



TOWN OF COEYMANS

COMPREHENSIVE PLAN AMENDMENT APPENDICES



Engineering and Land Surveying, P.C.



APPENDICES

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APPENDIX A
EXISTING CONDITIONS SUPPLEMENT



Existing Conditions Supplement

Overview

In July 2020, the Town of Coeymans kicked-off a targeted update to its 2006 Comprehensive Plan to reflect the current needs, opportunities, and vision for the community. Prior to the initiation of the Comprehensive Plan Update process, the Town completed an analysis of existing conditions. This included the preparation of a community profile by the Capital District Regional Planning Commission (CDRPC) and a Natural Resources Inventory (NRI) prepared by the Town of Coeymans Conservation Advisory Council. To build on these efforts, the project team (MJ Engineering) developed an existing conditions supplement which included a review of the Town and Village wastewater and drinking water systems. The purpose of this review was to gain a better understanding of the current and future needs of the Town from an infrastructure perspective. The information presented in this report was gathered through key stakeholder interviews with Town staff from the Wastewater Treatment Plan and Village of Ravena staff from the Water Department in August 2020. Following is a summary of existing conditions and maintenance needs for the water and wastewater systems in Coeymans.

Water Infrastructure

The majority of the Town obtains its water supply through privately owned individual wells while the more highly populated sections of the Town, bordering the Village of Ravena, obtain water through an agreement with the Village. Sections of the Town running south from Ravena to the Albany-Greene County line, along NYS Route 9W, receive Village water as do Town residents bordering Route 9W heading north up to and including the Ravena Coeymans High School. Other sections of the Town located to the east of the Village and extending from the Village to the Hudson River and bordering both NYS Routes 143 and 144 are also connected to the Village system.

Through a unique agreement with the Village, all water lines within the Town served by the Village system are maintained by the Village of Ravena.

Approximately, 400+ Town residences are currently served by the Village water system. Through the existing agreement, water from the Village is made available for residential and commercial users. Village water however is not available for industrial users unless approved by the Village board. Currently the two principal industrial facilities within the Town, the LaFarge cement plant and Caver Industries in the Coeymans Industrial Park rely principally on private wells for their industrial water supply requirements. LaFarge currently has a 3" water line solely for domestic use.

Individual residential customers within the Town are billed semi-annually, directly, by the Town. Only commercial users are metered. The current fee for residential users in the Town is \$187 every six (6) months. Metering should also be installed at all residential connections, both within the Village and the Town, to reduce system demand and similarly to reduce inflow into the sewer collection system and wastewater treatment plant.

Currently the Village treats and produces between 400,000 to 500,000 gallons of water per day (GPD) for all Town and Village users at the Ravena water treatment plant (WTP). The WTP is located at 42

Skyview Drive at the western edge of the Village. The Village through an existing agreement with the City of Albany has rights for up to 3 million gallons per day (MGD) of water from the City's Alcove



Town of Coeymans Comprehensive Plan Update

Reservoir located at the western edge of the Town. Water directed to the WTP is first collected from an intake structure on the Hannacroix Creek and conveyed through a seven (7) mile 12" transmission main to a pump station on Moxley Street in the Village and then to two raw water reservoirs located immediately adjacent to the WTP. The WTP is a conventional water treatment facility providing flocculation, sedimentation, filtration, and disinfection. The treated water is then pumped to two storage tanks located adjacent to the WTP.

The WTP is currently rated at 1.2 million gallons per day (MGD). Improvements to the existing sedimentation basin, expected to occur in 2021, will conceivably permit an increase in treatment capacity. As the current daily production rate is less than half of the rated capacity of the WTP, expansion of the water system to serve new customers and adjacent areas within the Town is possible.

The WTP and existing twenty-six (26) mile water transmission and distribution system is well run and maintained by the Village. Modifications and improvements to the plant are continually being made to the WTP to maintain system performance and ensure the treated water is fully in compliance with NYSDOH and USEPA standards. Through a 4.2 million dollar grant recently received by the Village, improvements are proposed to both the transmission/distribution system and the water treatment plant. Modifications to the intake structure on the Hannacroix Creek are currently underway as are improvements to the distribution mains on Main Street in the Village to improve flow and system reliability.

Through the new water storage tanks, adequate pressure is maintained throughout the system solely by gravity. No pump stations are required to convey the finished water. A 300,000 gallon tank provides water to the high service area while a 475,000 gallon tank serves the low service area. The Town districts served by the Village are all located in the low service area. System pressures measured at the Ravena Coeymans High School, the most distant point in the system, range between 100 to 120 PSI with corresponding flows of 600 to 1,000 gallons per minute (GPM).

Wastewater Infrastructure

The Town operates and maintains an activated sludge sewage treatment facility located off of NYS Route 144 is adjacent to the Hudson River in the southeast corner of the Town. The wastewater treatment plant (WWTP) provides sewage treatment for Town residents located principally in the in the Hamlet of Coeymans as well as for the entire Village of Ravena. Approximately 1,600 residences are served by the system plus industrial and commercial users. The majority of residences, 1,200, are located within the Village with the remaining 400 in the Town. Although the plant is owned and operated by the Town the Village provides for 75% of the operating expense of the facility with the Town providing the remaining 25%.

The WWTP and sewer collection system were constructed during the early 1970's. The system is in relatively good condition. Through a \$3,000,000 grant from the NYS Environmental Facilities Corporation improvements were recently made to the WWTP including the installation of new digesters, a screw press for sludge dewatering, and rehabilitation to the six-million-gallon overflow lagoon. A new 15" transmission line was also installed, commencing at the intersection of Westerlo Street and Main Avenue at the Ravena Coeymans Town line and running directly to the treatment facility. Additional improvements are still required to upgrade the sewer collection system and the physical condition of the WWTP.



Town of Coeymans Comprehensive Plan Update

On average, the plant currently processes 400,000 to 500,000 gallons per day. The influent to the plant can increase dramatically during storm events ranging anywhere from 2 to 3 million gallons per day (GPD). Inflow and infiltration (I&I) greatly increase the flow both from issues with the existing sewer collection piping network and manholes as well as from sump pumps in individual residences that discharge illegally into the collection system. Rehabilitation of manholes and slip lining of sections of the collection system is being considered to reduce I&I. The entire collection system is made up of Transite, asbestos-cement pipe.

The WWTP is currently rated at 0.82 MGD although certain components specifically the aeration units and the clarifiers are capable of treating 1.25 MGD and 2.0 MGD of wastewater respectively. To accommodate excessive flows during storm or rainfall events, a wet weather mode of operation is employed at the facility. Through a procedure, agreed to by the NYS Department of Environmental Conservation (NYSDEC), the plant is allowed to treat 1.25 MGD. Flows greater than this are diverted to a six (6) million-gallon overflow lagoon and processed at a slower rate over the following days. During the storm event the blowers in two of the facilities aeration units are shut off and the units then just hold solids while the storm water is processed through the plant.

Additional improvements are also required to upgrade and rehabilitate the systems two lift stations, the Riverview Lift Station, north of the Hamlet on Route 144 and the Division Street lift station located within the Hamlet. Both stations require new pumps, meters, and controls. In addition, the loading to the Riverview lift station has dramatically increased through the construction of new homes in the area and industrial works in the Carver Industrial Park.

With modifications, the treatment capacity of the plant could conceivably be increased to well over 1.0 MGD. This would permit additional growth within the Town for both industrial as well as residential expansion. Two areas of potential expansion would be to the north of the Hamlet along NYS Route 144 and along Martin Hill Road, NYS Route 143, to the west of the Village of Ravena. Expansion of the sewer district to the north could conceivably be handled through connections to the Riverview pump station. Martin Hill Road may require the establishment of a new sewer district with connections to the sewer collection system running through the Village of Ravena. Studies would be required to determine the overall capacity of the existing Ravena system and new sewer mains may be required to accommodate increases in sewer flows.

Coupled with improvements to the existing sewer collection network, metering of water service connections both within the Town and the Village should also be provided to reduce water consumption and resulting flow into the sewer system. As most industrial customers are not connected with the existing water system, metering of their waste disposal systems should be considered.



APPENDIX B

TOWN OF COEYMANS COMPREHENSIVE PLAN UPDATE PREPARATION REPORT

Town of Coeymans Comprehensive Plan Update Preparation Report

March 2020



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About the Capital District Regional Planning Commission

Our Mission

The Capital District Regional Planning Commission (CDRPC) is a regional planning and resource center serving Albany, Rensselaer, Saratoga, and Schenectady counties. CDRPC provides objective analysis of data, trends, opportunities, and challenges relevant to the Region's economic development and planning communities. CDRPC serves the best interests of the public and private sectors by promoting intergovernmental cooperation; communicating, collaborating, and facilitating regional initiatives; and sharing information and fostering dialogues on solutions to regional challenges.

Our History

CDRPC was established as a regional planning board in 1967 by a cooperative agreement among the counties of Albany, Rensselaer, Saratoga, and Schenectady. Its original purpose was to perform and support comprehensive planning work, including surveys, planning services, technical services, and the formulation of plans and policies to promote sound and coordinated development of the entire Region. Over time, the mission of the Planning Commission evolved in response to changes in the Region's needs, funding sources, organizational structure, and information technology. While continuing to provide a wide variety of comprehensive planning services, CDRPC has also assumed the functions of Data and Information Center, Economic Development District, Foreign-Trade Zone Administrator, Clean Energy Communities Program Coordinator, and Water Quality Manager.



Coeymans- Location



Prepared by the Capital District Regional Planning Commission, December 2016 for Coeymans
Community Growth Profile

Executive Summary

The Technical Assistance Program is offered by Capital District Regional Planning Commission (CDRPC) and Capital District Transportation Committee (CDTC). The Technical Assistance Program is intended to offer staff time and expertise to local governments undertaking small scale community planning initiatives that resonate with the principles of [CDTC's New Visions 2040 Regional Transportation Plan](#).

Planning initiatives that support New Visions include those that preserve and enhance the Capital District's existing urban form, infrastructure and quality of place; emphasize livable communities and smart growth; encourage concentrated development patterns and smart economic growth; and protect sensitive environmental resources. The Town of Coeymans is one of the five communities that were awarded funding for technical assistance in preparation for the town's forthcoming Comprehensive Plan Update.

This Comprehensive Plan Update Preparation Report is provided of the Technical Assistance Program 2019 awarded to the Town of Coeymans on May 28, 2019. This report sets a foundation to prepare a comprehensive plan for the Town of Coeymans and includes the sections:

- **Composite Community Profile of Coeymans** including key demographic, economic profile, and development trends of the town in comparison with local, regional and national trends. The profile features the following: population growth trends, age and sex composition, housing, education, employment, transportation characteristics, mapping resources, and land use composition and trends.
- **A summary of Prior Planning Efforts conducted by the Town of Coeymans** with primary findings or recommendations noted from each plan.
- **Guidance on the Best Practices and Recommendations related to upcoming Comprehensive Plan update.** Resources provided in this section and related existing materials assist in understanding the various policy implications and planning initiatives in other similar sized towns and recommend the most suitable tools and processes for the future Comprehensive Plan of Coeymans.
- **Potential Funding Opportunities to assist with Comprehensive Plan update.** The funds available from the Federal, New York State and regional governments are listed for the Town of Coeymans.

Introduction

The Town of Coeymans has a rich history that dates to the pre-Colonial Era and is linked to the Hudson River and its tributaries. The Coeymans' mills were the catalyst that turned the mostly rural area into a flourishing commercial and industrial river port, making Coeymans well known to river travelers for hundreds of years. Through the 20th century, the principal industries shifted from the riverfront docks to the rail yards and the railroad virtually replaced the river as the way of transporting goods. Over the past few decades, Coeymans has been experiencing slow but steady commercial and residential growth.

Most of the town's western area stays mostly open and underdeveloped with the land either in agricultural production or grown over to secondary forest. A large area surrounding the Alcove Reservoir (approximately 4,000 acres) is owned and controlled by the Albany County Water Board. Many Coeymans residents enjoy a rural lifestyle, while commuting to work in the Albany area or other nearby regions. In the early 1990s, the Town began to focus its attention on waterfront revitalization, and since then a number of improvements have provided recreational boaters with a reason to visit.

The town of Coeymans had a major rise in single family houses between 1980 to 1990 with a growth of 8.6% from 3,021 to 3,286 and from 1990s there is an unsteady decline in housing units in the town of Coeymans. The city of Albany has seen slight decrease and increase in housing units much like in the town of Coeymans.

Coeymans Housing Growth 1980-2015

1980-1990: 8.60%

1990-2000: 3.46%

2000-2010: -2.61%

2010-2015: -0.83%

Some other notable highlights from our findings include:

- Coeymans's population increased slightly by 264 people between 1990 and 2010 and had a slight decline and a lower growth rate compared to both the United States and Albany County between 2010 and 2017. Coeymans decreased by 1.3%, while Albany County increased by 1% during this time frame. According to the CDRPC, the population is projected to remain almost the same till 2050.
- The majority of Coeymans population are between the ages of 40 and 69 years old for both males and females. This suggests that the nature of Coeymans's population is an aging one. However, a significant portion of the population is also between 10 and 25 years old, suggesting that the households with children and youths show the potential for upcoming youth population in the next decade.
- Coeymans is home to rich natural resources with abundant land. Coeymans is the home to Alcove Reservoir (approximately 4000 acres) and is located along the Hudson river and has several tributaries.
- The rate of unemployment in Coeymans is 2.4% whereas the neighboring town of New Scotland has an unemployment rate of 3.5%, Albany County has a 3.4% and New York State has an estimated 4.3% of unemployment. So, compared to the local and regional averages, the town of Coeymans has a lower rate of unemployment.

Demographic Profile

As per the recent estimates the population of the Town of Coeymans has remained fairly consistent, however with a notable 9% decreased from 2000-2010.

Population Growth Comparison

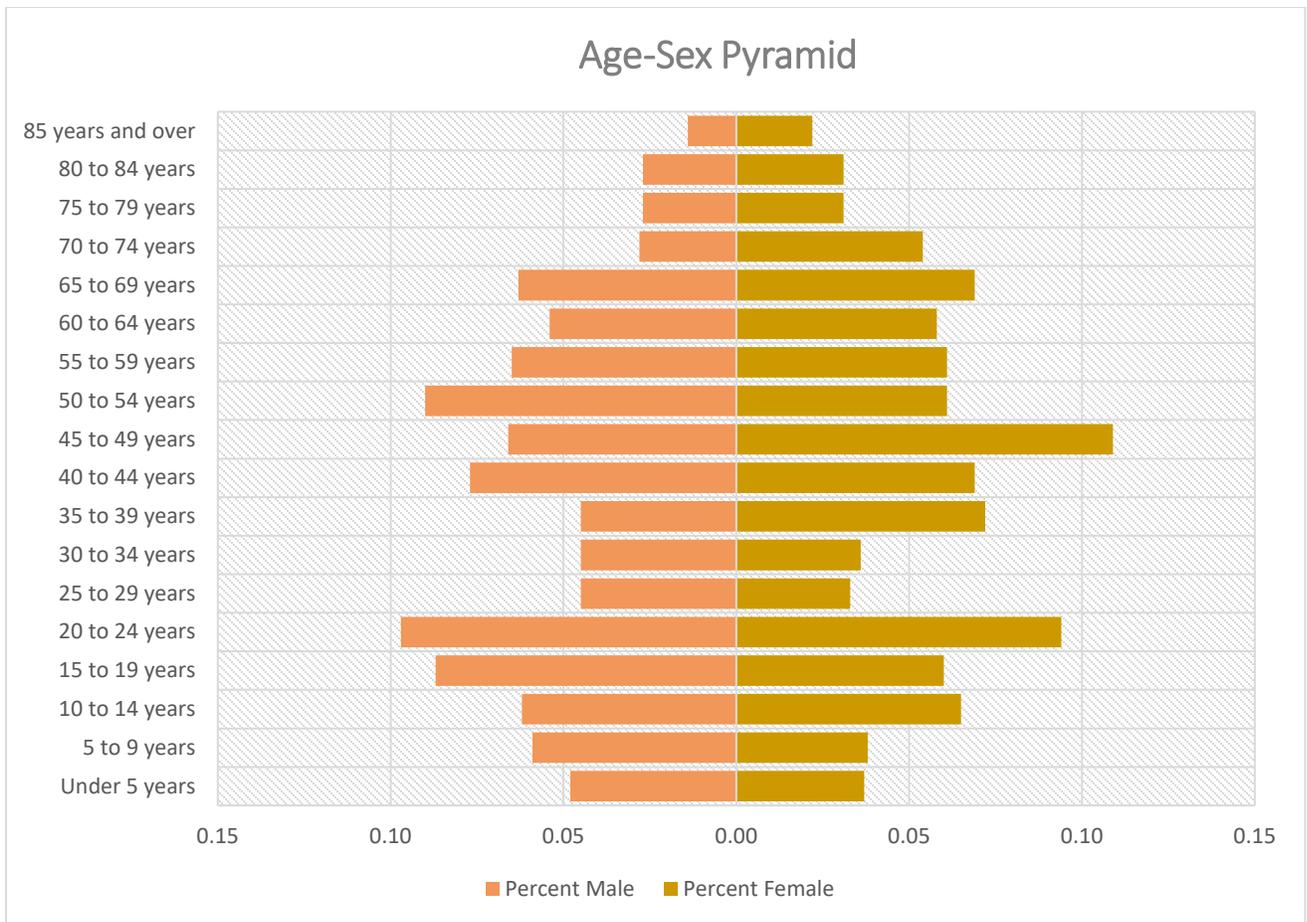
Location	1990	2000	2010	2018	% Change	% Change	% Change
					1990-2000	2000-10	2010-18
Town of Coeymans	8,158	8,151	7,418	7,433	-0.09%	-9%	0.2%
Village of Ravena	3,547	3,369	3,268	3,197	-5.01%	-2.99%	-4.84
New Scotland	9,139	8,626	8,649	8,688	-5.61%	0.3%	0.5%
Albany County	292,588	294,565	304,032	307,117	0.68%	3.21%	1%
New York State	17,990,455	18,976,457	19,229,752	19,542,209	5.48%	1.33%	0.8%

Sources: Community profile (CDRPC) & American FactFinder (U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates)

Local population growth or decline is often dependent upon several factors, including economic expansion, environmental capacity, housing suitability, varying generational needs, and overall regional desirability.

According to the US Census Bureau, the population of the Town of Coeymans decreased slightly (seven persons or 0.09%) from 1990 to 2000, while the Village of Ravena experienced a population loss of 5.01%. During the same decade, the Town of New Scotland's population also decreased (5.61%), while the Town of Bethlehem, located north of Coeymans, experienced an increase in population (13.28%). Between 2000 and 2010 the Town of Coeymans has lost 9% of its population which is 748 people and has been relatively stable since then, however, there is 0.2% of population increase between 2010 and 2018. At the same time the village of Ravena has seen a 5.01% decrease between 2000 and 2010 and again a 2.99% decrease between 2010 and 2018. The population decline present in the town of Coeymans and village of Ravena contrasts with the slight growth illustrated in the regional and state averages.

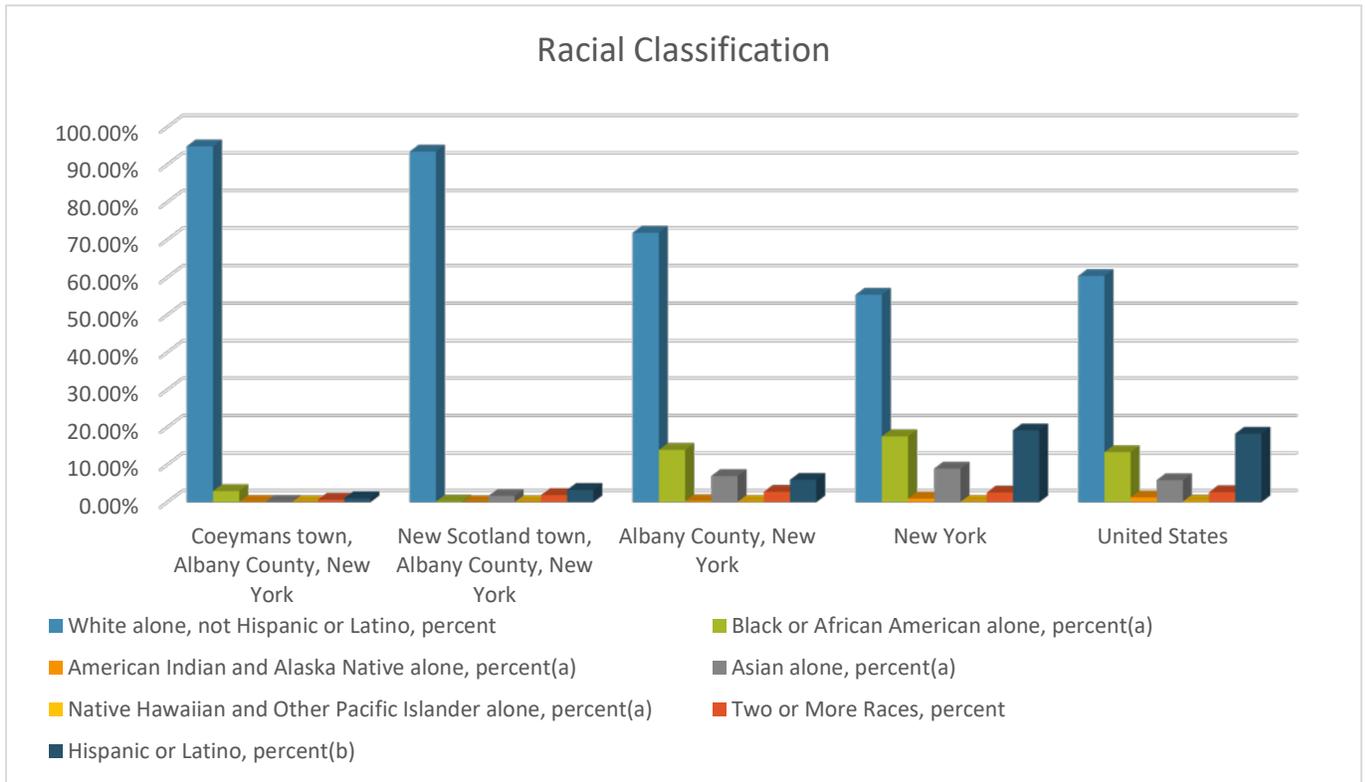
Age And Sex Composition



Source: American FactFinder (U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates)

The largest population percentage is noted as women between 45-49. We can also see that the population between 20 to 59 years is has a total share of 53.5% and the population is spread evenly among both the genders. The older population between 60 and 85+ has a share of 23.5% percent with 21% male and 26% female residents.

Racial Classification



Source: American FactFinder (U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates)

Compared to the national, state, and regional averages the town of Coeymans has a comparatively homogeneous population consisting of 94.9% white residents, similar to the neighboring town, New Scotland which has 93.5% of its population composed of white residents. Coeymans has 3% African American residents and 2% of other races.

HOUSING

Housing units can show various trends in a municipality, based on the share of renter versus owner, vacant housing units, and new construction. Communities with a higher share of owner-occupied housing units may have a larger number of children and families, while renter-occupied units could trend toward younger professionals and students who may have a temporary residence in the community.

Housing	Town of Coeymans	Town of New Scotland	Albany County	New York	United States
Housing units, July 1, 2018	3,315	3,481	142,305	8,363,934	138,537,078
Owner-occupied housing unit rate, 2013-2017	69.30%	86.70%	56.80%	54.00%	63.80%
Median value of owner-occupied housing units, 2013-2017	\$168,600	\$247,000	\$214,400	\$293,000	\$193,500
Median selected monthly owner costs - with a mortgage, 2013-2017	\$1,613	\$1,843	\$1,688	\$2,064	\$1,515
Median selected monthly owner costs - without a mortgage, 2013-2017	\$611	\$716	\$624	\$728	\$474
Median gross rent, 2013-2017	\$840	\$964	\$969	\$1,194	\$982
Building permits, 2018	4	11	679	37,778	1,328,827

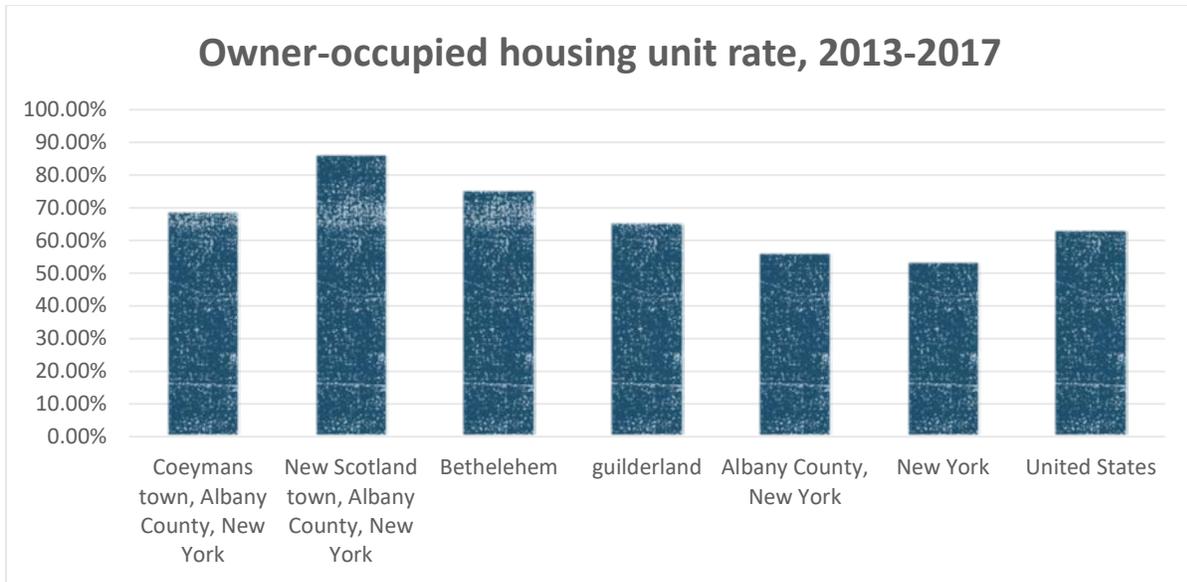
Source: American FactFinder, Community Profile (CDRPC), Building permit data (CDRPC),

In the housing sector, Coeymans's trends significantly higher than regional, state, and national averages with an owner occupancy rate of 69.3%. Interestingly, adjacent town of New Scotland is higher still than Coeymans with over 80% owner occupancy rate.

