



Agenda

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Comprehensive Plan Committee (CPC)

Harry Albright, Town Resident

Linda Deubert, Town of Coxsackie, Planning Board

April Ernst, Greene County IDA, Executive Director

Mark R. Evans, Village of Coxsackie, Mayor

Chris Hanse, Village of Coxsackie, Village Board

Rick Hanse, Town of Coxsackie, Supervisor

Fred Hinrichsen, Greene County IDA, Board Member

Katlyn Irwin, Village Board

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



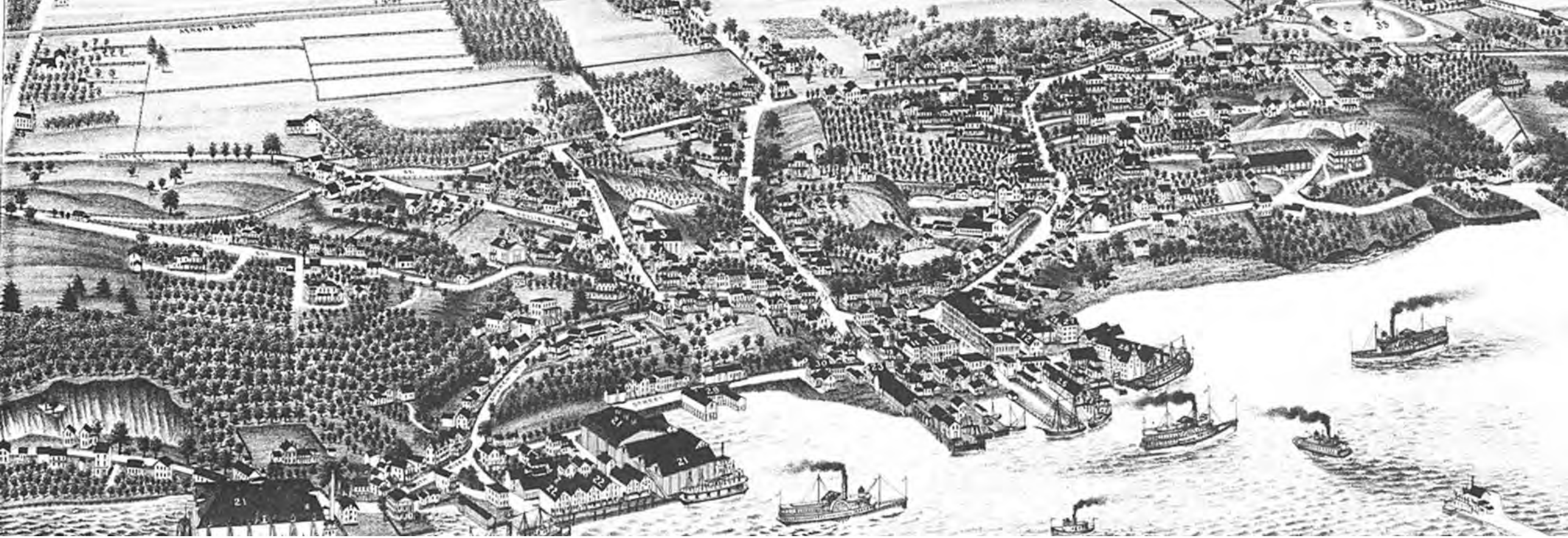
Laura Lourenco, AICP
Sr. Project Manager, Planning



Susan Caruvana, AICP, LEED AP
Planning Services Manager



Jisela Turner
Outreach Specialist



2 FOCUS GROUP – KEY FINDINGS

Focus Group Key Findings: What We Heard

Lack of housing

- Cost and variety

Village and Town government collaboration

- Collaboration on projects, committees, or point-person

Declining youth population

- Growth of second-homeowners without children

Water and sewer capacity limit development

Lack of accessible transportation

- Ubers, Lyfts, taxis
- Walkability – sidewalk repairs



Local Government

Current Strengths

- Waterfront development
- Town waterline improvements

Future Opportunities

- Village and Town collaboration
 - Potential joint committees, collaboration on projects
- Community room in library
- Downtown park and signage improvements
- Alternative modes of transportation: trails, biking

