



Agenda

1

Welcome

2

Vision Statement

3

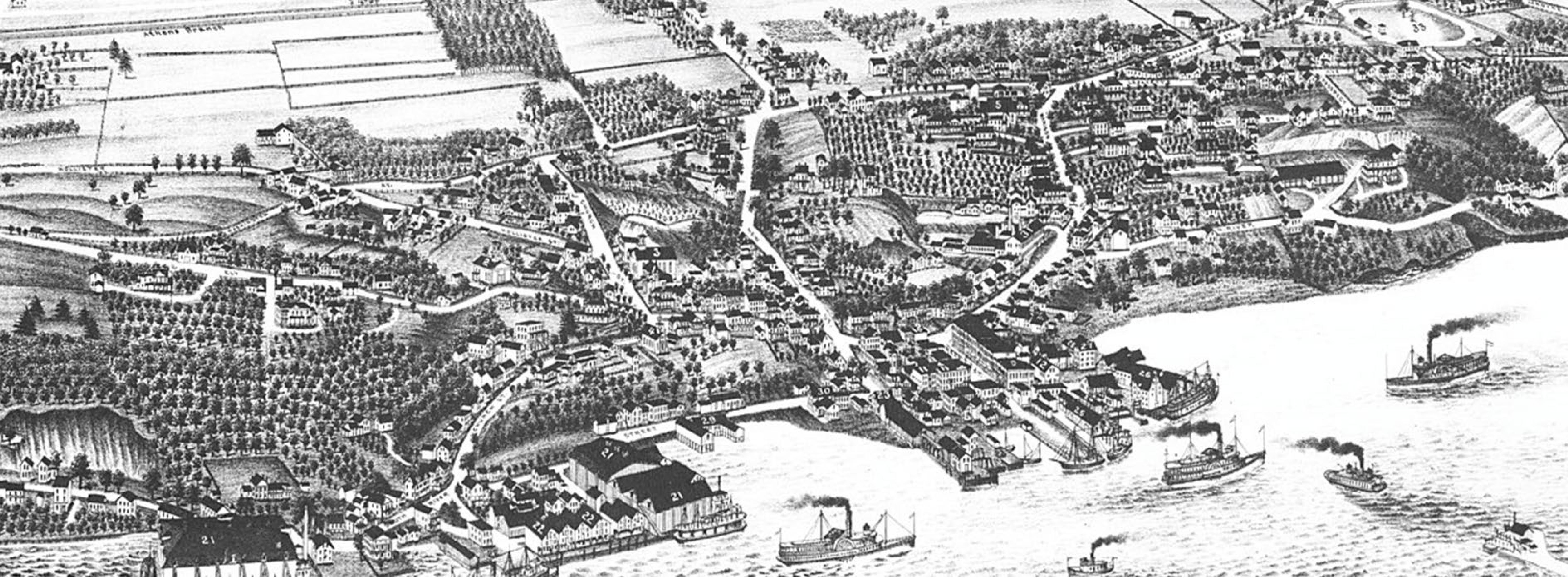
Policy Areas, Goals & Recommendations

4

What is a FLUM?

5

Next Steps



2 VISION STATEMENT

STATION 2 | Vision Statement

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, welcome new residents, and enjoy retirement – as demonstrated by the multi-generational roots of its residents. With a strong sense of place and a human-scale, walkable character, Coxsackie fosters connections among neighborhoods, its historic waterfront and downtown, West Coxsackie, and surrounding commercial and residential areas. 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 bright, shared future together. Growth will occur, but we will shape it to be moderate in pace and volume, well planned, and consistent with residents' expressed choice to maintain and nurture the qualities that make this landscape and community a desirable place to live.

Future growth will strengthen connections between neighborhoods and business districts, support safe and accessible pedestrian and transportation networks, and thoughtfully guide development along key corridors while maintaining community character.

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, including a school system that provides safe, modern learning environments. Long-term residents, newcomers, and seasonal homeowners will share a unified commitment to protecting the land, the waterfront, the Village's lively downtown, and the Town's rural character.

