



Agenda

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1 WELCOME

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



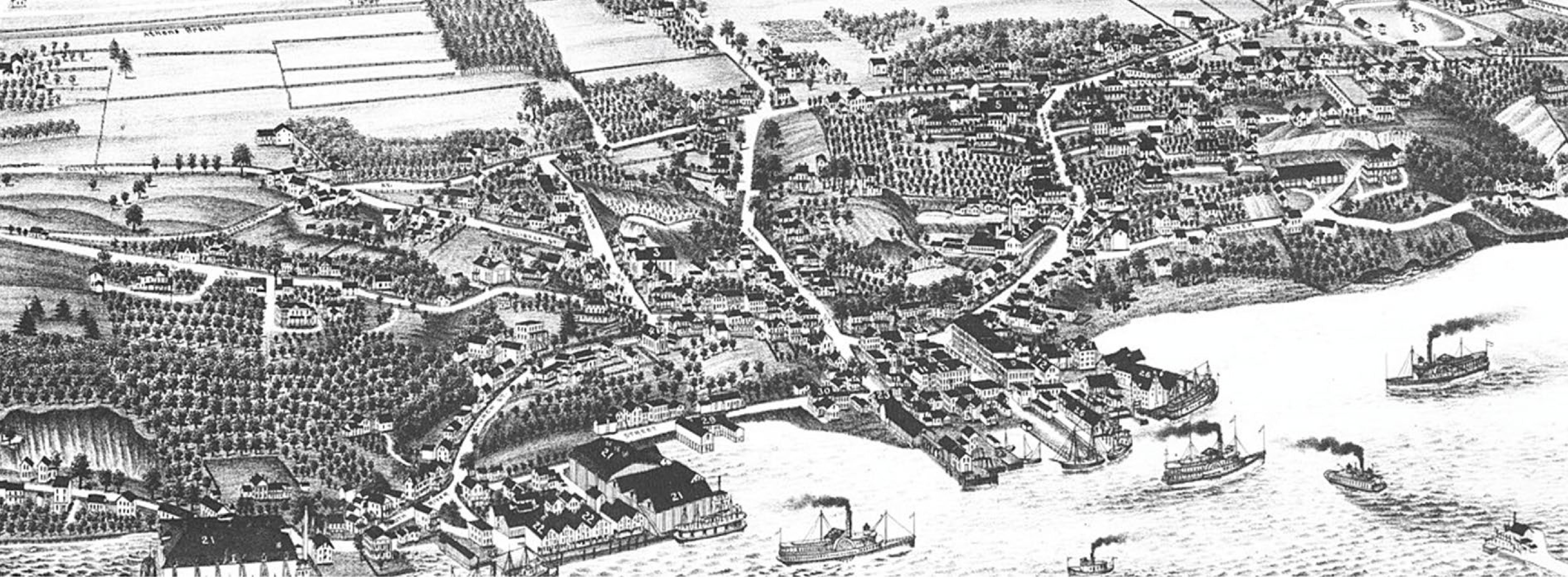
Jisela Turner
Outreach Specialist



Patrick O'Shea
Planner



Aidan McKibbin
Planner



2 OPEN HOUSE #1 OUTCOMES

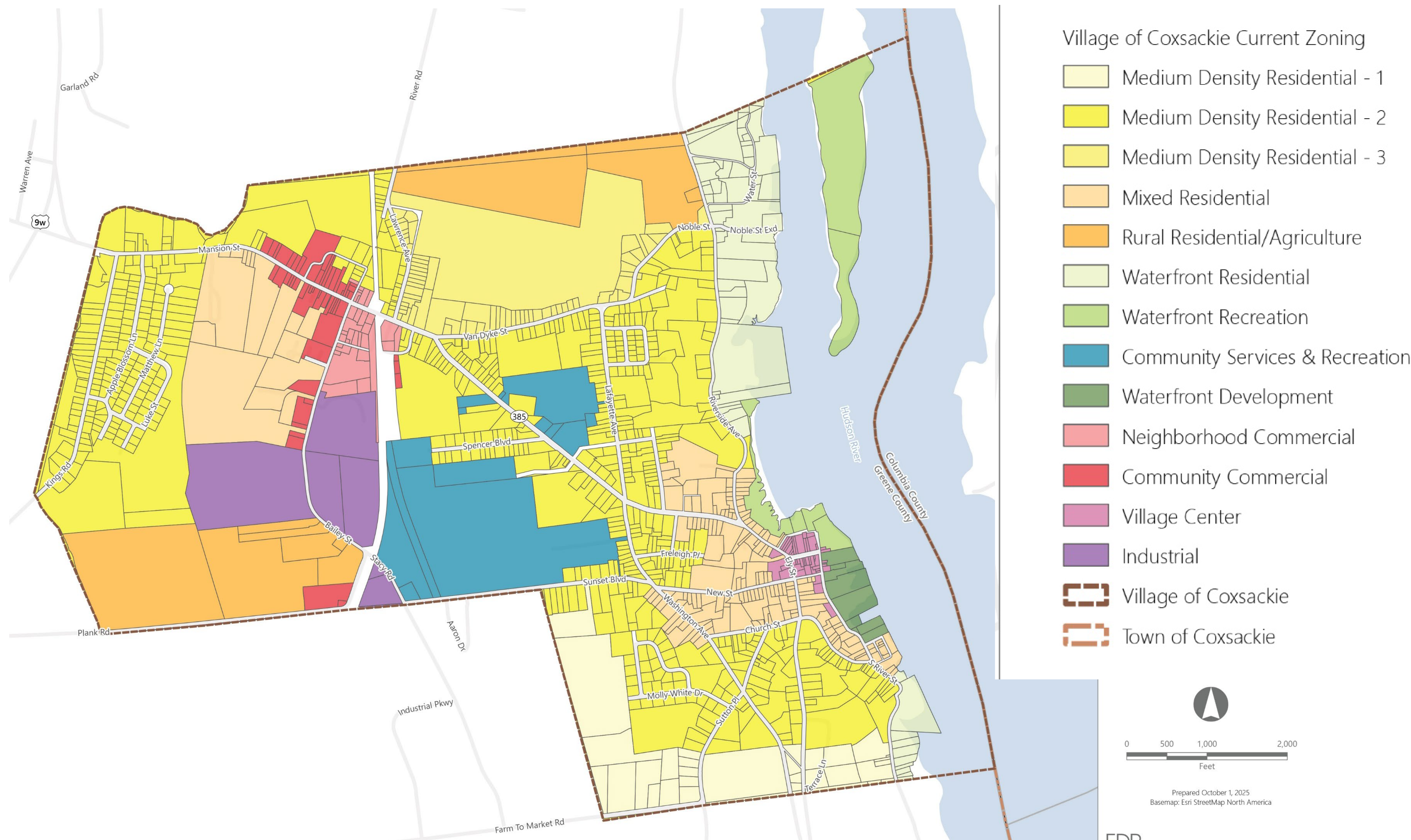
STATION 1 | Existing zoning VILLAGE

Instructions

A community may choose to use its comprehensive plan to inform future zoning updates. Does this zoning map align with your priorities for the village? If not, what might you change?

