

NY Forward - Capital Region Coxsackie

Local Planning Committee (LPC)

Meeting #2

June 28, 2023



NY Forward

Welcome!

LPC Meetings are meant to be working sessions of the LPC

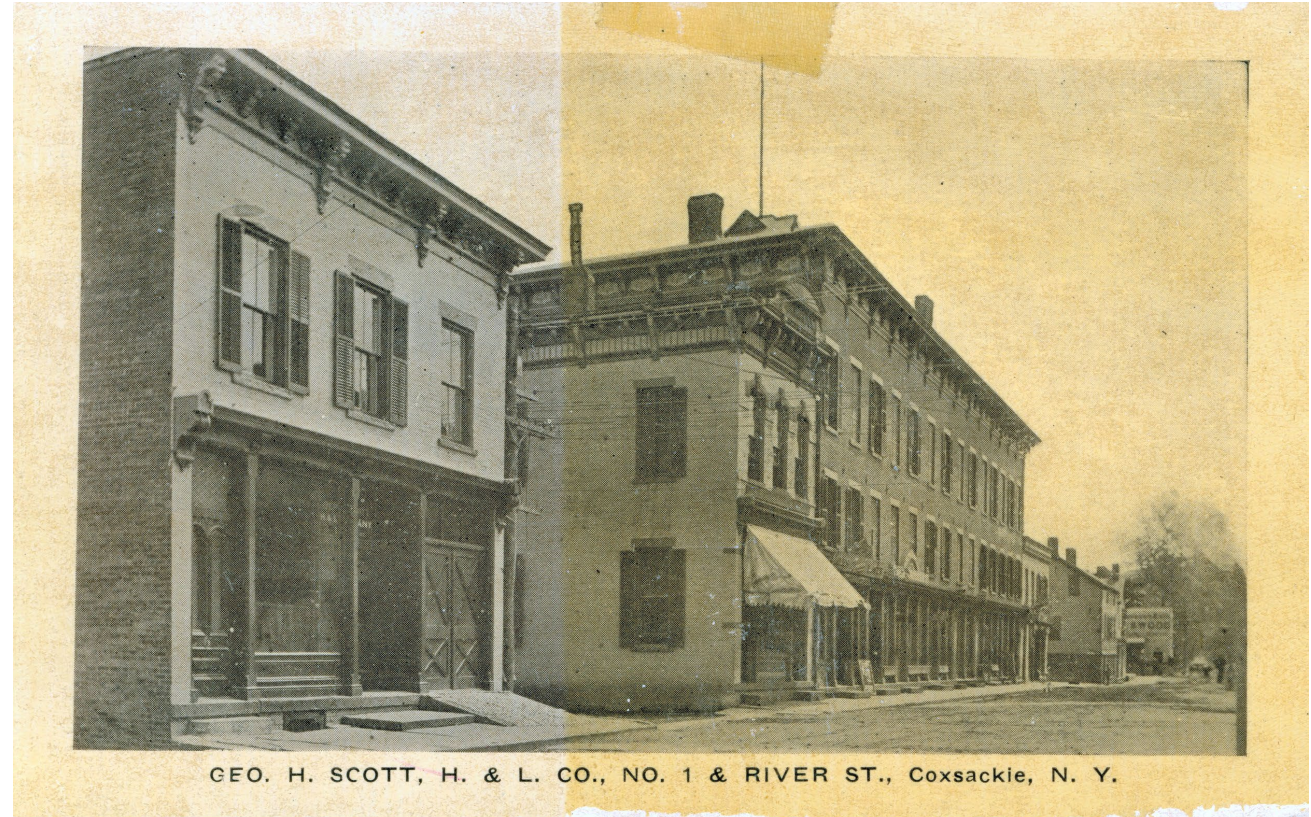
- These meetings are open to the public, but are not intended as interactive public workshops.
- The public is welcome to observe committee meetings and submit comments to CoxsackieNYF@gmail.com
- The final 10-15 minutes of the meeting are reserved for public comment and discussion.

How to get involved:

- We want to hear from you! There are many ways for community members to get involved.
- Visit the Coxsackie NYF website to send comments: www.CoxsackieNYF.com
- There will be another public workshop on **Aug 30** and additional opportunities to provide feedback. More details will be posted to the website.

Agenda

- Opening Remarks
- Code of Conduct
- Updates: Planning Process & Engagement Activities
- Vision and Goals
- Downtown Profile & Assessment
- Public Comment
- Closing Remarks



Opening Remarks

Mayor Mark Evans

Code of Conduct

Code of Conduct - Preamble

Each Local Planning Committee Member is reminded of their obligation to disclose potential conflicts of interest with respect to projects that may be discussed at today's meeting. If you have a potential conflict of interest regarding a project you believe will be discussed during the meeting, please disclose it now and recuse yourself from any discussion or vote on that project.

For example, you may state that you, or a family member, have a financial interest in the project, or you are on the board of the organization proposing the project.

*We do not currently have any conflicts of interest on file. **Do any LPC members need to make a disclosure to the Committee at this time?***

Please inform the LPC co-chairs during the meeting if the need to disclose a conflict arises unexpectedly, and then recuse yourself from discussion or voting on the project.

