





**Town of Coeymans Comprehensive Plan**

**Town of Coeymans  
Draft Comprehensive Plan**

Laberge Group Public Hearing Presentation  
July 11, 2006

**Town of Coeymans Comprehensive Plan**

**Laberge Group**


Benjamin H. Syden, A.I.C.P., E.D.P.  
Director in Charge

Nicole Allen, A.I.C.P.  
Senior Planner

Anjali Malhotra  
Planner

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**Town of Coeymans Comprehensive Plan**




**Presentation Outline**

- Introductions
- Overview of Planning Process To-Date
- Goals & Strategies for Coeymans
- Technical Recommendations
- Action Matrix
- What's next?

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**Town of Coeymans Comprehensive Plan**




**Overview of Planning Process**

The foundation of a good Comprehensive Plan is the incorporation of public input early and often throughout the Plan's development.

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**Town of Coeymans Comprehensive Plan**



**Why Prepare a Comprehensive Plan?**

- To Establish a Community Vision.
- To Understand your Assets and Liabilities.
- To Protect Important Resources.
- To Improve Economic Conditions.
- To Provide Direction to Governmental Agencies.
- To Improve Access to Financial & Technical Assistance.

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**Comprehensive Plan Development Process**

Phase I	Project Initiation
Phase II	Issue Identification, Data Gathering & Analysis
Phase III	Develop Goals & Recommendations
Phase IV	Draft Comprehensive Plan

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**Town of Coeymans Comprehensive Plan**

**Tasks Accomplished to Date**

- Advisory Committee Meetings
- Profile of Existing Conditions
- Stakeholder Interviews
- Asset and Liability Workshop
- Image Assessment Survey
- Issue Roundtable Visioning Exercise # 1
- Issue Roundtable Visioning Exercise # 2
- Resident Survey
- Development of Goals & Strategies
- Technical Recommendations

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**Next Steps**


- Public Hearing (July 2006)
- Preparation of Final Comprehensive Plan (July 2006)
- SEQRA Review (August 2006)
- Plan Adoption (August 2006)

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**Stakeholder Interviews**

- In-person interviews with individuals & groups identified by Town.
- Provided guidance on specific Town issues:
  - Environmental concerns
  - Infrastructure
  - Traffic issues
  - Historic preservation
  - Recreational resources




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**Asset & Liability Workshop**


**Top 5 Assets:**

1. Scenic & Natural Resources
2. Regional Location/Proximity
3. History
4. Potential
5. Small Town/Quality of Life



**Top 5 Liabilities:**

1. Proposed Landfill
2. Poor Physical Appearance
3. Poor Self-perception
4. Lack of Planning/Vision
5. Lack of Cooperation between Village & Town



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**Town of Coeymans Comprehensive Plan**

**Image Assessment Survey**


Aim: To ensure that the Comprehensive Plan is unique to Coeymans and to illustrate future types of development to be avoided and/or encouraged.

**Methodology:**

- Eight categories (commercial, housing, open space & recreation, parking lots, pedestrian realm, signs, streetscape, and waterfront)
- Rate each slide on a scale of -3 to +3

**Analysis (3-Step Process):**

- Average score of each individual category
- Highest and lowest scores in each category
- Detailed overview of each category

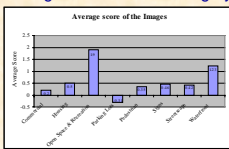


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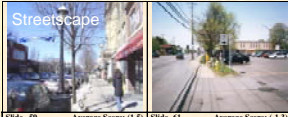
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**Analysis**

Average score of each category




**Streetscape**



Slide 59 Average Score: (1.5) Slide 41 Average Score: (-1.3)

**Waterfront**




Slide 20 Average Score: (2.8) Slide 48 Average Score: (0.2)

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**Positive Images:**

- Open Space & Recreation.
- Waterfront.
- Pedestrian elements.
- Commercial properties with a balanced built environment.
- Commercial properties with proportional small to mid-size signage.
- Parking areas with an abundance of green space.
- Housing (single-family, town houses, pleasing landscape).