Comment Board

- Additional recreation, i.e., connecting parts of the village and town with a bike, running, and walking trail.



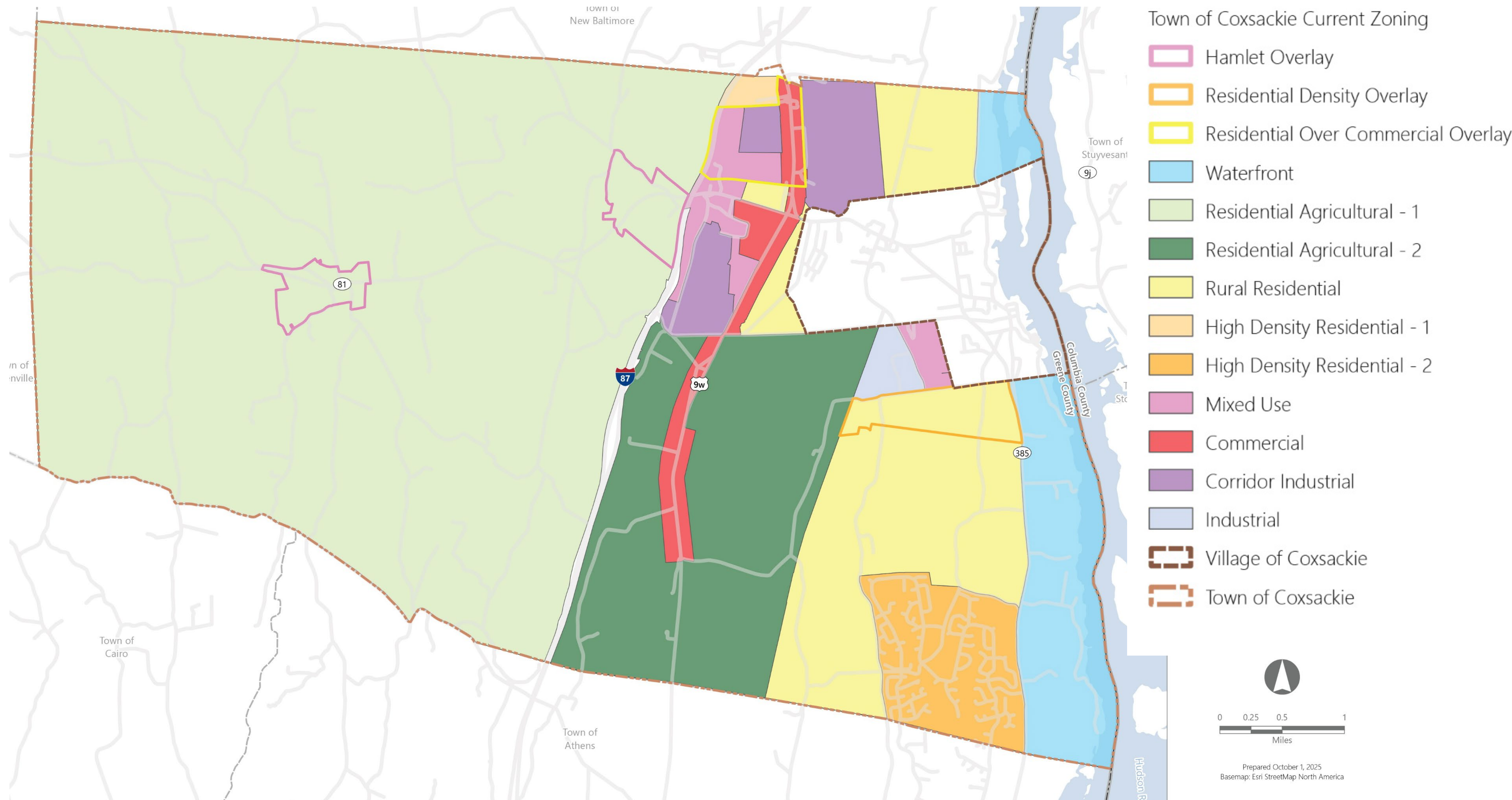
STATION 1 | Existing zoning TOWN

Instructions

A community may choose to use its comprehensive plan to inform future zoning updates. Does this zoning map align with your priorities for the town? If not, what might you change?

Comment Board

- Earlton is fine as is.
- Agree with current zoning, rooftop limit is okay.
- I would like to see more emphasis on South Cossackie, namely on 9W.
- Please leave rural residential alone.
- Prohibit ground-installed solar panels in all town areas, rooftop only.



