY RACE 2023



ACS 5-Year Estimates | S0601 | Selected Characteristics of the Total and Native Populations in the United States

- Consistent population loss in the Town of Coxsackie 2010-2023
- Slight uptick in population cushioning population decline 2020-2023

- Local diversity is present but limited
- New York State is the most diverse while the Village of Coxsackie is the least diverse

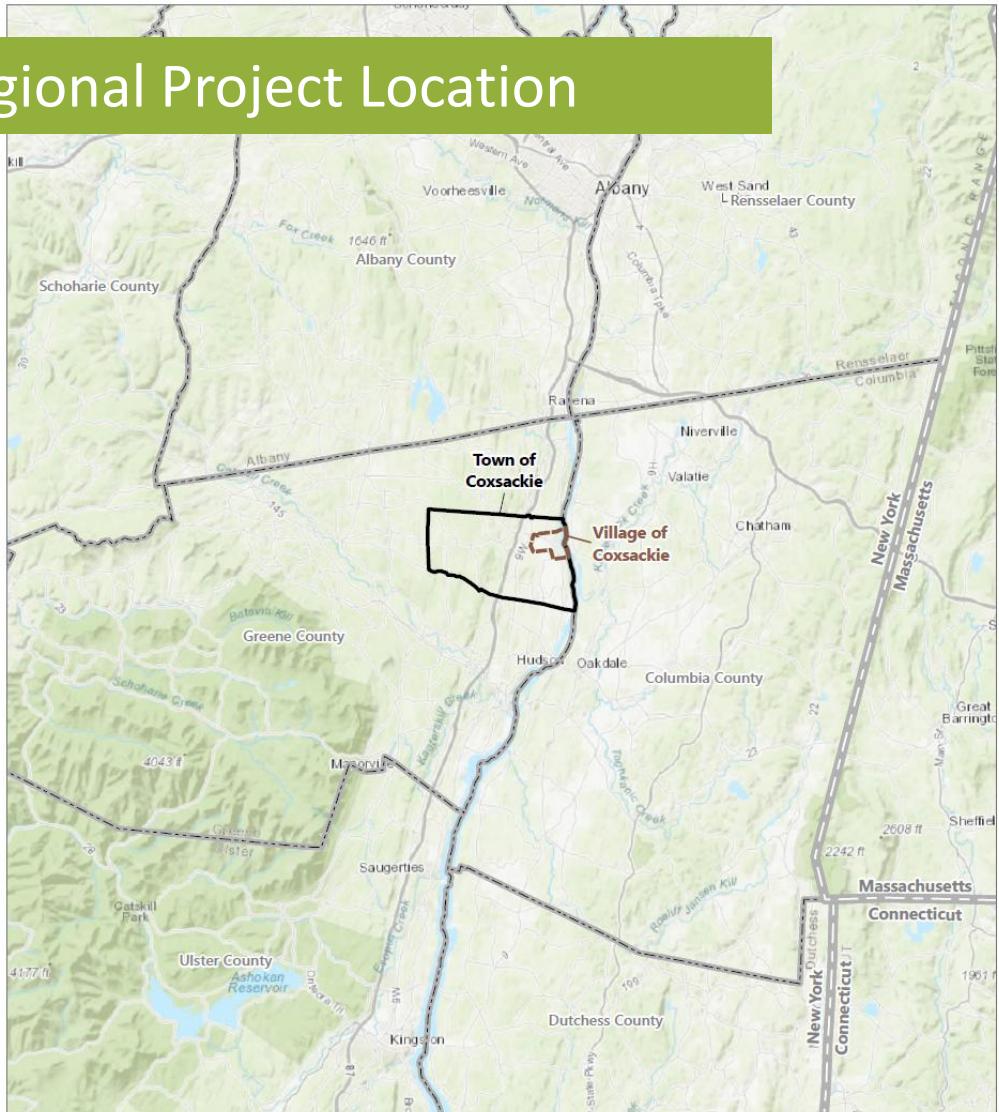
HOUSEHOLDS 2023



	VILLAGE OF COXSACKIE	TOWN OF COXSACKIE	GREENE COUNTY	NEW YORK STATE
TOTAL HOUSEHOLDS	1,120	2,471	18,188	7,668,956
AVG. HOUSEHOLD SIZE	2.44	2.43	2.46	2.56
NUMBER HOUSEHOLDS W/ 1+ CHILDREN UNDER 18	217	477	3,287	1,888,354
PERCENT HOUSEHOLDS W/ 1+ CHILDREN UNDER 18	19.4%	19.3%	18.1%	24.6%
HOUSEHOLDER LIVING ALONE	30.7%	31.8%	30.4%	31.4%

- Household size is nearly identical across geographies
- Coxsackie's population is stable but aging, low-child household base
- Local geographies have fewer children under 18