Current Challenges

- Lack of housing (mixed-income and/or affordable housing)
 - Preferred location: Along 9W
- Lack of large parcels in the Village that are ready for development
- Need for grocery stores
- Young-family population declining
- Hard to get taxis and Ubers

Future Challenges

- Water and sewer limiting development

Economic Development

Current Strengths

- Close to amenities and highway
- Great place to raise a family
- Thriving downtown
- Village and Town are addressing water and sewer issues

Future Opportunities

- Housing affordability matrix within the Comprehensive Plan
- Digital map of available commercial spaces
- Street-scape improvements (streetlights, wayfinding signs, street trees)
- Point-person who works for the Village and Town, to assist with development obstacles

Current Challenges

- Lack of housing
 - All housing types are needed
- Parking requirements
- Utility costs
- Ragged sidewalks

Future Challenges

- Building regulations may restrict future development opportunities
 - Red tape issues

Community Resources

Current Strengths

- Waterfront park events and amenities
- School district
 - Strong sports programs
 - Backpack program for families

Future Opportunities

- Youth programs and centers (not aimed at sports)
 - Homework assistance, free of cost
- Enhance waterfront amenities to include swimming access
 - Community pool
- Internet café (some students don't have internet at home)

Current Challenges

- Low school enrollments
- Walkability of the Town
 - Sidewalk repairs
- Infrastructure improvements around the schools

Future Challenges

- Second-home haven
 - Increasing home prices and costs for year-round residents

Tourism, Arts, History, and Culture

Current Strengths

- Hotel – a year-round facility that can hold decent-sized gatherings
- Scenic waterfront
- Safe atmosphere
- A strong sense of community heritage*
- Proximity to larger cultural hubs in the Hudson Valley*

Future Opportunities

- Grow businesses
- Excited about the waterfront visitor center with public bathrooms
- More public art, performances, and events*
- Greater collaboration between the Town, Village, local organizations, and small businesses*

Current Challenges

- High rent (\$1,500+) due to expensive repairs and renovations
- Year-round residents are losing housing stock to second-homeowners/Airbnb hosts
 - Decreasing student population as new households do not include youth
- Getting an Uber or Lyft
 - Wait time may take 30 minutes

Future Challenges

- Lack of activities for tourists
- Lack of museum/community center to showcase Coxsackie's historical heritage*
- Balancing development with preservation*



3 OPEN HOUSE – OVERVIEW



OPEN HOUSE

This project is jointly sponsored by the Village of Cocksackie, Town of Cocksackie, and
Greene County Industrial Development Agency

The Open House Format

Welcome! Today's Open House is very relaxed and informal. Please feel free to mill around, going back and forth among displays of information and materials, and familiarizing yourself with the various facets of the Cocksackie village and town joint comprehensive plan.

Use the stickers, pens, markers and sticky notes provided to comment on questions, share ideas, and mark-up maps.

If you would like to provide more extensive input, fill out a comment sheet found throughout the room.

If you would like to have a discussion about a particular topic, concern, or idea, please come to one of the Open House Facilitators. We will be circulating throughout the room.

Thank you for coming today!



WHAT

is the Cocksackie Comprehensive Plan?

The updated Joint Town and Village of Cocksackie Comprehensive Plan will guide future growth in the 21st Century. The Plan will establish a shared set of values that guide municipal priorities for the next 10-15 years. This is important because it will demonstrate local community interest in select priorities helping to establish cause for funding opportunities with the state and beyond.

A Comprehensive Planning Committee (CPC) comprised of stakeholders and city officials has been assembled to guide the work. Environmental Design & Research, Landscape Architecture, Engineering & Environmental Services, D.P.C. (EDR) has been selected to work with the CPC on the development of this project. Comprehensive Planning Committee members were carefully selected for their expertise to shape the process. Their role is to offer expertise and guide development of the Comprehensive Plan.

- **Harry Albright** Town Resident
- **Linda Deubert** Town Planning Board
- **April Ernst** County IDA Exec. Director
- **Mark R. Evans** Village Mayor
- **Chris Hanse** Village Board
- **Rick Hanse** Town Supervisor
- **Fred Hinrichsen** County IDA Board Mem.
- **Rodney Levine** Village Board
- **Shane Pilato** Town Councilman

WHO

is developing the Cocksackie Comprehensive Plan?