Vision Statement – Option 1

Option #1

The Town and Village of Coxsackie share a rich history, distinct character, and deep connection to the Hudson River. Together, they form a safe, welcoming community that blends a historic village center with a largely rural landscape defined by farmland, open space, and valuable environmental resources. This unique setting, paired with a strong sense of place and human-scale, walkable neighborhoods, makes Coxsackie a desirable place to grow up, raise a family, welcome new residents, and enjoy retirement.

Looking ahead, the Town and Village envision a shared future shaped by thoughtful, well-planned growth. Development will occur at a moderate pace and in locations that strengthen connections between neighborhoods, the waterfront, downtown, West Coxsackie, and surrounding commercial areas, while preserving community character. Investments in safe and accessible pedestrian, transportation, and municipal infrastructure will support long-term vitality and guide future development along key corridors.

Coxsackie will continue to foster a high quality of life through a strong local economy, diverse housing choices, quality community services, and excellent schools that provide safe, modern learning environments. A vibrant downtown, historic architecture, and attractive streets will support living, working, shopping, dining, and visiting. Through effective leadership and proactive planning, residents—long-term, new, and seasonal alike—will remain united in protecting the land, the waterfront, and the rural character that defines Coxsackie.

Vision Statement – Options 2 and 3

Option #2

The Town and Village of Coxsackie share a rich history, a strong connection to the Hudson River, and a distinctive blend of historic village life and rural landscapes. This safe, welcoming community is defined by its open spaces, farmland, waterfront, and walkable, historic downtown, creating a strong sense of place that supports families, attracts new residents, and sustains multigenerational roots.

Looking forward, Coxsackie will pursue a shared future shaped by thoughtful, moderate growth that strengthens connections among neighborhoods, downtown, and key corridors while preserving community character. A thriving local economy, accessible transportation and infrastructure, diverse housing options, quality community services, and excellent schools will support a high quality of life. Through effective leadership and proactive planning, residents will remain united in protecting the land, the waterfront, the historic downtown, and the rural character that defines Coxsackie.

Option #3

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.



3 POLICY AREAS, GOALS & RECOMMENDATIONS

2007 Plan vs 2026 Plan

2007 STRUCTURE



2026 STRUCTURE



Policy Areas

1. Administration and Government
2. Land Use, Development, and Community Character
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



4 WHAT IS A FLUM?

What is a Future Land Use Map?