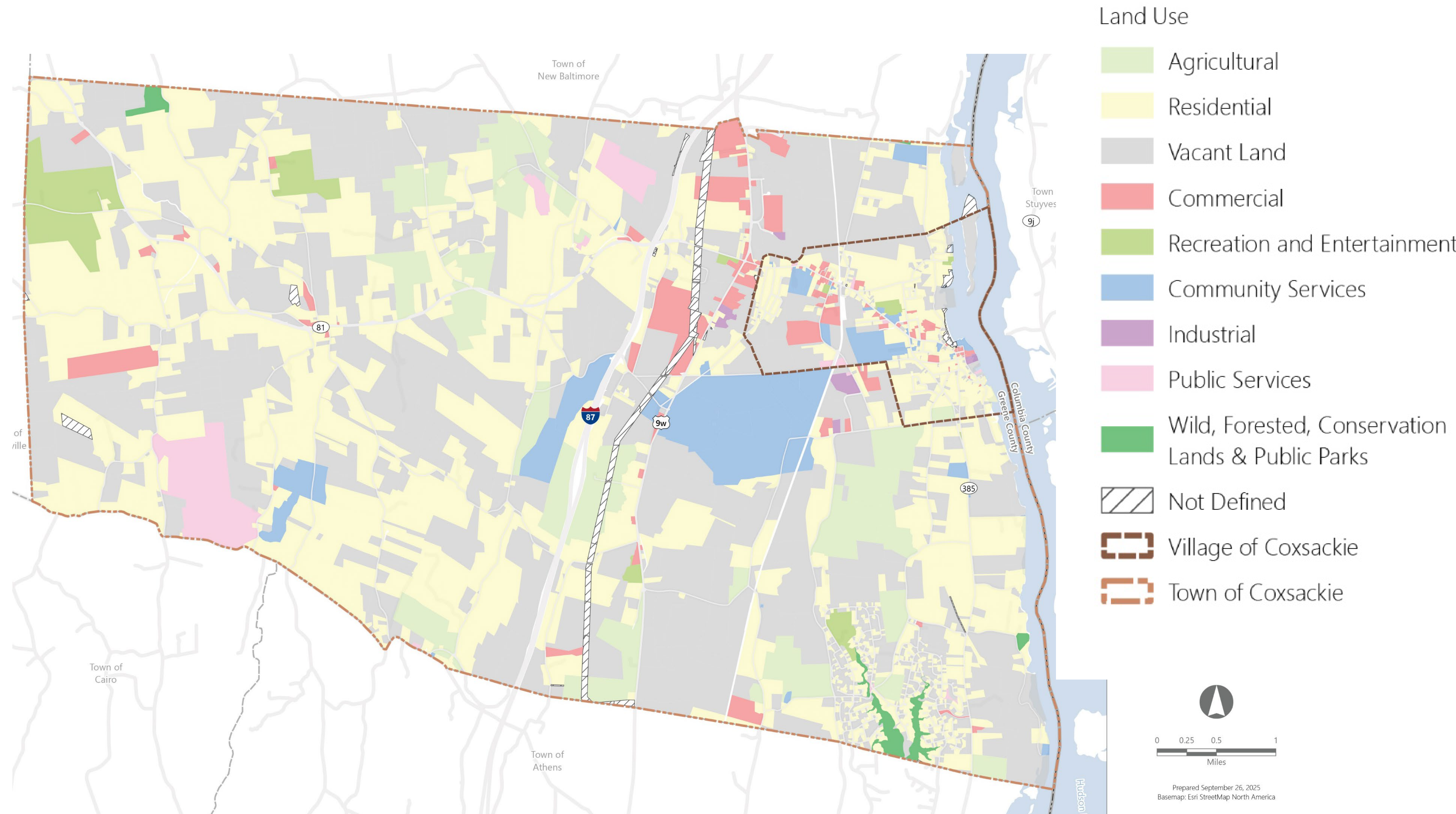
STATION 1 | Existing LAND USE

Instructions

Comment Board

- No more solar farms, maintain rural and agrarian zoning.
- Encourage continued farming or agriculturally zoned land.
- Improve screening of existing development (industrial) to regain pastoral views.
- Maintain rural/agrarian zoning.
- Remove cluster housing.
- Maintain as much rural/open space as practicable. While encouraging growth in high-demand areas. Attract smart growth, don't give away top based.

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?



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, including shared 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."

- The vision statement is silent on school quality. An excellent school system is critical for high-quality development.
- This is too long, too inclusive of every possible thing for future leaders to say yes or no to anything.

STATION 2 | Vision Statement

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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.






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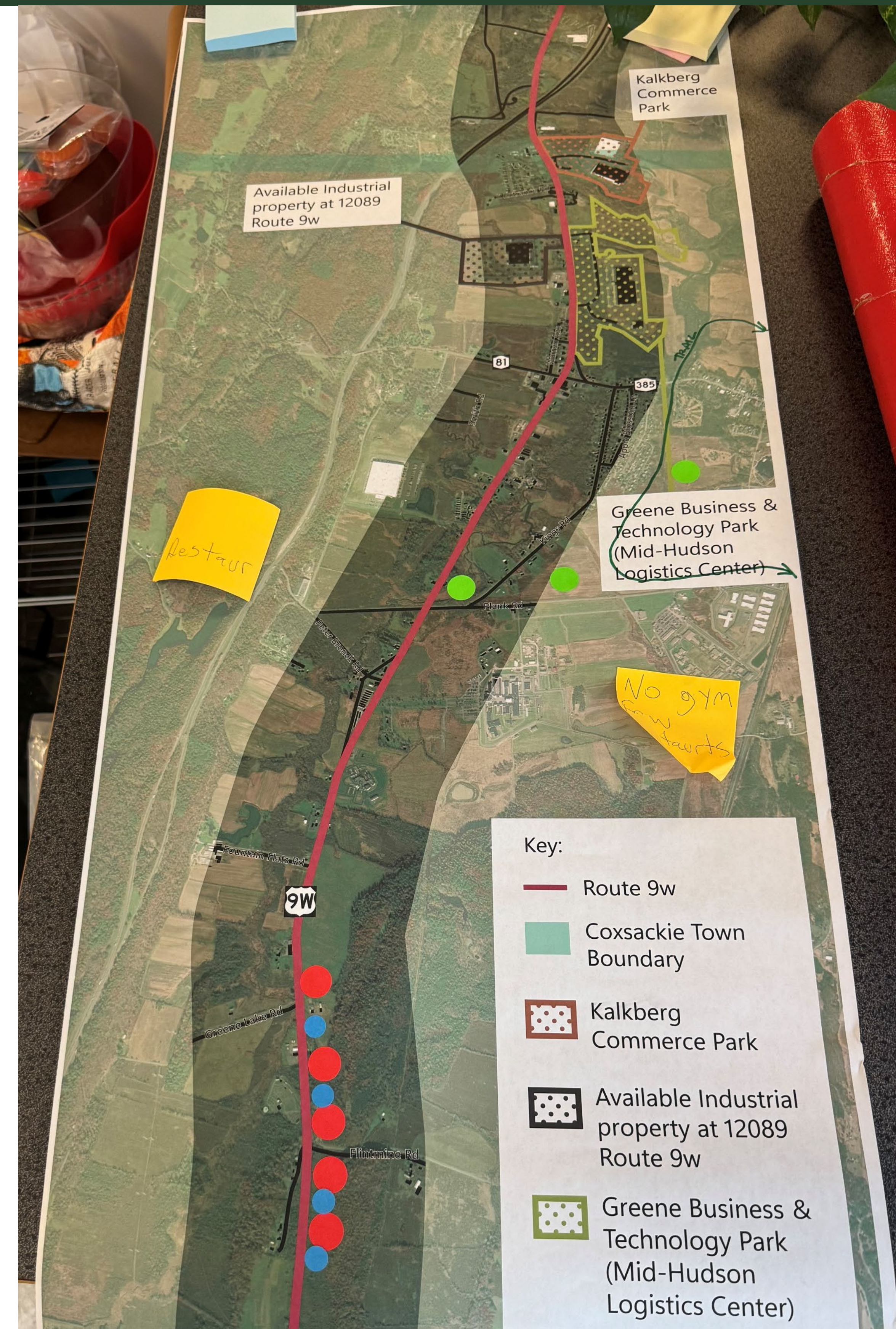
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STATION 3 | Route 9W Corridor