WHY

develop a comprehensive plan?

- Establish cause for grant funding opportunities in the future
- Provide a framework for capital improvements
- Provide residents with a basis for accountability of public-sector decisions
- Provide a rubric for attracting private sector investments in Cocksackie

The Process

Fall/ Winter 2025

- Establish Comprehensive Plan Committee (CPC)
- Initiate Project
- Prepare existing Conditions & Demographic Analysis
- Launch Project Website

Follow QR Code to view project website



Spring 2026

- Conduct Focus Group Meetings
- Develop Draft Vision Statement
- Host Community Open House #1

Summer/Fall 2026

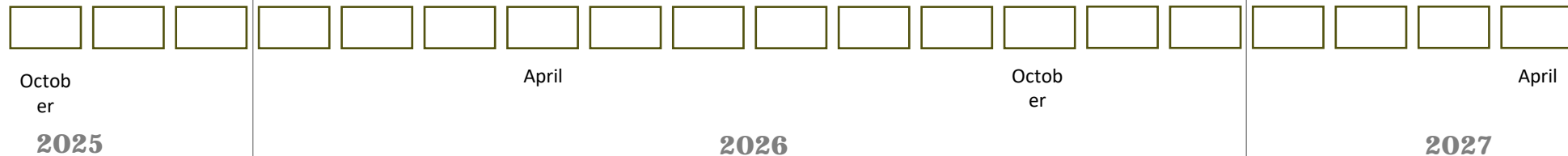
- Refine Vision Statement
- Identify Draft Goals & Recommendations based on community input
- Prepare Future Land Use Map
- Host Community Open House #2

Fall/Winter 2026

- Prepare Draft Joint Comprehensive Plan

Spring 2027

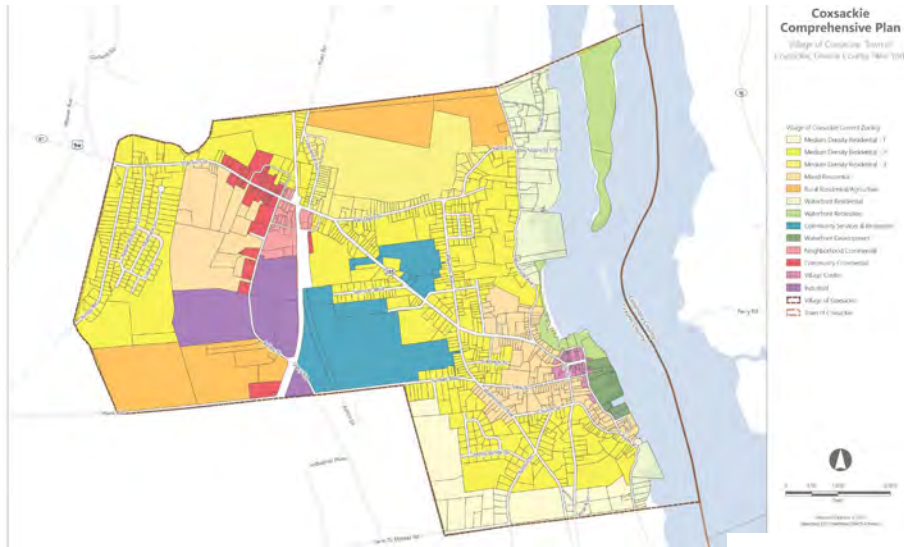
- Hold Public Hearing
- Town and Village of Coxsackie Adopt the Joint Comprehensive Plan