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**Negative Images:**

- Parking with excessive asphalt.
- Overhead utility wires.
- Poorly maintained façades.
- Lack of proper streetscape elements.
- Cluttered & very large signage.
- Disorderly strip mall development.
- Lack of landscaping.



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**Roundtable Visioning #1**

**Focus Topics:**

1. **Environment** - Solutions: Protection of natural, open space, scenic & agricultural resources.
2. **Housing** - Solutions: Identified location of future housing, type, design, and connectivity to neighborhoods.
3. **Economic Development** - Solutions: Identified location of future commercial development & marketing needs.
4. **Transportation** - Solutions: Pedestrian, bike safety, traffic volume, speed & access recommendations.

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**Roundtable Visioning #2**

**Focus Topics:**


1. **Municipal Services** - Solutions: Police, fire, sewer, water highway, youth & senior service recommendations.
2. **Land Use Policies & Regulations** - Solutions: Suggestions provided to update zoning & other local policies.
3. **Parks & Recreation** - Solutions: Improvements and/or expansion of parks & recreational resources identified.
4. **Cultural & Historic Resources** - Solutions: Preserve, enhance & promote local cultural & historical resources.

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**Resident Survey**

Survey provided specific information from the Town's residents on current growth trends, municipal services and current community resources.



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**Town of Coeymans Comprehensive Plan**

**Goals Development...**

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**Town of Coeymans Comprehensive Plan** **What is a goal?**

**A goal is a general statement of a future condition which is considered desirable for the community; it is an end towards which actions are aimed.**

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**Town of Coeymans Comprehensive Plan** **What is a strategy?**

**A strategy is a specific proposal to do something that relates directly to accomplishing the goal; it identifies the how, where, and amount to be done.**

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**Town of Coeymans Comprehensive Plan**

**Goals & Strategies were developed for each of the following:**

- Land Use & Zoning
- Natural Resources
- Economic Development
- Housing
- Historical & Cultural Resources
- Municipal & Community Services
- Recreational Resources
- Transportation
- Government Administration & Policies

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**Town of Coeymans Comprehensive Plan** **Land Use & Zoning**



**Goals:**

- Preserve and enhance rural character while balancing a mix of land uses.
- Encourage development with minimal negative impacts.
- Protect visual character.

**Strategies:**

- Modify & update the Zoning Ordinance.
- Create Architectural Design & Signage Guidelines.
- Stronger Site Plan Review Regulations.
- Establish Performance Standards.
- Preserve agricultural lands.

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**Town of Coeymans Comprehensive Plan** **Natural Resources**



**Goals:**

- Preserve environmentally sensitive lands.
- Preserve & protect water bodies.
- Preserve & protect unique scenic resources.

**Strategies:**

- Reinstate the Environmental Conservation Board.
- Inventory Town-wide natural resources.
- Groundwater & Wellhead Protection Law.
- Permanently protect sensitive lands (acquisition and/or conservation easements).

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**Town of Coeymans Comprehensive Plan** **Economic Development**

**Goals:**

- Develop a vital business-friendly environment.
- Expand & stabilize the Town's tax base.
- Expand available Town-wide goods & services.
- Develop tourism resources.

**Strategies:**

- Promote Town's identity as a "Hudson River Community".
- Acquire properties in tax default.
- Create a Grant/Loan Program for commercial façade improvements.
- Develop an entrepreneur assistance program.
- Develop tourism brochure.



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**Town of Coeymans Comprehensive Plan** **Housing**




**Goals:**



- Provide a balanced blend of housing types & price ranges.
- Preserve & enhance existing residential neighborhoods.

**Strategies:**

- Establish a housing rehabilitation program.
- Develop pro-active neighborhood associations.
- Encourage Senior (55+) housing opportunities.
- Adopt a Residential Occupancy Permit Law.

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**Town of Coeymans Comprehensive Plan** **Historic & Cultural Resources**

**Goals:**

- Preserve and enhance historical/cultural resources for current residents and future generations.

**Strategies:**

- Designate Historic Districts where concentrated historic resources exist.
- Adopt a Historic Preservation Law.
- Create a Historic Preservation Committee.
- Complete a Historic Resources Survey.
- Develop heritage tourism resources.