Updates: Planning Process & Engagement Activities

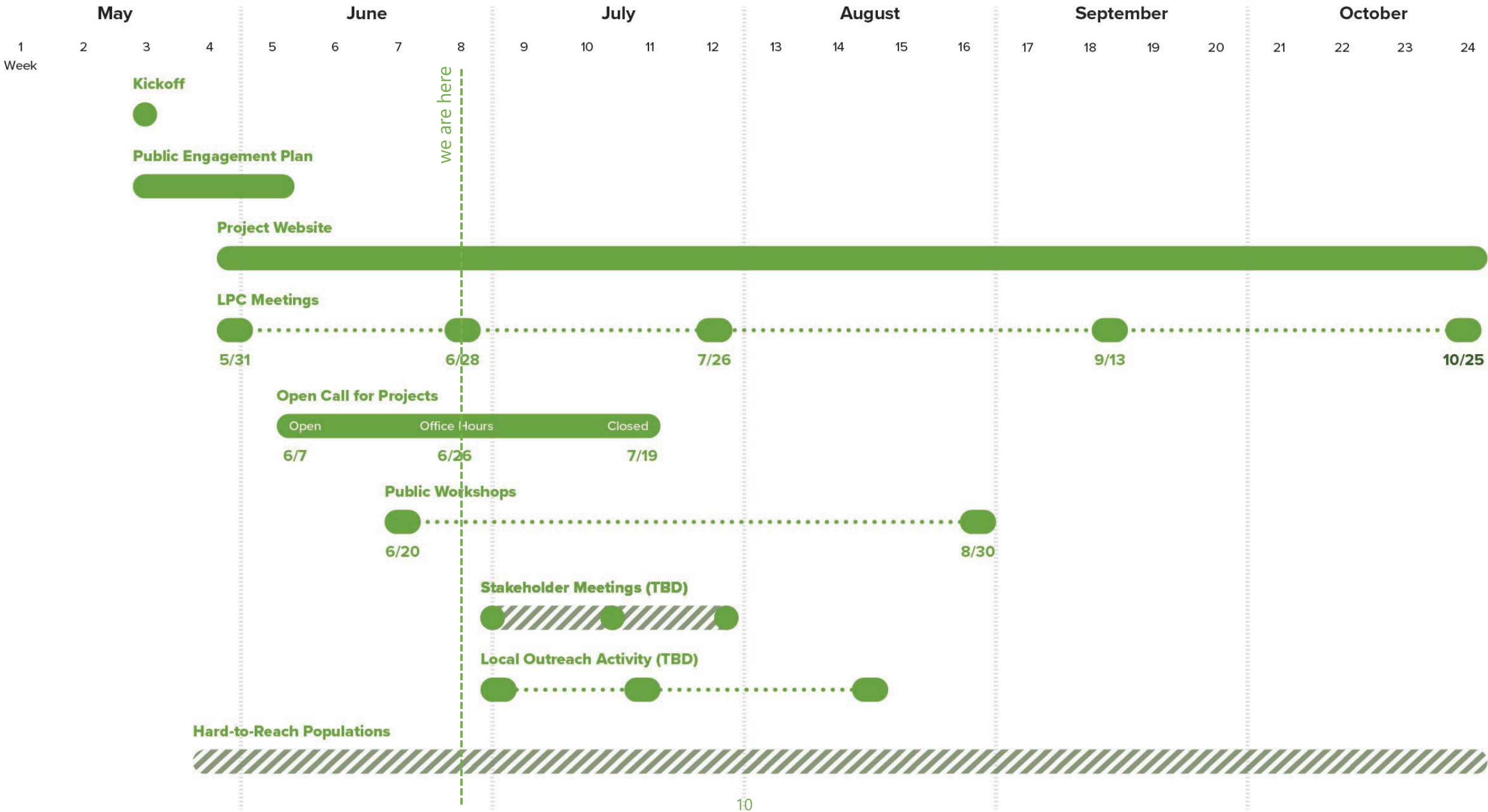
What's been done so far?

- ✓ May 29 – CocksackieNYF.com went live
- ✓ May 31 – LPC Meeting #1
- ✓ June 7 – Open Call for Projects released
- ✓ June 13 – Postcards and flyers printed
- ✓ June 20 – Public Workshop #1
- ✓ June 26 – Office Hours / Technical Assistance session
- ✓ June 28 – Local outreach at farmer's market
- ✓ June 28 – LPC Meeting #2 – **IN PROGRESS**

What's on the horizon?

- July 19 – Open Call for Projects closes
- July 26 – LPC Meeting #3
- August 30 – Public Workshop #2
- September 13 – LPC Meeting #4
- October 25 – LPC Meeting #5

- Schedule local outreach & stakeholder conversations
 - Farmer's Market? (before Open Call closes)
 - Rotary Club? (after LPC #3)
 - Other? Block Party?



Public Workshop #1 Overview

- Opening remarks from Mayor Mark Evans
- NY Forward Overview Presentation
 - Public Q&A
- Breakout Activity
 - Identification of Thoughts, Impacts, and Dreams
 - Comment on the existing vision and goals
 - Potential priority projects
- Table Report Back & Group Discussion

Share Your Vision and Goals for Coxsackie NY Forward!

Some Thoughts:
I COME HERE TO SHOP ALL THE TIME!

I Could Imagine:
THERE COULD BE MORE HOUSING HERE?

The Impact:
HISTORIC PRESERVATION = MORE TOURISM!

Vision:
The Village of Coxsackie is a special waterfront community of historic character, charm, and pride. The village has a rich history and a unique character that sets it apart from other communities in the region. The village has a rich history and a unique character that sets it apart from other communities in the region.

Goals:
- Growing Character
- Historic Preservation
- Open Space and the Hudson River
- Housing Options and Opportunities
- Food and Beverage Centers
- Community: Local, Regional, and National
- Arts & Culture
- Walk and Bike-Friendly
- Technology

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Who was there?

- Mayor Mark Evans
- 25+ Participants
- 14 LPC Members
- Consultant Team
 - BH (Ian)
 - Interboro (Dan, Joe, Natalie)
- DOS (Matt)





09 S River Street

S River Street

05 Reed Street

Betke Blvd

New Street

Mansion Street

Go to the office out!
Can be a restaurant

More places for kids in the winter. Park is good in summer.



CONSULTANTS
BY FERRARI

WE RECEIVED 62 COMMENTS (THOUGHTS, DREAMS & IMPACTS)



5 COMMENTS ADDRESSED PRESENT THOUGHTS ON COXSACKIE



9 COMMENTS ADDRESSED VILLAGE IMPACTS



49 COMMENTS WERE DREAMS FOR THE VILLAGE'S FUTURE



OF THESE DREAMS, WALK AND BIKE-ABILITY WAS THE MOST POPULAR GOAL



WALK AND BIKE-ABILITY COMMENTS:



OPEN SPACE AND ACTIVATION OF THE RIVER WAS ALSO POPULAR



OPEN SPACE AND ACTIVATION OF THE RIVER COMMENTS:



CHANGES TO VILLAGE PARKING WERE ALSO DISCUSSED



CHANGES TO VILLAGE PARKING COMMENTS:



EXPANDED FOOD AND BEVERAGE OPTIONS WERE ALSO PROPOSED



EXPANDED FOOD AND BEVERAGE COMMENTS:



YOUTH CENTERED DREAMS WERE INTRODUCED AS A PRIORITY



YOUTH CENTERED COMMENTS:



14

Betke Blvd

More places for kids in the winter. Park is good but only in summer.