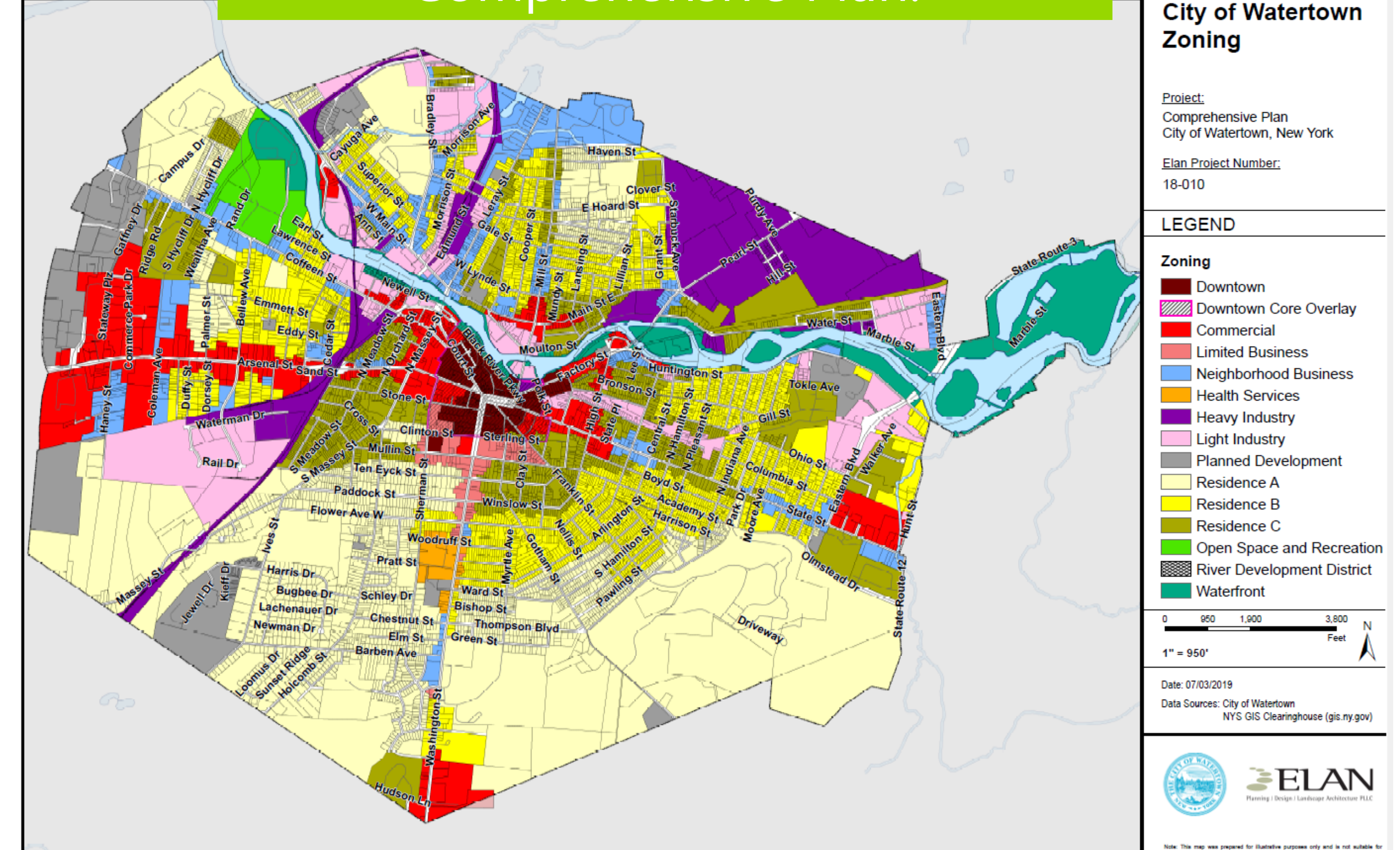
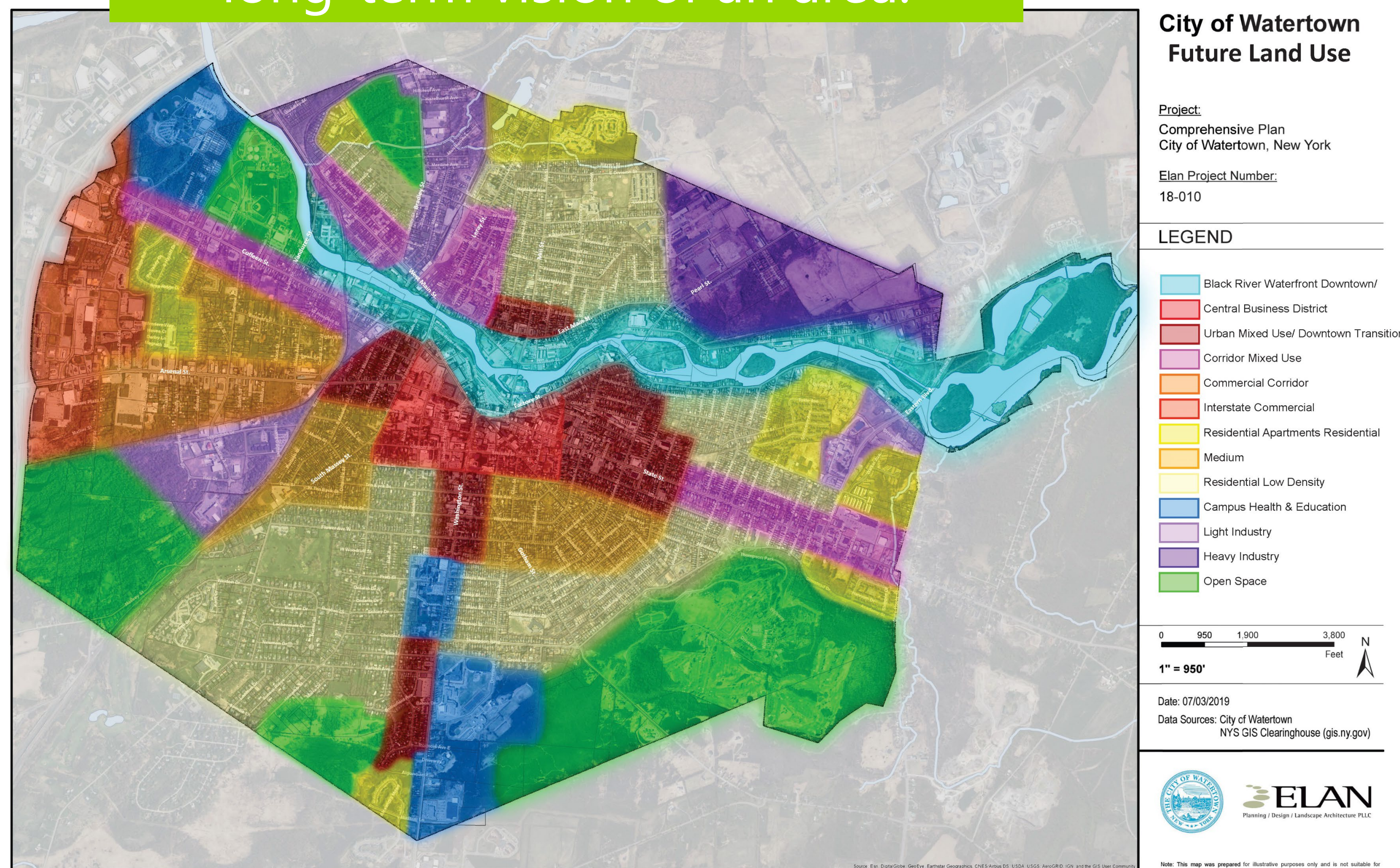
- A future land use map (FLUM) is a **community's visual guide** to future planning.
- It is a map of **what the community wants to have happen** over the next ten years.
- The FLUM is **not an official zoning map**.