Regional Project Location



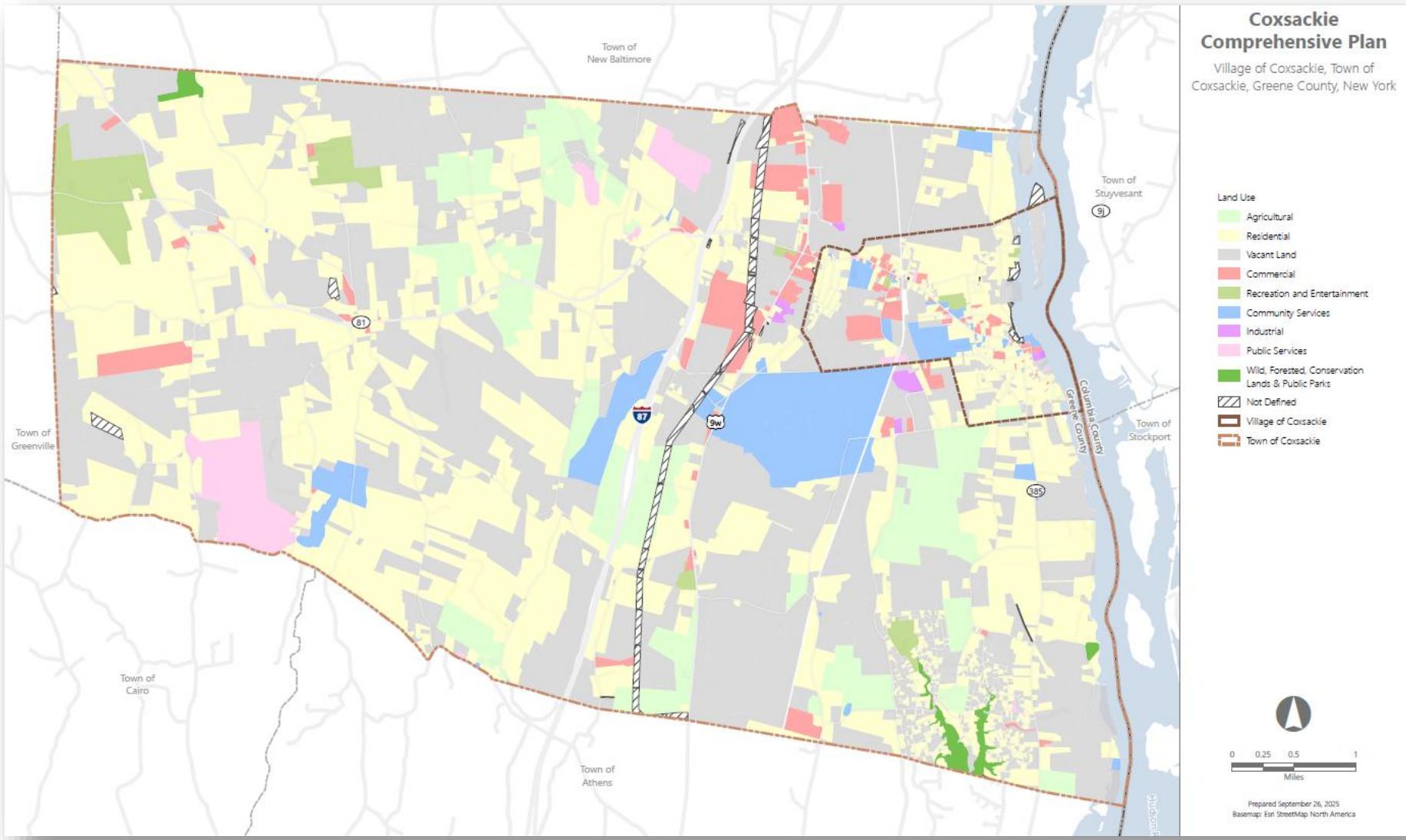
Coxsackie Comprehensive Plan

Village of Coxsackie, Town of Coxsackie,
Greene County, New York



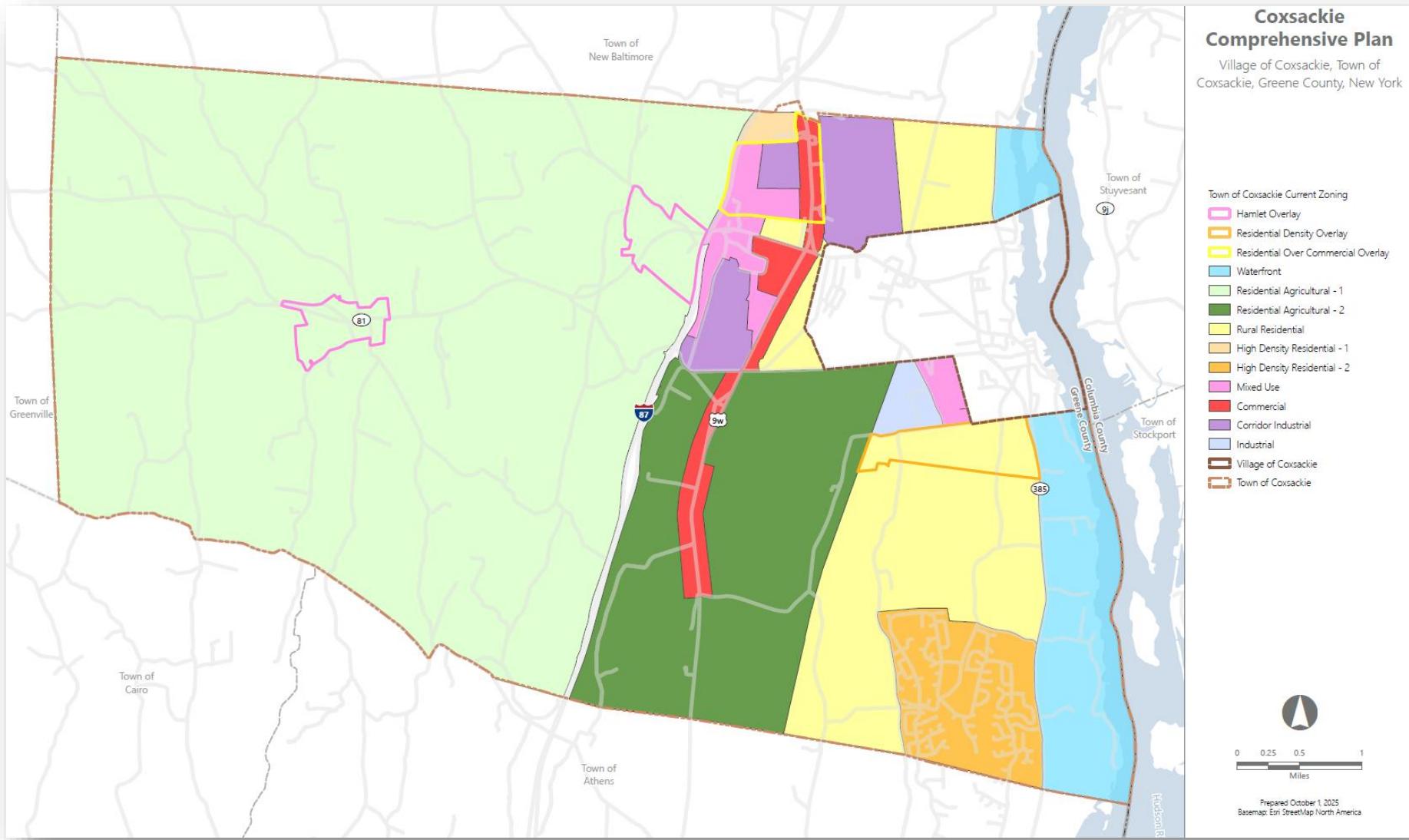
- Coxsackie's geographic location has numerous implications for its past, present, and future.
- Located on a major shipping corridor in the 19th century, Coxsackie boomed in the ship making and brick building industries
- Today, money from downstate patronizes local business contributing to the robustness of the local economy while major regional employers like Stewarts are headquartered upstate.