Boat Launch

What did we hear in total?

62

total identified cards (thoughts, dreams, and impacts)

- 12 comments on improving **walk and bike-ability***
- 8 comments on **open space** and **connections to the Hudson River***
- 7 comments on **arts and culture***
- 7 comments on village road improvements
- 6 comments on **food and beverage options***
- 6 comments on parking
- 4 comments on youth centered projects
- 3 comments on ADA accessibility
- 2 comments on **mixed-use historic buildings***
- 1 comment on **historic preservation***
- 1 comment on **housing options and opportunities***
- 0 comments on **resiliency***
- 0 comments on **growing Cocksackie***

What were some key themes that emerged?

Walk and Bike-ability*

- Improved Walkability and Sidewalk Access
- Intersection Safety
- Reed Street Redesign
- Bike Lanes Ideas
- Loops or Trail Ideas

Open Space and Connections to the Hudson River*

- Winter Programming & Activities
- Riverfront Park Amenities
- Cultural programming
- Historic walking tour
- Dog Park

Arts and Culture*

- Cultural Center
- Theater
- Equipment/Rental Center
- Entrepreneur Center

Village Road Improvements

- Improved street lighting and safety
- Improved intersection safety
- ADA accessibility issues with sidewalk and pavement

Food and Beverage Options*

- Fresh Food/Farmers Market
- Downtown Grocery store

Parking

- Improved Parking Spaces
- Additional street parking

Youth Centered Projects

- Kids Center
- Spaces for Kids/Playing

Vision and Goals

Preliminary Downtown Vision (from application)

“The Village of Coxsackie is a quaint waterfront community characterized by a historic, vibrant, compact, and walkable downtown with a beautiful view of the Hudson River. The Village has leveraged its best attributes including the area’s natural beauty, rural nature, and small town feel to create a community where people want to:

LIVE in a safe, walkable, waterfront, historic downtown setting made up of multi-generational families, a dynamic younger generation and new neighbors set against the scenic beauty of the Hudson River.

WORK in a downtown that has a wide variety of commerce ranging from art and cultural venues to hospitality and retail and restaurant support services resulting in a must-see destination that meets the needs of both tourists and residents alike.

PLAY along a revitalized waterfront that provides public access for active and passive recreation opportunities and a wide variety of art and cultural activities offering a unique mix of activities in a scale that is both accessible and affordable.”

Proposed Downtown Vision

“The Village of Coxsackie aims to leverage its natural beauty and historic downtown to create a safe, vibrant, and walkable ‘front porch’ on the Hudson River. Our waterfront community will be a dynamic destination for visitors and a nurturing home for families, offering an abundance of recreation opportunities, art and cultural activities, and a unique mix of housing and retail.”

Preliminary Downtown Goals (from NYF application)

- growing Coxsackie
- historic preservation meets forward progress
- open space and Hudson River
- housing options and opportunities
- food and beverage options
- commercial, retail, mixed-use historic buildings
- arts & culture
- walk and bike-ability
- resiliency

Feedback from workshop...

- growing Coxsackie
- historic preservation meets forward progress
- **open space and Hudson River**
- housing options and opportunities
- **food and beverage options**
- **commercial, retail, mixed-use historic buildings**
- **arts & culture**
- **walk and bike-ability + road and parking improvements + ADA accessibility**
- resiliency
- + **focus on the needs of youth**

Proposed Goals

- leverage open space and Hudson River to provide abundance of recreation opportunities for residents and visitors of all ages
- support local food & beverage and commerce to reactivate the historic downtown buildings
- develop local arts & cultural activities
- improve accessibility and safety for pedestrians and bicyclists on public roads and sidewalks
- ensure the future of Coxsackie by integrating the needs of youth
- provide greater housing options and affordability to grow the full-time community

Downtown Profile & Assessment

Downtown Profile and Assessment

- Will provide a clear, concise, and compelling narrative that articulates the story of the region and the downtown area.
- Will allow the reader to understand why this downtown will benefit from the NYF program and provide a logical basis for the projects recommended for NYF funding.
- Will give the reader a sense of the downtown – its unique characteristics, strengths, and challenges.
- Is not intended to provide a comprehensive technical description of the downtown, but rather a summary of the demographics, market conditions, and other characteristics to ensure that the project proposals included in the SIP are realistic and appropriate.
- Will provide some analysis and highlight any relevant key factors or trends.

Downtown Profile and Assessment

Proposed Headings:

1. Overview
2. Socioeconomic conditions
3. Physical planning context
4. Opportunities, challenges & recommendations

1. Overview

Proposed Sub-headings:

- i. Study Area & Context
- ii. History & Trajectory
- iii. Recent Plans & Investments