Results

-  Commercial
Concentrated along Route 9W, south of the village center, the largest cluster on the map.
-  Mixed-Use
Interleaved with commercial dots along the Route 9W corridor, participants envision a mix of uses in the same zone.
-  Open Space / Parks
Two dots are placed along Plank Rd & one in the village along a feeder stream to the Cossackie Creek.
-  Sticky note feedback
Desire for a gym near the village center area and "Restaurant" noted along Route 9W.
-  Trails
Participants drew a trail encircling the Upper Cossackie Village.



STATION 3 | West Coxsackie

Results

Open Space / Parks — 7 dots

Spread across the entire study area but primarily in the agricultural fields to the south and west, open land near the freight rail line, and around Foster Field park. Strong signal to preserve undeveloped land and expand the trail/park network.

Single-Family Housing — 7 dots

Placed across the northern portion of the study area and along with western residential streets. Participants see room for more housing in the established neighborhood fabric.

Commercial — 6 dots

Concentrated along the eastern edge near Jingle Bell Ln and the existing commercial/industrial cluster. Participants want commercial activity near already-active nodes, not scattered through residential areas.

Multi-Family Housing — 5 dots

Also clustered on the eastern commercial edge and near Jingle Bell Ln. Participants show interest in mixed-income or denser housing near services, not deep in single-family areas.

Mixed-Use — 2 dots

Sparsely placed near the northern neighborhood near Rt. 385. Lower demand for mixed-use here compared to the Route 9W corridor map.

Trails

Trails surrounding and permeating existing farm and open space in the south and west of West Coxsackie. Handwritten "TRAIL" and "TRAIL WALK BIKE/ROW" annotations reinforce this.



STATION 4 | Town of Coxsackie



Instructions

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

ADVANTAGES

- It is quaint and historic.
- Thruway exit.
- Close to the NYS Thruway.
- Riverfront
- Small town life/feel.
- Close enough to Albany for work.
- High-speed internet.
- Caution light in West Coxsackie at Bailey St and Route 385.
- As a 30-year resident of the town, Coxsackie has offered a high quality of life, and my son got an excellent education. The small town's great education is critical.

CHALLENGES

- Lack of transportation for Coxsackie within Greene County.
- Commuter parking
- Not enough people for businesses to thrive.
- It is my understanding that the school population is declining – we need an excellent school district to attract people.

STATION 4 | Village of Coxsackie



Instructions

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

ADVANTAGES

- River access, boat launch at park, at river level adjacent to downtown.
- Quaint downtown.
- Beautification of boat launch, clean up garage, pick up needed on weekends. Visitors were appalled, hire a kid to pick up.

- Attracting new business in the village.
- Downtown business community.
- Crosswalk at Reed St and Ely St.
- Passionate local business owned.
- Safe for families.
- Great place for kids to play.
- Sense of community, riverfront access.
- Wonderful library!
- Bethany Village, curved light
- Hardship claims for longtime residents to do Airbnb, I'm still waiting.

CHALLENGES

- Lack of parking for downtown restaurants and retail
- Need more dine-in and fine dining.
- Label trees in the park and historic district.
- Weather impacts the ability of downtown businesses to thrive year-round.
- Continued water main breaks.
- Need a gym.
- Crosswalks in downtown for safety.
- Very little or nonexistent environmental concerns/policies.
- Not enough parking.
- Regional transportation (Athens, Catskills, and Hudson).
- More historic markets in the village.
- No tree law.
- Food options limited.
- Lack of small businesses, need for more renovation and revitalization.
- Regional transportation, connection to nearby towns and villages.
- Low commercial property values inhibit more local residents' ownership/development.
- Cell phone service.
- Dangerous intersection, people don't stop at stop signs.
- Greatly reduce the size of UMH project.
- Need more shops along the river / Dolan Block
- In the past, parking on certain streets – both sides- was not allowed; newcomers on Ely St, especially, make too narrow a passage through.

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

- Heermance Library is an assist, one of the only free things for everyone.
- Love the library!
- Heermance Library!
- Heermance Library is fantastic!
- Scenic and quaint hill communities
- Great friendly village. For locals, not enough breakfast and lunch restaurants.

- Proximity to Thruway, Catskill is close to Tops, okay for quick stuff. Charming, some nice restaurants, rural character, just love it.
- Affordable
- Downtown with riverfront and park, Riverside Park, and a small town and community feel

- Fiber and State Tel
- Far from NYC

CHALLENGES

- Absentee landlords not maintaining properties. Code enforcement is part-time, which is not adequate for our growth and enforcing what's already in place per code.

- Need a community room! Maybe at the library.
- The library doesn't accommodate working parents with children's programming.
- More owner shops, home options that are affordable.
- Viable businesses through winter.
- Sustaining businesses.

- Little or non-existent environmental policies, no tree law.
- The Y didn't build a pool.
- Downtown parking, downtown cell service, cars/motorcycles with loud music and muffler.

STATION 5 | Housing

Instructions

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

- Housing prices have increased. Not enough low-rent options.
- High-end houses in rural areas with quality market rate and affordable housing in higher-density areas. The workforce for warehouses must live here, too.
- Greatly reduce the size of the UHM project.
- Too many short-term rentals.
- More affordable housing.
- More single-family homes at the median price range. Townhouses that attract young professionals from Albany.
- Not enough long-term rentals. Too much speculation about purchasing housing/investment property.
- Charming older homes with mature landscapes and trees.
- Rental costs for seniors have to be based on the pensions they receive. Not on the typical salaries today, for present earners.
- Shortage of affordable senior housing.
- Not enough affordable housing so our kids can settle.
- Airbnb too restrictive.
- Deny variances for UMH.
- Need affordable rentals.