Existing Land Use



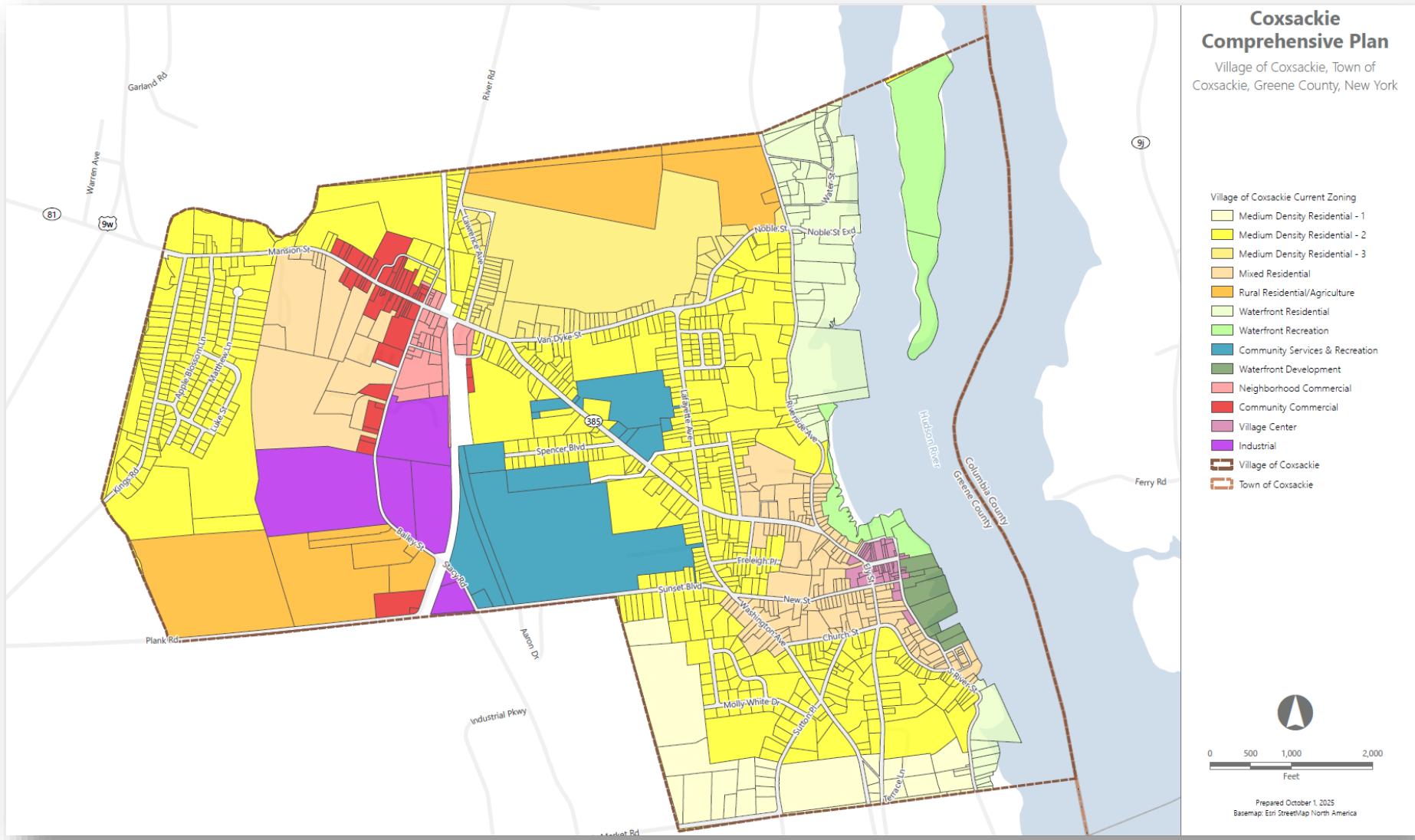
- Residential: 37%; rural, low-density pattern.
- Vacant land: 42%; large open spaces.
- Agricultural: 8%; concentrated in western and southern areas.
- Commercial: 2.5%; along major corridors (9W, 385, Thruway).
- Recreation & Entertainment: 2.1%; camping grounds, Sleepy Hollow Lake.