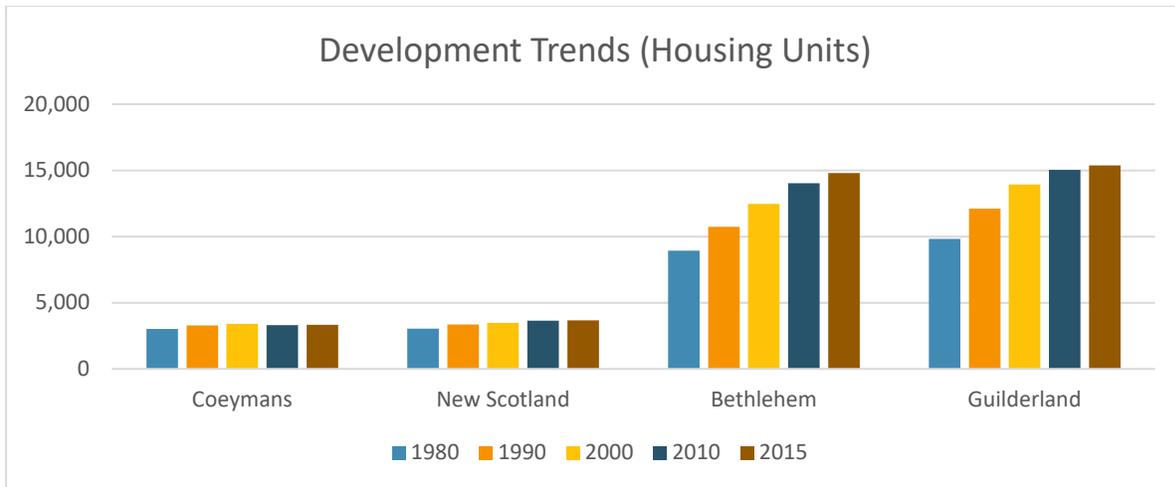
The Town of Coeymans has an estimated 69.3% owner-occupied housing units (2,117 units), and 31.7% renter occupied housing units (936). This signifies that Coeymans has a similar house occupancy trends to towns like Bethlehem (75.8%), Guilderland (65.8%) and, New Scotland (86.7%) of estimated owner house occupancy which is highest in the region. The ratio of owner/ renter occupied units play an important role that affects the property values in the community. The higher percentage of the renter occupied units could be the cause for lower housing values.

The median value of owner-occupied housing units in Coeymans is \$168,600 which is the least value among the averages of compared geographies. There is a gap of \$88,000 in owner occupied median house values between Coeymans and New Scotland. The median value of housing units in New York is the highest due to the presence of New York City in the state which could be the possible factor contributing to such elevated real estate prices.

Median gross rent in Coeymans is notably less compared to median gross rents of New Scotland, Albany County and the United States.

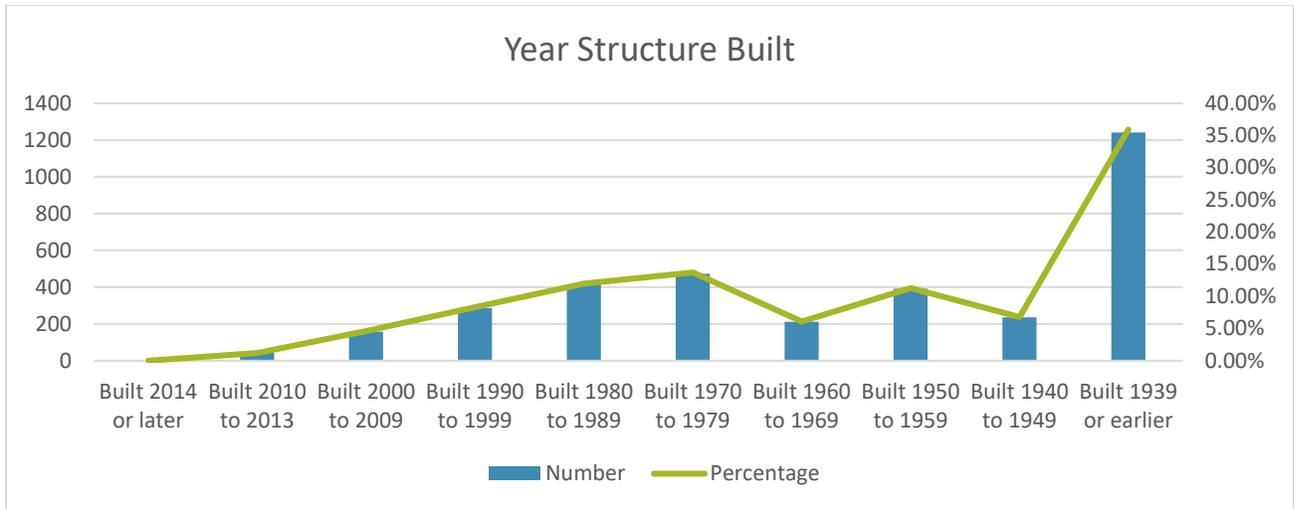


Source: American FactFinder (U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates)



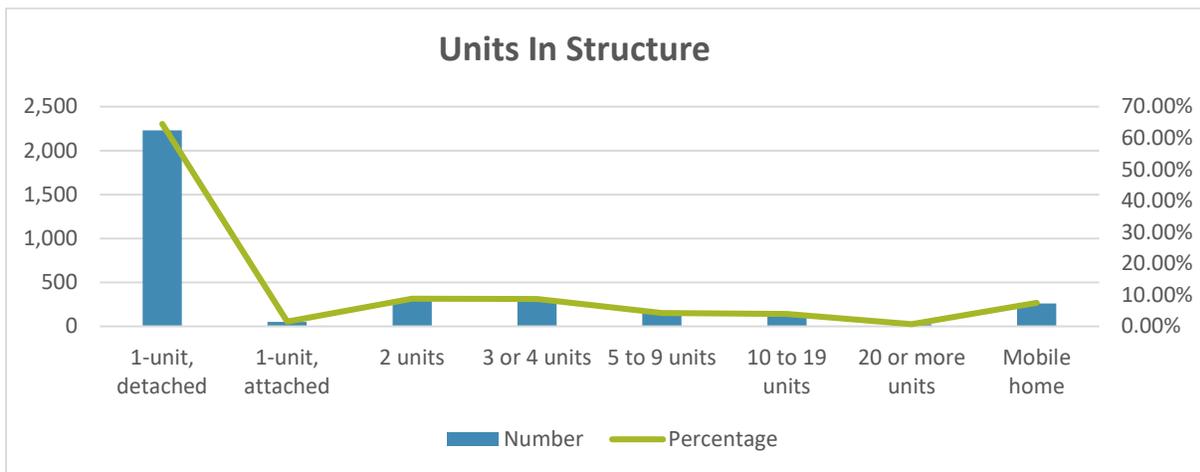
Source: American FactFinder (U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates)

The Town of Coeymans currently is shown to have 3,338 housing units according to the latest American Community Survey estimates of 2017. The Town of Coeymans has been stagnant in rate of housing development for over three decades. In comparison, the town of New Scotland has seen a 20.3% increase, Bethlehem 65.9%, and Guilderland 56.7% increase in growth since 1980. One attribute we can account the growth of these towns to is their closer proximity to the City of Albany.



Source: American FactFinder (U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates)

The year built data helps us understand the age of structures in the town of Coeymans and the rate of development in various time periods. Based on the data the town of Coeymans has 36% or 1,241 structures built during or before 1939. The second and third highest developments took place during 1970-1979 and 1980-1989 they were 13.7% and 12% respectively which are 472 and 416 units. We can see that the number decreasing over the decades from 1970, reaching to 1.2 % between 2010-2014 and in the last 5 years there were no developments.



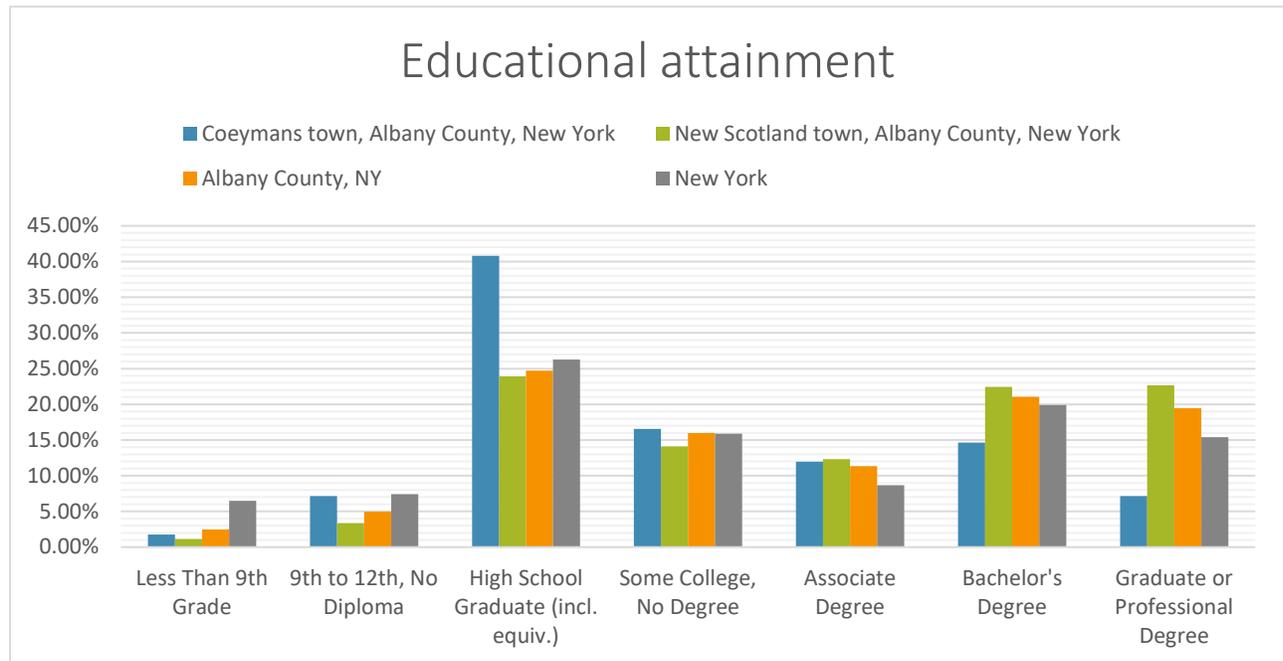
Source: American FactFinder (U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates)

Single-family residential units are typically divided between two categories; attached and detached. Attached units are single-family homes that are connected to other housing units, like what would be found in an apartment complex. Detached units are a building designed for one family that is not connected to any other residential units, like what is found in a typical home in a suburban area. Single-family unit

classification data is collected from the American Community Survey, which provides estimates based on 1-year and 5-year data collection periods. While this data is not an exact count, it provides a look at the general trend in the community.

There are three major types of units present in the town of Coeymans. Single-family detached units are the dominant housing units in the Town of Coeymans, with an estimate of 2,230 units which constitute around 65% of total units, followed by 2-unit structures which is around 303 units and constitutes 8.8% and thirdly the number of 3- or 4-unit structures are estimated to be 301 units that constitutes 8.7%.

Education



Source: American FactFinder (U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates)

The educational attainment data of Coeymans suggests that about 41% of the residents have high school as their highest qualification. Coeymans has a comparatively lower number of people with a Bachelor’s degree which is around 15%, while New Scotland has 22% and Albany County is at 21% and New York at 20% with a Bachelor’s degree. and Coeymans has around 7% with a graduate degree, whereas New Scotland has 23%, Albany County has 19% of its population with e a graduate or professional degree.

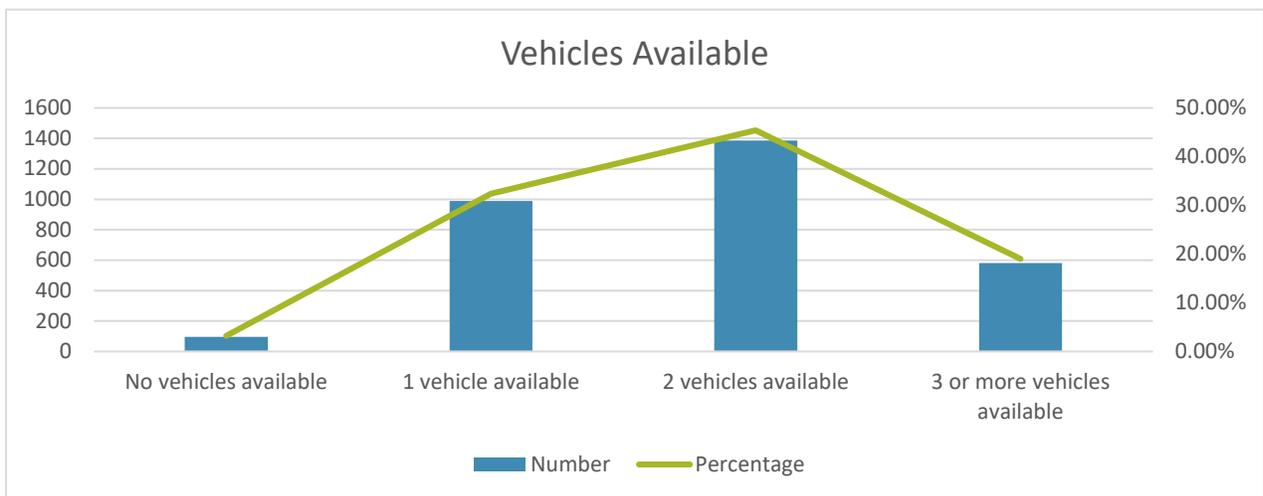
Employment



Source: American FactFinder (U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates)

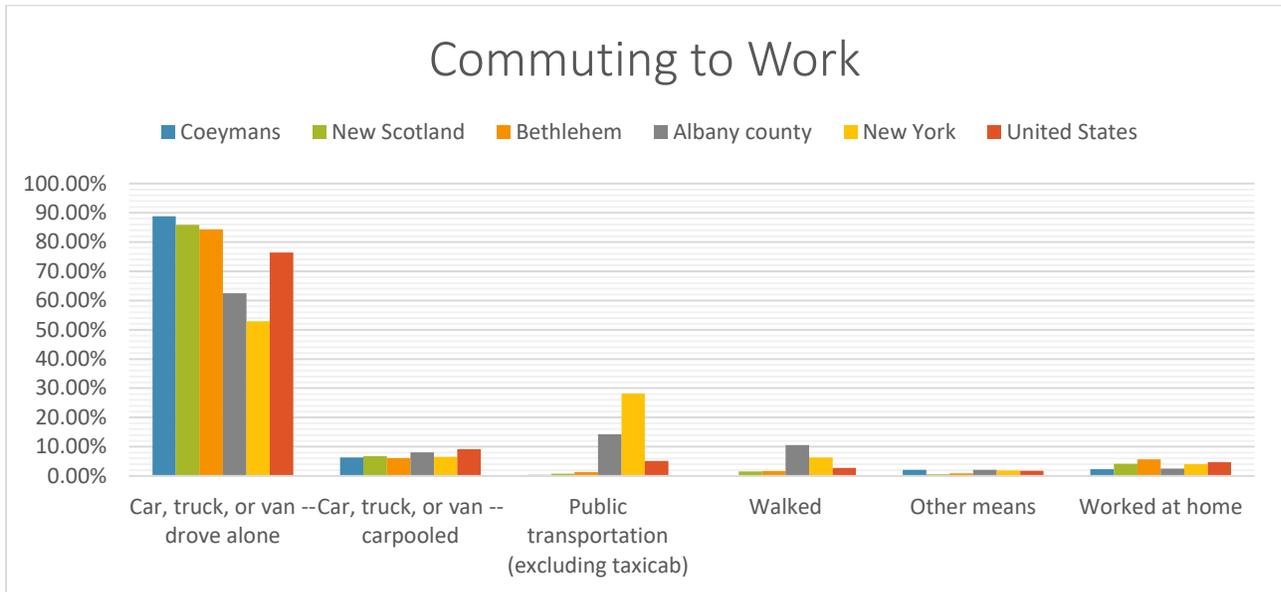
Coeymans has similar civilian labor force as well as employment level to that of the neighboring municipalities. We can also observe that the region has a higher rate of employment compared to the state as well as national estimates. However, the percentage of unemployed population in Coeymans is lower than Bethlehem, Guilderland and New Scotland and significantly lower than county, state, and national estimates.

Travel Characteristics



Source: American FactFinder (U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates)

The Town of Coeymans is dominated by households with two vehicles at their homes which is around 1386 or 45.4%, 32.4% or 989 of the houses have one vehicle at home, and around 19% of the households have 3 or more vehicles. Only 97 or 3.2% of the households do not have a car available. This data suggests that most of the population is car dependent.



Source: American FactFinder (U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates)

The Town of Coeymans is highly car-dependent compared to the neighboring, regional and national estimates with 88.8% of the people drove alone in car, truck or van. On the other hand, in the town of New Scotland 85.9% and in Bethlehem 84.3% of the people drove alone in car, truck or van, to their workplace. In Albany County 62.5% and in New York State 52.9% of the people drove alone in car, truck or van. This emphasizes the characteristics of the community to be a bedroom community.

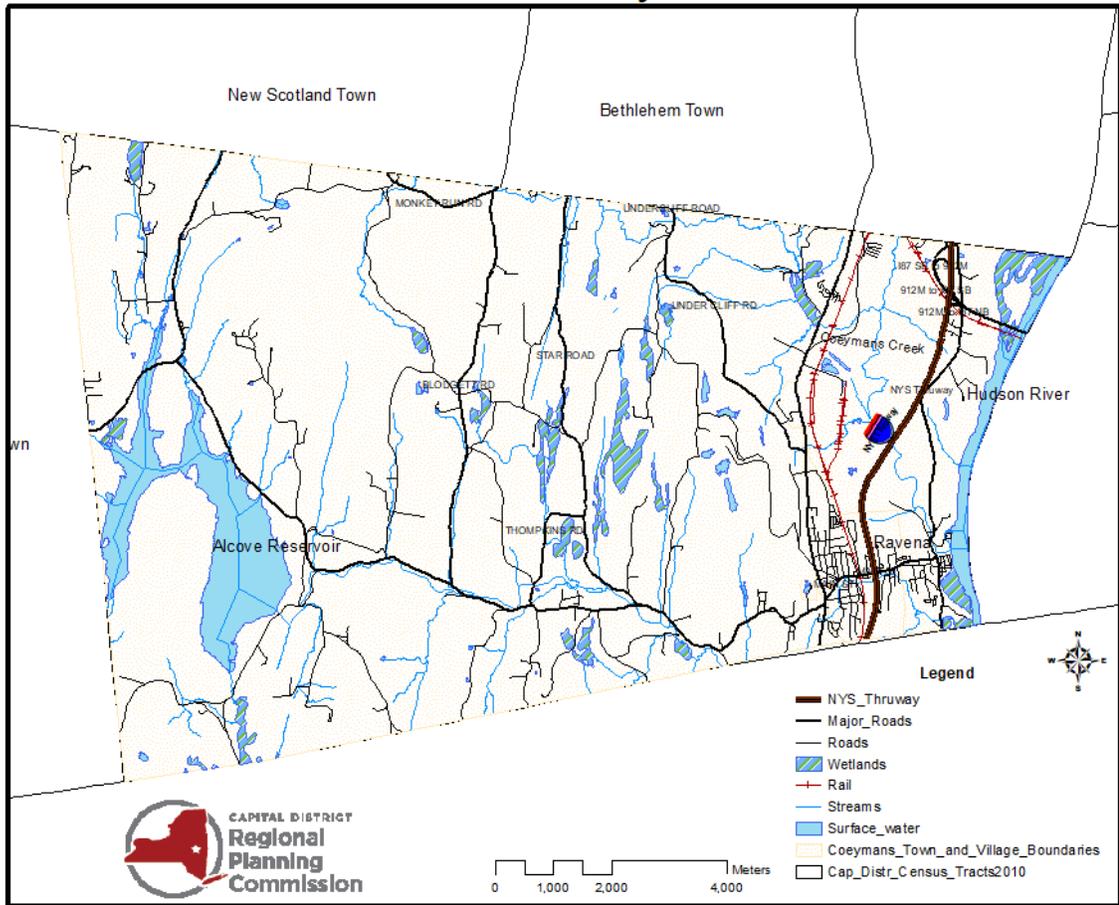
The second mode of the residents traveling to work in the town of Coeymans is through Carpooling or group commuting, which is 6.30%. People in Coeymans that traveled by car, truck or van combined to be 95.2%. The carpooling population in the town of Coeymans is estimated to be 6.3%, which is closer to other the towns in the region, however Albany County’s carpool population is 8.10% and the national average is 9.20%. Coeymans’ lower rate of carpooling may potentially be attributed to vehicle ownership, households with 2 vehicles are 45.4% and 19% of the households have 3 or more vehicles in their home.

In Coeymans, 19% of the households having three vehicles and 45.4% of the households having two vehicles and 32.5% of households having one vehicle at home coincides with the fact that Coeymans has the highest percentage of people driving alone at 88.8% compared to local, regional and national averages. We could conclude that gas emission through traveling is high in Coeymans due to higher percentage of car dependency for travel to work.

Mapping Resources

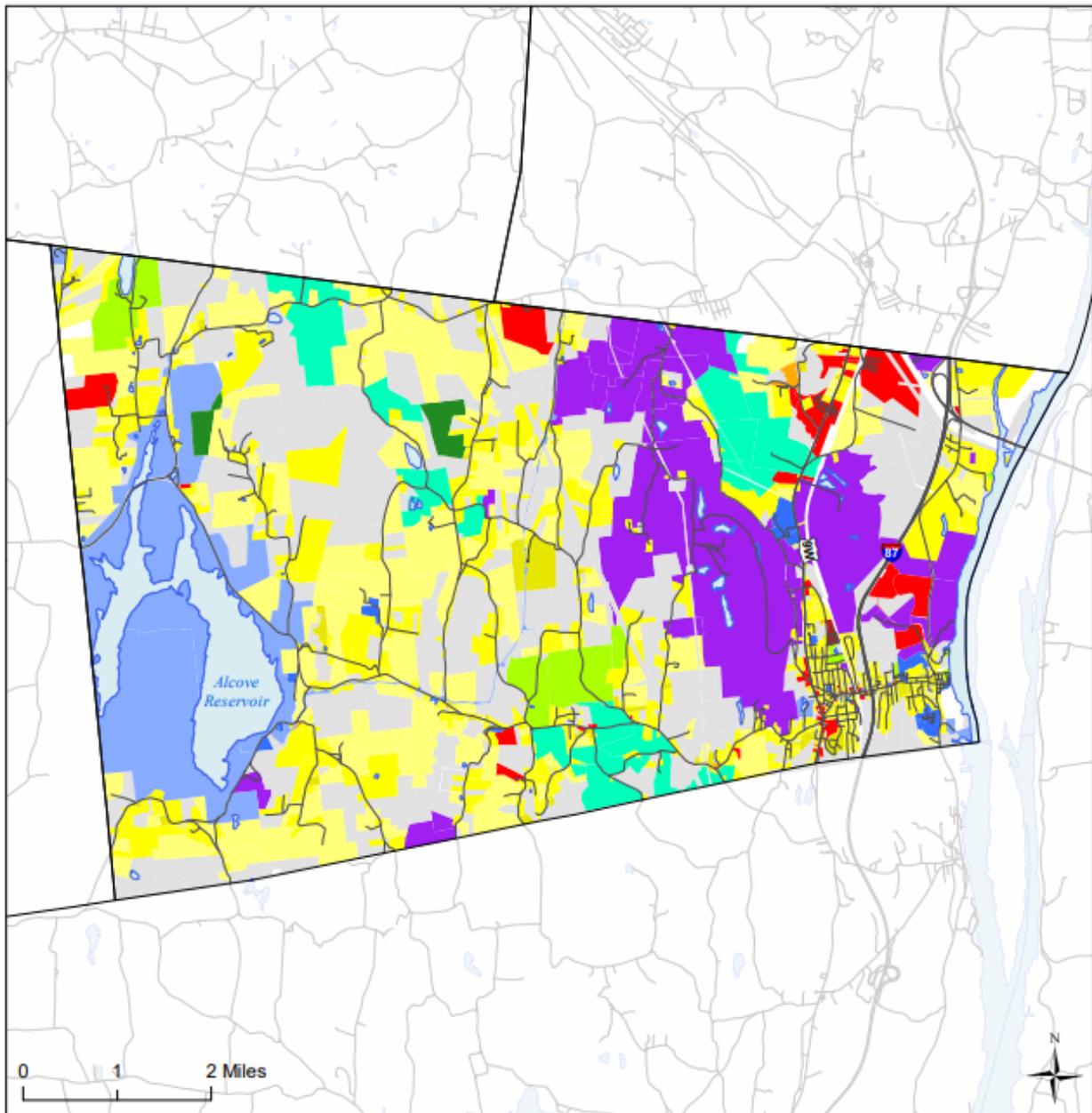
Base Map

Town of Coeymans



Basemap for the Town of Coeymans- Draft

Land Use Map



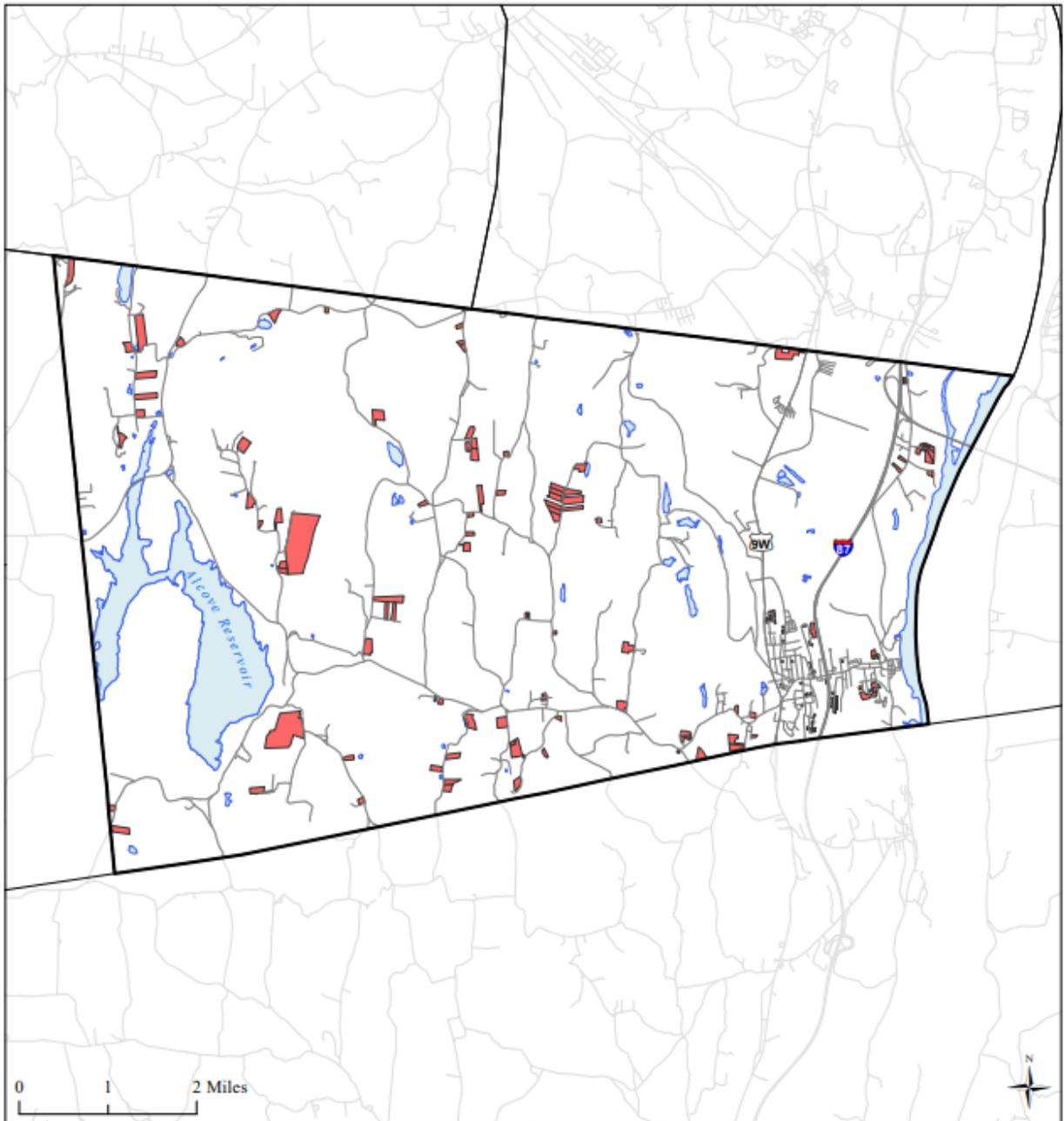
Town of Coeymans, NY Land Use



Land Use					
	Agricultural		Recreation and Entertainment		Large Lot Residential
	Outdoor Recreation		Industrial		Public Services and Utilities
	Wild, Forested and Conservation Lands		Community Services		Vacant Land
	Commercial		Mixed-Use		Municipal Boundaries
			Single Family		Roads
			Multi-Family		Water Bodies