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**Town of Coeymans Comprehensive Plan** **Municipal & Community Services**




**Goals:**

- Promote inter & intra-municipal cooperation.
- Continue to provide high quality public services.
- Expand public infrastructure to meet the needs of residents.
- Provide public facilities that meet the needs of residents.

**Strategies:**

- Adopt a Capital Improvement Plan (CIP).
- Investigate the need to expand water/sewer infrastructure.
- Investigate developing a combined Community/Senior Center.
- Develop a transfer station.

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**Town of Coeymans Comprehensive Plan** **Recreational Resources**




**Goals:**


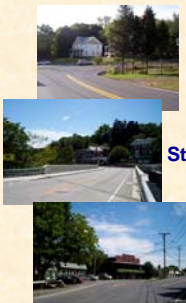
- Develop a park & recreation system.
- Promote recreational activities in waterfront areas.
- Improve accessibility to parks & passive recreational areas.

**Strategies:**

- Develop an Open Space & Recreation Plan.
- Develop a Park Maintenance Program.
- Develop a Recreational Trail Plan.
- Improve Joralemon Park as a year-round recreational facility.
- Expand recreational opportunities at Coeymans Landing Park.

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**Town of Coeymans Comprehensive Plan** **Transportation**

**Goals:**


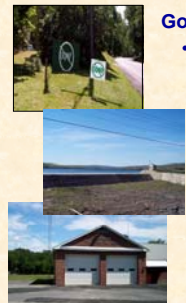
- Foster a safe & efficient transportation network throughout the Town.
- Enhance mobility & accessibility throughout the Town.

**Strategies:**

- Develop a standard for new roads.
- Develop driveway access design standards.
- Accommodate bicycle & pedestrian traffic.
- Install traffic calming devices.
- Expand senior transportation services.

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**Town of Coeymans Comprehensive Plan** **Government Administration & Policies**

**Goals:**

- Promote government action and policies designed to protect the quality of life in Coeymans and the health, safety and welfare of the Town's residents.

**Strategies:**

- Continue to prohibit proposed ANSWERS Landfill.
- Encourage development on vacant parcels with available infrastructure.
- Adopt Development Impact Fees.
- Enforce the building code.
- Develop a program to enhance the Town's aesthetics.

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**Technical Recommendations...**

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**Town of Coeymans Comprehensive Plan** **Technical Recommendations**

**Consolidate Zoning Districts :**

**Existing Districts:**

General Business	B-1
Planned Commercial	C-1PN
Planned Commercial	C-1PS
Community Facility	CF-1
Community Facility	CF-2
Industrial	I-1
Industrial	I-2
Planned Industrial	I-3P
Industrial Buffer	I-B
Single Family Residential	R-1
Single & Two Family Residence	R-2
Multi-Family Residence	R-3
Planned Residential	R-4P
Residential & Agricultural	R-A
Residential-Agricultural Limited	

**Recommended Districts:**

Agricultural Preservation	AP
Residential Low-Density	RL
Riverfront Community	RC
Commercial Transitional	CT
Industrial General	IG

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**Action Matrix...**

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**Town of Coeymans Comprehensive Plan** **Action Matrix**

Goals and Strategies	Time Frame	Responsible Party	Possible Funding Source
<b>Land Use &amp; Zoning Goals and Strategies</b>			
LZ 1.1	S/O	Town	NYSDOS-QC
LZ 1.2	M	Town	NYSDOS-CLG
LZ 1.3	S/O	Town	Local
LZ 1.4	S	Town	NYSDOS-QC CDRG-TA
LZ 1.5	M/O	Town	Local
LZ 1.6	M	Town	NYSDOS-QC
LZ 1.7	S/O	Town	NYSDOS-QC

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**Town of Coeymans Comprehensive Plan**

**What's next...**

- Finalize Comprehensive Plan (July 2006)
- SEQRA Review & Plan Adoption (August 2006)
- Update Zoning & Land Use Regulations (July 2006 - December 2006)
- Economic Development Corridor Study (August 2006 - November 2006)

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**Thank You!**

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