Current Town Zoning



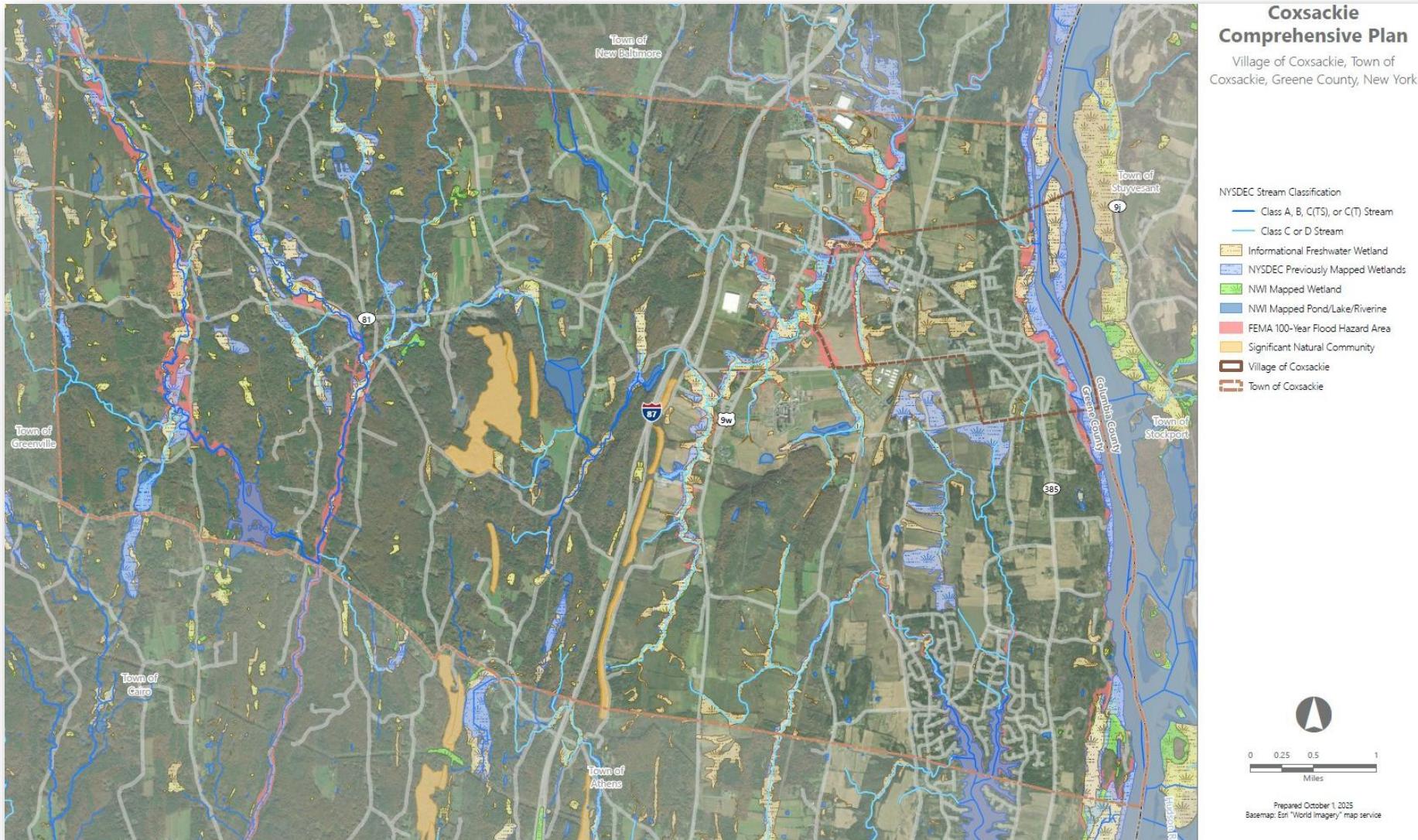
- The corridor along route 9w is zoned as the commercial spine for the Town.
- Residential Agricultural: ~66.6% combined.
- Rural Residential: 11.9%.
- Waterfront: 6%.
- Commercial: 2.1%.
- Industrial: 0.6%.
- Mixed Use: 1.8%.

Current Village Zoning



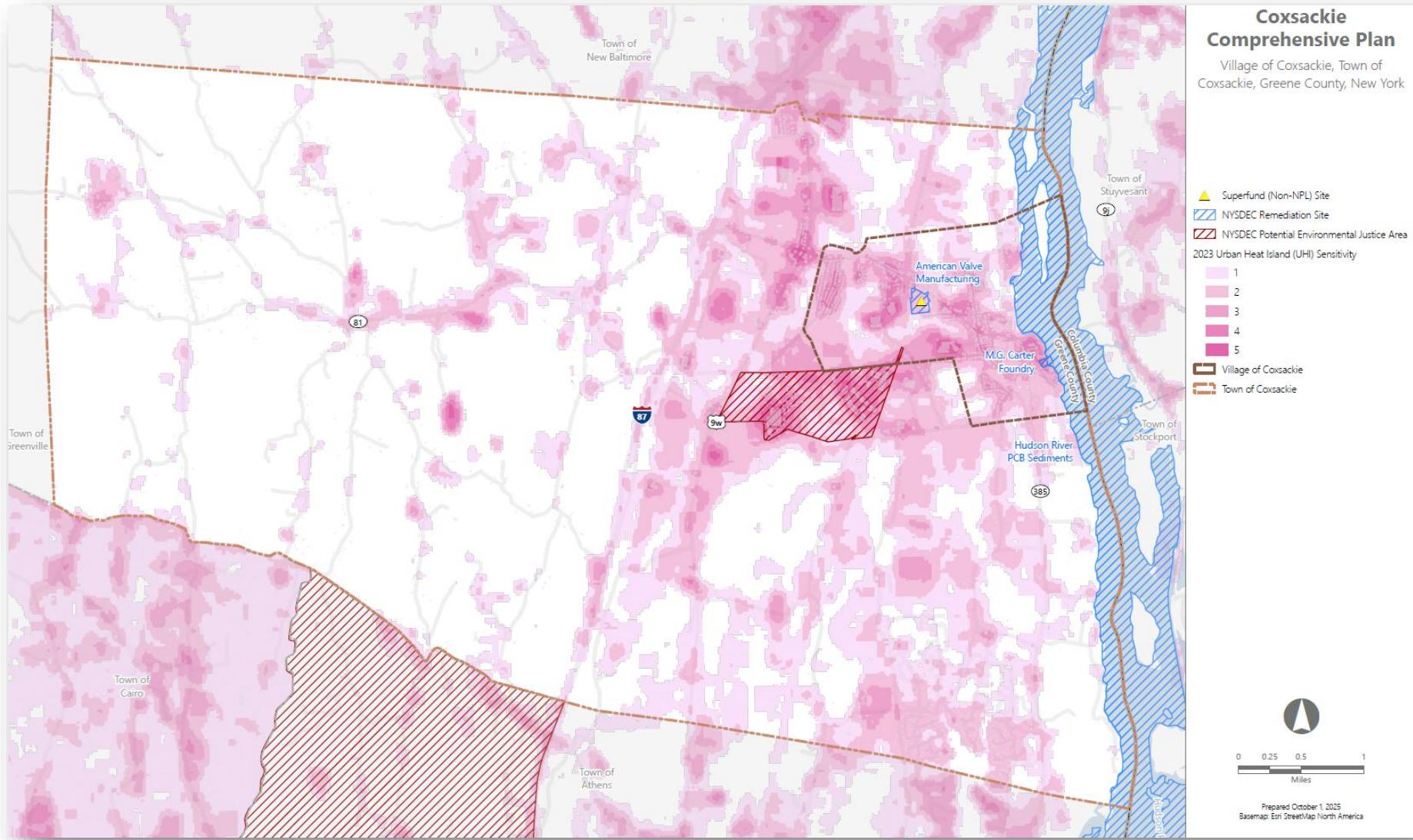
- Medium Density Residential: ~50% combined.
- Mixed Residential: 10.7%.
- Waterfront Recreation & Development: ~4.3%.
- Commercial (Neighborhood + Community): ~3.3%.
- Village Center: 0.5%.
- Industrial: 5.5%. The village zoning dates to 2008
- Single family homes make up the majority of land resources.