STATION 1 | Existing ZONING

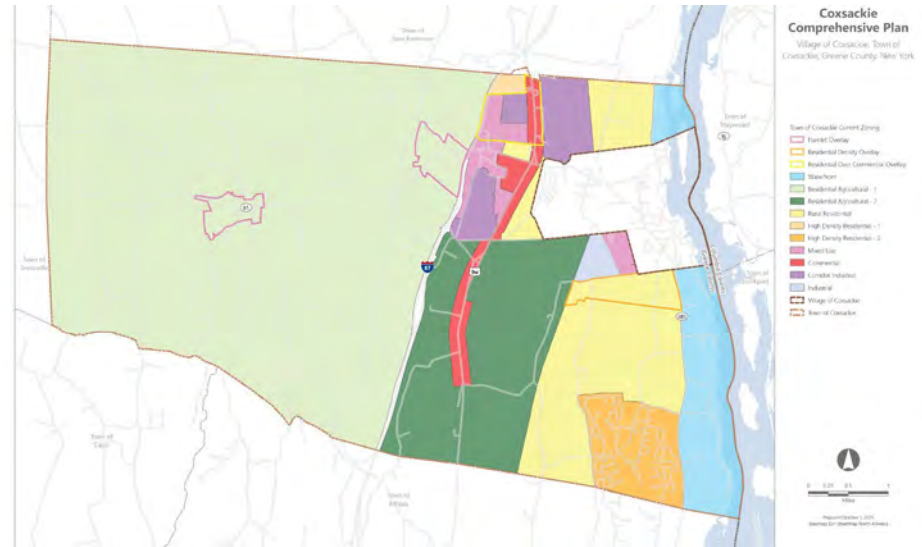
Instructions

A community may choose to use their comprehensive plan to inform future zoning updates. Do these zoning maps align with your priorities for the town and village? What might you change?



Village of Coxsackie

Place Post It Notes Here!



Town of Coxsackie

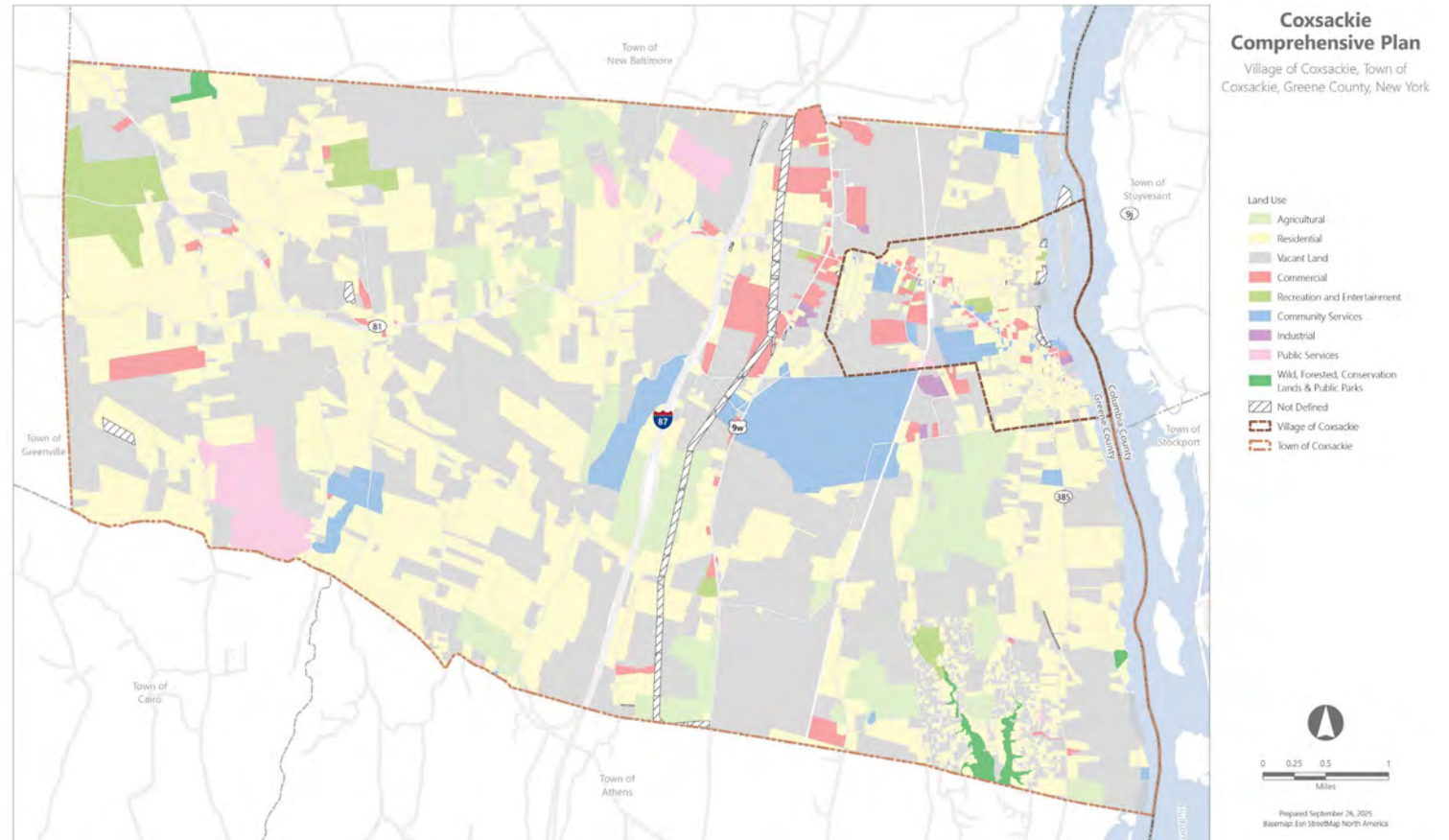
Place Post It Notes Here!