Source: Albany County tax parcel data; NYS GIS Program Office, 2016

Single Family Homes Built 1995-2015



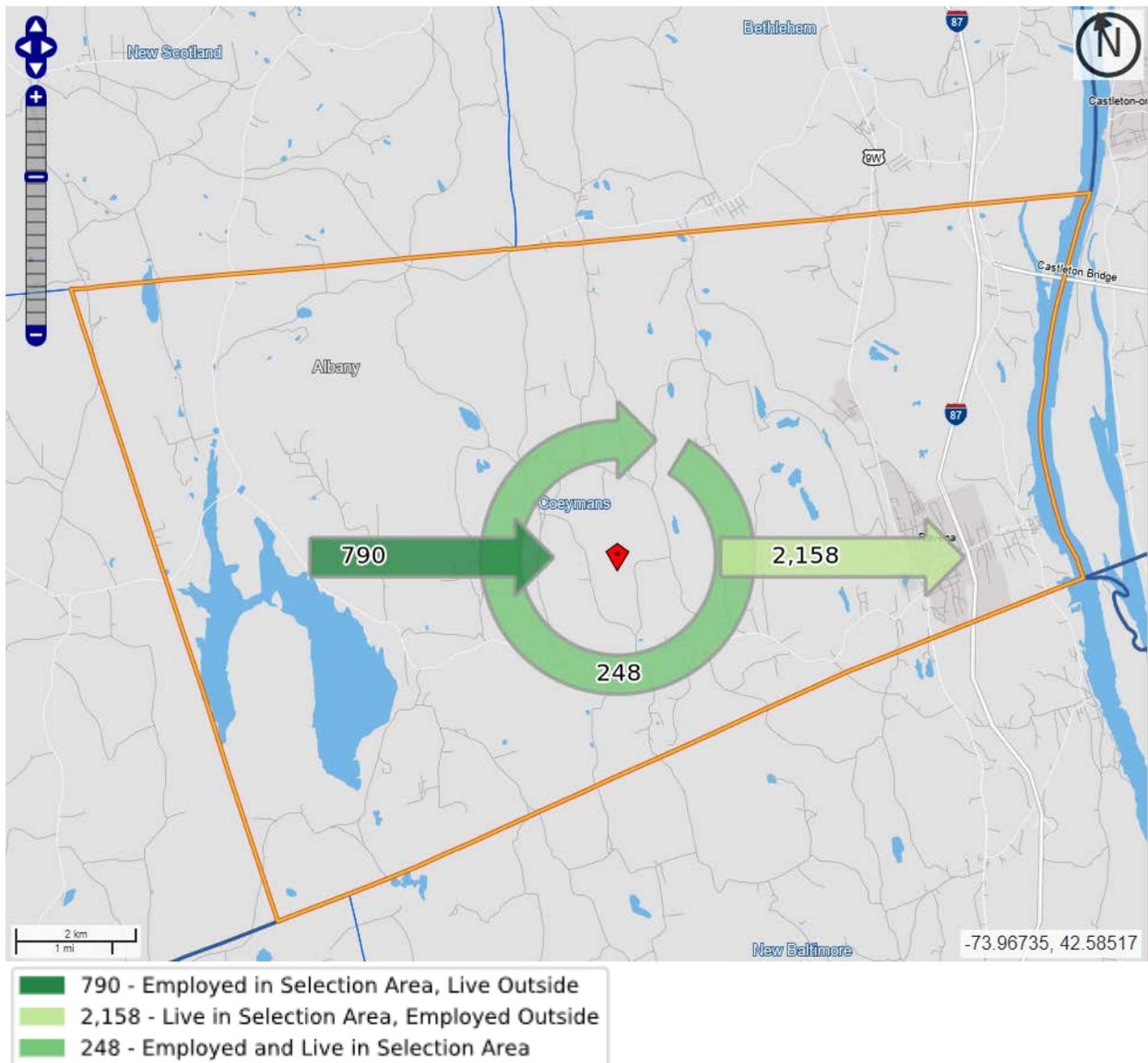
Town of Coeymans, NY Single Family Homes Built 1995-2015



-  Single Family Homes Built 1995-2015
-  Coeymans Boundary
-  Municipal Boundaries
-  Water Bodies
-  Roads

Source: Albany County tax parcel data; NYS GIS Program Office 2016

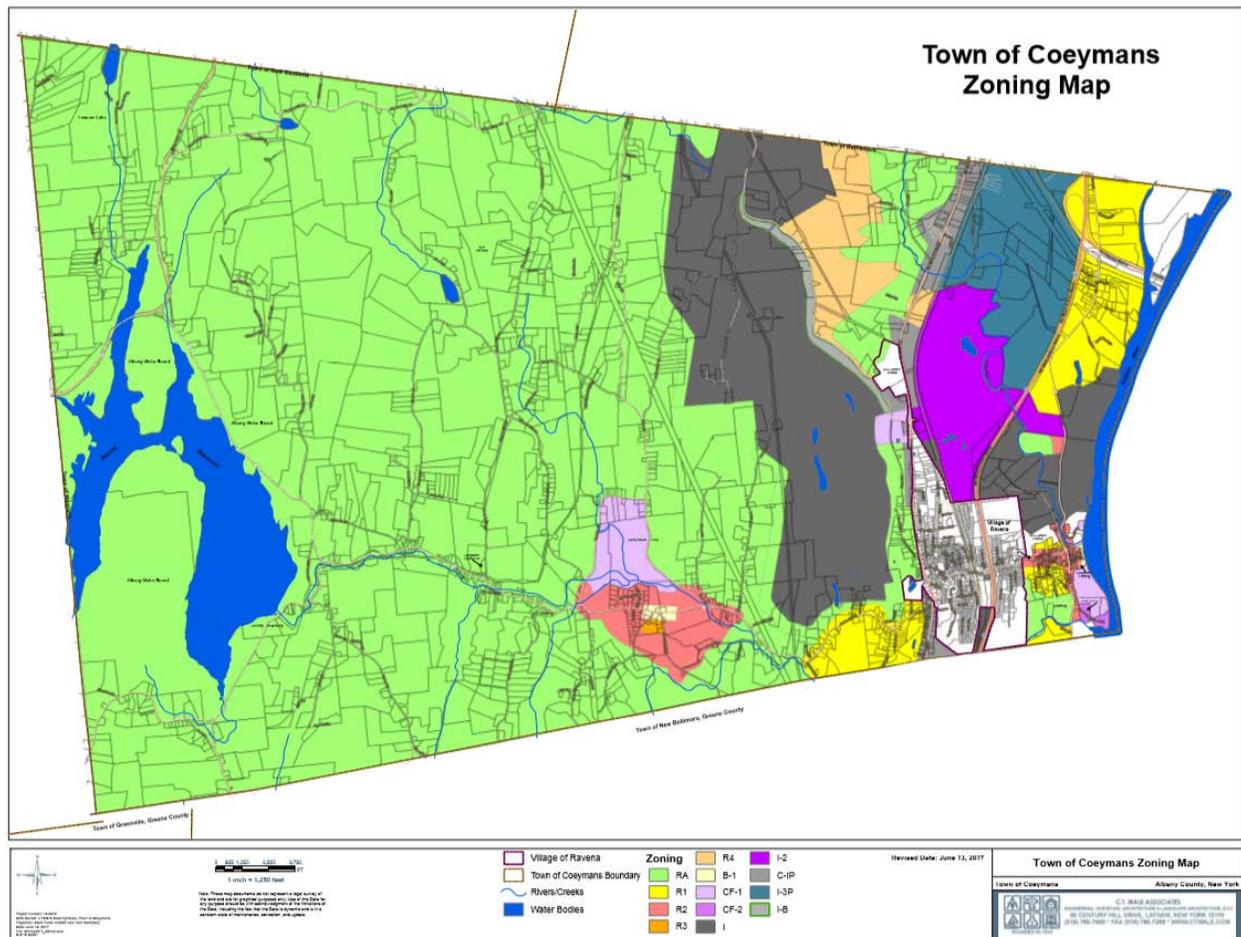
Inflow and Outflow Job Counts 2017



Source: <https://onthemap.ces.census.gov/>

The majority of the working population 89.7% (2,158) in Coeymans appear to travel outside the Town of Coeymans for work and over $\frac{3}{4}$ of the total jobs (790) in Coeymans is filled by workers from outside the Town, only 23.9% (248) jobs in Coeymans are filled by the residents of the Town of Coeymans, that is only 10.3% of the total workers who reside in Coeymans.

Zoning Map



1

The Town of Coeymans Zoning Map was published in 2017.

¹ Retrieved from https://coeymans.org/wp-content/uploads/2016/08/Zoning2017_36x48.pdf

Existing Land Use Composition



Source: Town of Coeymans Comprehensive Plan 2006

The analysis below provides a more detailed summary of land use composition and assessed value of land use within the town and is provided from the 2006 Comprehensive Plan.

Open Space/ Undeveloped Land- The largest land area within the Town consists of properties assessed as open space/ undeveloped land and makes up 27.07% of the total land area, or about 8,447 acres. The total value of the 676 parcels making up this area is approximately \$17 million. The undeveloped nature of these properties could be partially attributed to land that is deemed undevelopable due to natural constraints such as surface water, floodplains, wetlands or steep slopes.

Rural Residential- The second largest land use category is Rural Residential, making up 18.47% of the total area, or approximately 5,765 acres. The total value of the 187 Rural Residential properties is approximately \$24 million.

Public Utilities and Services cover the third largest land area in the Town making up 14.52% of the total land area, or 4,532 acres. The total value assessment of the 51 Public Facilities and Services parcels is approximately \$453 million.

Industrial- Properties assessed as Industrial make up about 12.6% of the total area of the Town, or 3,932 acres. The 49 Industrial parcels have a total value of approximately \$1.3 billion.

Single-family Residential properties are distributed throughout the Town and have housing dating from prior to 1939, to those constructed in 2004. Properties assessed as Single-Family Residential make up about 9% of the Town's land area, or 2,877 acres. The total value assessment of the 1,629 Single-Family Residential parcels is approximately \$162 million.

Agricultural- Properties assessed as Agricultural properties cover approximately 6.14% of Town land, or 1,917 acres. Although agriculturally assessed property is scattered throughout the Town, a number of contiguous parcels are located on the west side of NYS Route 9W, bordered by sand and gravel quarries, and between Starr Road (County Route 102) and Powel Hill Road. Other large areas categorized as Agricultural are on either side of Copeland Hill Road. The total value assessment of the 41 Agricultural parcels is \$6.4 million.

Multi-family Residential make up 5.17% of the total Town area, or 1,614 acres. Multi-family residences consist of three or more units in a building. Multi-family residences are also evenly distributed throughout the Town, near Keefers Corners, Callahan's Corners, off of Miller Road, and east of Interstate 87. The 128 Multi-Family Residential parcels have a total value assessment of approximately \$25 million.

Recreation and Entertainment represent only 2.67% of the total Town area, or approximately 832 acres. Recreational land within the Town includes Coeymans Landing, Louise E. Keir Wildlife Management Area, the Lawson Lake County Park, Joralemon Town Park, private hunting lands, and other smaller parks within the Village of Ravena. The total value assessment of the 23 Recreation and Entertainment parcels is approximately \$7 million.

The **Commercial** parcels within the Town equal approximately 2.17% of the total Town area, or 677 acres. Most of the dense commercial development occurs with the Village of Ravena, and along Interstate 87, and NYS Route 9W. The total assessed value of the Town's 86 Commercial parcels is \$27 million.

Community Services- Properties assessed as Community Services comprise 0.73% of the total land area, or approximately 228 acres. Community Services parcels include Ravena-Coeymans-Selkirk Central School District properties, Town and Village government office buildings, the United States Post Office, and various religious properties located throughout the Town. The 45 Community Services properties have a total value assessed of \$33 million.

Two-Family Residential- Properties assessed as Two-Family Residential cover only about 0.72% of the total land area of the Town, or 225 acres. The 181 two-family residential parcels are located primarily within the Village of Ravena. Two-family homes within the Town have a total value assessment of approximately \$16 million.

Mobile Homes- Homes categorized as Mobile Homes or Mobile Home Parks make up 0.47% of the total Town land area or 145 acres. Most of the Town's mobile housing is located in the northeast portion of the Town off of NYS Route 9W, near the Town of Bethlehem. The 55 parcels of land categorized as Mobile Home have a value of approximately \$2.2 million.

Mixed-Use- Properties assessed as Mixed-Use make up a minor 0.04% of the total Town land area, or 12.2 acres. These 31 properties are mostly located on Main Street in the Village of Ravena. This category is represented by structures such as detached homes that contain office space, or two-story structures that have retail space on the ground floor, and office and/or apartments on the upper floor. The total assessed value of Mixed-Use/Multi-Purpose properties is approximately \$3.5 million.

Summary of Prior Planning Efforts

The following provides a summary of planning related activities in Coeymans- highlighting past prioritization of efforts, compilation of data and statistics important to the Town, and its overall vision and goals. Reviewing recommendations from the various plans can also serve the town to understand what has been implemented, what has not, and if past recommendations still have merit in the current context of Coeymans' goals. Providing a critical analysis of past recommendations and their implementation can be a valuable activity and is recommended for the Town of Coeymans in preparing for a Comprehensive Plan Update.

Village of Ravena Comprehensive Plan, 2017 (ADOPTED)

The comprehensive vision of the Comprehensive Plan of Ravena emphasizes a number of key priorities, such as preservation of vital resources, maintaining the community character and develop opportunities for economic growth.

The plan offers the following recommendations as priorities for action:

- Improve the appearance of Main St. Business district.
- The village should encourage the development of small businesses.
- A strategy needs to be in place to address the vacant buildings, and homes throughout the village.
- Promote more construction activity by attracting developers and potential residents and customers with also having friendly village morale.
- Improve appearance of parking areas on Main St.

Ravena's Comprehensive Plan presents crucial steps that would develop both the village of Ravena as well as the town of Coeymans.

Natural Areas and Wildlife in your Community, 2014 (a Habitat Summary prepared for the Town of Coeymans by NYS DEC through the Hudson River Estuary Program)

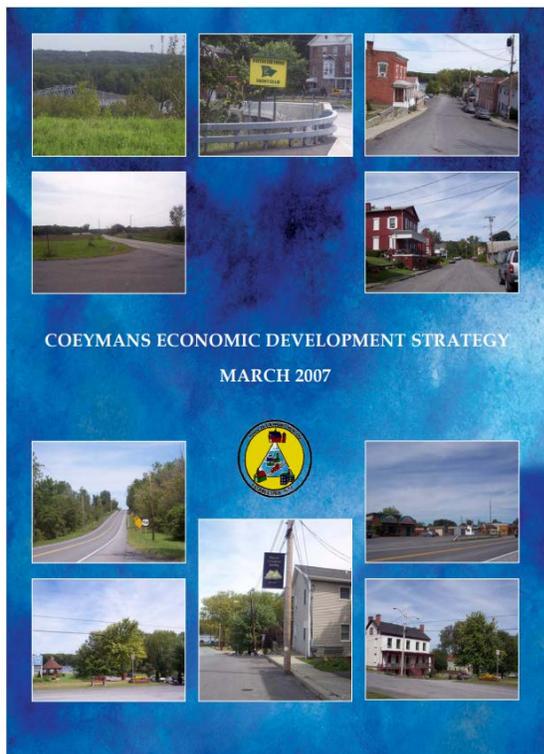
The Habitat Summary text describes what is known about the town's important natural areas and habitats based on information in DEC's databases and a review of local studies available at the time of writing. The

text details the information in the maps, including the ecological importance of the data and its sources. There are seven habitat maps for the Town of Coeymans.

Though the summary does not contain adequate detail for site planning purposes, it can be useful for environmental review and consideration within the Comprehensive Plan Update for policy updates related to areas worthy of additional protections, as well as areas that may be deemed more appropriate for further development. Current use of the document and mapping is very useful in identifying high quality habitats on a municipal-wide scale, also helping land-use decision-makers and applicants understand how a proposed site plan might relate to important natural areas in the community.

Source: <https://coeymans.org/wp-content/uploads/2016/08/Coeymans-Habitat-Summary-FINAL-5-17-17.pdf>

Coeymans Economic Development Plan, 2007

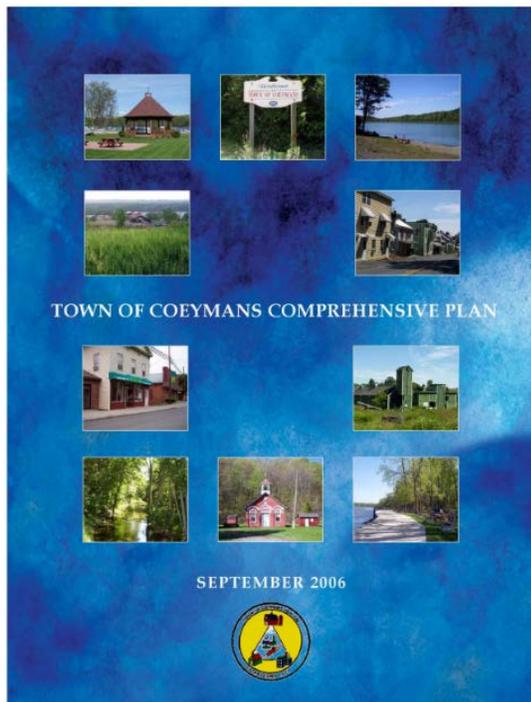


This plan focused on economic development within the Town of Coeymans. The following summarize goals articulated in the plan. In preparing for the Comprehensive Plan update, a review of the information contained within the document, and check-in on progress made towards fulfillment of these goals and whether they are still relevant can be undertaken and results of the effort articulated in the Update.

- Goal 1. Encourage Business Development.
- Goal 2. Foster Revitalization and Reinvestment.
- Goal 3. Investigate Opportunities to Broaden and Strengthen All Industrial Sectors
- Goal 4. Build Tourism.
- Goal 5. Provide Efficient and Cost-Effective Infrastructure and Energy.
- Goal 6. Grow Agricultural Industries.
- Goal 7. Promote, Communicate and Collaborate.

Source: <https://coeymans.org/wp-content/uploads/2016/08/coeymans-economic-development-plan-2007.pdf>

Comprehensive Plan, 2006 (ADOPTED)



The current Comprehensive Plan for the Town of Coeymans was adopted in 2006- 14 years ago. The plan is comprised of a variety of information including spatial data, data on various assets of the town and future economic, infrastructure development plans for the town and preservation of resources.

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

The Land Use and Land Goals

Through the public participation of the comprehensive planning process, the city developed priorities of the citizens in the town of Coeymans. The land use priorities are as follows:

1. Maintain the current land use patterns, preserve architectural diversity, identity of space and to promote a balanced and yet separately zoned districts.
2. Protect the rich ecosystem and provide better housing conditions in the certain parts of the town.
3. Develop the lacking code enforcement to solve problems in the community.
4. Maintain a balanced mix of single and multi-family housing, and new clustered development with integrated green space.

Concerns in Land Use

Several residents seem to oppose the plan of the city of Albany to place the landfill in the town of Coeymans.

Secondly, they also suggested the need to protect the stream banks from erosion and pollution and this should also be a top priority.

Land Use & Zoning Goals

Goal #1: Preserve and enhance Coeymans existing rural, small town character while accommodating a balanced mix of agricultural, recreational, residential, commercial and industrial uses.

Goal #2: Encourage future development that minimizes negative impacts on natural resources, infrastructure, and neighboring uses in order to safeguard the health, safety, and welfare of the community.

Goal #3: Protect the community's visual character and aesthetics, especially along corridors and at prominent gateways.

Natural Resources

Goal #1: Foster the preservation of the Town's many environmentally sensitive lands, protecting them from any adverse impacts man-made development may have on land, air, water quality, natural habitats, unique land formations and public health, welfare, and safety.

Goal #2: Preserve and protect the Town's water bodies and lands that serve as important natural drainage channels, provide drinking water, and function as wildlife habitat.

Goal #3: Preserve and protect those lands and unique scenic resources that contribute to the Town's unique character and scenic vistas.

Economic Development

Coeymans has a variety of local and regional economic development resources available to encourage the growth and stabilization of the economy. The Town has an active website and Business Association that can be used to promote the Town and generate economic opportunities. The Hamlet contains available properties served by public water and sewer with the potential to be developed as small-scale tourism and service-oriented businesses near the waterfront, and the potential for expansion of water and sewer along NYS Route 144.

Economic Development Goals

Goal #1: Foster the development of a vital business-friendly environment, both for existing businesses and new business enterprises.

Goal #2: Promote economic development that will expand and stabilize the Town's tax base while providing for a range of employment opportunities.

Goal #3: Retain and improve the Town's commercial and industrial base to expand the availability of goods and services to residents and tourists alike.

Goal #4: Foster the development tourism resources in the Town to strengthen the local economy and establish stewardship and preservation of the Town's unique resources.

Housing

The availability of good quality housing is vital to the Town's future economic growth and stability. Housing in the Town of Coeymans is very affordable, when compared to nearby communities.

Housing Goals

Goal #1: Provide a balanced blend of quality housing opportunities including a desirable range of housing types and price ranges affordable and accessible for residents.

Goal #2: Preserve and enhance the Town's existing residential neighborhoods.

Historical & Cultural

The Town of Coeymans has a wonderful variety of cultural and historic resources, as well as many local citizens and not-for-profit groups who are dedicated to preserving the Town's historic sites and buildings. The preservation and enhancement of historic and cultural resources is crucial to maintaining Coeymans' unique identity.

Historical & Cultural Goals

Goal #1: Preserve, enhance and promote the Town's historical resources for the enjoyment of the current residents and future generations.

Goal #2: Preserve, enhance and promote the Town's cultural resources for the enjoyment of the current residents and future generations.

Municipal & Community Resources

Municipal, recreational and community resources include many aspects of community life that are either administered by the local government, provided through local districts, or made possible by not-for-profit organizations and/or volunteer organizations.

Municipal & Community Resources Goals

Goal #1: Promote and encourage inter and intra-municipal cooperation and communication.

Goal #2: Continue to provide high quality public services for the safety, comfort and pleasure of residents and business owners in the Town.

Goal #3: Provide public infrastructure, including water, sewer, and other resources and services, that meets the needs of current and future residents.

Goal #4: Provide public facilities that meet the needs of current and future Town residents.

Source: <https://coeymans.org/wp-content/uploads/2017/02/coeymanscompplanfinal10-05-06-1.pdf>

Albany County Agricultural and Farmland Protection Plan (2018 UPDATE)

New York State's Agricultural and Farmland Protection Program was adopted in 1992 as part of the Agricultural Protection Act (Article 25-AAA). This legislation resulted in a number of initiatives designed to protect the state's agricultural interests. In addition to reformulating the agricultural districts advisory committees into agricultural and farmland protection boards, Article 25-AAA also made planning grants available to counties to prepare Agricultural and Farmland Protection Plans. The goal of these plans is to address agricultural viability and profitability, agricultural land use issues, farmland protection methods, agricultural awareness, public education, municipal land use, and specific regional concerns. Upon completion of a plan, municipalities become eligible for further funding to assist in implementing the plan, which includes funds to support a voluntary program to purchase development rights on productive farmland. In 1999, Albany County was awarded a grant through this program to prepare a County Agricultural and Farmland Protection Plan. The Agricultural and Farmland Protection Board (AFPB) worked with Albany County Office of Natural Resources, Cornell Cooperative Extension of Albany County, and the Agricultural Industry Development, Enhancement and Retention program (AIDER) at Cornell University, to prepare the plan and to initiate various implementation projects.

Coeymans is included in the third district of the Albany County Agricultural and Farmland Protection Plan. the Agricultural and Farmland Protection Plan was developed to serve as a guide for enhancing the agricultural industry in Albany County and protecting the farms and farmland in the county. It identifies issues important to the agricultural community and recommends strategies that will help stimulate the rural economy, maintain active agriculture, and help preserve the valued character of the county's agricultural areas.

The original plan was made in 2004 and updated in 2018.

Source: <https://www.albanycounty.com/home/showdocument?id=286>

Town of Coeymans Draft Local Waterfront Revitalization Program, 1997 (Not officially adopted by town)

The department of state awarded the towns of Coeymans and New Baltimore a \$30,000 grant to prepare a joint Local Waterfront Revitalization Program which was completed and reviewed by the public in the late 1980s which was never adopted. In Feb 1993, Coeymans Town Board decided to pursue the effort without the cooperation of New Baltimore. The Town of Coeymans prepared a new draft.

The Draft LWRP includes eight sections. Section I defines the Waterfront Revitalization Area Boundary. Section II contains a detailed Inventory and Analysis with discussions on Environmental Features; Existing Land and Water Uses; Existing Zoning; Issues and Opportunities; and Key Waterfront Issues. Section III defines policies, plans and projects consistent with the 44 Coastal Policies of the Department of State.

Section IV provides proposed land and water uses and proposed projects within the Waterfront Revitalization Boundary. Section V provides techniques necessary for the implementation of the LWRP including changes to zoning, Site Plan Review and Special Permit review; new special heritage guidelines, clustering provisions, and supplementary regulations; and a Waterfront Consistency Review Law, as well as other public and private actions. Section VI lists the State and Federal laws, actions and programs likely to affect or be affected by the implementation of the LWRP. Section VII discusses the Advisory Committee's meetings with various State, Federal and Local authorities during the LWRP planning process.