STATION 5 | Infrastructure

Instructions

Recent Investments

- Elimination of Two Chronic Sewer Overflow Sites
- Wastewater Treatment Plant Capacity Upgrade
- New WWTP Headworks & Clarifier Upgrades
- South River / Reed / Lower Mansion Trunk Sewer Expansion
- West Coxsackie Pump Station Rebuild & Force Main Extension
- Riverside Pump Station Rebuild
- Village-wide Sewer System Condition Assessment (Smoke Testing & CCTV)
- Sewer & Stormwater System Improvement Program (State + BIL Funding)
- Additional Water Plant Storage Capacity – Two – 900,000-gallon Storage Tanks – summer 2026
- Installation of Radio-Read Water Meters & Lead Service Line Inventory
- New Sidewalks on Mansion St. and Bailey St.
- Downtown Cellular Coverage Improvements

The Town and Village of Coxsackie have recently made significant investments in local infrastructure. Are there any additional infrastructure improvements (i.e., roads, walkways, parking, internet, bike lanes, water/sewer) that you would like to see in the future?

- Put utility lines underground.
- Remove telephone pole.
- Downtown parking, traffic flow, signage, and pedestrian crossing are not adequate. One-way street signage is ignored (village).
- Sidewalk is needed on Route 9W from the trailer park to the light at Stewarts.
- Sidewalks on Bailey and Vandyck.
- Restore more sidewalks with parkway planting.
- Green strategies and infrastructure, rain garden, more trees.
- Water pipe replacements
- Sewer extended to the S. River in the village.
- Bring municipal water to 9W.
- Cellphone coverage could be much improved.
- Sidewalks on Bailey St and Van Dyke! Please!
- Traffic light at Bailey St and Madison St.
- Stormwater management using landscape/swales vs. asphalt and drains.
- Bike lanes! Recreational biking and walking paths.
- Consider more environmental solutions, parkways, swales, etc.
- Love the recent village sidewalk upgrades and viaduct improvements.
- Cellphone service.
- More community events at River, silent dance, crafting, plays.
- Bury electric and phone lines in business areas.
- More docks at launch.

STATION 5 | Quality of Life

Instructions

What amenities (i.e., parks, healthcare, emergency services, arts & culture) contribute to a high quality of life in Coxsackie? Are there other amenities you would like to see in the village and/or town?

- Community room.
- Rehab the Fireman's Park on Mansion St.
- More investment in the library, youth center.
- Beautification of the village. Hanging baskets or planters along Mansion St. to the river.
- More downtown small businesses.
- Upkeep playgrounds.
- West Coxsackie and downtown small businesses – salons, fitness studios, printing and copying, professional offices.
- Better grocery options besides Tops.
- Planned tree replanting.
- Somewhere for teens.
- More restaurants.
- Better grocery shopping i.e., Adams, Aldi's.
- More upgrades in the library. Need more "arts" events/installations.
- Plant more flowering trees and shrubs, planters and hanging baskets like Athens and Catskills.
- Funding should be provided to improve the Heermance Library. Add a community center.
- It would be nice if any improvements didn't look so "modern" and were keeping up with Coxsackie's history.
- A gondola from the river to Mansion St.
- An ordinance to control public lighting. Too many bright lights!
- Hockey rink at the park!
- Swimming pool.
- More restaurants for lunch and breakfast.
- Policy for streetscapes! Budget for landscape/tree arborists/horticulture.
- Advocate for a lower cost grocery store i.e., Aldi or Price Rite for more options.
- 20 MPH speed limit on Mansion St from Route 385 and Reed St, dangerous for residents!

STATION 6 | Creative & Open Thinking

Instructions

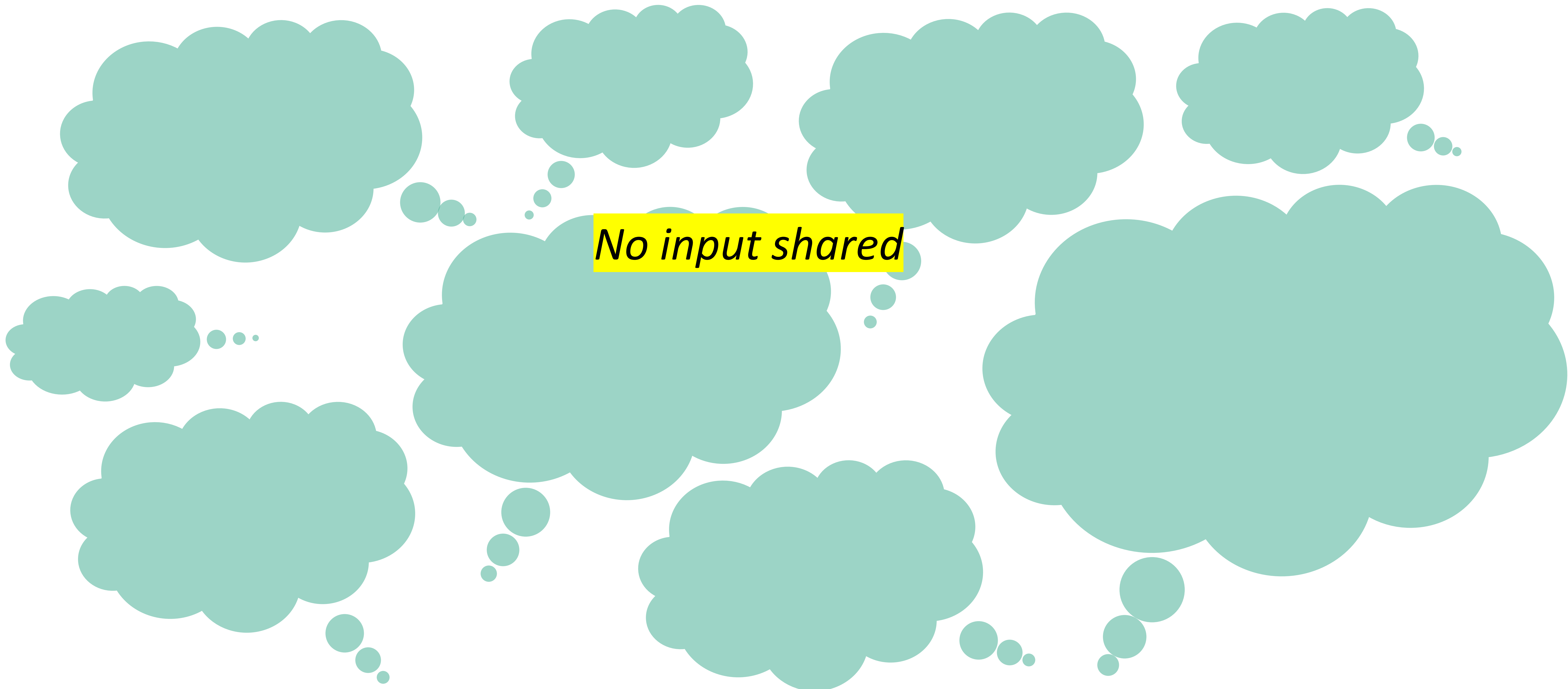
We might have missed some of your thoughts along the way. Do you have anything else to share with us as we develop the Joint Coxsackie Town and Village Comprehensive Plan Update?