STATION 1 | Existing LAND USE

Instructions

Existing land use maps are visual representations of how land is currently used in a community, including residential, commercial, industrial, and agricultural areas. What is your vision for future land use in Coxsackie?

Place Post It Notes Here!

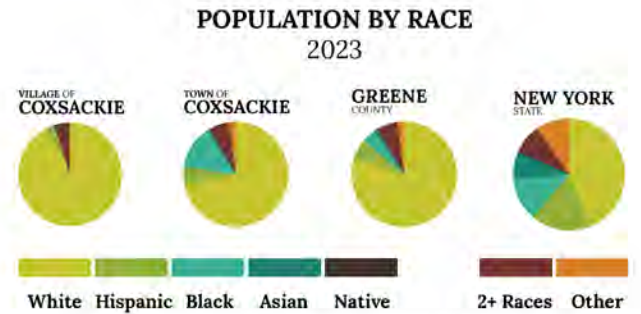
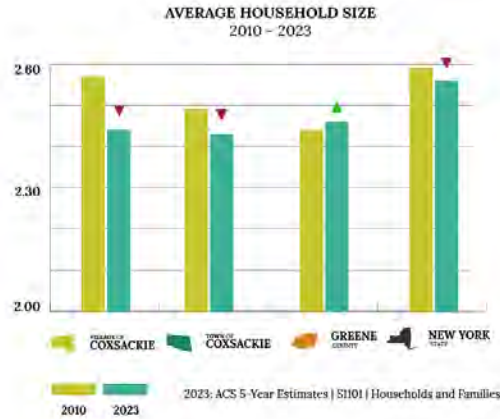


STATION 1 | Town & Village Dashboard

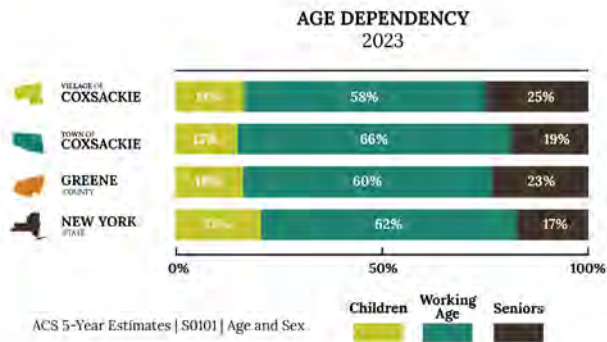
Total population 2020-2023

	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 ▲

2010, 2020, & 2023 ACS 5-Year Estimates | S0101 | Age and Sex



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



ACS 5-Year Estimates | S0101 | Age and Sex

FAMILIES 2023

	VILLAGE OF COXSACKIE	TOWN OF COXSACKIE	GREENE COUNTY	NEW YORK STATE
TOTAL FAMILIES	673	1,548	11,002	4,739,175
AVG. FAMILY SIZE	3.18	3.06	3.13	3.18

2023: ACS 5-Year Estimates | S1101 | Households and Families

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%

2023: ACS 5-Year Estimates | S1101 | Households and Families

STATION 2 | Vision Statement

Instructions

Below is the draft vision statement for the Comprehensive Plan Update. A vision statement describes a community's desired future. It focuses on a community's values, aspirations, and identity. What do you think about this Vision? Is anything missing? Is there anything that doesn't belong?