In addition to the textual segments of the document, the Draft LWRP contains a series of GIS maps showing the Study Area Boundaries, Significant Coastal Fish and Wildlife Habitats, Regulated Freshwater Wetlands, 100 Year Floodplains, Slopes > 15% and Landslide Susceptibility Zones, Prime Agricultural Soils, Scenic Areas of Statewide Significance, Local Scenic Views, and Scenic Waterfalls, Historic homes in the Coeymans Hamlet, Existing Zoning, Proposed Zoning, Existing Land Use, and Proposed Land Use.

According to Town records, a preliminary Draft LWRP was made available for public comment in September 1995. Due to public concerns regarding the proposed zoning and regulatory changes necessary to implement the LWRP, the existing Town Board ultimately chose not to adopt the LWRP.

Information from Comprehensive Plan 2006

Town of Coeymans & Village of Ravena Comprehensive Plan, 1970 (NOT OFFICIALLY ADOPTED BY TOWN)

In 1970, the Town of Coeymans and the Village of Ravena developed a Comprehensive Plan funded through an Urban Planning Grant under the provisions of Section 701 of the Housing Act of 1954. Although the Town did not adopt the Plan, the planning process was a good example of early regional planning, with a joint Planning Advisory Committee, composed of members of the Town and Village Planning Boards working with the Hans Klunder Associates, Inc. to create the Plan.

The 1970 Comprehensive Plan included eight major sections: Section I: Historical Notes & Background, Section II: Population & The Economy, Section III: Land Use, Section IV: Neighborhood Analysis, Section V: Transportation, Section VI: Public Facilities & Utilities, Section VII: Central Area Downtown, and Section VIII: Capital Improvements Program.

The 1970 Comprehensive Plan presented a detailed inventory and analysis of the Town and Village history, existing land use, population distribution, neighborhood housing characteristics, labor force and employment characteristics, parking and transportation elements, infrastructure, public facilities, educational and recreational facilities. Census data from 1930 and 1960 was used as the source for much of the demographic information. Each section of the document presents the data with the use of graphics and maps, very useful elements that are often missing from documents created during this time period.

Comprehensive Planning Best Practices and Guidance

The decision by the Town of Coeymans to update the 2006 Comprehensive Plan is an important one for the community in planning for its' future vision, establishing opportunities, challenges and what may be overall activities it may undertake to meet established goals. In meetings with the Town Supervisor and Council Members, initial advice was requested from CDRPC as to activities best recommended for preparation of the Comprehensive Plan update.

The contents of this technical assistance project as summarized within this document fulfill the first items discussed for Coeymans' preparation to undertake a Comprehensive Plan Update: completion of an up to date Community Profile of the Town of Coeymans- and a discussion of prior completed planning activities and summary of the main recommendations or points.

The information provided in the prior sections will greatly assist in the early steps of a Comprehensive Plan update by providing essential data to factor into the starting point of the process. Having this information readily compiled will save time and resources that now do not need to be undertaken within the Comprehensive Plan Update process timeline.

For the purpose of guiding Coeymans to developing a comprehensive plan CDRPC is providing two well vetted resources already developed with this intent.

Small Town Planning Handbook by TOM L. DANIELS

CDRPC is dedicating a hard copy of "The Small Town Planning Handbook" to the town of Coeymans with this technical report which provides helpful guidance on the importance of developing a plan, the process of a plan, vital steps in developing a comprehensive plan and familiarize the officials the definition and crucial details of various components involved in the plan.

Some of the notable sections of the book may include but not be limited to the following:

- 1: Chapter 2 The Planning Process and the Miniplan, Figure 2-1 The Planning process, Figure 2-2 Planning studies for a comprehensive plan.
- 2: Chapter 4 Determining Community Goal and Objective, Figure 4-1 Managing the Planning Process.
- 3: Chapter 5 Information and Resources for the Mini-plan, Information to Collect (pg41).
- 4: Chapter 8 Economic Data for the Small Community, The Economic Base Study (pg76).

Chapter 9-14 contain various important aspects of the community that are each important every community.

The second part of book contains local community tools like Zoning Ordinance, Subdivision Regulations, The Capital Improvements Program, other local land use regulations, and the design and appearance of small towns and information on economic development plan implementation and strategic planning ideas.

New York State Comprehensive Plan Development- A Guidebook for Officials

This guidebook created by the Environmental Finance Center of Syracuse University provides guidance directly for New York State communities use on developing a Comprehensive Plan. Content is provided from the beginning questions of "What is a Comprehensive Plan and what does it do?", to guidance on getting started, stages and guidance on preparing the plan as well as resources for plan creation and implementation.

<https://efc.syr.edu/wp-content/uploads/2015/03/ComprehensivePlanning.pdf>

Resources Available to Assist in Developing a Comprehensive Plan: Grants for Planning Efforts

The following section provides a list of suitable funding sources for comprehensive planning, or important topics that may be undertaken within the context of a Comprehensive Plan such as economic development, sustainability, natural resource protection, agricultural protections and other potential issues. Sources for plan development funds can come from grant programs, gifts, corporations, not-for-profits, other benefactors, tax revenues, general fund, bonding, county or regional planning agency.

The following sources and programs are considered as possibilities for the Town of Coeymans to consider in seeking any necessary funding towards the completion of the Comprehensive Plan Update. Sources that are regionally based, are known to have been utilized in the Capital Region, as well as additional potential sources are articulated here and are organized into: Regional Funding and Assistance Resources, New York State Funding, and Federal Funding Sources.

Regional Funding and Assistance Resources:

Hudson River Valley Greenway- Community Grants

The Hudson River Valley Greenway Grant Program provides matching grants to Greenway Communities and Compact Communities. Greenway Communities are eligible to receive up to \$10,000 to develop plans or projects consistent with the five Greenway criteria: natural and cultural resource protection, economic development, public access, regional planning, and heritage and environmental education. Higher amounts are awarded for intermunicipal projects.

Greenway Communities Grant Program provides grant funding to help communities develop and implement a vision for their future that balances Greenway criteria of economic development considerations with resource protection and promotion objectives.

Typical grants under the Greenway Communities Grant Program range from \$5,000 - \$10,000, with greater financial assistance available for projects involving two or more municipalities.

Greenway Compact communities are eligible to receive more than \$10,000 for projects that develop, approve, and implement a compact strategy consistent with the Greenway criteria and the Greenway Act. Typical grant amounts range between \$5,000 and \$25,000.

Deadlines for 2020: February 7, May 8, September 11, November 6

Source: <https://hudsongreenway.ny.gov/grants-funding>

New York State Funding and Assistance Resources:

NYS Department of Agriculture and Markets: Funding is provided up to \$25,000 for developing the agriculture and farmland protection portion of the Comprehensive Plan. Visit www.agriculture.ny.gov/RFPS.html under “Funding Opportunities” for “Municipal Agriculture and Farmland protection plan development.”

NYS Department of State: Assistance through the Department of State comes two offices; The Office of Planning and Development, which aims to provide training to local officials, expert guidance and financial assistance to revitalize communities, protect and improve the environment, strengthen local economies and improve the efficiency and effectiveness of municipal service delivery, or the Watershed Protection and Partnership Council, which assists watershed communities in preparation or updating the comprehensive plans. The program is open to East- and West-of Hudson Watershed municipalities.

Visit <http://www.dos.ny.gov/opd/>

New York State Consolidated Funding Application (CFA): The CFA offers a streamlined process for grant application to various New York State funding agencies. Resources are available on topics such as community development, waterfront revitalization, environmental improvements, and sustainability planning and implementation. Visit <https://apps.cio.ny.gov/apps/cfa/> or visit the EFC website for a quick guide to the CFA process.

New York State Department of Environmental Conservation

The Climate Smart Communities (CSC) grant program provides funding for municipalities to perform inventories, assessments, and planning projects that advance their ability to address climate change at the local level and become certified Climate Smart Communities. The program also supports municipal mitigation implementation projects that reduce greenhouse gas (GHG) emissions from the non-power sector (transportation, refrigerants, food waste, etc.) and adaptation implementation projects (cooling centers, flood plain restoration, emergency preparedness, etc.) that directly address climate change threats or alleviate hazards in the community exacerbated by climate changes.

For further information and questions on the Climate Smart Communities program, please contact the New York State (NYS) Department of Environmental Conservation (DEC or Department), Office of Climate Change (OCC), 625 Broadway, Albany, NY 12233-1030, 518-402-8448, climatesmart@dec.ny.gov or see <https://climatesmart.ny.gov/>.

Eligible Project Types and Funding Levels

Implementation Projects

Eligible implementation projects must be climate change adaptation or non-power sector GHG mitigation projects as described below and be located within the State of New York.

Total available - up to \$11,038,554.

Minimum award - \$10,000.

Maximum award - \$2,000,000.

Design and engineering expenses are limited to a maximum of fifteen percent (15%) of the grant request.

(Information for the year 2019)

Source: https://www.dec.ny.gov/docs/administration_pdf/cscrfa19.pdf

Hudson River Estuary Program

The Hudson River Estuary Program helps people enjoy, protect, and revitalize the Hudson River and its valley. Created in 1987 through the Hudson River Estuary Management Act, the program focuses on the tidal Hudson and adjacent watershed from the federal dam at Troy to the Verrazano Narrows in New York City.

The mission of the Estuary Program is built around six benefits:

- Clean Water
- Resilient Communities
- Vital Estuary Ecosystem
- Estuary Fish, Wildlife, and Habitats
- Natural Scenery
- Education, River Access, Recreation, and Inspiration

The Hudson River Estuary Program collaborates with many partners including nonprofit organizations, academic and scientific institutions, businesses, local governments, state and federal agencies, and interested citizens. This collaborative approach includes:

- Grant funding for planning, access, and education projects
- Research, education, and training
- Natural resource conservation and protection

- Restoration projects
- Community planning assistance

The Town of Coeymans previously worked with this program that resulted in the Natural Areas in your Community Habitat Assessment. Potentially the Town could work to progress this initial work result with additional efforts.

Source: <http://www.dec.ny.gov/lands/4920.html>

Federal Grants for Comprehensive Planning Efforts

Federal resources are available for some comprehensive planning activities. While vast resources are available at the federal level, many times there is a sense that federal resources are too hard to find, or too complex to apply for. With this in mind, not only are a couple of prominent resources noted, but also some helpful tools available that may assist communities with accessing these resources.

Federal Resources Guidance

Consult grant writing resources, <https://www.nal.usda.gov/ric/funding-resources> and a guide to funding resources <https://www.nal.usda.gov/ric/guide-to-funding-resources> sources for assistance in preparing successful proposals and in obtaining funding applications and information for obtaining a DUNS number that is required of all organizations/entities applying for a federal grant or cooperative agreement. Federal Funding Databases Assistance Listings, formerly Catalog of Federal Domestic Assistance (CFDA). Assistance Listings is an Internet database containing information about all federal domestic programs including federal grants, loans, insurance, and training programs; information is available on eligibility, application procedures, selection criteria, and deadlines. <https://beta.sam.gov/>.

Federal Legislative or other Available Grant Funding Service

In addition to the programs listed below, there is also an opportunity to sign up to receive compiled listings of current opportunities for funding. One known source of this in the Capital Region is through the office of Congressman Tonko, staff updates the list on a bi-monthly basis.

<https://tonko.house.gov/constituent-services/federal-grant-opportunities.htm>

RURAL BUSINESS ENTERPRISE GRANT PROGRAMS (RBEG)

CFDA Number: 10.783

Focus: *Support Rural Economic Development and Small Business Development.*

RBDG is a competitive grant designed to support targeted technical assistance, training and other activities leading to the development or expansion of small and emerging private businesses in rural areas that have fewer than 50 employees and less than \$1 million in gross revenues. Programmatic activities are separated into enterprise or opportunity type grant activities.

How may funds be used?

Enterprise grants must be used on projects to benefit small and emerging businesses in rural areas as specified in the grant application. Uses may include:

- Training and technical assistance, such as project planning, business counseling and training, market research, feasibility studies, professional or/technical reports or producer service improvements.
- Acquisition or development of land, easements, or rights of way; construction, conversion, renovation of buildings; plants, machinery, equipment, access for streets and roads; parking areas and utilities.
- Pollution control and abatement.
- The capitalization of revolving loan funds, including funds that will make loans for start-ups and working capital.
- Distance adult learning for job training and advancement.
- Rural transportation improvement.
- Community economic development.
- Technology-based economic development.
- Feasibility studies and business plans.
- Leadership and entrepreneur training.
- Rural business incubators.
- Long-term business strategic planning.

Opportunity grants can be used for:

- Community economic development.
- Technology-based economic development.
- Feasibility studies and business plans.
- Leadership and entrepreneur training.
- Rural business incubators.
- Long-term business strategic planning.

Source: <https://www.grants.gov/web/grants/search-grants.html?keywords=comprehensive%20plan%20new%20york>

ENVIRONMENTAL QUALITY AND PROTECTION

Sub-tier: BUREAU OF LAND MANAGEMENT

Focus: *To combat air, water and soil pollution in the community.*

CFDA Number: 15.236

Objective: To provide financial assistance, through grants or cooperative agreements as a partnership to reduce or remove pollutants in the environment for the protection of human health, water and air resources; to restore damaged or degraded watersheds; and to respond to changing climate. Objectives are implemented through core programs such as: the Abandoned Mine Land program which addresses physical safety hazards and water quality through restoration of abandoned hardrock mines; the Hazard Management and Resource Restoration, also known as Hazmat program, which remediates sites impacted by hazardous materials and illegal activities, coordinates emergency response actions, and ensures the Bureau of Land Management facilities and operations comply with applicable environmental regulations; and the Soil, Water and Air (SWA) program which develops guidance for land use plans and plan implementation.

Source:https://beta.sam.gov/fal/8074877ce85745e7916afd6f6c1e59f9/view?keywords=rural%20comprehensive%20land%20use%20plan&sort=-relevance&index=cfda&is_active=true&page=1

CHOICE NEIGHBORHOODS PLANNING GRANTS

CFDA Number: 14.892

Focus: To support Comprehensive planning activities

Objective: Choice Neighborhoods Planning Grants will support the development of comprehensive neighborhood Transformation Plans. The Transformation Plan should integrate effective strategies to implement public and/or assisted housing revitalization, the coordination and design of supportive services, including educational opportunities for children, and neighborhood-level planning to improve a range of neighborhood assets. The Transformation Plan should be created as part of a collaborative planning process that involves neighborhood stakeholders and local governmental entities to build the necessary support to successfully implement the plan.

Use of Grant

Designations: Economic Development, Planning, Regional Development, Training, Community Development (includes Federal surplus property).

Source:https://beta.sam.gov/fal/fd4ebc4f56ee40e59d2c273add1eae45/view?keywords=town%20planning&sort=-relevance&index=cfda&is_active=true&page=1



APPENDIX C

POTENTIAL TOPIC AREAS FOR COMPREHENIVE PLAN UPDATE



DRAFT POTENTIAL TOPIC AREAS FOR COMPREHENSIVE PLAN UPDATE

October 2, 2020

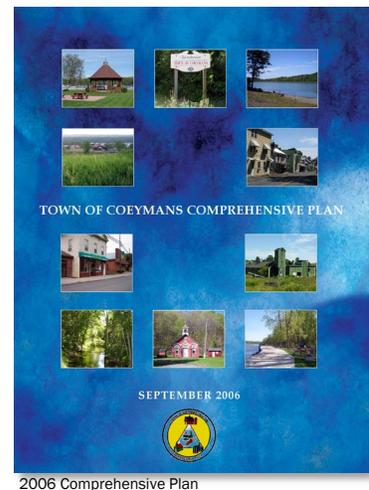
Overview

In July 2020, the Town of Coeymans kicked-off a targeted update to its 2006 Comprehensive Plan to reflect the current needs, opportunities, and vision for the community. As part of that effort, the project team (M.J Engineering) has been working with the Town Board, engaging the public and reviewing past planning documents and policies to identify potential topic areas to target for the update. A series of steps were taken that led to the potential topic areas presented. Those steps included a Comprehensive Plan Report Card, a series of public engagement opportunities, stakeholder discussions and Town Board Workshops. Following is an overview of the various methods use to gather information to inform the potential targeted topic areas to address in the Comprehensive Plan Update.

Report Card Exercise Summary

The report card exercise was intended to evaluate the existing comprehensive plan to understand what has been accomplished, is in progress or may not have been addressed in the current plan. The current plan was adopted more than a decade ago (2006) and many changes have occurred since that time in the community, regionally and nationally. The report card served as one of several components to gather information to support the identification of proposed topic areas to target for the Comprehensive Plan Update.

The Town Board and various Town staff members provided input through a web-based form and during a Town Board workshop on which recommendations from the 2006 Comprehensive Plan had been implemented, those that were in progress and those that had not yet been initiated. In addition, the relevance of those recommendations today was also considered. The project team also completed an internal review of the Comprehensive Plan to evaluate that completeness and relevance of the recommendations using information gathered from stakeholder discussions, public engagement, and Town Board feedback.



The information gathered from the report card exercise was shared and discussed with the Town Board at Town Board Workshop #2 on August 13, 2020. Following is a description of the existing 2006 Comprehensive Plan and a summary of key topic areas to address from the report card exercise.

Summary Results from Report Card Exercise

The 2006 Comprehensive Plan identified a total of 111 recommendations contained within nine (9) general topic areas which include:



Town of Coeymans Comprehensive Plan Update

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

From the report card survey exercise and internal project team review it was important to understand those recommendations and topic areas that had not yet been initiated or were in progress and still relevant today. These recommendations were evaluated against key trends occurring today to determine which recommendations and general topics should be included in the Comprehensive Plan Update. Following is a summary of topic areas and trends occurring today to be considered for the Comprehensive Plan Update.

Land Use and Zoning

- Land use tools and regulations related to agricultural protection, vacant buildings, natural resource protection, historic buildings and encouraging mixed-use development
- Trends today:
 - Vacant buildings
 - Industrial growth
 - Protection of historic buildings

Natural Resources

- Protection of key resources, including agricultural lands, open space, scenic lands, cultural resources, and water resources.
- Promotion of natural, scenic, and agricultural resources
- Trends today:
 - Town has significant natural resources
 - Large-scale solar installations as reuse for agricultural lands occurring
 - Protection of scenic resources and community character

Economic Development

- Branding, marketing, and support of business
- Incentivize redevelopment and reinvestment
- Develop tourism resources
- Trends today:
 - Emerging entrepreneurial spirit
 - Need for business growth on Main Street (Village)
 - Job training for local residents
 - Collaboration with Village is key
 - Need for branding and marketing of Town/Village resources
 - Aesthetic improvements



Housing

- Senior housing development
- First-time home buyer assistance
- Housing rehabilitation
- Trends today:
 - Older housing stock
 - Low inventory
 - High Village taxes
 - Need for a variety of housing options

Historical and Cultural Resources

- Redevelopment and reinvestment of historic structures
- Resources/funding for historic preservation efforts
- Identification of historic resources
- Exploration of regulatory tools to protect historic areas
- Trends today:
 - Rich historic resources to celebrate and capitalize on
 - Aging volunteers and volunteer recruitment for Historical Society
 - Deferred maintenance of historic structures
 - Funding challenges for restoration of historic structures

Municipal & Community Resources

- Capital Improvements Program
- Need for senior/community center
- Waste management solutions
- Trends today:
 - Infrastructure (sewer/water)
 - Funding challenges for fire/police
 - Need for police station upgrades
 - Equipment needs (police vehicles)
 - Retention of police officers
 - Recruitment challenges for fire depts

Recreational Resources

- Plan for future parks and recreational resources
- Identify parks and recreational needs
- Trails planning and identification of linkages to other recreational resources
- Trends today:
 - Maintenance staffing needs
 - Funds for maintenance
 - Additional recreational programming



Transportation

- Establishment of a Traffic Safety Committee
- Traffic safety improvements
- Transportation related design standards
- Traffic calming
- Bicycle/Pedestrian improvements
- Transportation services for seniors
- Trends today:
 - Truck traffic along key corridors
 - Pedestrian improvements

Government Administration and Polices

- Incorporate “smart growth” principles into land use regulations
- Tools to offset cost of infrastructure due to development
- Program to enhance Town’s aesthetics
- Adopt a local Right-to-Farm Law
- Trends today:
 - Town and Village coordination
 - Property maintenance/code enforcement

Public Engagement

A key component of the Comprehensive Plan Update process is understanding the needs and desires of the community. The Comprehensive Plan Update process includes several different methods of engagement to gather input from the public, including both in person and online opportunities. Described below is a summary of engagement opportunities that have been conducted to date as part of the Comprehensive Plan Update process.

Information Pop-up Stations

A pop-up station provides an opportunity to get out into the community and set up an interactive and informational table to spread the word about the project and gather feedback from community members. Pop-up stations typically occur at existing community events to capture the audience of event goers. The pop-up stations included the ability to take the online survey, the distribution of survey cards and flyers so members of the public could take the survey on their own time and boards with information about the project.



Farmer's Market Pop-up Station

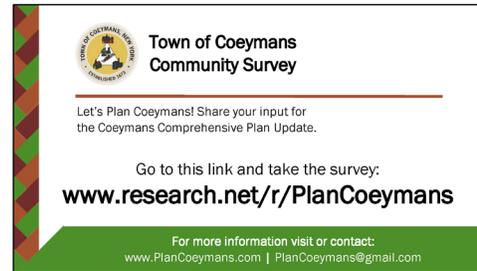
Two pop-up stations were held as part of this process which included:

- Farmer’s Market – Coeymans Landing Park, August 5, 2020
- Riverfest – Coeymans Landing Park, September 12, 2020



Online Community Survey

An online community survey was developed to provide another opportunity for public input. The purpose of this survey is to gather input from community members, business owners and other stakeholders about the Town of Coeymans. The survey was divided into four different sections, including Demographic and Background Information, Quality of Life, Land Use and Suggestions For the Future. These different sections were intended to provide information about who was taking the survey, what people values about the Town, the types of land uses that are supported or not, and the vision for the future of Coeymans. The online survey was live from August through September 2020 and received a total of 147 responses. The survey was publicized using a variety of methods, including flyers, press releases to local media outlets, informational business cards, website/social media and through word of mouth.



Online Survey Card

Web-based Outreach

Another method of public engagement was through web-based outreach. This includes the dedicated project website at www.plancoeymans.com and through the Town's website and social media outlets. Web-based outreach provides an opportunity to provide information about the project, engagement opportunities and an opportunity to collect additional input through the dedicated project email at PlanCoeymans@gmail.com.

Public Engagement Summary

Following are highlights of major opportunities and challenges in the Town collected from the public engagement process to date:

- Key Opportunities
 - Riverfront
 - Parks and open spaces/environment
 - Historic/cultural resources
 - Access to Capital Region businesses and employers
 - Industry
 - Entrepreneurship

- Key Challenges
 - **Appropriate level industrial growth**
 - Economic development/business growth
 - Vacant stores and buildings
 - Concerns of environmental degradation in industrial areas
 - Need for more variety local businesses on Main Street
 - Intermunicipal coordination
 - Condition of historic buildings
 - Property maintenance concerns
 - Truck traffic



Stakeholder Discussions

A total of 5 stakeholder meetings with 15 stakeholders were held on Wednesday, August 5, 2020 at Town Hall. Stakeholders were identified by the Town and invited to participate to share information about needs and opportunities related to specific topic areas within the Town.

The meetings were held in person at Town Hall and all of the Town's health and safety protocols related to COVID-19 were adhered to. The project team followed-up with those stakeholders that were unable to attend in-person by phone or video conference.

Stakeholder groups included the following:

- Infrastructure, Mobility and Transportation
- Economic Growth, Land Development and Business
- Open Space, Recreation, Agriculture and Environment
- Education, History and Culture
- Health, Community Services and Emergency Services

In addition to the in-person stakeholder meeting held at Town Hall, follow-up stakeholder meetings were held virtually via Zoom to speak with those stakeholders that may not have been available or were unable to attend in person due to Covid-19 related restrictions.

Common themes discussed across all of the stakeholder groups included:

- Coordination with Village of Ravena
- Need for marketing/branding
- Infrastructure improvements
- Focus on revitalizing hamlets
- Property maintenance
- Support for business and industry

Town Board Workshops

As part of the Comprehensive Plan Process, the project team has attended a series of Town Board Workshops to provide project updates and engage in discussions about the needs and opportunities of the Town. Through participation in these workshops, the Town Board has provided key input to help guide the Comprehensive Update process. At the first Town Board Workshop attended by the project team on July 9, 2020, the Town Board engaged in a mini visioning exercise. The purpose of this exercise was to learn more about challenges and opportunities in the Town from members of the Town Board. Prior to the Town Board Workshop, three prompt questions were shared with the Town Board for consideration. The following includes each of the prompt questions along with the responses received during the exercise:

- Describe what you like best about the Town in 1-2 words
 - Opportunities on riverfront
 - Potential – great location; gateway to Capital Region
 - Riverfront – fishing, boardwalk, restaurant, etc.
 - Fishing access
 - Residential riverfront access



Town of Coeymans Comprehensive Plan Update

- Diversity of space
 - Businesses, hamlets, agricultural areas, industrial areas, Alcove reservoir, scenic views
 - So many jewels in one crown
 - So much to offer within 54 square miles
- Scenic areas
- Parks/recreation – Waterfront; Joralemon Park; Lawson Lake Park; waterfalls; biking
- Safe community
- Climate - safe spot from major storm or weather events such as flooding, etc.
- River and hamlet
- Great little spot
- Describe the biggest challenge(s) or issue(s) facing the Town in 1-2 words
 - Truck traffic
 - Infrastructure (sewer and water)
 - Town and Village coordination (sewer and water)
 - Unity among Village, Town, and residents
 - Stifled growth
 - Need for unified goals to guide direction of the Town
- How do you envision the Town in the next 5, 10 or 20 years?
 - A place to draw visitors and retain residents
 - Bed and breakfast on riverfront
 - Opportunities to develop the Town into a destination
 - Easy access to rail, highways, and river
 - Build strong foundation starting with infrastructure
 - Continued commercial and industrial growth
 - Develop into a mini Saratoga type destination
 - Improved parks; industrial growth – 5-years
 - Town and Village build upon sewer and water – 10-years
 - Thruway exit to industrial park; divert truck traffic off 9W



Potential Targeted Topic Areas for Comprehensive Plan Update

The following is a series of potential topic areas to target for the Comprehensive plan Update. These topic areas were identified based on information collected through a variety of sources, including the Comprehensive Plan report card exercise, public engagement, stakeholder discussions and discussions with the Town Board.

Land Use and Zoning

- Zoning update to reflect current needs
- Balance industrial and residential areas
- Land use should be compatible with the Village and will require coordination
- Streamline development review process

Economic Development

- Town branding and marketing to attract businesses
- Business support
- Industrial growth

Transportation

- Truck traffic
- Walkability (hamlets)

Natural Resources, Agriculture and the Environment

- Protection of water resources
- Protection of agricultural lands and promotion of agri-business

Infrastructure

- Expansion of water and sewer
- Ongoing maintenance

Government Administration and Policies

- Intermunicipal coordination
- Shared municipal services
- Property maintenance
- Historic preservation



APPENDIX D

ONLINE COMMUNITY SURVEY SUMMARY



Online Community Survey Summary

Survey Overview

The Town is updating its 2006 Comprehensive Plan to reflect the needs of today and identify a vision for the future. The plan will create a framework for the future for a range of topic areas including but not limited to land use, economic development, infrastructure, transportation, neighborhoods, the environment and housing.