Natural Resources



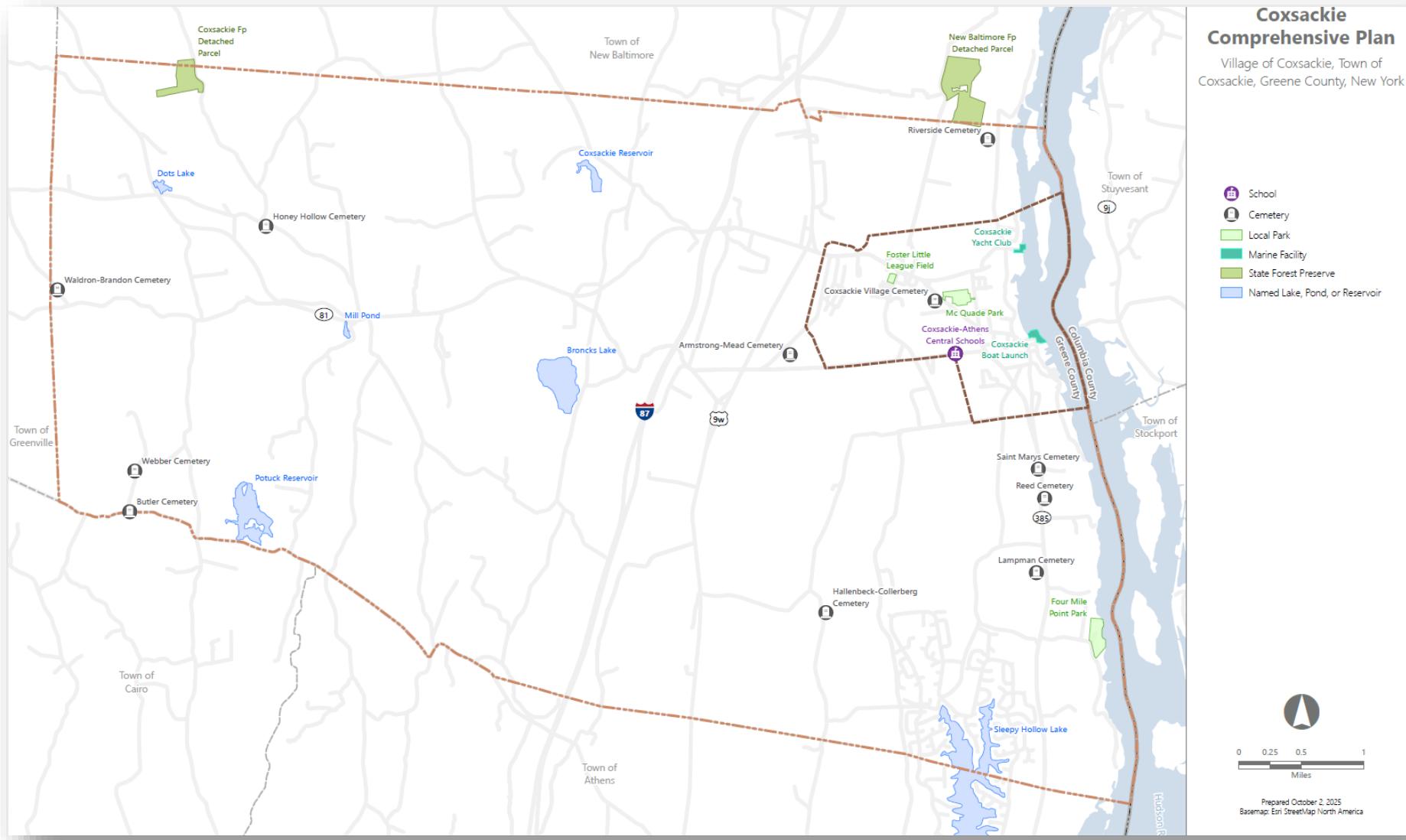
- Coxsackie is home to an enviable supply of water resources.
- Much of the village of Coxsackie is in a flood plain. Present and future land uses will need to consider how this affects what can be built.