"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 the multi-generational roots of the people demonstrate. 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 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. 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.

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, educational and workforce development opportunities that support trades and career skills, 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, the connections to West Coxsackie and surrounding areas, and the Town's rural character."

Place Post It
Notes Here!

Place Post It
Notes Here!

STATION 3 | West Coxsackie Study Area

Instructions

A guided transformation of West Coxsackie is a central piece of this planning effort. What is your vision for the future of West Coxsackie? Please place a sticky note with your thoughts on the comment board and/or a colored sticker directly on the study area map corresponding to each value below.



Single Family Residential – Place a yellow dot on the map where you want more single-family housing.



Multi-Family Residential – Place an orange dot where you would like to see new multi-family units.



Commercial – Place a red dot where you would like to see additional commercial activity.



Mixed-Use – Place a blue dot where you would like to see mixed use buildings (ground floor commercial and residential upper levels).



Open Space and Recreation – Place a green dot on places where you would like to preserve open space or see additional parks.



Trails – Draw a green line where you would like to see new multi-use trails.

STATION 3 | West Coxsackie Study Area

Comment Board



Study Area Map



STATION 3 | Route 9W Corridor Study Area

Instructions

A guided transformation of Route 9W is a central piece of this planning effort. What is your vision for the future of Route 9W? Please place a sticky note with your thoughts on the comment board and/or a colored sticker directly on the study area map corresponding to each value below.



Single Family Residential – Place a yellow dot on the map where you want more single-family housing.



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STATION 4 | Community Insights

Instructions

Coxsackie is composed of the Village and Town, each with a distinct identity and character. We want to hear what you enjoy about each of these areas and what you would like to see improved.



STATION 4 | TOWN of Coxsackie



Instructions

What are the advantages and challenges of living or working in the **Town** of Coxsackie?



ADVANTAGES



CHALLENGES

STATION 4 | VILLAGE of Coxsackie



Instructions

What are the advantages and challenges of living or working in the **Village** of Coxsackie?

ADVANTAGES

Place Post It
Notes Here!

CHALLENGES

Place Post It
Notes Here!

STATION 4 | Cossackie as a **WHOLE**



Instructions

What are the advantages and challenges of living or working in Cossackie not specific to the village or town?

ADVANTAGES



CHALLENGES



STATION 5 | Housing

Instructions

What do you feel are Cossackie's greatest housing strengths and concerns? Are there diverse options for homebuyers? Is the rental market adequate? What sorts of housing would you like to see built?



Place Post It Notes Here!

Place Post It Notes Here!