The purpose of the online survey was to gather input from community members, business owners and other stakeholders about the Town of Coeymans. The information gathered helped to inform the recommendations of the targeted Comprehensive Plan update.

The survey was created and distributed using the Survey Monkey platform and went live on August 5, 2020. The survey remained open until September 30, 2020 and received a total of 147 responses.

The survey was advertised on several platforms, including the Coeymans Comprehensive Plan Update project website, the Town’s website and social media, and through a press release that was distributed prior to and during the survey period. Information and links to the survey were also distributed on flyers and business cards which included a Quick Response (QR) code so respondents could access the survey directly on their smartphone or tablet.

 **Town of Coeymans
Community Survey**

Let’s Plan Coeymans! Share your input for the Coeymans Comprehensive Plan Update.

Join the conversation by taking the Online Community Survey! The Town of Coeymans has initiated a targeted update to the Town’s 2006 Comprehensive Plan. The Comprehensive Plan Update will provide direction for long-range planning for the growth of the community while protecting and enhancing its resources. The plan will evaluate changes in the community and identify a vision for the future in topics including land use, economic development, natural resources, parks and open space, transportation, housing, and more.

Scan the QR code to access the survey on your mobile device



Take the online survey:
www.research.net/r/PlanCoeymans

For more information:
Visit: www.PlanCoeymans.com | Email: PlanCoeymans@gmail.com

Survey Flyer

 **Town of Coeymans
Community Survey**

Let’s Plan Coeymans! Share your input for the Coeymans Comprehensive Plan Update.

Go to this link and take the survey:
www.research.net/r/PlanCoeymans

For more information visit or contact:
www.PlanCoeymans.com | PlanCoeymans@gmail.com

Scan the QR code with your phone camera or barcode scanner to access the survey!



Survey Business Card



Data Limitations

The survey is one of several public engagement activities to help identify needs and opportunities in the Town of Coeymans. The responses to the survey are self-selecting and are not statistically valid. The survey alone cannot be used to find the “answer” or “solution” but can assist in providing direction for the Comprehensive Plan Update effort.

Survey Topic Areas

The survey was categorized into four topic areas to focus the questions. The topic areas included Demographic and Background Information, Quality of Life, Land Use, and Suggestions for the Future. A description of each topic area follows.

Demographic and Background Information

Demographic and background information is intended to help understand who is taking the survey. Gathering information from a broad range of participants is important to understand the needs of community members to support and inform decision making.

Quality of Life

Quality of Life questions focused on what respondents value most about Coeymans, including why they chose to live in Town, where they go to shop and for entertainment and key assets in the Town.

Land Use

In this section of the survey, respondents were presented with a series of questions to better understand the types of land uses they would encourage or discourage in the Town. Respondents also had the opportunity to provide open ended responses, including where retail, commercial and industrial growth should be directed in the town.

Suggestions for the Future

In the final section of the survey, respondents were asked several questions related to the future vision for the Town. This included what their ideal vision for the town is in the next 5, 10 or 20 years, major challenges to overcome in the future and significant opportunities for the Town.

Survey Summary

The following is a brief summary of key highlights from each section of the survey. For a full summary of findings see the attached survey questions and answers.

Demographic and Background Information

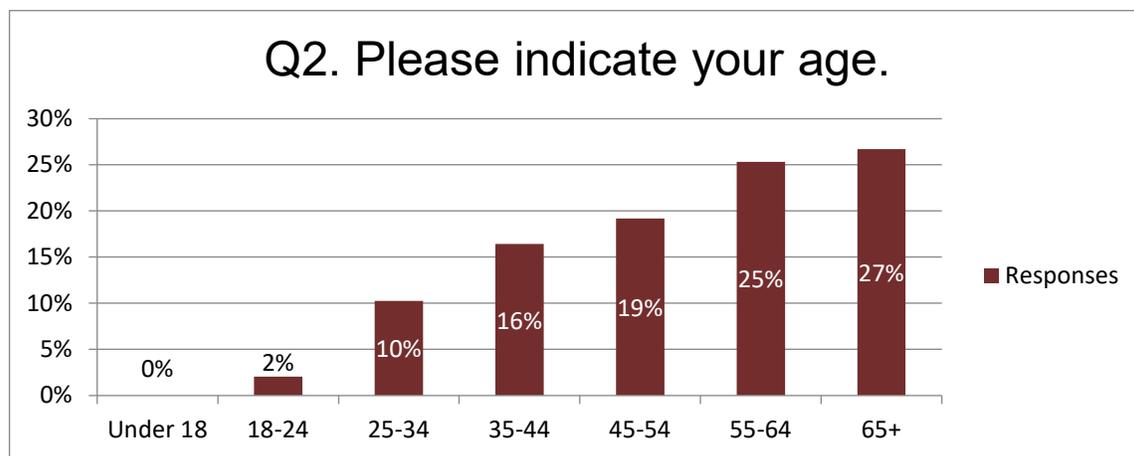
Question 1 (Q1) of the survey asked respondents to indicate their zip code. Of the 142 respondents to Q1, 12 different zip codes were represented. The table below is a summary of zip code information collected:



Q1. Please enter your zip code.

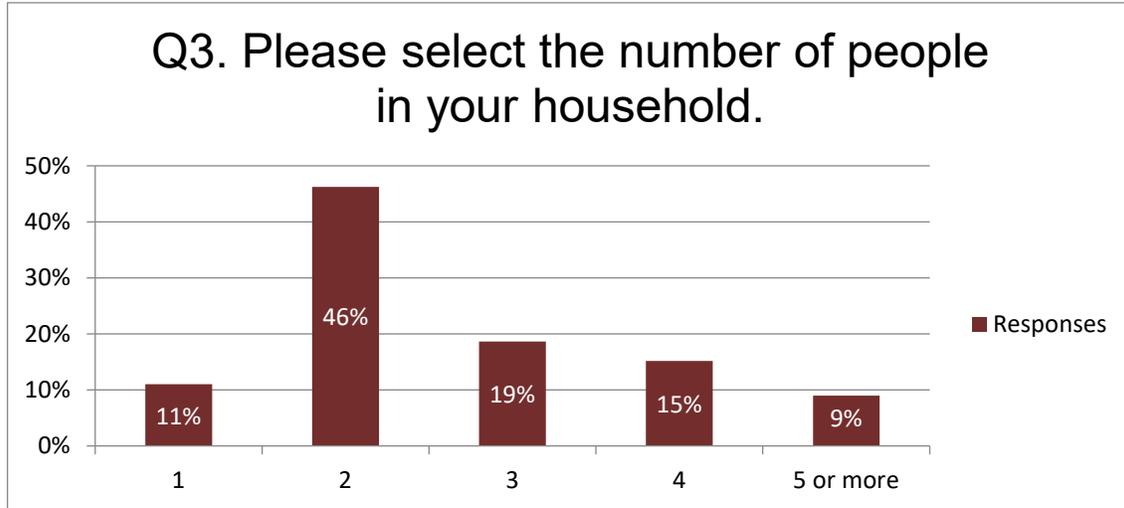
Zip Code	Number of Respondents	Percent of Respondents
12143	76	54%
12045	38	27%
12158	10	7%
12046	6	4%
12067	4	3%
12007	2	1%
12019	1	0.7%
12041	1	0.7
12077	1	0.7%
12124	1	0.7
12192	1	0.7%
12203	1	0.7
Total	142	100%

Question 2 (Q2) of the survey asked respondents to indicate their age. The largest respondent age group was the 65+ group with 27% of responses. Following that was the 55-64 age group at 25%, 45-54 age group at 19%, 35-44 age group at 16%, 25-34 age group at 10% and 18-24 age group at 2%. There were no respondents below the age of 18.

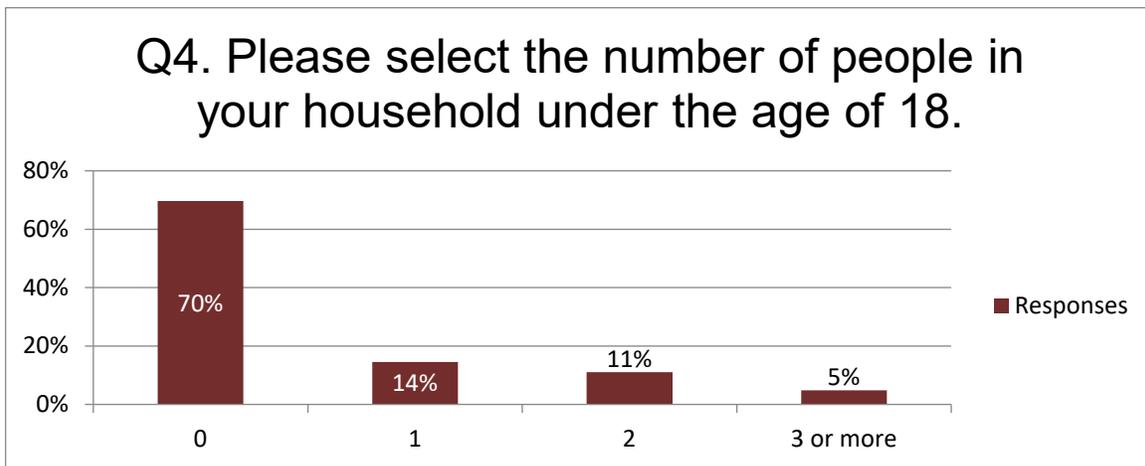




Question 3 (Q3) asked respondents to indicate the number of people in their household. The majority of respondents had a two-person household at 46%, followed by three-person households at 19%, four-person households at 15%, one-person households at 11% and households with five or more people at 9%.



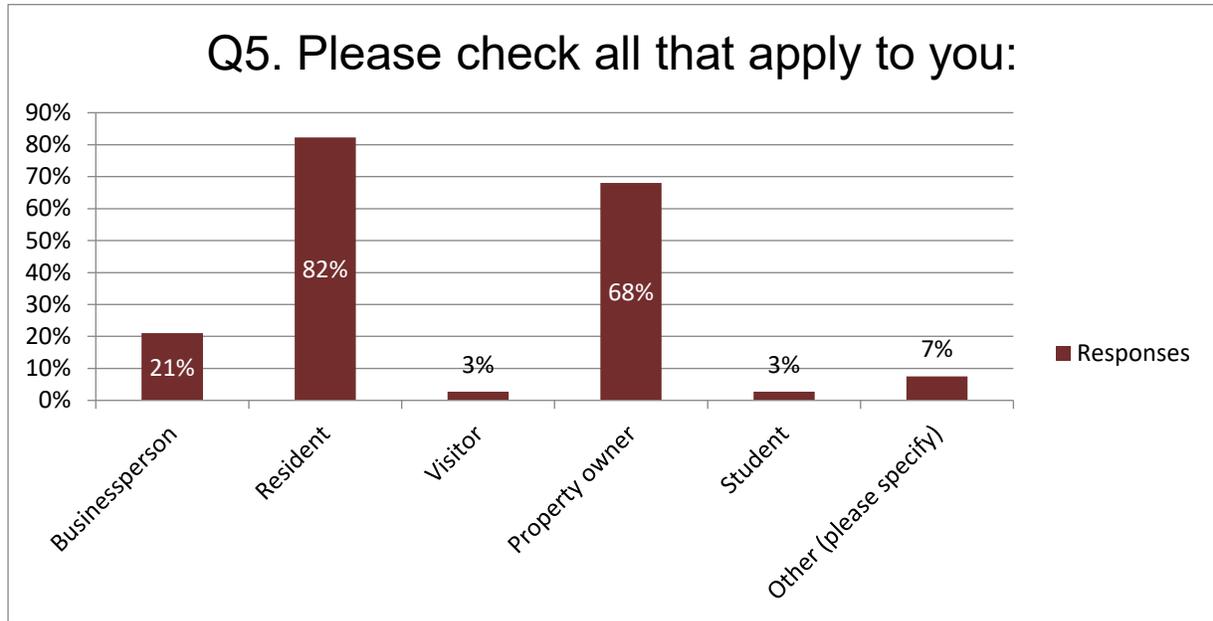
Question 4 (Q4) asked respondents to indicate the number of people in their household under the age of 18. Nearly 70% of respondents indicated having no people under the age of 18 in their household. Of the remaining responses, 14% indicated one person under the age of 18, 11% indicated 2 people under the age of 18 and 5% indicated three or more people under the age of 18 in their household.



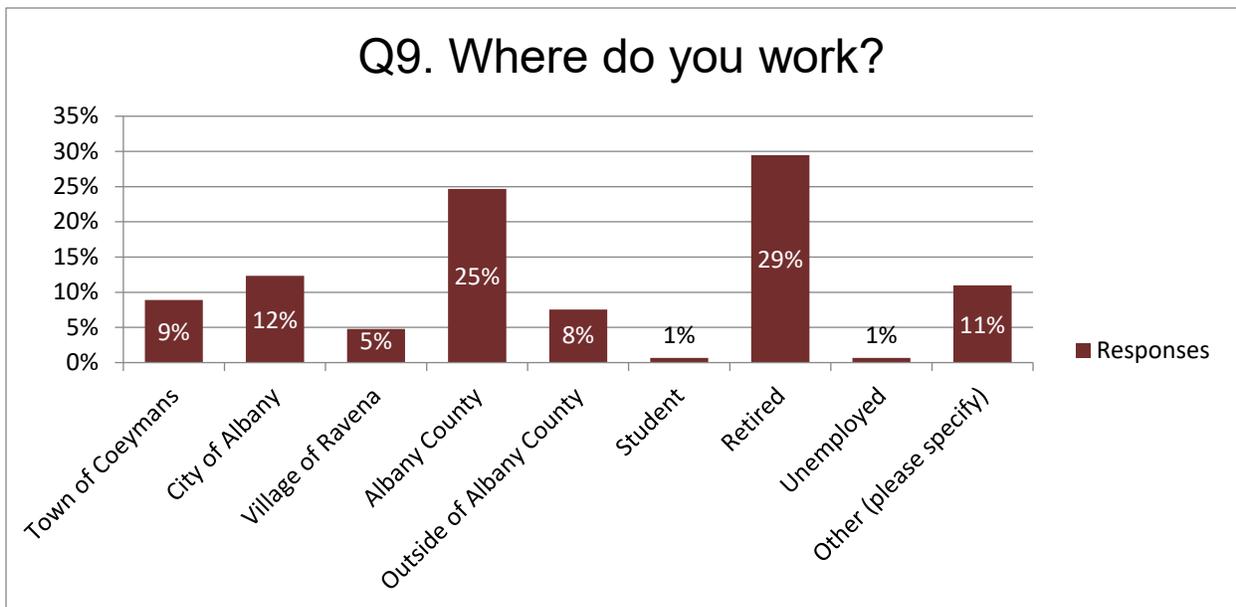


Town of Coeymans Comprehensive Plan Update

Question 5 (Q5) asked respondents to indicate all that applies to them with options that included, businessperson, resident, visitor, property owner, student or other. The majority of respondents are residents at 82%. Of the remaining respondents, 68% indicated that they were property owners and 21% indicated being a businessperson.



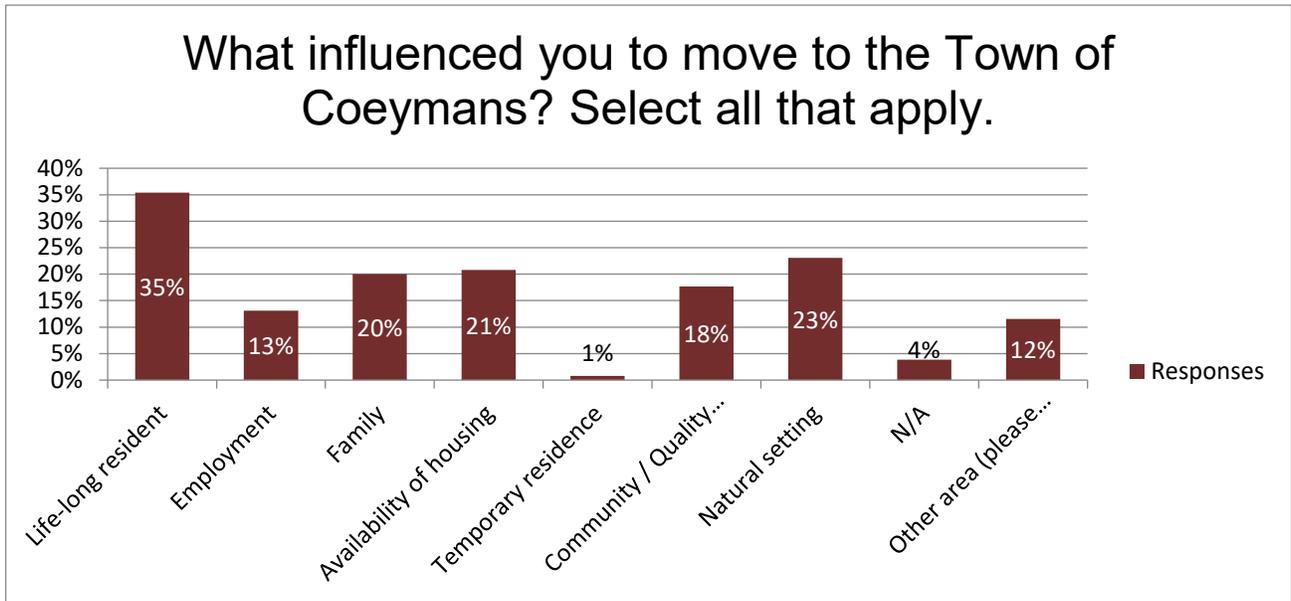
Question 9 (Q9) asked respondents to indicate where they work. Nearly 29% of respondents indicated being retired and 25% work in Albany County. Of the remaining respondents, 12% work in the City of Albany and 9% work directly in the Town of Coeymans.





Quality of Life

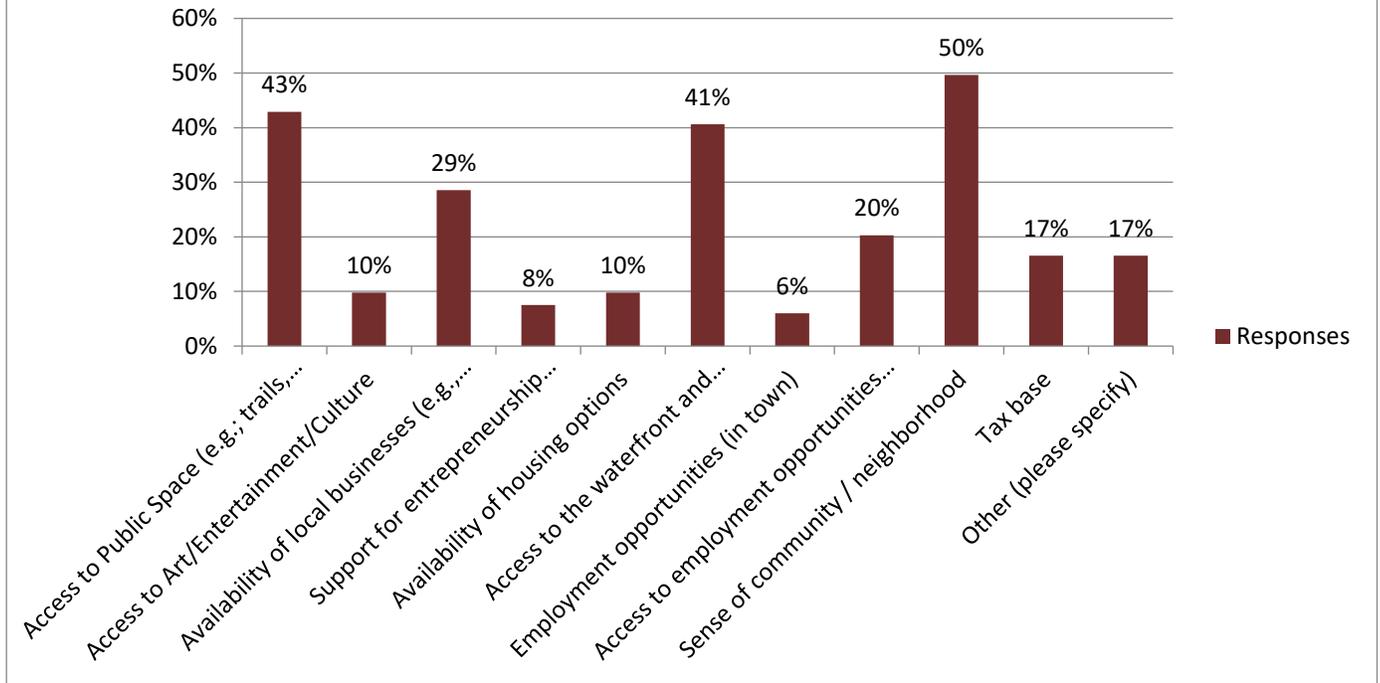
Question 10 (Q10) asked respondents to indicate what influenced them to move to the Town of Coeymans. Respondents could select multiple answers for all that applied. Most respondents, at 35%, indicated being a lifelong resident of Coeymans. This was followed by the natural setting of the Town at 23% of respondents, availability of housing at 21% of respondents, family at 20% of respondents and the community/quality of life at 18%.



Question 11 (Q11) asked respondents to indicate what they value most about the Town. Several different options were provided, and respondents were asked to choose their top three answers. The top three answers included Sense of Community/Neighborhood at 50%, Access to Public Space at 43% and Access to the Waterfront and Waterfront Resources at 40%. The least popular answers included Support for Entrepreneurship Opportunities at 8%, Availability of Housing Options at 10% and Employment Opportunities in Town at 6%.



Q11. Which do you value most about the Town of Coeymans? Select top 3.



Question 13 (Q13) was an open-ended question that ask respondents to share what places they believe are assets in the Town. The following is a summary of common themes and responses to Q13.

- Riverfront
- Parks and recreational opportunities
- Historic recourses
- Location/Proximity to Albany
- Natural resources
- Agricultural resources
- Educational resources (library and school district)

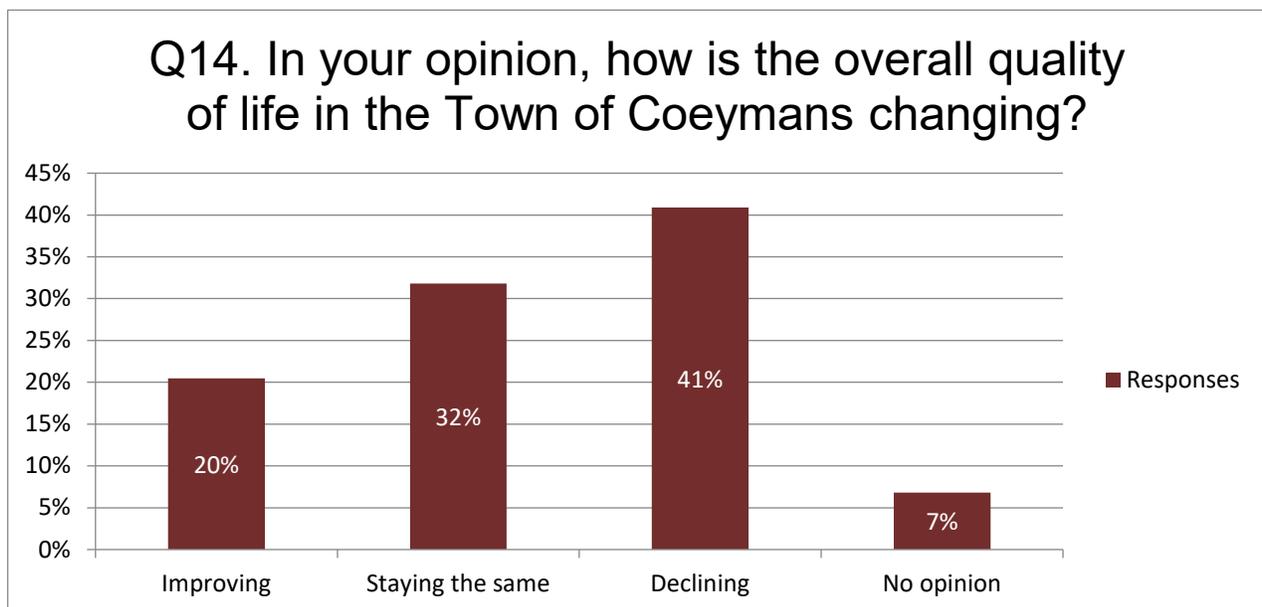


Question 14 (Q14) asked respondents to indicate how the quality of life is changing over time in Town. The majority of respondents indicated that the quality of life in Coeymans is generally declining at 41%, while 32% feel that the quality of life has remained the same and 20% felt it was improving. Of the remaining respondents, 7% had no opinion.

Question 15 (Q15), then asked respondents to indicate why they chose their answer to Q14. Below are some common themes expressed in Q15.

Common themes:

- Improving quality of life
 - Increased investment opportunities
 - Events at the waterfront
 - Leadership
 - Industrial/business expansion
- Declining Quality of life
 - Too much industrial expansion
 - Property maintenance issues
 - Quality of housing stock
 - Empty store fronts along MainStreet
 - Environmental concerns





Land Use

Question 16 (Q16) included a table that asked respondent's opinion about a series of statements about certain land use types and whether they agreed or disagreed with the statement.

The top three most selected options for strongly agree and agree combined include:

- Protecting natural resources and wildlife habitat is important
- Expanding recreational opportunities in the Town is Important
- Supporting agriculture in the Town is important

The top three most selected options for strongly disagree and disagree combined include:

- Attracting heavy industry is important
- The Town is managing growth well
- Attracting light industry is important

Question 17 (Q17) asked respondents to indicate if they would encourage or discourage certain land use types. The top land use types that respondents would encourage include public outdoor recreation at 98% and agriculture at 97%. Several land use types were tied at 96%, including protection of natural areas, independent senior living community, and residential – single-family homes. The top land use types that respondents would discourage include heavy industrial at 74%, motels/hotels at 50% and residential – apartments at 38% of respondents.

Question 19 (Q19) was an open-ended question that asked where commercial/retail growth should be directed in Town. Common themes include:

- Main Street in Ravena and Coeymans hamlet
- Route 9W corridor
- Route 144

Question 20 (Q20) was an open-ended question that asked respondents where industrial growth should be directed in the Town. Common themes include:

- Existing industrial areas
- Along Route 144 and 9W
- Away from residential areas

Suggestions for the Future

Question 22 (Q22) asked respondents to describe their ideal future for the Town of Coeymans in 5, 10 or 20 years? A selection of responses is included below that include common themes from the other responses received. A full list of responses is included in the full survey summary attached.

- “Parks kept up, tight knit community, great schools, lots more restaurants and small businesses”
- “A thriving community where local businesses are supported by residents, a partnership with the Town and the school for internships/apprenticeships as to develop community connectedness with the younger generation, and an actual Main Street where you can eat, shop and dine.”