Environmental Conditions



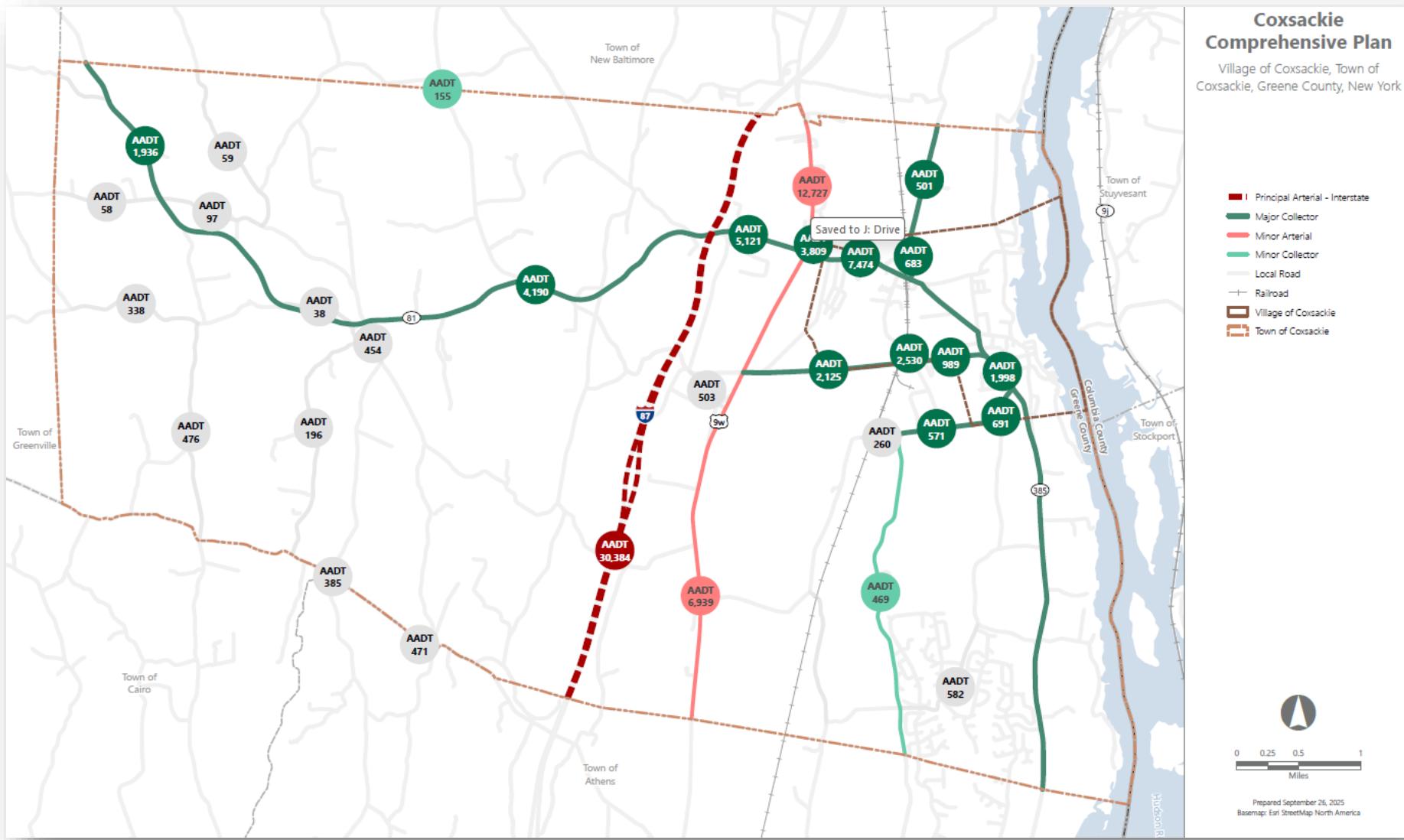
- Heavily paved areas of town produce more harsh microclimates.
- The Village produces much less heat island relative to population than sparse vehicle corridors.
- Linked to increased flooding and stormwater runoff.

Parks and Recreation Resources



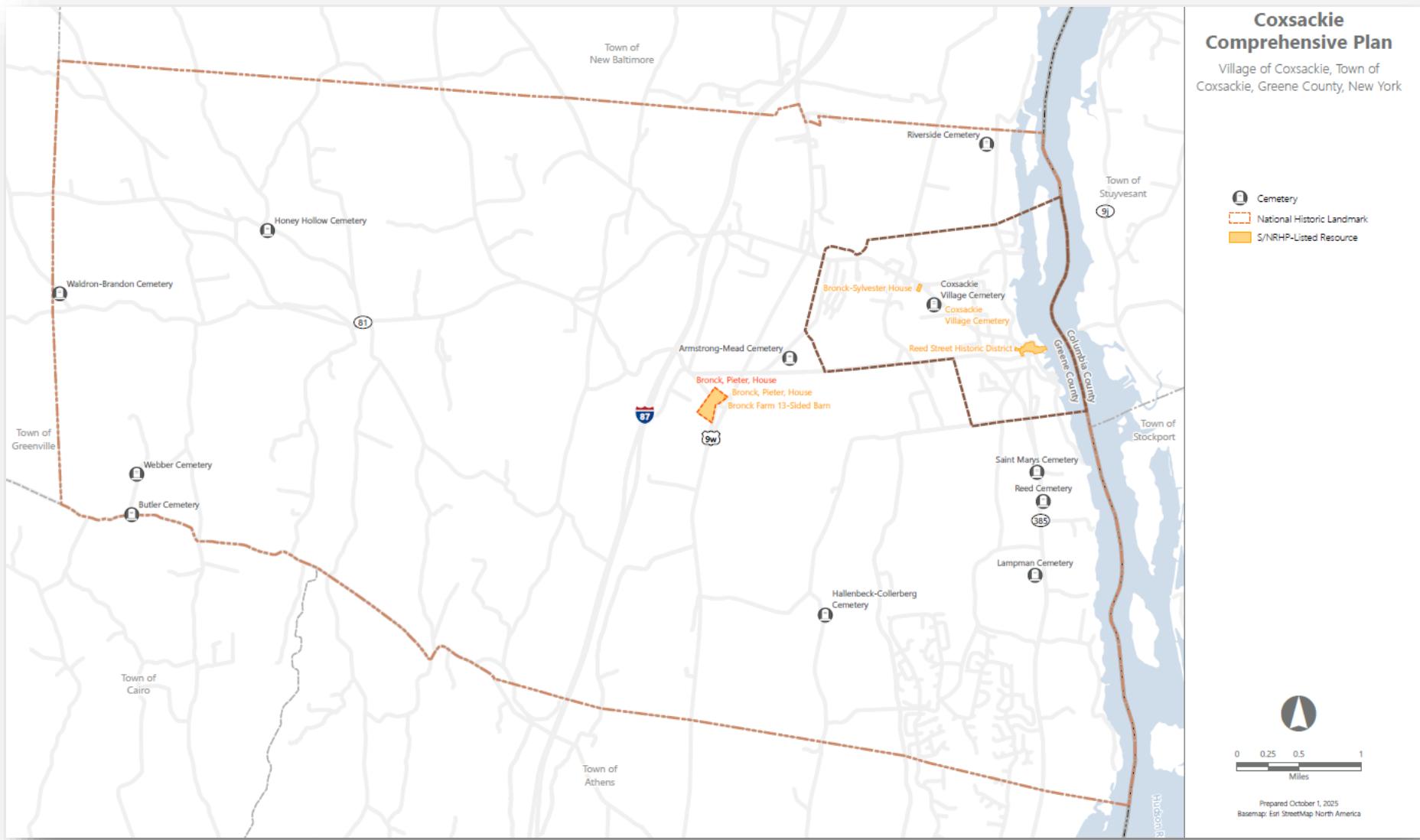
- **McQuade Park:** Largest village park; sports facilities, playground, and pavilion.
- **Riverside Park:** Waterfront access, gazebo, boat launch, and a planned playground.
- **Four Mile Point Park:** Hudson River waterfront park; offers river views and fishing access; historically marks a river point used for navigation and local river activity.