Study Area & Context



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300ft N

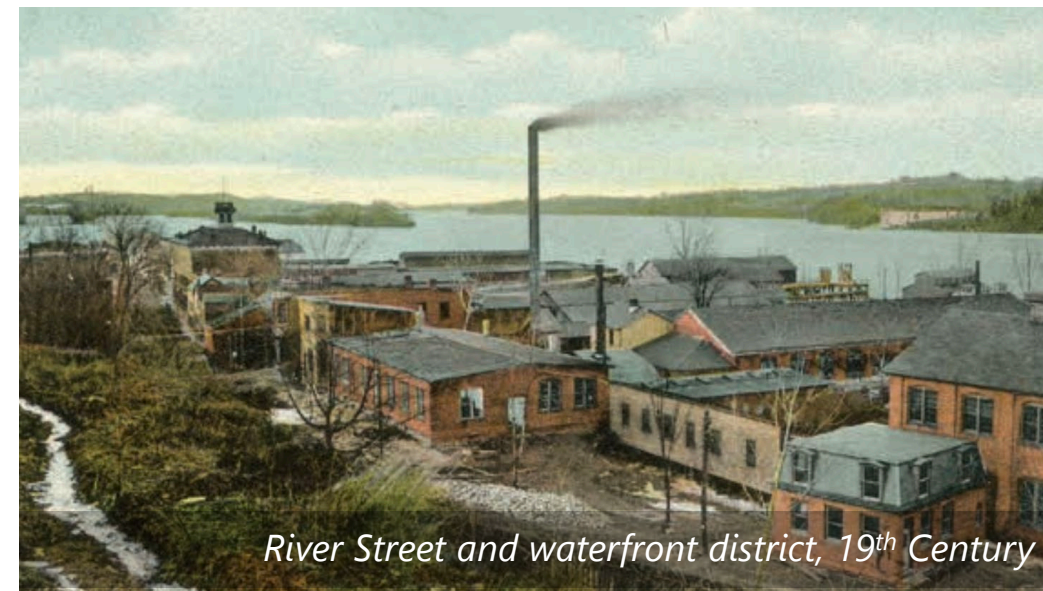
Study Area & Context

- Situating the NYF area within the Village, Town, County and Hudson Valley region
- Quick facts:
 - the Village of Coxsackie covers roughly 2.17 square miles
 - Village population is 2,746
 - serviced directly by Thruway exit 21B
 - Rip Van Winkle bridge provides access to Hudson, including Amtrak station
 - easy access north to Albany and southwest to the Catskills



History & Trajectory

- Initial settlement in 17th century via English land “patent”
- Modest post-Revolutionary growth beginning in 1784
- Erie Canal limited relevance of Coxsackie for trade in early 19th century despite location near multiple turnpikes
- Growth of local agricultural production and brick-making spurred significant waterfront industrial development thru the mid-19th century
- Village incorporated in 1867
- West Shore railroad laid thru Village in 1882, contributing to decline of river-based shipping
- Little new development since 1880’s leaves a largely intact historic commercial core
- Reed Street National Historic District listed in 1980



River Street and waterfront district, 19th Century



Reed St, 1980

History & Trajectory

- Waterfront transition from post-industrial to scenic and recreational amenity for residents and visitors
- Recent momentum with new retail businesses, architectural restorations, and new real estate developments:
 - Major renovation of Riverside Park provides first-class passive and active recreation opportunities on the waterfront
 - Major new hotel and event space provides unprecedented capacity to host wide range of visitors
 - New businesses on Reed St provide solid base of retail activation for continued revitalization



almost-completed Newbury Hotel



recently-renovated Riverside Park entry

Recent Plans and Investments

- Recent Plans:
 - Comprehensive Economic Development Plan – Greene County - 2007
 - Water Dependent Use Inventory and Assessment – Greene County – 2008
 - DMA 2000 Flood Hazard Mitigation Plan – Greene County – 2009
 - Harbor Management Plan
 - Village of Coxsackie Zoning Ordinance – 2021
 - Local Waterfront Revitalization Plan (LWRP) – **under development**
- Recent Investments:
 - \$19.5 million in private investment in the NYF area, plus another \$25 million nearby
 - \$27.9 million in public investment completed or ongoing

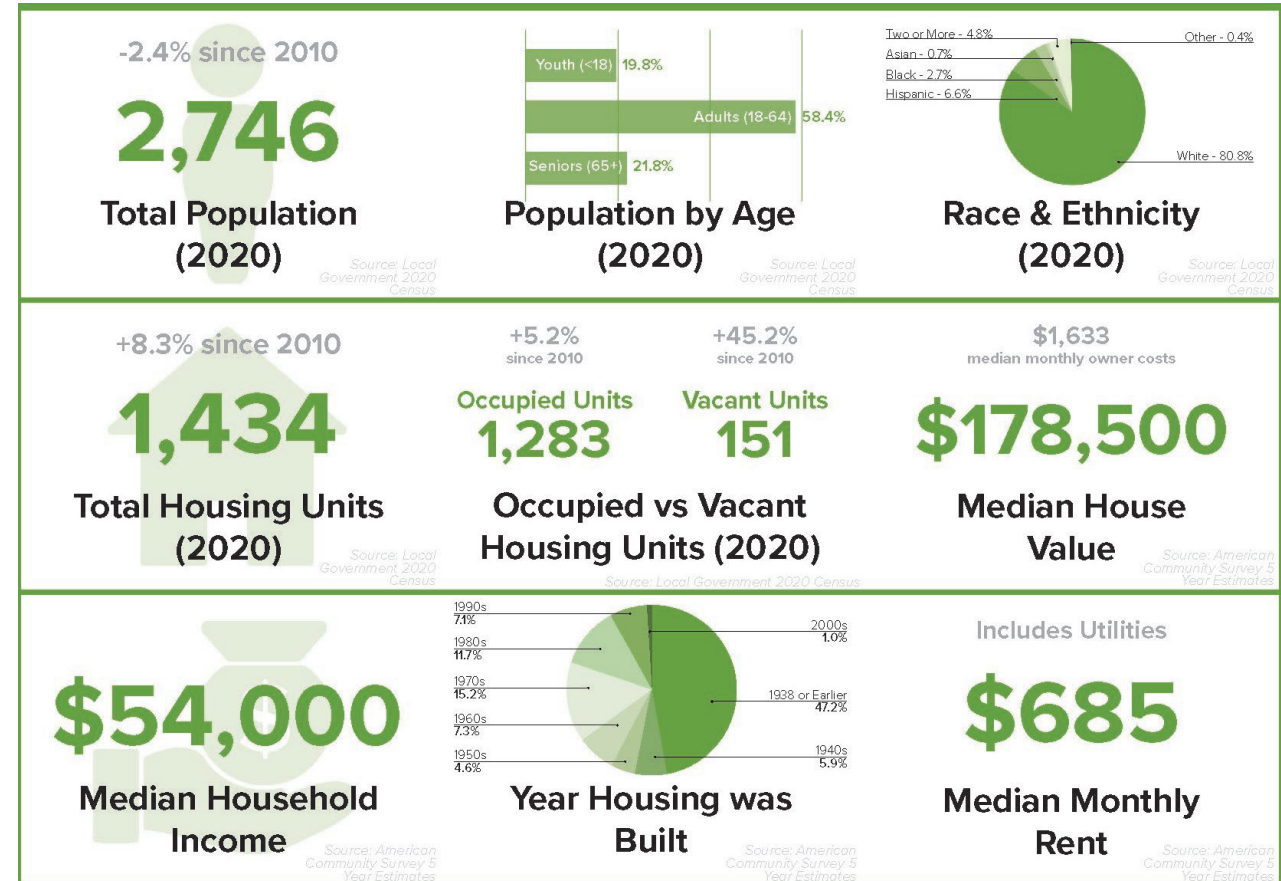
2. Socio-Economic Conditions

Proposed Sub-headings:

- i. Population & Demographics
- ii. Employment & Commuting Profile
- iii. Real Estate Market Assessment

Population & Demographics

- Population overall has been slowly declining over the last decade (-2.4%).
- But the population aged 20-34 (+2.3%) and over 55 (+52%) has actually been increasing.
- Wholesale trade, transportation, and warehousing make up a majority of jobs in the Village (53.2%)



Employment & Commuting Profile

- daytime population net loss, i.e. more people live in the Village and work elsewhere
- local employment centers in Greene County include the correctional facilities, and various warehouses and business parks
- nearest major employment center is Albany metro



Where Village Workers Live, 2020

Geography	% Share
Coxsackie, town	36%
All Other Locations	64%

Where Village Residents Work, 2020

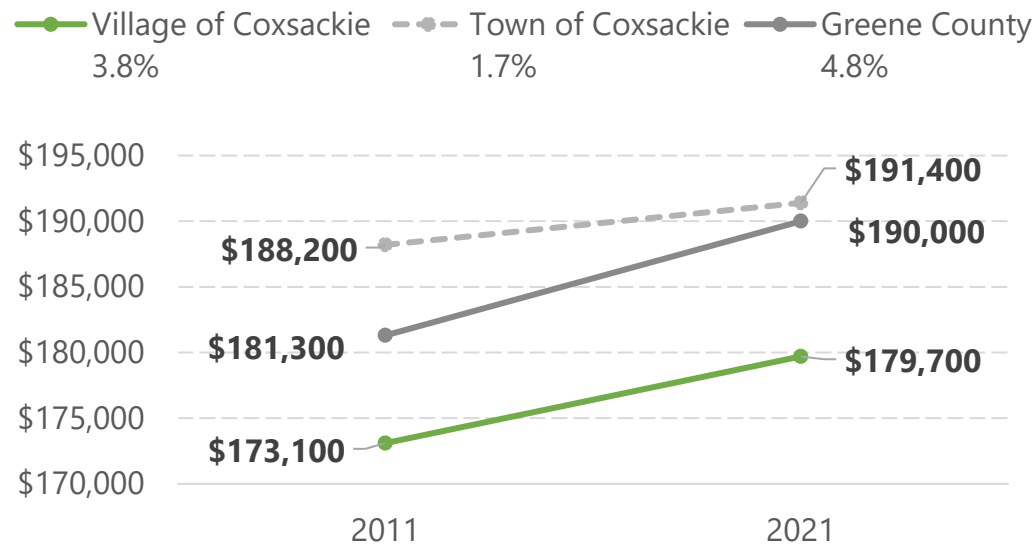
Geography	% Share
Coxsackie, town	21%
Albany, city	12%
All Other Locations	67%

Source: OnTheMap 2023

Real Estate Market Assessment

- significant increase in home value, especially since pandemic

Median Home Values, 2011 - 2021

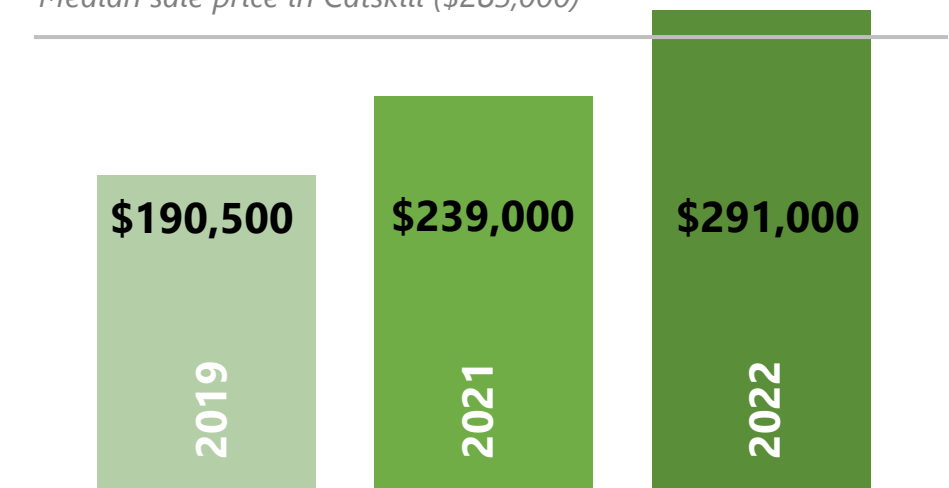


Source: U.S. Census ACS: DP04 5-Year estimate

Median Sale Price of Single-Family Home, 2019-2022

Median sale price in Athens (\$329,500)

Median sale price in Catskill (\$285,000)