Town of Coeymans Comprehensive Plan Update

- “Diversified tax base with industry, commercial and residential. Focus on small and local businesses, not box stores and national chains where possible. Increased housing while maintain green spaces (i.e. recovering foreclosed/abandoned properties for re-development)”

Question 23 (Q23) asked respondents to identify the top three challenges for the Town of Coeymans. Following is a summary of key challenges identified:

- Appropriate level of industrial growth
- Economic development/business growth
- Vacant stores and buildings
- Concerns of environmental degradation in industrial areas
- Intermunicipal coordination
- Condition of historic buildings
- Property maintenance concerns
- Truck traffic

Question 24 (Q24) asked respondents to identify the top three opportunities for the Town of Coeymans. Following is a summary of key opportunities identified:

- Riverfront
- Parks and open spaces/environment
- Historic/cultural resources
- Access to Capital Region businesses and employers
- Industry
- Entrepreneurship

Q1 Please enter your zip code.

Answered: 142 Skipped: 5

ANSWER CHOICES	RESPONSES	
Name	0.00%	0
Company	0.00%	0
Address	0.00%	0
Address 2	0.00%	0
City/Town	0.00%	0
State/Province	0.00%	0
ZIP/Postal Code	100.00%	142
Country	0.00%	0
Email Address	0.00%	0
Phone Number	0.00%	0

#	NAME	DATE
	There are no responses.	
#	COMPANY	DATE
	There are no responses.	
#	ADDRESS	DATE
	There are no responses.	
#	ADDRESS 2	DATE
	There are no responses.	
#	CITY/TOWN	DATE
	There are no responses.	
#	STATE/PROVINCE	DATE
	There are no responses.	

Town of Coeymans Community Survey

#	ZIP/POSTAL CODE	DATE
1	12045	9/28/2020 10:53 AM
2	12143	9/27/2020 3:06 PM
3	12158	9/26/2020 10:02 AM
4	12143	9/25/2020 12:23 PM
5	12143	9/24/2020 7:42 PM
6	12143	9/24/2020 11:49 AM
7	12045	9/24/2020 10:08 AM
8	12143	9/24/2020 7:59 AM
9	12045	9/23/2020 11:29 PM
10	12143	9/23/2020 10:49 PM
11	12158-3032	9/21/2020 8:10 AM
12	12143	9/19/2020 11:21 AM
13	12077	9/18/2020 7:17 PM
14	12045	9/18/2020 8:01 AM
15	12143	9/18/2020 5:56 AM
16	12046	9/17/2020 2:58 PM
17	12143	9/17/2020 2:31 PM
18	12124	9/17/2020 2:09 PM
19	12045	9/17/2020 10:50 AM
20	12143	9/17/2020 7:19 AM
21	12143	9/17/2020 5:21 AM
22	12143	9/17/2020 5:06 AM
23	12143	9/17/2020 5:03 AM
24	12045	9/16/2020 10:55 PM
25	12143	9/16/2020 10:03 PM
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27	12143	9/16/2020 8:16 PM
28	12143	9/16/2020 7:50 PM
29	12143	9/16/2020 6:08 PM
30	12143	9/16/2020 5:07 PM
31	12143	9/16/2020 4:47 PM
32	12143	9/16/2020 4:41 PM
33	12143	9/16/2020 4:38 PM
34	12143	9/16/2020 4:30 PM
35	12143	9/16/2020 4:30 PM
36	12158	9/16/2020 4:25 PM
37	12192	9/16/2020 3:51 PM

Town of Coeymans Community Survey

38	12143	9/16/2020 3:21 PM
39	12143	9/16/2020 3:20 PM
40	12046	9/16/2020 3:18 PM
41	12143	9/16/2020 3:17 PM
42	12143	9/16/2020 3:07 PM
43	12143	9/16/2020 3:01 PM
44	12045	9/16/2020 2:47 PM
45	12143	9/16/2020 2:15 PM
46	12045	9/16/2020 2:08 PM
47	12143	9/16/2020 1:48 PM
48	12143	9/16/2020 1:39 PM
49	12143	9/16/2020 1:00 PM
50	12143	9/16/2020 12:50 PM
51	12143	9/16/2020 12:50 PM
52	12143	9/16/2020 12:39 PM
53	12143	9/16/2020 12:34 PM
54	12143	9/16/2020 12:27 PM
55	12019	9/16/2020 12:14 PM
56	12045	9/16/2020 12:12 PM
57	12041	9/16/2020 11:51 AM
58	12143	9/16/2020 11:49 AM
59	12007	9/16/2020 11:48 AM
60	12046	9/16/2020 11:41 AM
61	12158	9/16/2020 11:38 AM
62	12045	9/16/2020 11:33 AM
63	12143	9/16/2020 11:30 AM
64	12046	9/16/2020 11:28 AM
65	12067	9/16/2020 11:23 AM
66	12143	9/16/2020 11:17 AM
67	12143	9/16/2020 11:11 AM
68	12067	9/16/2020 11:10 AM
69	12045	9/16/2020 10:49 AM
70	12143	9/15/2020 11:32 AM
71	12045	9/14/2020 7:54 AM
72	12045	9/12/2020 4:14 PM
73	12203	9/12/2020 12:49 PM
74	12143	9/11/2020 6:56 PM
75	12045	9/10/2020 11:53 AM

Town of Coeymans Community Survey

76	12143	9/9/2020 5:28 PM
77	12045	9/8/2020 11:33 AM
78	12067	9/3/2020 8:37 AM
79	12158	9/1/2020 5:07 PM
80	12143	9/1/2020 10:51 AM
81	12143	8/29/2020 10:18 AM
82	12143	8/25/2020 1:26 PM
83	12143	8/25/2020 7:29 AM
84	12158	8/21/2020 8:53 AM
85	12143	8/19/2020 1:28 PM
86	12143	8/19/2020 10:05 AM
87	12143	8/19/2020 8:42 AM
88	12045	8/18/2020 2:41 PM
89	12143	8/18/2020 10:17 AM
90	12045	8/17/2020 9:02 PM
91	12143	8/17/2020 7:33 PM
92	12143	8/17/2020 6:59 PM
93	12045	8/17/2020 6:14 PM
94	12143	8/17/2020 5:31 PM
95	12143	8/17/2020 5:20 PM
96	12045	8/17/2020 5:11 PM
97	12158	8/17/2020 5:01 PM
98	12143	8/17/2020 4:37 PM
99	12143	8/17/2020 4:31 PM
100	12045	8/17/2020 3:04 PM
101	12045	8/17/2020 12:42 AM
102	12143	8/16/2020 8:14 PM
103	12143	8/15/2020 9:02 AM
104	12143	8/14/2020 6:41 AM
105	12143	8/13/2020 7:53 PM
106	12158	8/11/2020 8:40 AM
107	12045	8/9/2020 7:37 PM
108	12045	8/6/2020 2:28 PM
109	12046	8/6/2020 9:37 AM
110	12158	8/5/2020 9:26 PM
111	12045	8/5/2020 4:34 PM
112	12045	8/5/2020 1:10 AM
113	12045	8/4/2020 7:45 PM

Town of Coeymans Community Survey

114	12045	8/4/2020 7:25 PM
115	12143	8/4/2020 6:29 PM
116	12045	7/31/2020 7:33 PM
117	12143-1806	7/29/2020 8:12 PM
118	12143	7/29/2020 2:06 PM
119	12143	7/28/2020 8:38 PM
120	12143	7/28/2020 3:50 PM
121	12143	7/28/2020 3:39 PM
122	12143	7/28/2020 2:56 PM
123	12158	7/28/2020 1:08 PM
124	12045	7/28/2020 12:49 PM
125	12007	7/28/2020 12:37 PM
126	12045	7/28/2020 12:29 PM
127	12143	7/28/2020 11:22 AM
128	12045	7/28/2020 11:08 AM
129	12143	7/28/2020 10:50 AM
130	12067	7/28/2020 8:51 AM
131	12143	7/28/2020 7:57 AM
132	12143	7/28/2020 1:00 AM
133	12045	7/27/2020 10:27 PM
134	12045	7/27/2020 9:47 PM
135	12143	7/27/2020 9:11 PM
136	12045	7/27/2020 8:27 PM
137	12046	7/27/2020 5:59 PM
138	12143	7/27/2020 4:30 PM
139	12045	7/27/2020 4:30 PM
140	12045	7/27/2020 4:25 PM
141	12045	7/27/2020 4:10 PM
142	12045	7/27/2020 4:07 PM

#	COUNTRY	DATE
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There are no responses.

#	EMAIL ADDRESS	DATE
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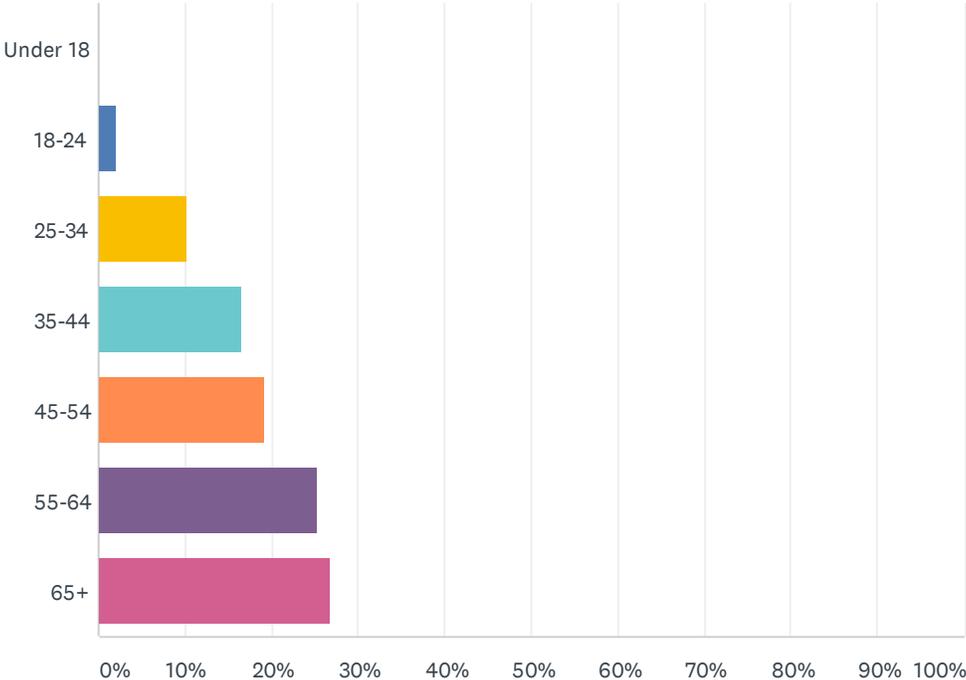
There are no responses.

#	PHONE NUMBER	DATE
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There are no responses.

Q2 Please indicate your age.

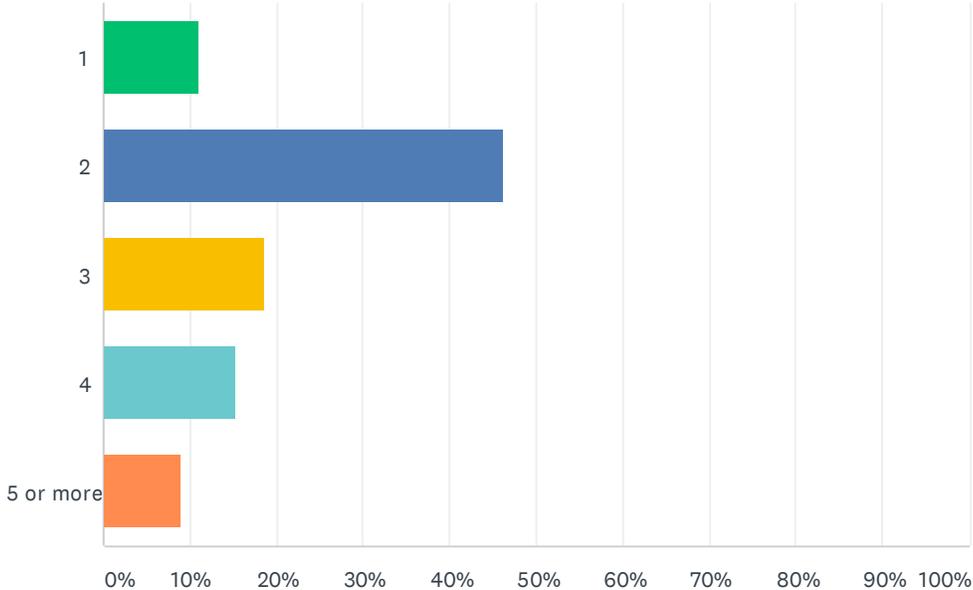
Answered: 146 Skipped: 1



ANSWER CHOICES	RESPONSES
Under 18	0.00% 0
18-24	2.05% 3
25-34	10.27% 15
35-44	16.44% 24
45-54	19.18% 28
55-64	25.34% 37
65+	26.71% 39
TOTAL	146

Q3 Please select the number of people in your household.

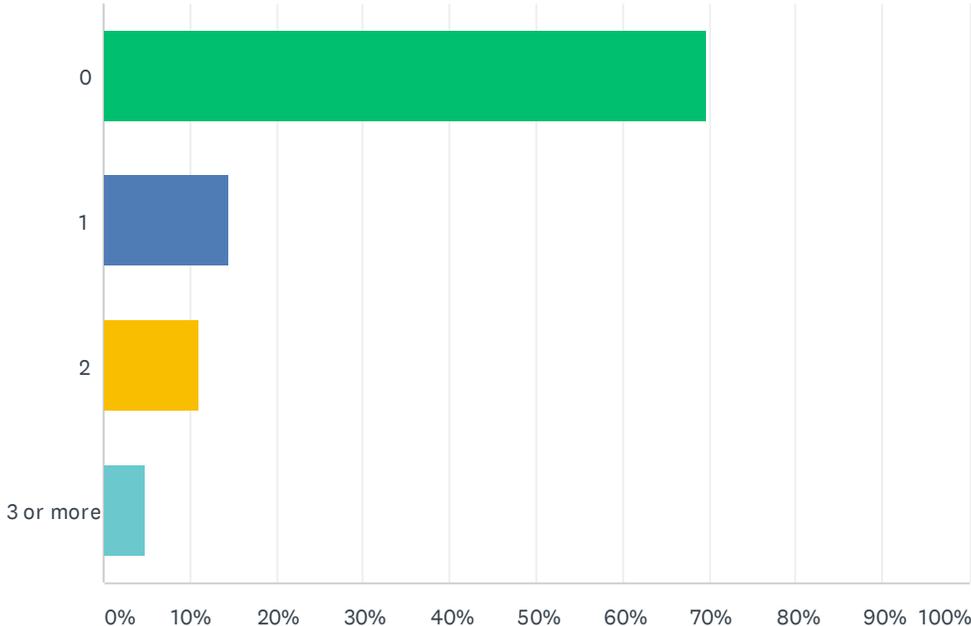
Answered: 145 Skipped: 2



ANSWER CHOICES	RESPONSES	
1	11.03%	16
2	46.21%	67
3	18.62%	27
4	15.17%	22
5 or more	8.97%	13
TOTAL		145

Q4 Please select the number of people in your household under the age of 18.

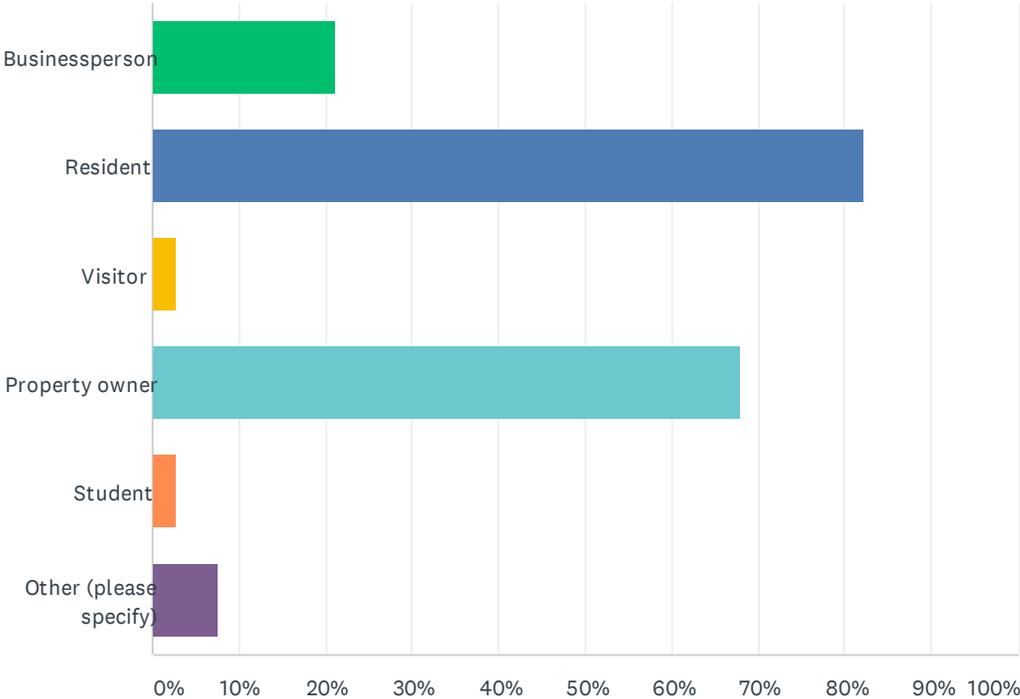
Answered: 145 Skipped: 2



ANSWER CHOICES	RESPONSES
0	69.66% 101
1	14.48% 21
2	11.03% 16
3 or more	4.83% 7
TOTAL	145

Q5 Please check all that apply to you:

Answered: 147 Skipped: 0



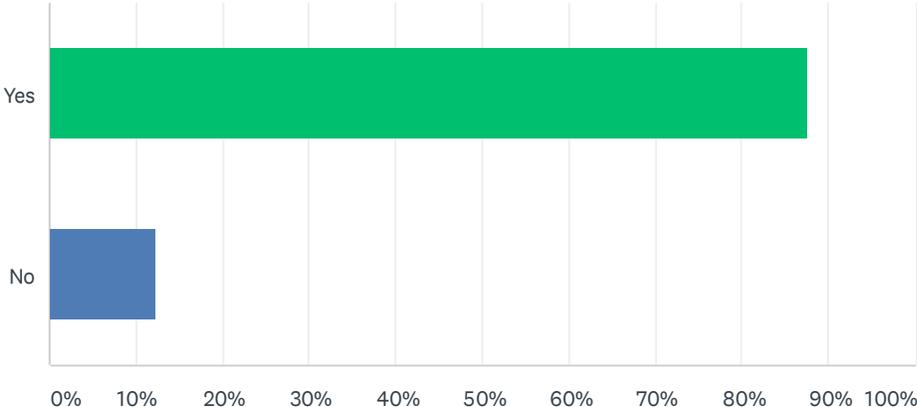
ANSWER CHOICES	RESPONSES	
Businessperson	21.09%	31
Resident	82.31%	121
Visitor	2.72%	4
Property owner	68.03%	100
Student	2.72%	4
Other (please specify)	7.48%	11
Total Respondents: 147		

Town of Coeymans Community Survey

#	OTHER (PLEASE SPECIFY)	DATE
1	Former resident	9/16/2020 3:51 PM
2	Senior	9/16/2020 12:27 PM
3	Pastor of the Riverview Missionary Baptist Church	8/18/2020 2:41 PM
4	Farmer	8/17/2020 5:20 PM
5	retired	8/16/2020 8:14 PM
6	Educator	8/14/2020 6:41 AM
7	Part time residents	8/6/2020 2:28 PM
8	Pastor	8/5/2020 9:26 PM
9	Retired	8/5/2020 1:10 AM
10	local resident	8/4/2020 6:20 PM
11	Retired	7/28/2020 3:50 PM

Q6 Do you live within the Town of Coeymans?

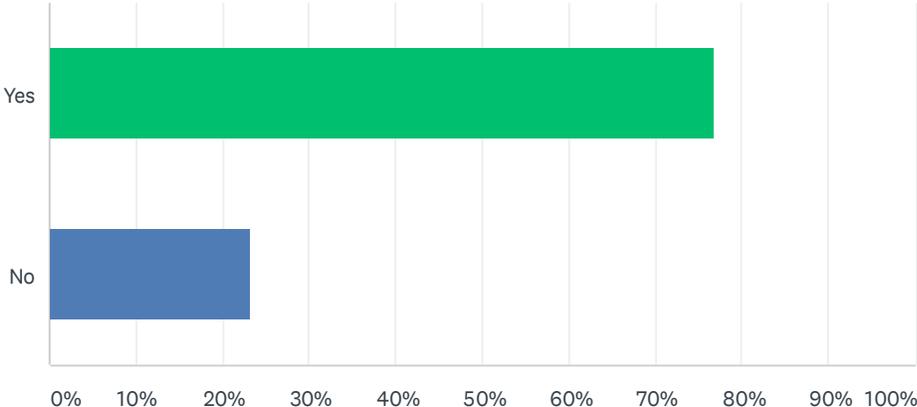
Answered: 146 Skipped: 1



ANSWER CHOICES	RESPONSES	
Yes	87.67%	128
No	12.33%	18
TOTAL		146

Q7 Do you own property within the Town of Coeymans?

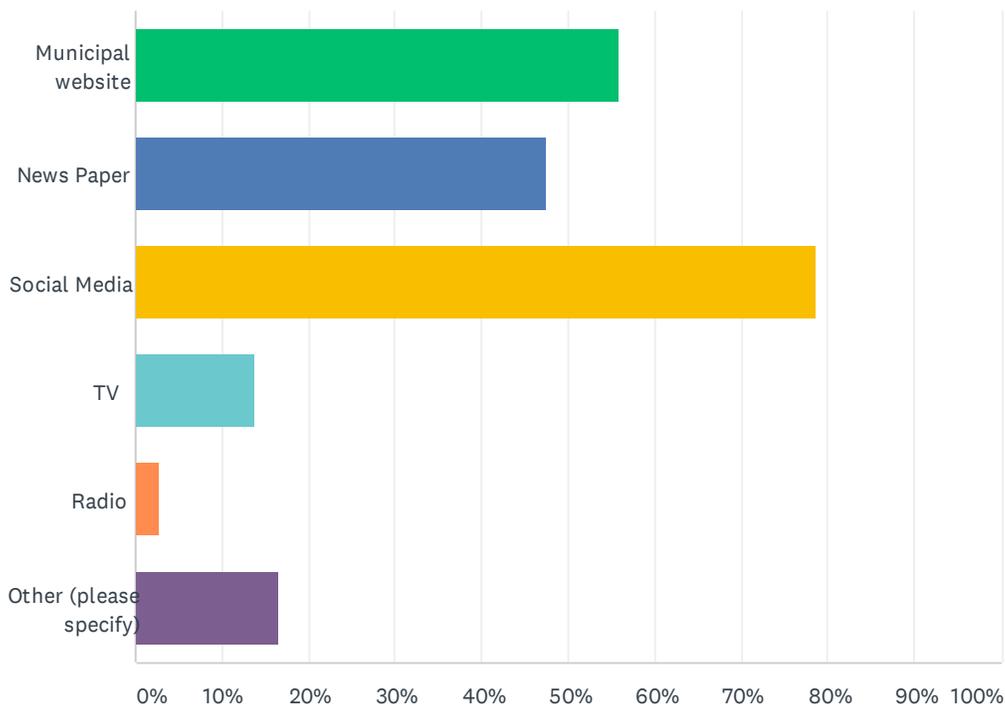
Answered: 147 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	76.87%	113
No	23.13%	34
TOTAL		147

Q8 How do you get news about the Town? Check all that apply.

Answered: 145 Skipped: 2



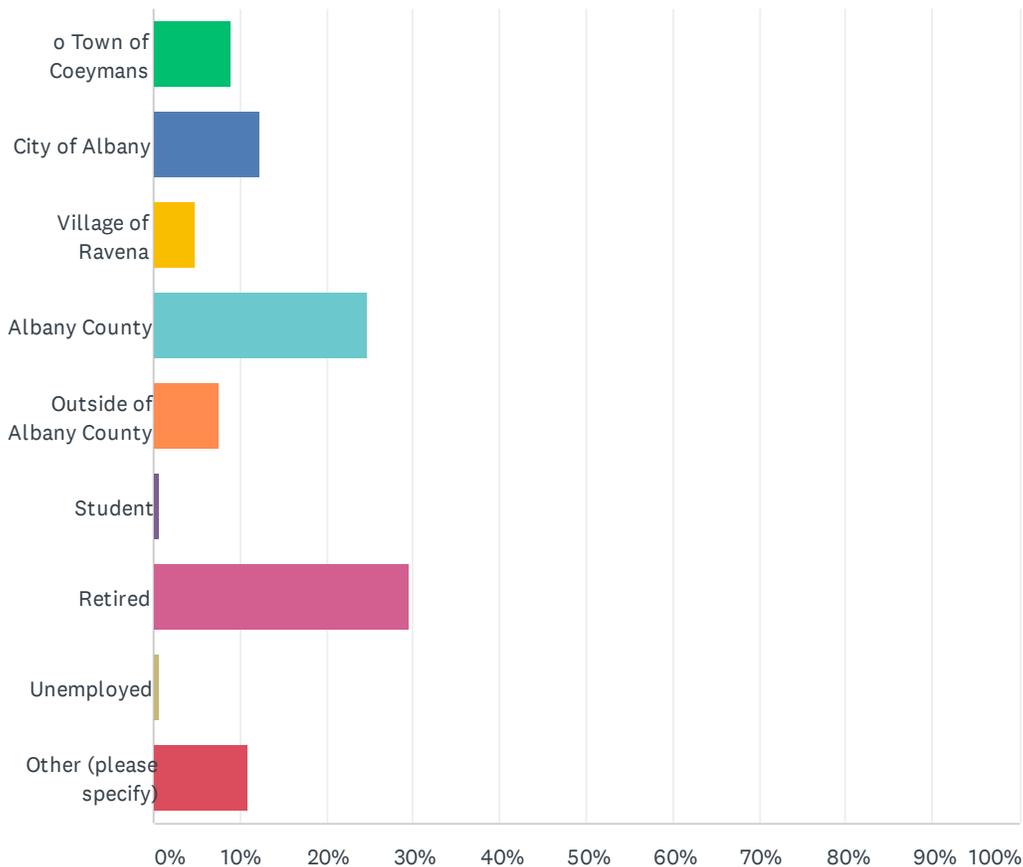
ANSWER CHOICES	RESPONSES	
Municipal website	55.86%	81
News Paper	47.59%	69
Social Media	78.62%	114
TV	13.79%	20
Radio	2.76%	4
Other (please specify)	16.55%	24
Total Respondents: 145		

Town of Coeymans Community Survey

#	OTHER (PLEASE SPECIFY)	DATE
1	Local Contacts	9/28/2020 10:53 AM
2	Stewart's	9/27/2020 3:06 PM
3	Town meetings	9/26/2020 10:02 AM
4	often visit family. Used to live in Ravena	9/18/2020 7:17 PM
5	friends and neighbours	9/17/2020 2:09 PM
6	Neighbors	9/17/2020 10:50 AM
7	Word of mouth	9/17/2020 5:21 AM
8	Friends	9/16/2020 3:17 PM
9	Non local/regional newspaper	9/16/2020 12:34 PM
10	Word of mouth	9/16/2020 11:17 AM
11	I boat here/friends and family live here	9/12/2020 12:49 PM
12	Word of mouth	9/8/2020 11:33 AM
13	talking to neighbors	8/29/2020 10:18 AM
14	RCS CBA Newsletter	8/25/2020 7:29 AM
15	Facebook	8/17/2020 5:31 PM
16	People	8/17/2020 5:20 PM
17	Neighbors	8/17/2020 12:42 AM
18	Word of Mouth, School District	8/14/2020 6:41 AM
19	Churchthat I pastor is in the town	8/5/2020 9:26 PM
20	word on the street	8/5/2020 1:10 AM
21	Word of mouth	7/29/2020 8:12 PM
22	Rumours	7/28/2020 2:56 PM
23	personal communicaion	7/28/2020 7:57 AM
24	Word of mouth from reliable sources	7/27/2020 4:30 PM

Q9 Where do you work?