- Need alternative energy zoning adopted.
- Where is your environmentalist?
- Since we are patrolled by troopers and sheriffs, why do we also fund a local police force?
- Attracting business in industrial Cander, support high-quality education, and ensure market-rate, affordable housing near jobs. Continuing zoning to support high-value residents.
- Consider ways to disincentivize second-home investment property home buying. Protect housing stock for full-time residents.
- More affordable housing!
- More village and town highway departments, and/or merge town and village.
- Install solar panels for residential use in the brownfield.
- Make prisons pay more for everything.
- Town and village need a plan to make use of vacant/abandoned industrial buildings.
- Limit solar installations in the village to rooftops, tops of industrial buildings, and no ground installations. Limit town solar installations to limit mind – no others but individual rooftops.
- Keep the village police department!
- Wonder if there could be efficiencies by combining some village and town services.
- Create an art park with outdoor exhibits.
- More local entertainment would be great – things to get kids out of the house, like bowling or an arcade.

STATION 7 | Kids Table

Instructions

What do you like best about living in Cocksackie? What do you wish you had in your community that is currently missing? Fill in the word bubbles below or draw us a picture.



No input shared

Info from Sign-in Sheets

Do you live and/or work in...

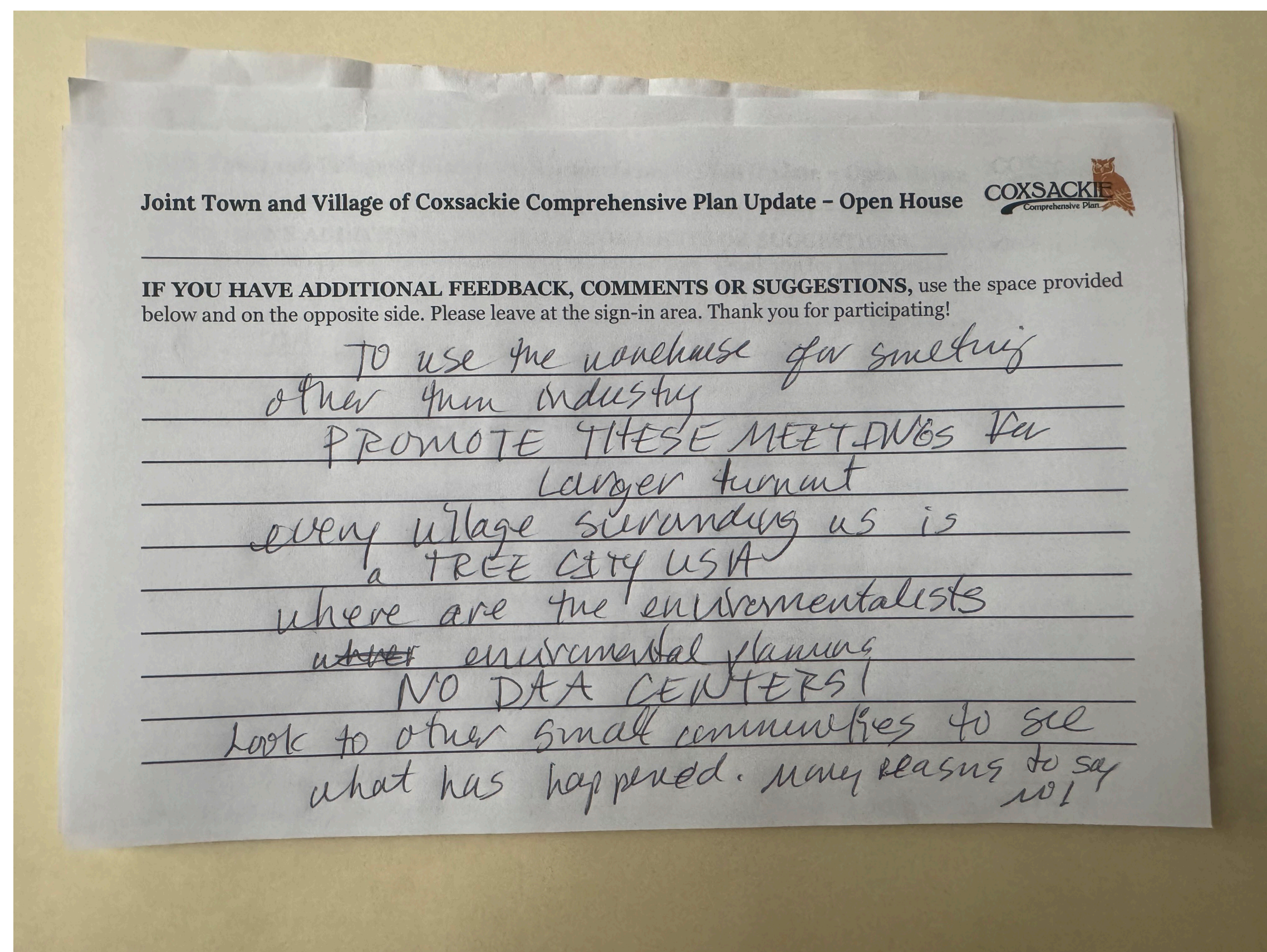
The town?		The village?	
Yes	No	Yes	No
26	14	15	11

How did you hear about this event?

Category	Count
Flyers & Signage	11
Word of Mouth / Friend	10
Social Media	8
Email	5
Website	5
From the community	4
News	2

Info from Comment Cards

This is what we heard





3 COMMUNITY PROFILE – KEY FINDINGS

Community Profile Key Findings

What *Defines* Coxsackie?

“

The origin of the name is disputed, but there appears to be an etymological relationship between the “Klinkenberg” farm, the “Kalkberg” ridge, and “Koixhackung”; **the alleged Algonquian form of the word ‘Coxsackie’ translates to “Owl Place”**. The most plausible progenitor of the town name is the May 23rd 1687 “Coxsackie Patent” itself, settling land disputes between early settlers.