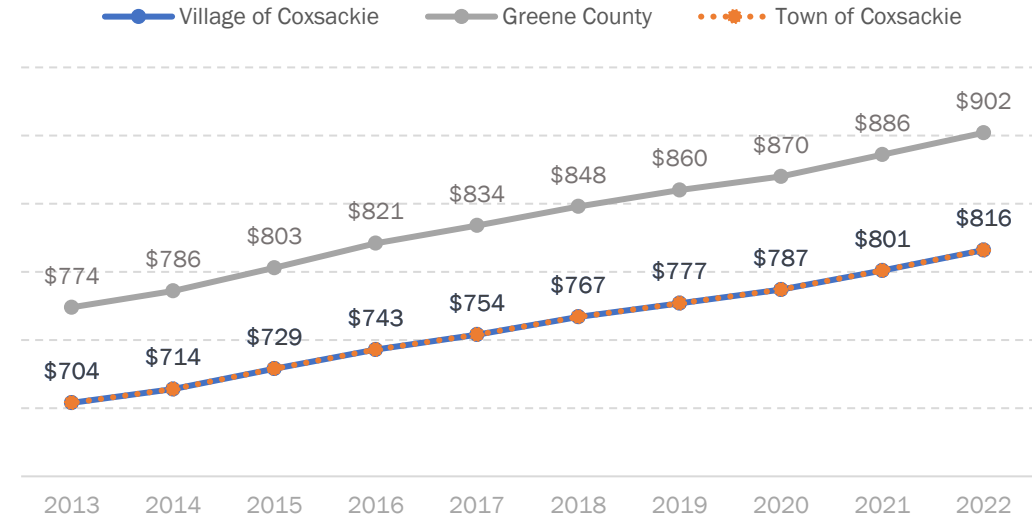


Source: Columbia Greene Board of Realtors

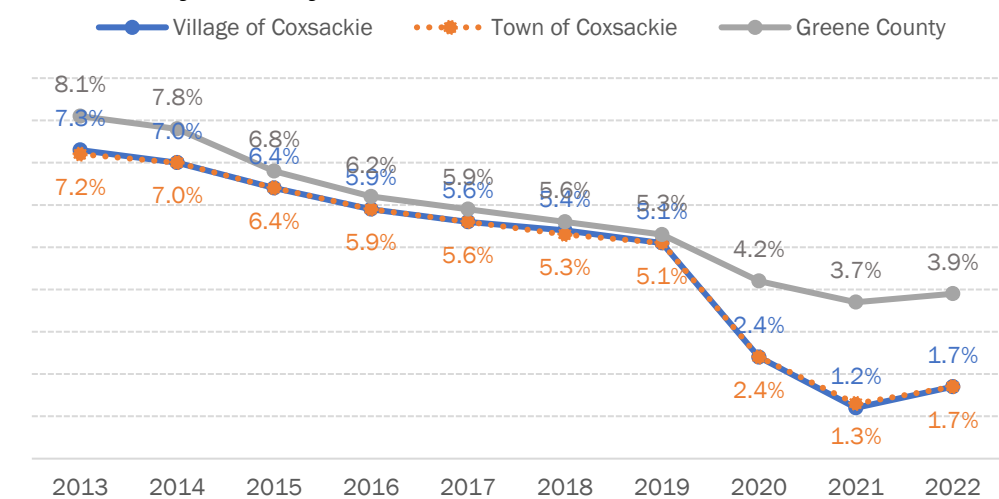
Real Estate Market Assessment

- steady increase in asking rent over the last decade
- significant contraction of available units during/after the pandemic

Multifamily Asking Rent per Unit, 2013 - 2022



Multifamily Vacancy Rate, 2013 - 2022



Multifamily Inventory, 2022

Geography	Number of Buildings	Inventory SF	Inventory Units
Village of Coxsackie	11	217,445	219
Town of Coxsackie	12	374,657	230
Greene County	118	2,032,860	1,612

Source: CoStar (2023)

Source: CoStar 2023

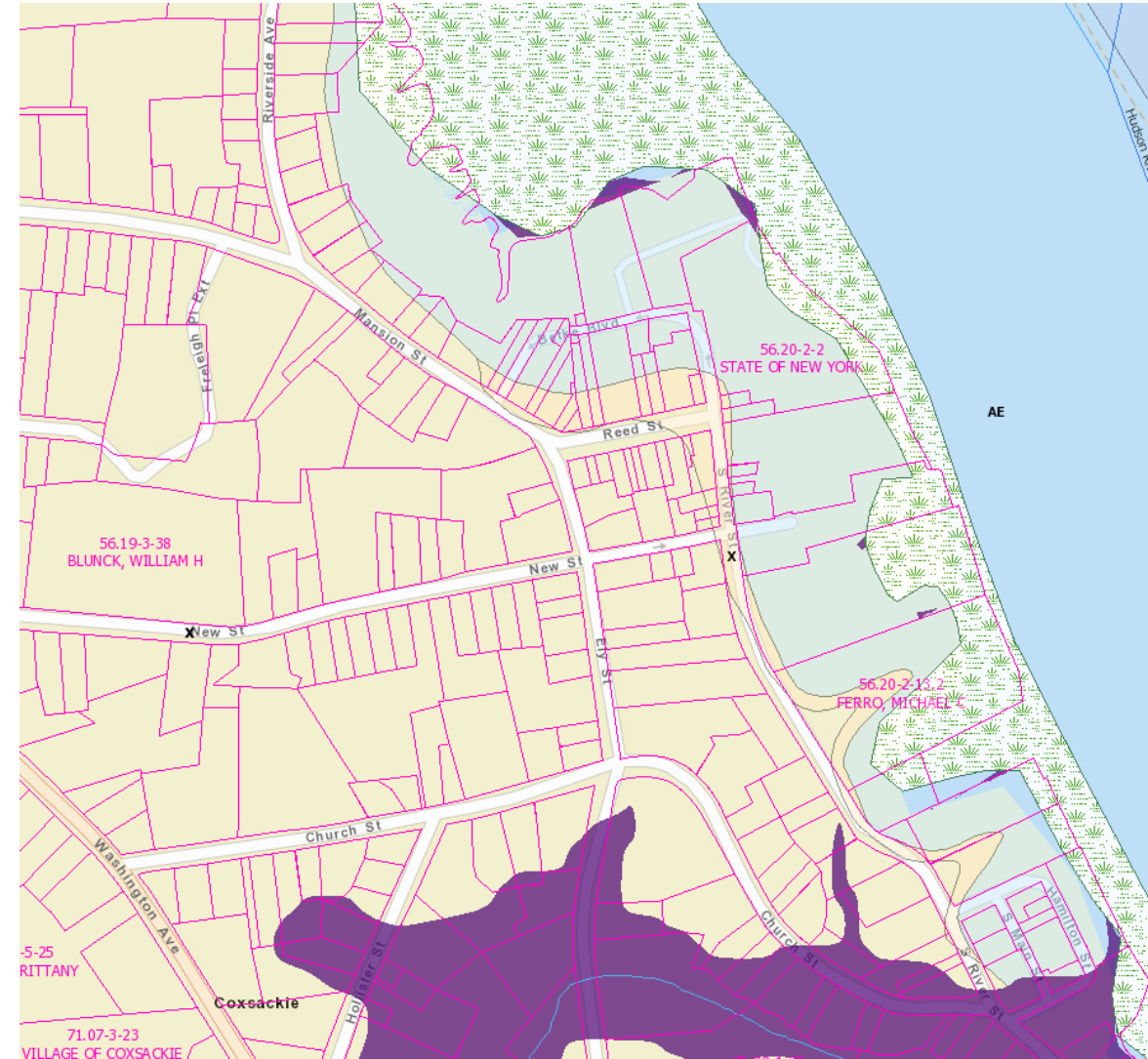
3. Physical planning context

Proposed Sub-headings:

- i. Geography & Ecology
- ii. Architecture & Urban Form
- iii. Streets, Circulation & Parking
- iv. Parks & Open Space
- v. Land Use & Zoning

Geography & Ecology

- the Coxsackie downtown is defined by a small flat landing on the Hudson River, with a steep slope to the west
- flooding is a key resilience challenge, especially with sea level rise
- significant areas of mapped wetlands along the waterfront
- some stream buffer land just to the south



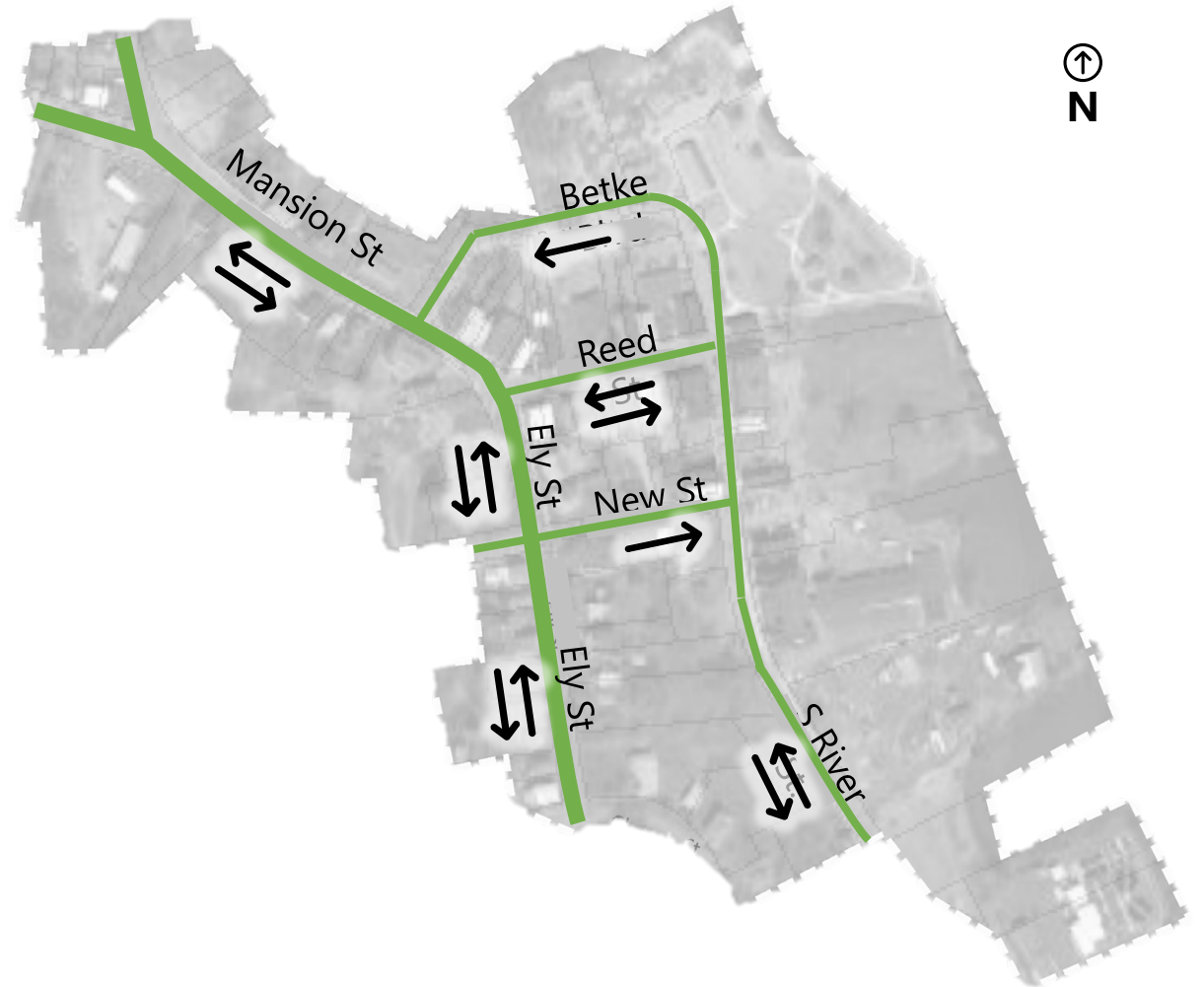
Architecture & Urban Form

- dense urban street wall typology concentrated on single block of Reed St, with a more open form elsewhere
- mixed-use neighborhood characterized by two to three story commercial buildings from the mid-nineteenth century, primarily Italianate style
- exceptions include three federal style residences and a mid-century modernist post office



Streets, Circulation & Parking

- recent public investment along S. River Street includes ADA accessible sidewalks and crosswalks, and safe connections to Riverside Park
- parking is primarily street parking, with some concentrations of off-street parking at Patrick Henry's / The Wire and Riverside Park
- zoning requires 2 parking spots for every residential unit...**confirm?**



Parks & Open Space

- Public open space is concentrated at Riverside Park, a large, waterfront park that features:
 - a large picnic pavilion
 - multiple walking paths,
 - public boat slips
 - kayak launches
 - fishing areas, birdwatching
 - playground and picnic areas



Land Use & Zoning

Village Center

- variety of uses, including retail sales and services, restaurants and offices, among others