Answered: 146 Skipped: 1



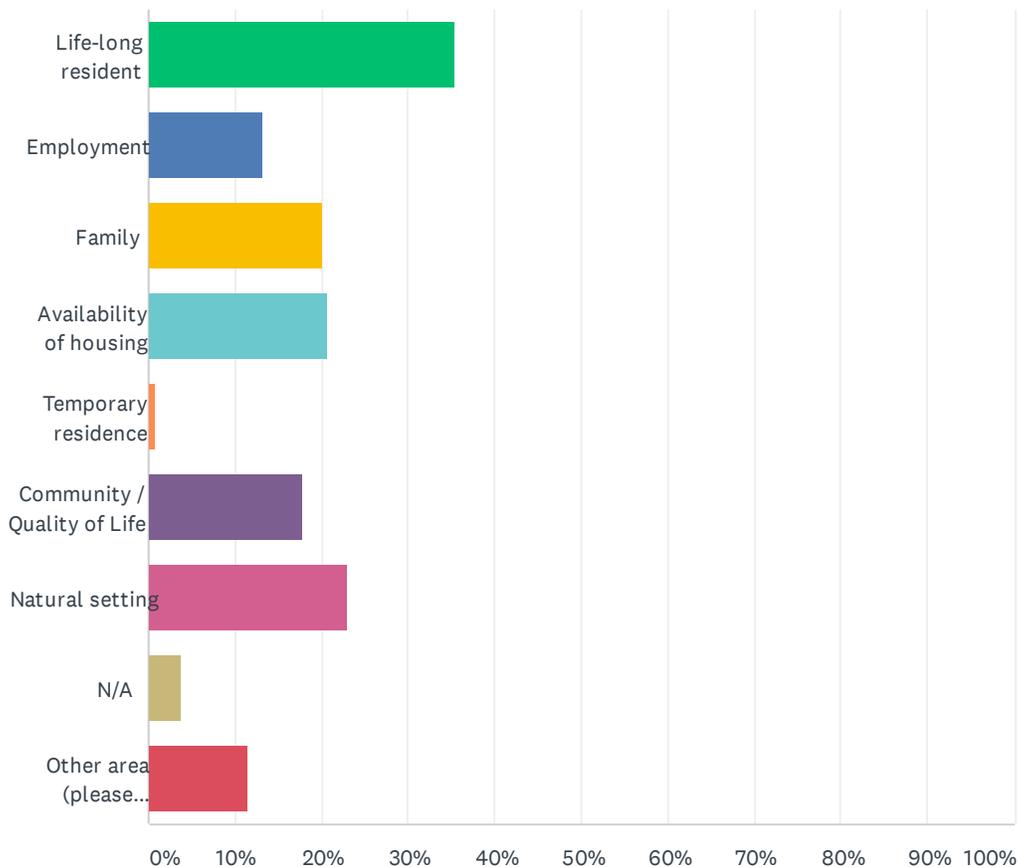
ANSWER CHOICES	RESPONSES	
o Town of Coeymans	8.90%	13
City of Albany	12.33%	18
Village of Ravena	4.79%	7
Albany County	24.66%	36
Outside of Albany County	7.53%	11
Student	0.68%	1
Retired	29.45%	43
Unemployed	0.68%	1
Other (please specify)	10.96%	16
TOTAL		146

Town of Coeymans Community Survey

#	OTHER (PLEASE SPECIFY)	DATE
1	Carver Companies	9/28/2020 10:53 AM
2	Remote	9/25/2020 12:23 PM
3	retired	9/24/2020 7:42 PM
4	New Baltimore	9/17/2020 2:09 PM
5	Travel east coast	9/17/2020 7:19 AM
6	Retail in Glenmont	9/16/2020 1:39 PM
7	Self employed	9/16/2020 12:50 PM
8	Northeast region	9/16/2020 12:39 PM
9	homemaker	9/16/2020 11:41 AM
10	Tmi	9/16/2020 11:11 AM
11	Capital Region (Contracting)	9/9/2020 5:28 PM
12	I am retired from the state and own my own business	9/1/2020 10:51 AM
13	Remote	8/19/2020 1:28 PM
14	Disability	8/17/2020 5:11 PM
15	RCSCSD	8/14/2020 6:41 AM
16	Housewife	8/13/2020 7:53 PM

Q10 What influenced you to move to the Town of Coeymans? Select all that apply.

Answered: 130 Skipped: 17



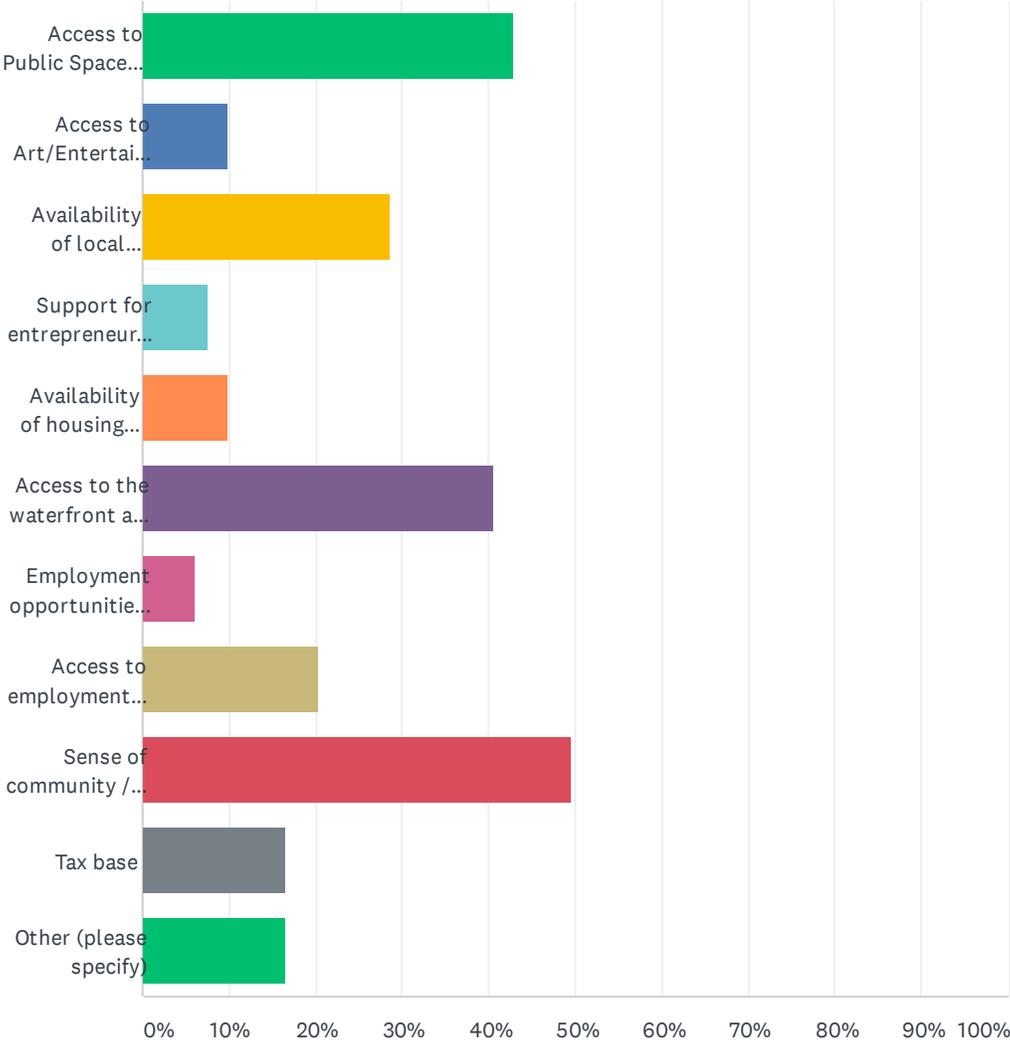
ANSWER CHOICES	RESPONSES	
Life-long resident	35.38%	46
Employment	13.08%	17
Family	20.00%	26
Availability of housing	20.77%	27
Temporary residence	0.77%	1
Community / Quality of Life	17.69%	23
Natural setting	23.08%	30
N/A	3.85%	5
Other area (please specify)	11.54%	15
Total Respondents: 130		

Town of Coeymans Community Survey

#	OTHER AREA (PLEASE SPECIFY)	DATE
1	village atmosphere of the Hamlet	9/17/2020 2:12 PM
2	House was right.	9/17/2020 7:21 AM
3	Larger properties for less money then City of Albany or Delmar.	9/16/2020 4:54 PM
4	Lived here for over 30 years	9/16/2020 3:14 PM
5	Disc gold course at Joralemon park	9/16/2020 2:16 PM
6	Husbands job	9/16/2020 11:44 AM
7	Don't live here	9/12/2020 12:51 PM
8	Diversity	9/8/2020 11:40 AM
9	Travel time to job in Albany	8/15/2020 9:12 AM
10	Grew up in Catskill, work in Albany. Moved here to be closer to my job. A quiet village with fiber internet is the selling point. Major shopping is close in Glenmont, would be nicer to see a bigger retail district in the village.	7/28/2020 3:46 PM
11	Eggs	7/28/2020 2:58 PM
12	Historic Home	7/28/2020 12:35 PM
13	Architecture and small town feel, cost of living	7/28/2020 11:13 AM
14	Affordable, Love the historic nature of the town and buildings!	7/27/2020 8:34 PM
15	Working on a project here and it seemed like a nice quiet small friendly town	7/27/2020 4:09 PM

Q11 Which do you value most about the Town of Coeymans? Select top 3.

Answered: 133 Skipped: 14



Town of Coeymans Community Survey

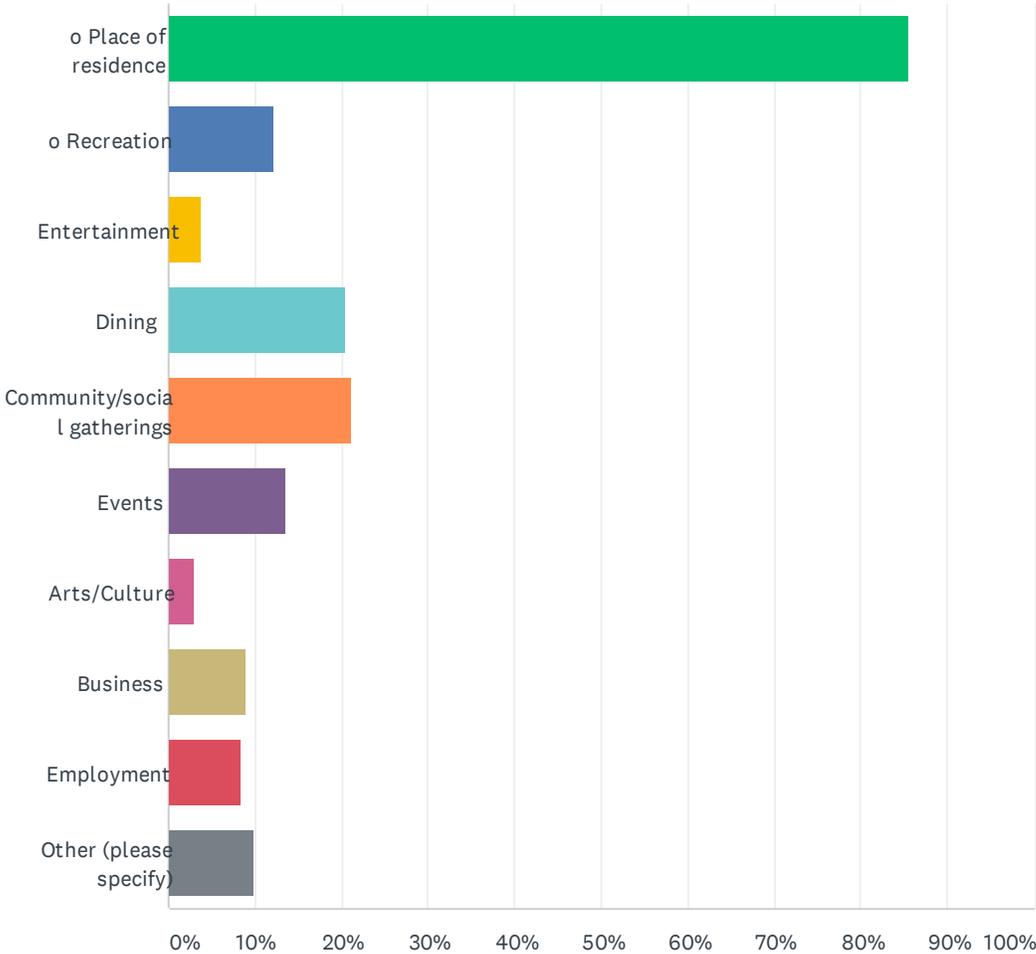
ANSWER CHOICES	RESPONSES	
Access to Public Space (e.g.; trails, public parks, recreation opportunities)	42.86%	57
Access to Art/Entertainment/Culture	9.77%	13
Availability of local businesses (e.g., retail, dining, commercial)	28.57%	38
Support for entrepreneurship opportunities	7.52%	10
Availability of housing options	9.77%	13
Access to the waterfront and waterfront resources	40.60%	54
Employment opportunities (in town)	6.02%	8
Access to employment opportunities (outside town)	20.30%	27
Sense of community / neighborhood	49.62%	66
Tax base	16.54%	22
Other (please specify)	16.54%	22
Total Respondents: 133		

Town of Coeymans Community Survey

#	OTHER (PLEASE SPECIFY)	DATE
1	not sure	9/27/2020 3:08 PM
2	Natural environment	9/25/2020 12:26 PM
3	Small town	9/19/2020 11:24 AM
4	good neighbors	9/17/2020 2:12 PM
5	As much as I'd like to say many of these are important, the town has very very limited/few of them	9/16/2020 3:14 PM
6	Nothing, because it's too far away	9/16/2020 11:57 AM
7	I feel safe here for myself and my children that will grow up here.	9/16/2020 11:22 AM
8	Wanted to live in a rural and quiet area on large piece of land	8/15/2020 9:12 AM
9	rural setting	8/15/2020 7:43 AM
10	Small town	8/6/2020 2:32 PM
11	Very good Library	8/5/2020 10:16 PM
12	Small town atmosphere	8/5/2020 4:40 PM
13	I don't really think it provides much in the way of opportunities. But it's home.	8/4/2020 7:28 PM
14	Right now there is NOTHING	7/29/2020 8:16 PM
15	Nothing	7/29/2020 2:11 PM
16	Quiet, small town feeling	7/28/2020 8:47 PM
17	Pop tarts	7/28/2020 2:58 PM
18	Pretty sleepy uneventful underdeveloped stuck in 1980s town	7/28/2020 10:52 AM
19	Rural character of the town	7/28/2020 8:55 AM
20	Coeymans Police important	7/27/2020 6:01 PM
21	was peace and quiet but is not any more	7/27/2020 5:58 PM
22	N/A	7/27/2020 4:33 PM

Q12 What brings you to the Town of Coeymans most often? Select all that apply.

Answered: 132 Skipped: 15



Town of Coeymans Community Survey

ANSWER CHOICES	RESPONSES	
o Place of residence	85.61%	113
o Recreation	12.12%	16
Entertainment	3.79%	5
Dining	20.45%	27
Community/social gatherings	21.21%	28
Events	13.64%	18
Arts/Culture	3.03%	4
Business	9.09%	12
Employment	8.33%	11
Other (please specify)	9.85%	13
Total Respondents: 132		

#	OTHER (PLEASE SPECIFY)	DATE
1	Nothing really to do here, don't feel welcomed in polarized, feuding community.	9/25/2020 12:26 PM
2	family	9/18/2020 7:19 PM
3	groceries	9/17/2020 2:12 PM
4	My boyfriend is full time resident	9/17/2020 11:12 AM
5	Church	9/16/2020 4:27 PM
6	Family functions and church	9/16/2020 3:55 PM
7	Pay tax bills	9/16/2020 11:57 AM
8	Church	8/5/2020 10:16 PM
9	RCHS museum	7/28/2020 3:55 PM
10	Gummy sharks	7/28/2020 2:58 PM
11	Boating	7/27/2020 10:38 PM
12	Family	7/27/2020 9:16 PM
13	Outdoor space.	7/27/2020 8:34 PM

Q13 The Town of Coeymans has many special places that make the community unique. What places do you think are great assets to the Town? Please provide response below.

Answered: 102 Skipped: 45

Town of Coeymans Community Survey

#	RESPONSES	DATE
1	Waterfront and Local Businesses	9/28/2020 10:54 AM
2	Trails, hiking	9/25/2020 12:26 PM
3	river	9/24/2020 7:43 PM
4	Mosher Park and the Friendship Festival	9/24/2020 11:51 AM
5	Hudson River and creek waterfronts	9/24/2020 10:13 AM
6	Waterfront	9/24/2020 8:07 AM
7	Joralemon Park, River.	9/23/2020 11:30 PM
8	Coeymans Landing, down by the river.	9/23/2020 10:53 PM
9	river front, parks, open spaces	9/21/2020 8:13 AM
10	concerts at the gazebo	9/18/2020 7:19 PM
11	Parks	9/18/2020 8:03 AM
12	Coeymans landing, Hannacroix preserve and nature trails, J-park...	9/18/2020 6:02 AM
13	Coeymans Landing; Joralemon Park	9/17/2020 2:12 PM
14	The historic district is unique and full of potential but could thrive if properly gentrified. Love waterfront and gazebo for music and scenery. Love nature preserve for hiking. Love farms for fresh food. Some really good people here	9/17/2020 11:12 AM
15	Coeymans Landing	9/17/2020 5:11 AM
16	Joralemon Park	9/17/2020 5:04 AM
17	Coeymans Landing	9/16/2020 7:52 PM
18	Coeymans Manse, waterfront, Blaisdell Manse I, Blaisdell Manse 2	9/16/2020 6:11 PM
19	Riverfront	9/16/2020 5:08 PM
20	Lawsons Lake, the river for boating, fishing, trails.	9/16/2020 4:54 PM
21	Coeymans Landing. The rest of the town is pretty much shit	9/16/2020 4:32 PM
22	The Riverfront	9/16/2020 4:04 PM
23	Riverfront, proximity to Albany, lower taxes than Bethlehem	9/16/2020 3:55 PM
24	Lawson park, Hudson water front, any hiking trails. Quiet areas.	9/16/2020 3:31 PM
25	coeymans landing hiking trails	9/16/2020 3:23 PM
26	Coeymans Landing Church	9/16/2020 3:22 PM
27	The river and location. It's close to Albany, and southern cities. The problem is the town is in need of a huge "pick me up", it has gone to a industrialized area with poor air quality (crap lands on cars is a huge indication), the noise level has increased immensely this making the quiet town quite loud. The large heavy trucking through town is a disaster waiting to happen	9/16/2020 3:14 PM
28	The Landing	9/16/2020 2:48 PM
29	Joralemon park	9/16/2020 2:16 PM
30	Coeymans Park	9/16/2020 2:10 PM
31	Joralemon Park, River front, wish the housing there was a little more pleasing to look at.	9/16/2020 1:53 PM
32	Yannis and boat launch	9/16/2020 1:04 PM
33	The river	9/16/2020 12:41 PM
34	Public waterfront	9/16/2020 12:38 PM

Town of Coeymans Community Survey

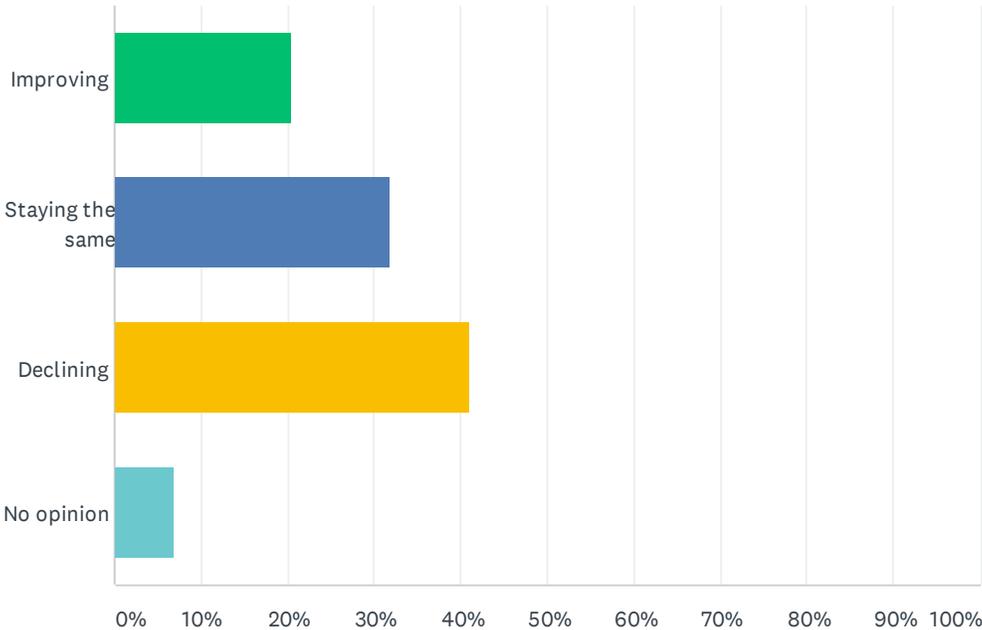
35	Parks	9/16/2020 12:30 PM
36	Joralemon Park Disc Golf Course	9/16/2020 12:18 PM
37	Parks, quiet	9/16/2020 12:14 PM
38	Yanni's	9/16/2020 11:57 AM
39	Jeroloman park	9/16/2020 11:51 AM
40	parks	9/16/2020 11:44 AM
41	The library	9/16/2020 11:44 AM
42	Town Park , VFW Post , Church	9/16/2020 11:40 AM
43	Parks	9/16/2020 11:33 AM
44	Waterfront in Coeymans (Could be so much more than just Yanni's) Joralomen Park. I love the green spaces in this community	9/16/2020 11:22 AM
45	The Hudson River	9/16/2020 11:12 AM
46	All parks, residential serving businesses	9/16/2020 10:57 AM
47	Riverfront, Coeymans park, LaFarge-Holcim, Carver Companies, Industrial park	9/15/2020 11:35 AM
48	Jaroloman Park disc Golf Course,	9/15/2020 10:11 AM
49	The diversity of the hamlet, waterfront	9/14/2020 7:57 AM
50	river front	9/12/2020 4:16 PM
51	Waterfront	9/12/2020 12:51 PM
52	Natural environment History and architecture Medical practice	9/11/2020 6:59 PM
53	Parks, Hannacroix Creek, Golf course (when maintained!), waterfront areas	9/9/2020 5:33 PM
54	The river is our greatest asset and is why we need to protect it. Otherwise, it will be the industrial town, as is the direction we are headed, that no long term person will want to reside .	9/8/2020 11:40 AM
55	Hudson River access Trails that could be improved.	9/3/2020 8:39 AM
56	Ravena Chinese Food	9/1/2020 5:09 PM
57	River front and parks	9/1/2020 10:54 AM
58	Hiking trails, dining on the river front, land to hunt, places to fish, availability to farming resources, food for us, hay for our animals.	8/29/2020 10:30 AM
59	Town Parks	8/21/2020 8:55 AM
60	Riverfront	8/19/2020 9:24 AM
61	Library Access to the Hudson river	8/18/2020 10:21 AM
62	Water front Lawson Lake	8/17/2020 7:35 PM
63	Town tries to do good for it's residents...i.e. recycle event	8/17/2020 7:01 PM
64	Coeymans Landing	8/17/2020 6:17 PM
65	Riverfront and joralemon Park	8/17/2020 5:23 PM
66	Not anyone specific	8/17/2020 5:13 PM
67	The waterfront launch, the parks, the friendliest of townspeople appreciation of townspeoe during times of need	8/17/2020 5:08 PM
68	rcs library	8/17/2020 3:06 PM
69	The river. The history as one of the oldest towns in America.	8/17/2020 12:51 AM
70	Joralemon Park Coeymans Landing Lawson Lake Park Mosher Park	8/15/2020 9:12 AM

Town of Coeymans Community Survey

71	none	8/15/2020 7:43 AM
72	Hudson River, Coeymans Landing, Hannacroix Creek Preserve, Stanton Farms, Historic sites (Native American, Dutch, Hudson River, etc.), Yanni's Restaurant	8/14/2020 6:50 AM
73	Parks	8/13/2020 7:58 PM
74	Public library, Mosher Park, faith community (we have many very active churches that do all sorts of public service projects), town parks.	8/11/2020 8:44 AM
75	Hudson River waterfront. Joralemon park. Farmlands	8/6/2020 2:32 PM
76	Good school system Strong library Competitive housing prices Riverfront Yannis Resturant Houses of worship Housing stock that's ready for restoration.	8/5/2020 10:16 PM
77	RCS Community Library Historical Society Churches Riverfront	8/5/2020 4:40 PM
78	Library	8/4/2020 7:46 PM
79	The waterfront park	8/4/2020 7:28 PM
80	waterfront	8/4/2020 6:24 PM
81	town parks and waterfront	7/31/2020 7:40 PM
82	River front	7/29/2020 2:11 PM
83	An asset is near the River, but it is the worst part of town...	7/28/2020 8:47 PM
84	Library, Museum, Parks	7/28/2020 3:55 PM
85	Mosher Park... It's Ravena really, but it's inside the town. The shopping district is also important. I live here because the taxes/housing is inexpensive and work is close. I need to be able to shop at not insane hours like 7AM to 3PM... otherwise off to Glenmont I go..	7/28/2020 3:46 PM
86	the parks located within it	7/28/2020 1:10 PM
87	The history	7/28/2020 12:53 PM
88	Public water front. Public pool. Historic buildings.	7/28/2020 12:35 PM
89	Where are these places? Town park has nothing to offer and the Village park is just as useless.	7/28/2020 11:29 AM
90	The Hudson River, multiple parks, historic landmarks and buildings	7/28/2020 11:13 AM
91	I do not believe the town has that many assets.	7/28/2020 10:52 AM
92	Our local parks and outdoor recreation opportunities are very special. It is imperative that we protect our natural environment so that it can be enjoyed by residents and visitors.	7/28/2020 8:55 AM
93	parks, riverfront, library	7/28/2020 8:00 AM
94	The park by the river	7/28/2020 1:03 AM
95	The waterfront is by far its greatest asset.	7/27/2020 10:38 PM
96	Waterfront, parks	7/27/2020 9:16 PM
97	The Historic landing is a treasure, J-Park is fantastic!	7/27/2020 8:34 PM
98	none in the industrial park	7/27/2020 5:58 PM
99	N/A	7/27/2020 4:33 PM
100	riverfront	7/27/2020 4:31 PM
101	Mosher Park and pool, churches, riverfront park and athletic fields, school district.	7/27/2020 4:13 PM
102	Parks, waterfront	7/27/2020 4:09 PM

Q14 In your opinion, how is the overall quality of life in the Town of Coeymans changing?