”

The Findings:

- Strong historic identity
- Strategic Hudson Valley location
- Transition from industrial base to an institutional and service-based economy
- Persistent Town vs. Village distinctions and Upper vs Lower Village differences
- Growth has been more reactive, driven by external forces

Sources:

https://mohican-nsn.gov/wp-content/uploads/2025/07/Tribal-History-Timeline_Mohican.Com_.pdf
<https://web.archive.org/web/20141102210335/http://www.hvmercantile.com/2013/02/the-bronck-family-the-first-generations/>
https://static1.squarespace.com/static/59d3dc3ae9bdfba3b1b9958/t/6410d52fcb4440203eb9128c/1678824758007/journal_v4_n3.pdf
https://sites.rootsweb.com/~nygreen2/beers_history_of_greene_county_coxsackie.htm

Community Profile Key Findings

Demographic & Economic Dynamics

“

Most of the residents work outside of the municipality in which they live. **Only 13.7% of town residents work in the town and only 23.9% of village residents work in the village.** These patterns contrast sharply with state patterns where half of workers are employed in their place of residence.

”

The Findings:

- Population decline (Town) vs. stabilization (Village)
- Urban vs. rural divide
- Out-commuting workforce creates economic vulnerability
- Income variability large institutional dependence on prison

Sources:

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

2023 ACS 5-year estimates DP04 Selected Housing Characteristics & 2023 ACS 5 year estimates Income in the Past 12 Months (in 2023 Inflation-Adjusted Dollars) S1901

2023 ACS 5-Year Estimates | S0101 | Age and Sex

Community Profile Key Findings

Housing Limits Growth

“

Town’s most active periods were the 1980s (19.2%) and 1970s (13.7%), with a secondary bump in the 2000s (12.8%) but that momentum has not continued. By contrast, the Village shows modest mid-century shares (e.g., 1950s: 13.9%; 1940s: 10.4%) and very limited 21st-century additions (2000s: 2.7%). Together, **these patterns point to stagnant new supply and a growing reliance on older units**, elevating risks related to housing quality, energy efficiency, and affordability.

”

The Findings:

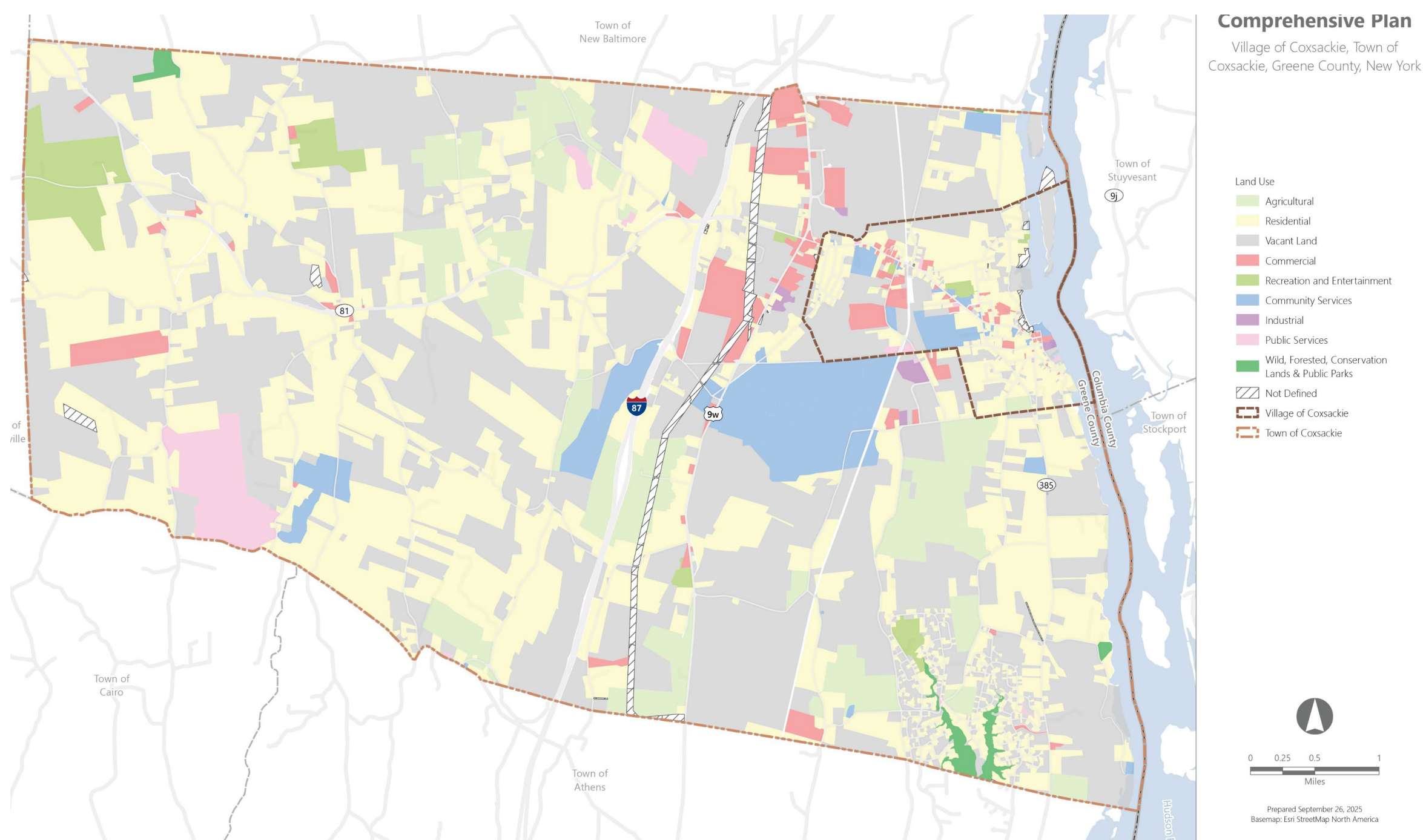
- Very limited new housing supply
- Overreliance on single-family homes
- Lack of housing diversity
- “Hidden affordability” pressure from cash buyers over asking price

Sources:

2023 ACS 5 year estimates Income in the Past 12 Months (in 2023 Inflation-Adjusted Dollars) S1901
2023 ACS 5-year estimates DP04 Selected Housing Characteristics
2023 ACS 5-Year Estimates | S1101 Households and Families

Community Profile Key Findings

Land Use Patterns Shape the Future



The Findings:

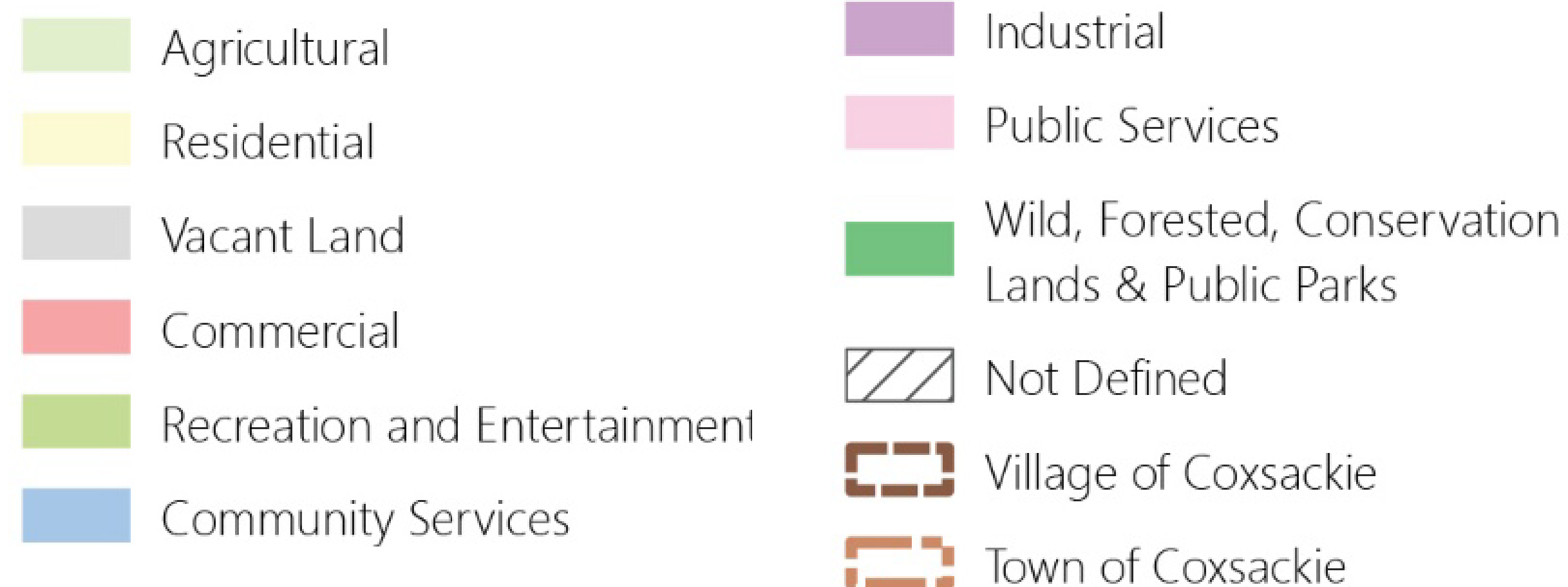
Town:

- Rural, dispersed development
- Growth limited to corridors
- Tension: development vs. farmland preservation

Village:

- Walkable, compact form
- Waterfront & downtown potential
- Infill & redevelopment opportunities

Land Use



Sources:

Publicly Available Zoning and Land Use Resources
Ecode 360

Community Profile Key Findings

Infrastructure & Service Gaps

“

The Town and Village lack a primary public transportation system, but private transportation such as Lyft, Uber, and taxis is available. As discussed in the Tourism, Arts, and Culture focus group, a Coxsackie Historical Committee member noted the **extensive wait times for private transportation, including Lyfts and Ubers**, creating a wider gap in fast, accessible transport for visitors and residents.

”

The Findings:

- Limited public transit
- Very little bike infrastructure
- Low walkability (especially Town; Village missing grocery)
- Sewer constraints with ongoing overflow issues
- High utility costs and telecom dead zones
- Emergency services strained by reliance on volunteers

Sources:

New York State Department of Transportation County Roads Listing 2025. Available at: https://www.dot.ny.gov/divisions/engineering/technical-services/hds-respository/NYS DOT_2025_LHI_County_Roads_Greene_County.pdf (Accessed March 2026)

New York State Department of Transportation I-87 Multimodal Corridor Study 2006. Available at: https://www.dot.ny.gov/programs/i-87-multimodal-corridor-study/repository/chapter_2-4_rail_network_and_operations.pdf (Accessed March 2026)

Village of Coxsackie. Annual Village Update Letter 2023. Available at: <https://villageofcoxsackie.gov/wp-content/uploads/2023/03/2023-Annual-Village-Update-Letter.pdf> (Accessed March 2026)

Creighton Manning Palenville & Coxsackie Sidewalk Improvements Available at: <https://cmellp.com/portfolio-items/palenville-coxsackie-sidewalk-improvements/#> (Accessed March 2026)

Community Profile Key Findings

Key Risks & Strategic Priorities

“

The Village and Town of Coxsackie have made strides in green energy, particularly in solar power, in recent years. In 2021, the New York State Board on Electric Generation Siting and the Environment **approved the building and operation of Flint Mine Solar, LLC’s 100 megawatt solar farm in the Towns of Coxsackie and Athens. Construction of the 1,600 acres solar farm began in 2026 and will conclude in March 2028. Existing solar energy comes from the Coxsackie Freepoint Solar Farm, located in the Town of Coxsackie at 11016 State Route 9W, helping reduce carbon emissions and equipping subscribers’ homes**

”

Risks:

- Flooding and climate vulnerability
- Fiscal constraints
- Aging infrastructure
- Economic fragility

Sources:

News 10 Bigger bills: How the electric and gas rate hikes hit your wallet. 2025. Available at: <https://www.news10.com/news/political-news/psc-approves-utility-rate-hikes/> (Accessed March 2026)
Times Union 'Can you hear me now?' Cellphone dead zones still a pain, even with 5G. 2022. Available at: <https://www.timesunion.com/state/article/cellphone-signal-problems-New-York-17430383.php> (Accessed March 2026)
Village of Coxsackie Annual Village Update Letter 2025. Available at: <https://villageofcoxsackie.gov/wp-content/uploads/2025/06/2025-Annual-Village-Update-Letter.pdf> (Accessed March 2026)
Village of Coxsackie. 2023. Village of Coxsackie Local Waterfront Revitalization Program (LWRP).

Strategic Pathways:

- Focus growth in Village
- Expand housing supply
- Invest in resilience and infrastructure
- Strengthen local economic base



4 2007 DIAGNOSTIC REVIEW



5 NEXT STEPS

Next Steps

✓ **Upcoming CPC Meetings**

- **CPC 5 – May 4, 2026** from 1:30 to 3:30 pm
- Agenda: Draft recommendations and Future Land Use Map (FLUM)

- **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