Waterfront Development

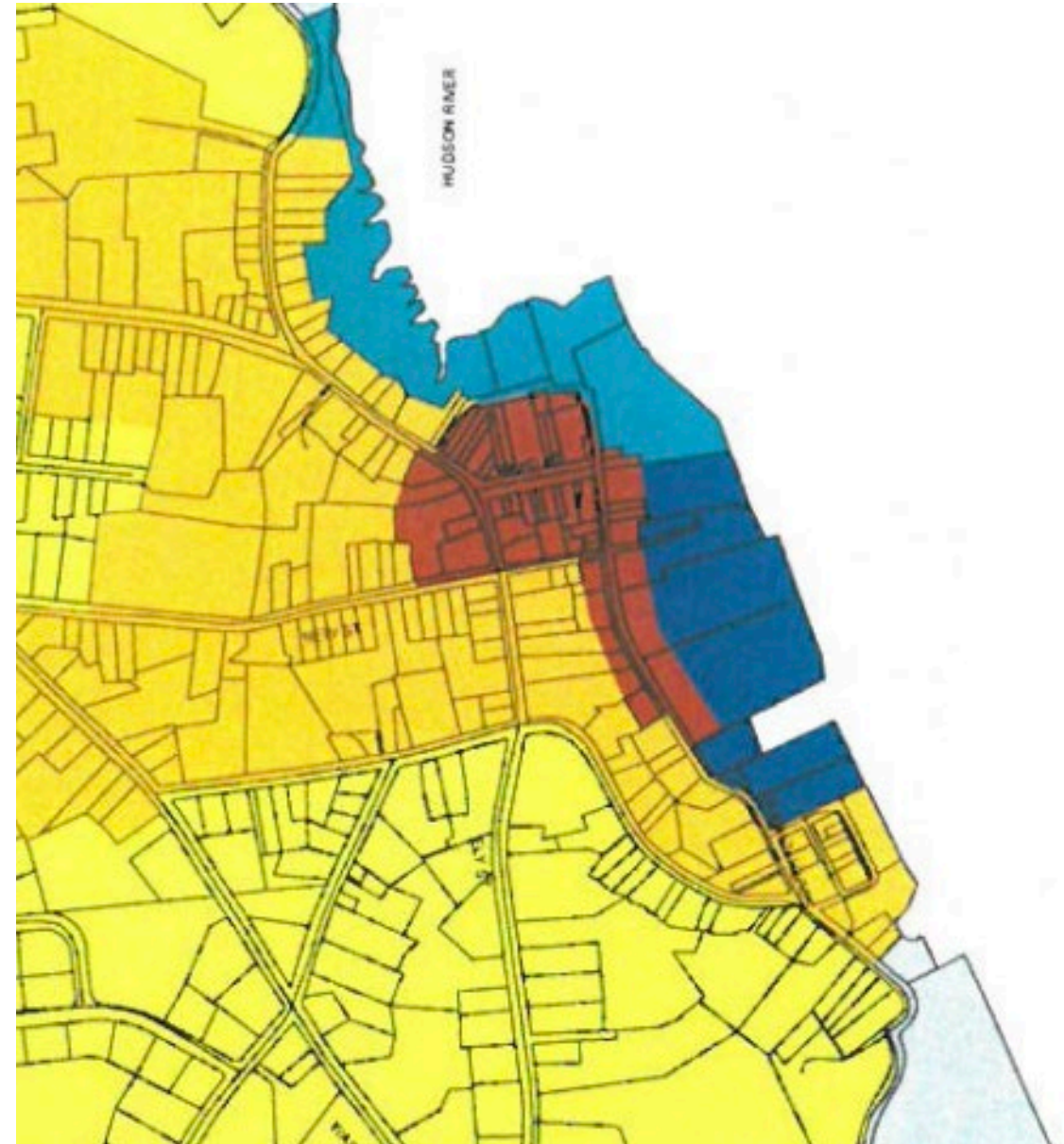
- business, residential and recreational uses which will generally benefit from and enhance the unique aesthetic of the waterfront areas

Mixed Residential

- attached or detached single-family, two-family and multifamily dwelling and limited commercial and institutional uses

Waterfront Recreation

- protect the waterfront and allow for low-impact water-dependent and water-related recreational uses



4. Opportunities, Challenges & Recommendations

Proposed Sub-headings:

- i. Observations
- ii. Recommendations

Observations

Opportunities

1. fully leveraging the value of the waterfront
2. building on existing revitalization momentum
3. capitalizing on remote work trends to bolster working age population

Challenges

1. aging streets and sidewalk infrastructure that privileges the automobile
2. lack of housing density required to support sustained vibrant retail activity
3. inadequate digital infrastructure (cell service, internet speed)

Recommendations

- this section will present specific revitalization strategies
- roughly 2-4 for each goal
- based on the vision statement, goals, challenges & opportunities
- will be high-level, pointing to policy rather than projects



Local Planning Committee Q&A

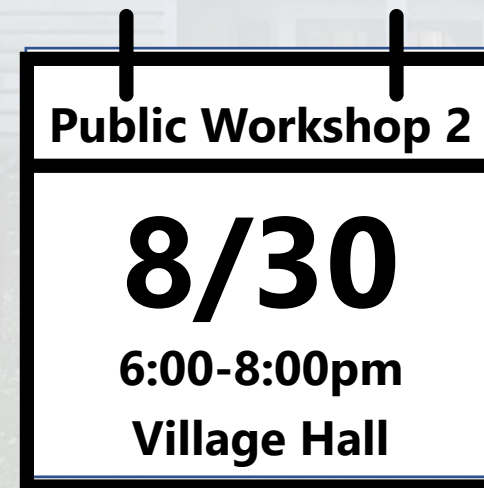
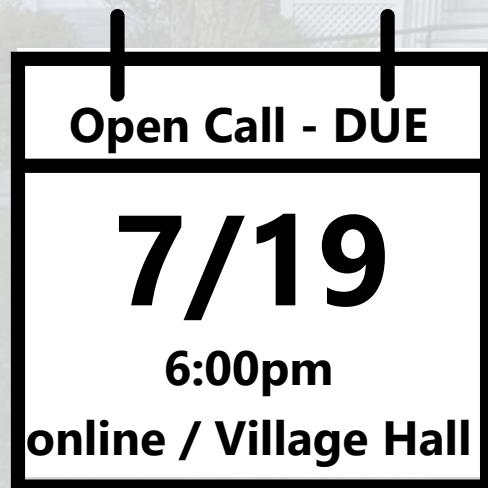
Public Comment

please submit comments to

CoxsackieNYF@gmail.com

Next steps

- ✓ Continue to support Project Sponsors working toward 7/19 due date
- ✓ Schedule Stakeholder Meeting with Rotary Club
- ✓ Do a local outreach activity
- ✓ Begin preparing for LPC Meeting 3 and Public Workshop 2
- ✓ Develop revitalization strategies based on agreed vision and goals



Closing Remarks

Mayor Mark Evans



LIBRARY

Thank you!