Transportation Assets



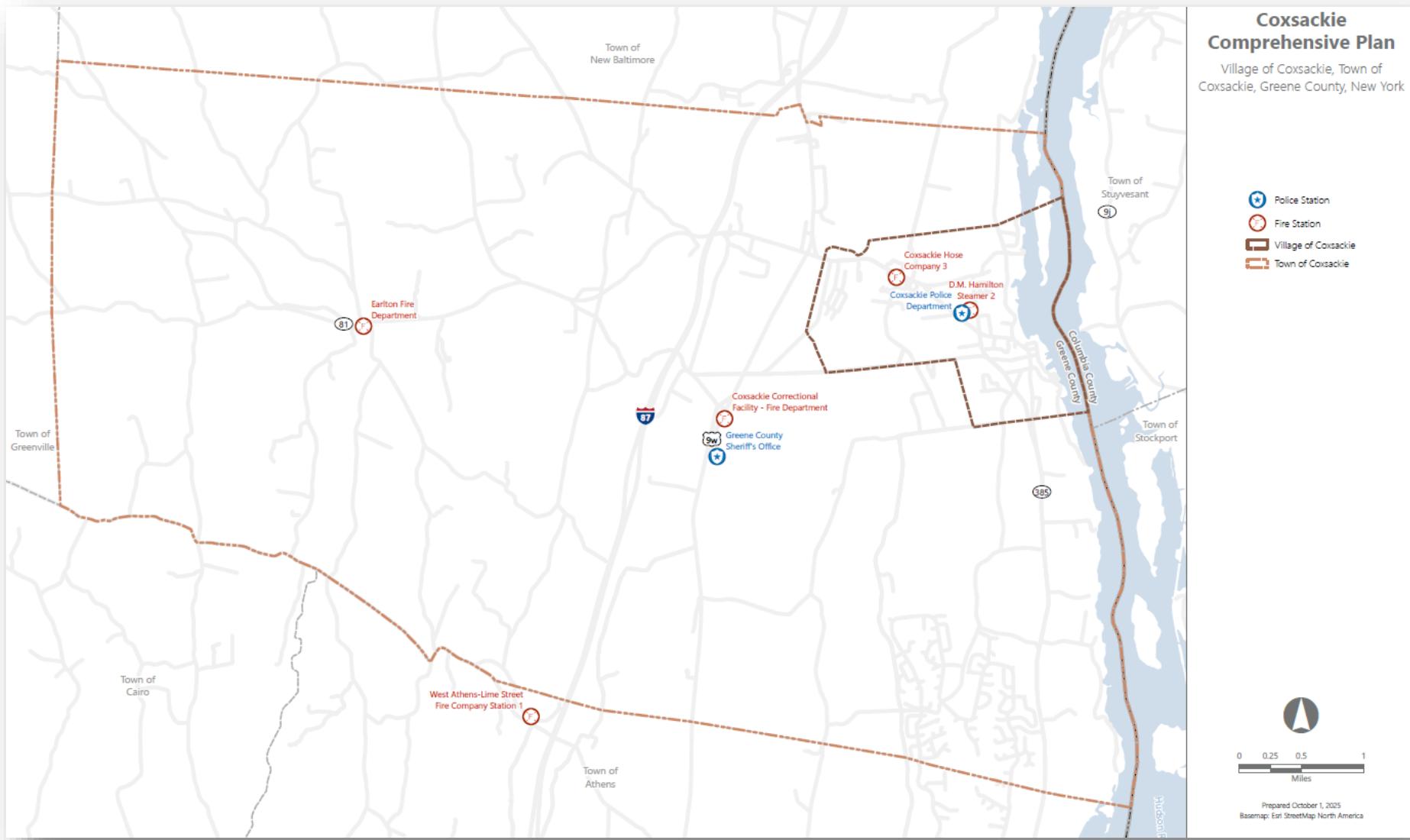
- Major Corridors: U.S. Route 9W, NYS Route 385, Thruway Exit 21B.
- Rail: CSX line through East Coxsackie.
- Transit: Limited Greene County Transit service with no direct Albany connection. No connection to passenger rail service in Hudson.
- Pedestrian/Bike: ADA improvements at Riverside Park but gaps elsewhere.

Historic and Cultural Resources



- **Historic Districts:** Reed Street Historic District (Village), Flint Mine Hill Archaeological District (Town).
- **Notable Sites:** Bronck House (1663), Peter Bergen Stonehouse (1763), Bethel AME Church (1854).
- **Local Historic Structures:** Numerous 18th and 19th-century buildings.

Health and Emergency Facilities



- Coxsackie Correctional Facility (major employer).
- Multiple Firehouses spread across the town.
- Coxsackie-Athens Central School District campus.
- The Village is served by Climax and Medway Reservoirs while Town residents mostly use private wells.



3 PUBLIC ENGAGEMENT

What is Coxsackie Comprehensive Plan?

Our Mission

Coxsackie is experiencing renewed growth making it timely to update the largely still-relevant 2007 Joint Comprehensive Plan. The updated Joint Plan will guide future growth by addressing unmet areas (West Coxsackie, Route 9W, rural lands), aligning shared values, and balancing economic growth with sustainability and resilience. It will protect the Hudson River, Coxsackie's farmland, and small-town character while modernizing infrastructure and land-use policies to support quality of life and market needs.

[Learn More](#)



BREAKING ICE GOSSE AT COXSACKIE, JANUARY, 1897.
PHOTO BY W. H. COX.



Draft Community Participation Plan

Planned Events

- Focus Groups
- Two Community Open Houses
- One Public Hearing
- Project Website

Planned Outreach

- Press releases
- Email blasts
- Flyers
- Social media announcements
- Individual mailings

Did we miss anything?