A Comprehensive Plan is Different from Zoning

A Comprehensive Plan is a GUIDE for decision-making about the Village and Town's land use.

The Comprehensive Plan provides general guidance regarding the long-term vision of an area.

The Zoning Ordinance is a tool to implement the Comprehensive Plan.



Steps to Prepare a Future Land Use Map

1. Begin with a **base map** (typically, an existing land use map)
2. Use markers to draw in the **locations of future uses**
 - a. Identify areas that **can't be developed** (water, steep slopes)
 - b. Consider areas that might be **difficult to develop** (floodplains, wetlands)
 - c. Identify **areas to preserve** (parks and open space, ag, forests, areas with prime soils)

Steps to Prepare a Future Land Use Map

- d. Consider areas where there are **existing use trends** (residential, commercial, and industrial) in the village and town
- e. Identify areas where these **uses should be encouraged** in the future
- f. Consider **existing utilities and facilities** (roads, sewer and water, emergency services)

3. Prepare **Character Area** profiles



5 NEXT STEPS

Next Steps

✓ **Upcoming Meetings**

- **FLUM Work Session – May TBD**
- Agenda: Municipal Team plus Town and Village Planning Board reps.

- **CPC 6 – June 8, 2026** from 1:30 to 3:30 pm
- Agenda: Refine recommendations and Future Land Use Map (FLUM)

✓ **Open House #2 - July**

- Get public feedback on draft recommendations and FLUM