

**Town and Village of Coxsackie Comprehensive Plan
Comprehensive Planning Committee (CPC) Meeting #4
8 April 2026**

Attendees:

Mark Evans, Village of Coxsackie, Mayor

Rick Hanse, Town of Coxsackie, Supervisor

Katlyn Irwin, Village of Coxsackie, Trustee

Linda Deubert, Town of Coxsackie Planning Board

Fred Hinrichsen, Greene County IDA, Board Member

Shane Pilato, Town of Coxsackie, Councilman

Harry Albright, Town Resident

EDR: Susan Caruvana, Jisela Turner, Laura Lourenco, Patrick O’Shea, Aidan McKibbin

Summary:

Updates	Comments
1. Welcome	
EDR welcomed members of the CPC and EDR Team and shared the agenda.	
2. Open House Input	
<p>EDR presented community input from the first Open House held on March 25, 2026. The input was displayed on the Open House boards.</p> <p>Detailed slides showing comments from the Open House are in the CPC Meeting #4 PPT slide deck.</p>	<p>Slide 10: Vision Statement</p> <ul style="list-style-type: none"> The vision statement needs to be edited to be shorter and more concise. <p>Suggestions for the next Open House include starting the event later in the day and offering a virtual survey for those who cannot attend.</p>

3. Community Profile – Key Findings

EDR shared key findings from the community profile. Key findings were organized by:

- What Defines Coxsackie?
- Demographic & Economic Dynamics
- Housing Limits Growth
- Land Use Patterns Shape the Future
- Infrastructure & Service Gaps
- Key Risks & Strategic Priorities

A detailed summary of findings is provided in the CPC Meeting #4 PPT slide deck.

Slide 28: Land Use Patterns Shape the Future

- The town is trying to compartmentalize growth and protect agriculture.

4. 2007 Diagnostic Review

EDR presented the draft Diagnostic Review of the 2007 Comprehensive Plan recommendations. The CPC provided additional information on the status and relevance of the 2007 Plan's recommendations in light of current conditions.

- The village may have subdivision regulations. At the town level, subdivision regulations are restrictive due to preservation but vary per area.
- An approach to managing set-aside lands associated with conservation subdivisions is still relevant. The CPC discussed the watershed overlay district and the watershed along Schoharie Turnpike.
- EDR to confirm with Greene County whether there is an adequate supply of property suitable for commercial development necessary to balance the tax base.
- There is currently no development plan for the Hudson River, but it is recommended for commercial water spaces.
- A recommendation to require building designs that make the commercial core walkable is needed on 9W. CPC discussed signage aesthetics and enforcement.

Next Steps:

- EDR to incorporate CPC feedback into vision statement edits and create online access for feedback on Open House #1.
- CPC Meeting #5: May 4, 2026, at 1:30 pm and CPC Meeting #6: June 8, 2026, at 1:30 pm will be two-hour work sessions focused on the draft recommendations. The meetings will be held virtually.