- How does the community find out about public meetings?
- Where should outreach materials be sent / posted for maximum visibility

Joint Comprehensive Plan Update

Village and Town of Coxsackie

Draft Community Participation Plan

November 2025





4 WORK SESSION

Stakeholder Outreach

- ✓ Discuss stakeholder list
- ✓ Potential meeting location(s)



Stakeholder Identification

The Consultant Team will facilitate up to **six** stakeholder sessions.

Potential focus groups:

- Governmental Representatives
- Economic Development/Local Business
- West Coxsackie
- Tourism, Arts, Culture and History





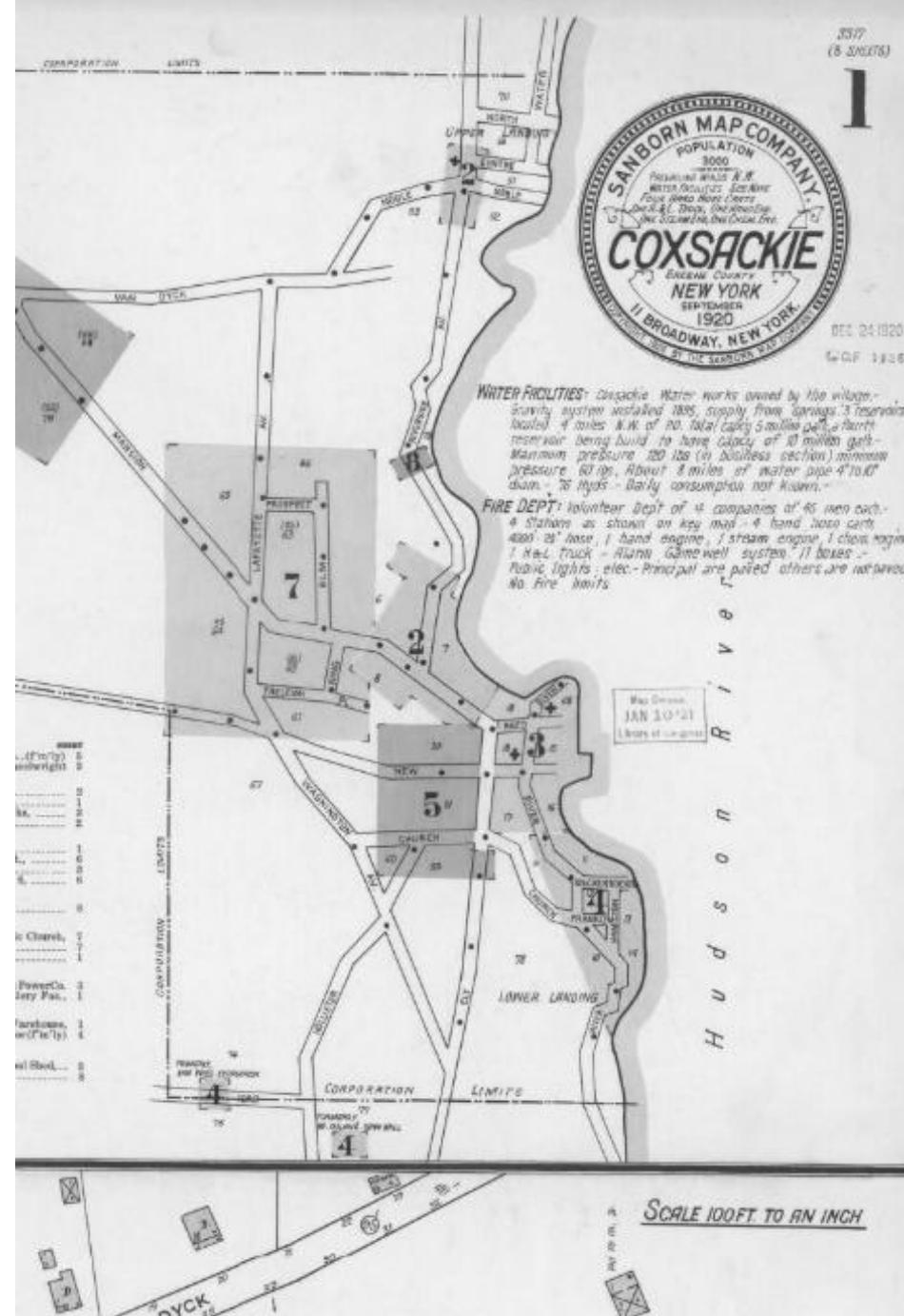
5 VISIONING EXERCISE

Visioning Workshop

Celebrate Our Place: What makes Coxsackie unique?

Our Preferred Future: What can the Village and Town of Coxsackie be in 10 years? What would you like to see in West Coxsackie and along the 9W corridor?

Getting There: What are the key issues that need to be addressed to realize our preferred future? Housing? Environmental Issues?



The Town and Village of Coxsackie share a prized history, culture and character. Forged by and wedded to the Hudson River, Coxsackie is a unique, quiet, safe and friendly place - part historic Village, part small Town but largely rural with significant irreplaceable open space, farmland and environmental resources. Strategically located, Coxsackie is a wonderful place to grow up, raise a family, make a home and enjoy retirement -- as the multi-generational roots of the people demonstrate. These are the strengths of the community; these are the things that must be preserved.

The Town and Village of Coxsackie look forward to a brilliant shared future together. Growth will occur but we will shape it to be moderate in pace and volume, well planned and consistent with the expressed choice of residents to maintain and nurture the qualities that make this landscape and community a desirable place to live.

When this plan is successful. our community will enjoy an abundant quality of life with a thriving economy that offers well-paying jobs to a talented local workforce. The Village will be a vibrant place to live, work, shop, dine and visit among beautiful historic buildings and landscaped streets. A well-maintained municipal infrastructure and transportation system will provide essential services to residents and shape the location and density of future development. Effective leadership and proactive planning policies will protect our heritage while accommodating well-designed new development that harmonizes with its surroundings. Residents of all ages and incomes will enjoy broad housing choice, diverse recreation opportunities and excellent community services. Long-term residents. newcomers and seasonal homeowners will share a unified commitment to protection of the land, the waterfront, the Village's lively downtown, and the Town's rural character.

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6 NEXT STEPS



Next Steps

- ✓ Launch Website
- ✓ Focus Group and Stakeholder Interviews
- ✓ Next Meeting Date



THANK YOU!