STATION 6 | Creative & Open Thinking

Instructions

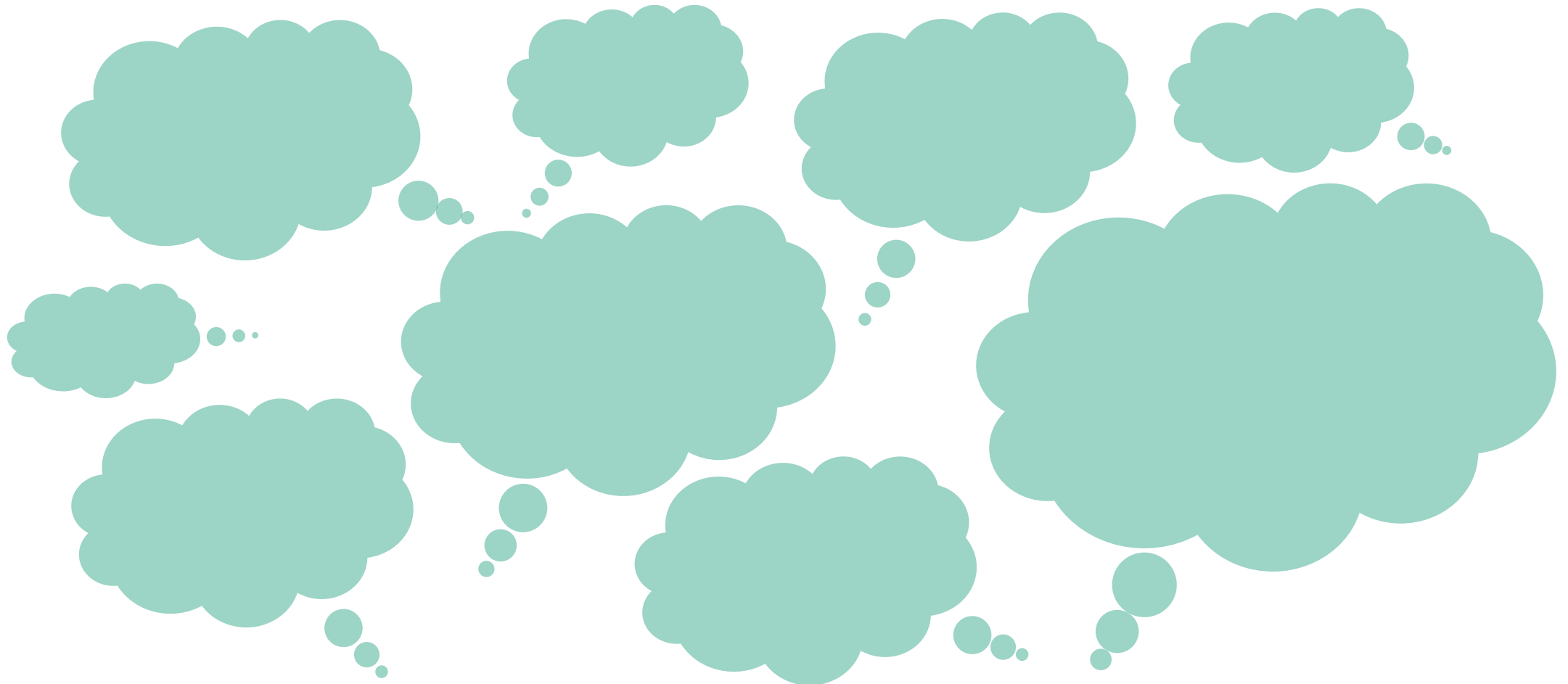
We might have missed some of your thoughts along the way.
Do you have anything else to share with us as we develop the
Joint Village & Town Cocksackie Comprehensive Plan?



STATION 7 | Kids Table

Instructions

Use the bubbles below to tell us what you like about Cocksackie and if there is anything else you'd like to see in your community. Feel free to draw pictures or use your words on the paper provided.





4 NEXT STEPS – CPC SCHEDULE



Comprehensive Plan Committee 2026 Meeting Schedule

- CPC Meeting #3 – March 9, 2026
 - Agenda: Focus Group Outcomes, Open House 1 preview and promotion
- **Open House #1 – March 25, 2026**
- CPC Meeting #4 – April 8, 2026
 - Agenda: Open House #1 outcomes, Key Findings, 2007 Diagnostic Review to inform plan recommendations, Confirm Open House 2 date
- CPC Meeting #5 – May 4, 2026
 - Agenda: Draft recommendations, Draft FLU Map, Open House 2 preview and promotion
 - Option 1:
 - Half-day work session on Monday, May 4
 - Option 2:
 - 5A – Two-hour meeting on Monday, May 4
 - 5B – Two-hour meeting on Monday, May 11
- **Open House #2 – Late May/Early June**
- CPC Meeting #6 – June 23, 2026
 - Agenda: Open House #2 outcomes, working session to finalize recommendations and FLU Map
- CPC Meeting #7 – July 24, 2026
 - Agenda: Implementation Matrix
- CPC Meeting #8 – September 23, 2026
 - Agenda: Review full draft, address questions and comments
- CPC Meeting #9 – TBD
 - Agenda: TBD

THANK YOU!