Answered: 132 Skipped: 15



ANSWER CHOICES	RESPONSES	
Improving	20.45%	27
Staying the same	31.82%	42
Declining	40.91%	54
No opinion	6.82%	9
TOTAL		132

Q15 Why?

Answered: 96 Skipped: 51

Town of Coeymans Community Survey

#	RESPONSES	DATE
1	Increased local opportunities and investment into the Coeymans area	9/28/2020 10:54 AM
2	Polarization, no respect for differing opinions, minorities or women, big business valued over all else, literally nothing to do	9/25/2020 12:26 PM
3	George McHugh	9/24/2020 11:51 AM
4	Dirty industry and Town allowing violations of health and safety violations and Clean Air Act	9/24/2020 10:13 AM
5	We are not developing our main strength - the waterfront. No restaurants other than Yannis. No effort put forth to create an attractive gimmick to attract visitors. IE put Coeymans on the map as the mushroom capital of the WORLD. Draw on our rich history therein. Attract nyc people that visit the catskills.	9/24/2020 8:07 AM
6	Too much industry	9/23/2020 11:30 PM
7	Very little has changed in the 9 years that we have lived here. Main St. is still run down and vacant. There are other vacant storefronts on 9W. The parks look the same, it all just feels the same.	9/23/2020 10:53 PM
8	We need to expand on options for business growth that will enhance our viability and improve our schools to entice home sales and growth	9/19/2020 11:24 AM
9	new businesses	9/18/2020 7:19 PM
10	In my opinion, it feels like there has been a better sense of community recently, which is important during these trying times.	9/18/2020 6:02 AM
11	Industrial development along route 144 and heavy industrial travel on routes 144 and 143; threat of increased air pollution; poor quality of planning decisions and clear conflicts of interest on the Town Board	9/17/2020 2:12 PM
12	There has been a corporate takeover of the town by Carver and LaFarge. They want to make this a company town where they can do anything they want, including polluting the air and river, since they provide jobs. This town needs help!! Renovate the historic hamlet and town keeping the charm of this once great Hudson valley community. Young people are moving upstate in droves with money to spend, which would create a property tax base to fund this town's culture and infrastructure. But they're not coming here! They're going to Hudson, Troy, Coxsackie, Athens and Catskill. Why? The schools are better and not situated in the shadow of a cement factory. Those cities have retained the charm and history of the region. They are not owned by a corporation like this town is. If you let Carver and LaFarge own this town it will never grow. The older residents and poor will simply die. More poor will move in because it's "cheap" to live here. Drug use and alcoholism will increase. And God forbid, if these big players ever pick up and leave, you'll have exactly what happened after GE and Frangela Mushroom left. Rampant unemployment, poverty, depression. Don't put all your eggs in one basket! Diversify your tax base just like you diversify your investments. Small individual stores and restaurants are key. We can all live together: industry and non-industry.	9/17/2020 11:12 AM
13	There is nothing to do. We need more businesses other than Dollar Tree, Cumberland Farms and CVS. All the buildings on Main Street are vacant and old. It would be nice to have some family run businesses in our community.	9/17/2020 5:11 AM
14	A town board that is visible and present	9/17/2020 5:04 AM
15	More business.	9/16/2020 7:52 PM
16	Events at waterfront, farmers market	9/16/2020 6:11 PM
17	I wish the Village of Ravena could have more businesses on Main St like it was in the 1950's, '60's and '70's. I know the area has a lot of hills but I wish there was somewhere safe to ride a bicycle and somewhat flat for the older generation. It is great exercise but dangerous riding a bike in the village, especially with the speeding vehicles.	9/16/2020 4:54 PM
18	Need to clean up The hanging metal outside old the family dollar store. It's been hanging for several years now it looks terrible when you pull in the town	9/16/2020 4:49 PM
19	Local officials are employees of an industrial polluter	9/16/2020 4:32 PM

Town of Coeymans Community Survey

20	New stores at the four corners	9/16/2020 4:04 PM
21	Until it's year, lack of leadership, unwillingness of village to consolidate with Town,	9/16/2020 3:55 PM
22	Building for businesses but please be careful not to overbuild and forget the people who live and raise children here... Help invest in the schools and community... positive quality of life is as important as the companies that support it.... there has to be a balance...	9/16/2020 3:31 PM
23	businesses have closed, we have more empty store fronts and a sad main street. Life is a little more complicated- lock my car at night now. There doesn't seem to be much to bring people to the town. Few restaurants, few businesses.	9/16/2020 3:23 PM
24	businesses have left, same food places :pizza and Chinese, nothing for youth, run down Main Street	9/16/2020 3:22 PM
25	See comments above	9/16/2020 3:14 PM
26	No changes	9/16/2020 2:10 PM
27	Nothing changes, same old, same old. The river festival was nice and enjoyable. With that being said, it basically was the Friendship Festival relocated. It would be nice to see and experience something different. Although, community participation is low, people just don't attend things like the used to.	9/16/2020 1:53 PM
28	To many of the historical buildings being torn down.Many opportunities for improvement.	9/16/2020 1:41 PM
29	Could always improve things around townp	9/16/2020 1:04 PM
30	Over industrialized	9/16/2020 12:41 PM
31	Disregard for the environment and minimal community police presence (lack of regular foot patrols, no emphasis on crime prevention, over emphasis on traffic for revenue generation).	9/16/2020 12:38 PM
32	Cleanup of eyesores. Upkeep of public areas.	9/16/2020 12:18 PM
33	Seems like the town is working on making improvements in many different areas	9/16/2020 12:14 PM
34	Taxes continue to increase and we don't receive any benefit from them.	9/16/2020 11:57 AM
35	struggling with job	9/16/2020 11:44 AM
36	There are several issues we have identified since moving to the Town of Coeymans, the largest of which is LaFarge and the industry at the port. It seems as though the company only cares about their bottom line and we find issue with the way I which they handled the most recent dust abundance. Offering a car wash rather than an air quality review seems as though they don't care about the residents who live in the community. Had we known that there was such an active industrial area we would not have bought our house. This was our error, we should have done more research prior to buying our house. Additionally, there appears to be little enforcement of laws. We drive by New Street every day and the house on the corner has trees over growing the stop sign and several cars and a boat parked right In the road. There have been numerous occasions where we were nearly hit since it has basically been turned into a one lane road. We are currently looking to move from the area.	9/16/2020 11:44 AM
37	Local Leadership is NOW concerned !	9/16/2020 11:40 AM
38	Forward thinking people	9/16/2020 11:33 AM
39	Change of leadership brings new ideas, there are more businesses coming into the area...	9/16/2020 11:22 AM
40	Recently the efforts of certain resident groups has fostered a us vs. them attitude in the town.	9/16/2020 11:12 AM
41	Business mixing/influencing with political decisions. Ties of current board to local businesses that have been cited by various state agencies for operating unethically and putting profits ahead of residents. Town serving businesses rather than residents.	9/16/2020 10:57 AM
42	Always has been a fine place to live, some landlord cleanup was needed and it is being done	9/15/2020 11:35 AM
43	Many empty houses/businesses, Young vandals.	9/15/2020 10:11 AM
44	Truck traffic, noise from the Port and Industrial Park	9/14/2020 7:57 AM
45	Development from Carver Industries	9/12/2020 12:51 PM

Town of Coeymans Community Survey

46	Main streets in coeymans and ravens are an embarrassment	9/11/2020 6:59 PM
47	Moderate business expansion mostly industrial but no support businesses (Dining/entertainment etc). Offset by increasing abandoned/dilapidated properties.	9/9/2020 5:33 PM
48	The options don't fit. The over all quality is changing . It can be argued that there was always industry here, but the scale of industry we are dealing with now is much larger and heavier than in the past.	9/8/2020 11:40 AM
49	Not much changing in the town. Sad to see Main Street going downhill though.	9/3/2020 8:39 AM
50	For years it's been stagnant. I feel the current administration is supporting new ideas. I think the RCS CBA is helping to promote local businesses.	9/1/2020 10:54 AM
51	Not many new businesses are opening in our area, Main St. in Ravena used to be full of stores and places to shop, it would be great to see that again. I believe the Town took a turn for the worse when it allowed one of the apartment complexes to turn into low income housing. Most of my family moved from Ravena because young adults were roaming the streets and causing havoc.	8/29/2020 10:30 AM
52	Too Many Trucks on Rte. 144	8/21/2020 8:55 AM
53	No business on main street. Nice shopping would be great	8/19/2020 9:24 AM
54	Demographics	8/18/2020 10:21 AM
55	Teenagers destroying property and stealing off personal property.	8/17/2020 7:01 PM
56	I see more people improving their homes and walking around the neighborhood.	8/17/2020 6:17 PM
57	Not enough business	8/17/2020 5:34 PM
58	George McHugh	8/17/2020 5:23 PM
59	It fine the way it is	8/17/2020 5:13 PM
60	well during this "pandemic" it has stalled business and even entertainment opportunities but i am hopeful it will get better	8/17/2020 5:08 PM
61	Too many run down house in Coeymans Landing	8/17/2020 3:06 PM
62	Problem "neighbors" Declining house values	8/17/2020 12:51 AM
63	It's good that more business are coming into the industrial area, which would hopefully reduce residential taxes, but that's not affecting the quality of life.. It would be nice if the village had small businesses in the empty storefronts and a beautification plan to make it walkable ... a place that people would want to park and stroll to different stores.	8/15/2020 9:12 AM
64	Lack of plan for improving tax base	8/15/2020 7:43 AM
65	There seems to be ebbs and flows of change. There are stark differences in political views which has pitted community members against each other. Each new leadership tries to initiate projects and they are often met with resistance and/or does not have sustainability. I wonder if there is a way to create a non-partisan organization that works with local government but that can assist with long term projects and tourism.	8/14/2020 6:50 AM
66	Change in administration was a plus.	8/13/2020 7:58 PM
67	The town and Village of Ravena won't work together.	8/11/2020 8:44 AM
68	Too much concern about large industries and not enough about residents quality of life. Negativity of residents against new comers to town. Fear of change.	8/6/2020 2:32 PM
69	The Village and Town need a new vision for the area. It is stuck in the past. Why keep a logo of trains when there hasn't been a train stop in decades? The politicians keep discussing the past thereby ignoring the real strengths of the town. Mosher Park pool should be expanded. The Riverfront should be an attraction for people that like outdoor activities---trails for walking, biking, exercising, jogging and cross country skiing. Purchase abandoned houses in the Landing and either tear them down or sell them for a dollar with a goal of getting new owners to renovate them in four years; also with a tax break until the house is renovated. Hire recreation supervisors each summer at the park in the Landing and Lawson Lake to create	8/5/2020 10:16 PM

Town of Coeymans Community Survey

structured recreational activities for youth. Create a business zone for microbusinesses in Main Street Ravena. Actively recruit new homeowners and businesses by marketing the strengths of the town- a good school district, a vibrant library, the riverfront, Lawson Lake, Mosher Park, the Historical Society Museum. Plus, the politicians need to move away from the small town mentality that everyone knows what's happening.

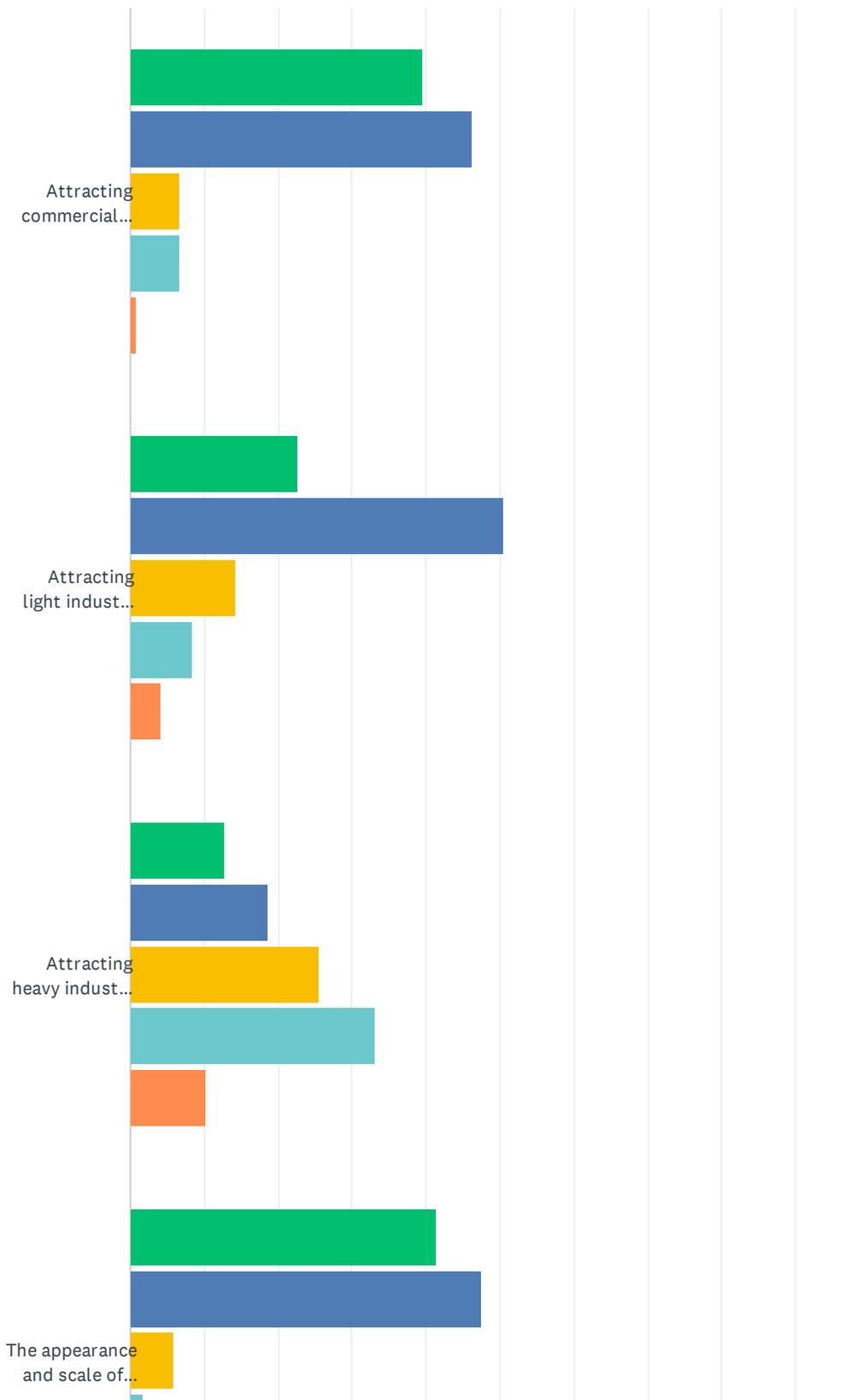
70	No vision to improve, need to reduce lower income housing	8/5/2020 4:40 PM
71	There isn't enough safe, reliable, affordable housing for large families. There aren't enough job opportunities for young people without drivers licenses. Not enough for teens to do.	8/4/2020 7:28 PM
72	environment issues, truck traffic	8/4/2020 6:24 PM
73	not much change in Coeymans hamlet	8/1/2020 6:15 AM
74	Concerned about air quality and burning rubber	7/31/2020 7:40 PM
75	Albany County Sheriff overwhelming presence. Why do we need FOUR ACSO cars on Main Street or anywhere in our Town when there is nothing going on?	7/29/2020 8:16 PM
76	Residents and local government are too stuck in the past. We need to take strides forward, not backwards. Another reason for the decline in quality of life is the overwhelming police force. Not much goes wrong in this town, we do not need so many cops. Most of them hideout and try to catch people speeding up Martins Hill anyways.	7/29/2020 2:11 PM
77	So much building of companies, but nothing for the community life...need more community entertainment...	7/28/2020 8:47 PM
78	Lack of upkeep of properties on Main Street. Also people move here but not necessarily interested in the life of the Town.	7/28/2020 3:55 PM
79	Some retail bushiness are finally moving in and expanding. I literally do not give a crap about industry. I need to be able to buy things for my family.	7/28/2020 3:46 PM
80	lack of services	7/28/2020 1:10 PM
81	History of the town is declining. The building and the space is not being used to its advantage. The noise of tractor trailers coming through are very disturbing.	7/28/2020 12:53 PM
82	The quality of life in Coeymans is not that good. The quality of housing, the appearance of housing the hamlet, and availability of quality restaurants are not good. Main street Ravena was at its peak decades ago.	7/28/2020 12:35 PM
83	People in this town fight changes. There are too many restrictions on building a business. Zone regulations need to be relaxed to allow business to come into or expand in the Town.	7/28/2020 11:29 AM
84	The jury is still out. An over industrialization would ruin our town and access to a healthy, vibrant Hudson River.	7/28/2020 11:13 AM
85	This town has nothing to offer and when one thing goes up another goes down.	7/28/2020 10:52 AM
86	The current political administration has given free reign for business and industry to do whatever it wants without regard for the health and well being of the Town's residents.	7/28/2020 8:55 AM
87	personal pride is declining thus effecting the quality of life for overall	7/28/2020 8:00 AM
88	There is not much culture or arts here. It's an industrial town, so I don't see revitalization as a possibility due to all the trucks and LaFarge. We don't really have a walkable downtown area like Catskill, Hudson or even Cossackie.	7/28/2020 1:03 AM
89	Because Lafarge and other industries are controlling local politics in order to loosen regulations in their favor. The result will be greater pollution, lower quality of life, and a further guarantee that potential new residents will not be drawn to live here. Coeymans Landing properties are deteriorating and the new police substation has resulted in police speeding along Main Street in a dangerous manner.	7/27/2020 10:38 PM
90	The industries in this town are beginning to have a negative impact on the residence and life. The noise is negatively impacting property value.	7/27/2020 9:53 PM
91	Derelict houses/buildings strewn throughout Too few people taking pride in their own residences	7/27/2020 9:16 PM

Town of Coeymans Community Survey

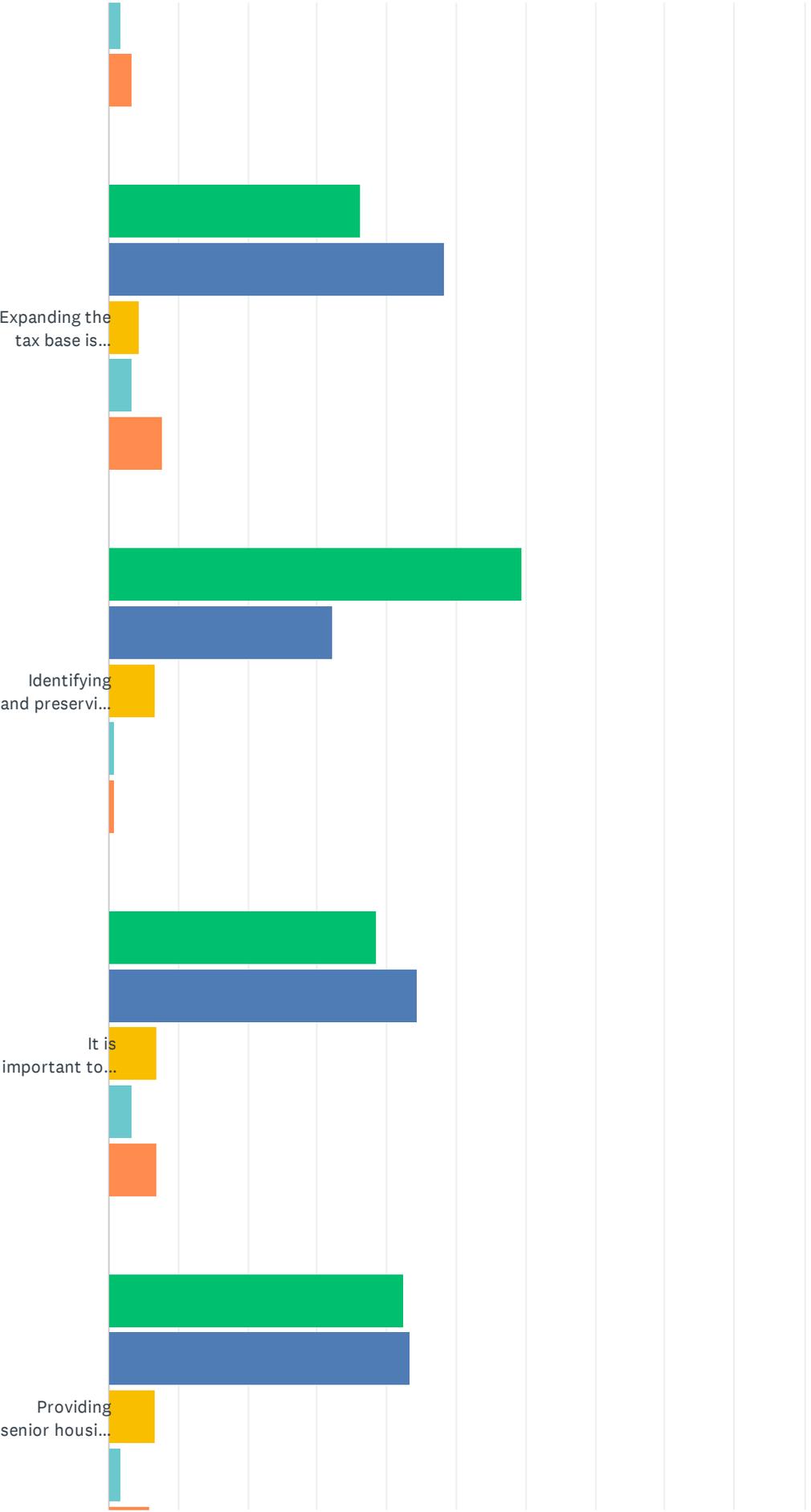
92	Alot of factors, Lived here for 8 years own a home for the past 3, The town needs more to offer, industryslowing encroaching(Keep what we have! But its encroaching on schools, parks and homes). If you keep to yourself and do not challenge some people about politics, life is Great! This town has alot to offer for everyone.	7/27/2020 8:34 PM
93	the town board pushes it's agenda no matter what the residence say or think.	7/27/2020 5:58 PM
94	Where there should be change there is none. Other issues also	7/27/2020 4:33 PM
95	More crime and division than ever before. Land owners are not held to any standards as to presentation of home or land. Town is becoming overrun by industry who operate at obscene hours of the night.	7/27/2020 4:13 PM
96	Seems up and coming, houses like the one I purchased recently are being fixed up and the town is taking an active role in cleaning up the crappy areas	7/27/2020 4:09 PM

Q16 On a scale from Strongly Agree to Strongly Disagree, please select which box matches your opinion the closest. Mark only one per row.

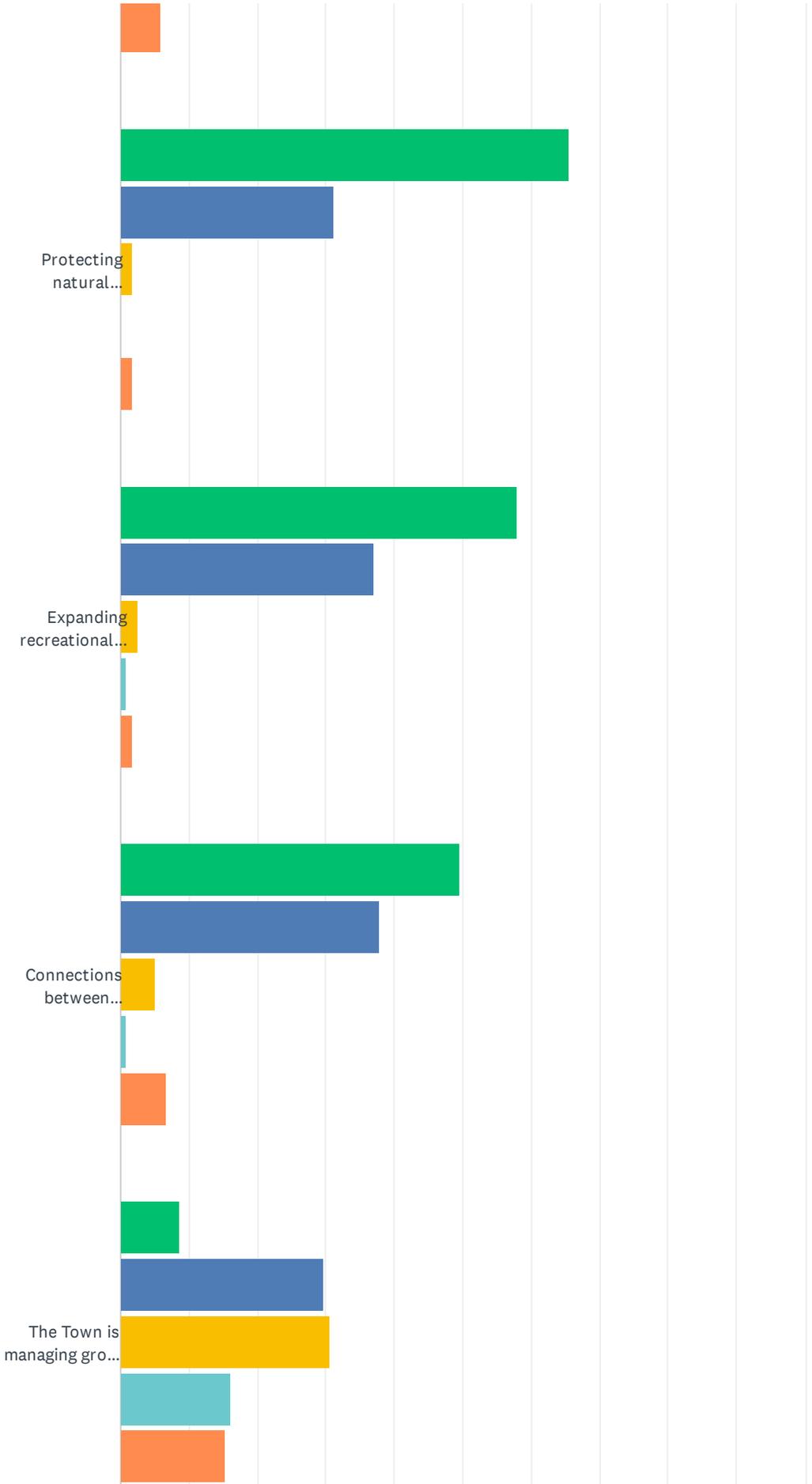
Answered: 120 Skipped: 27



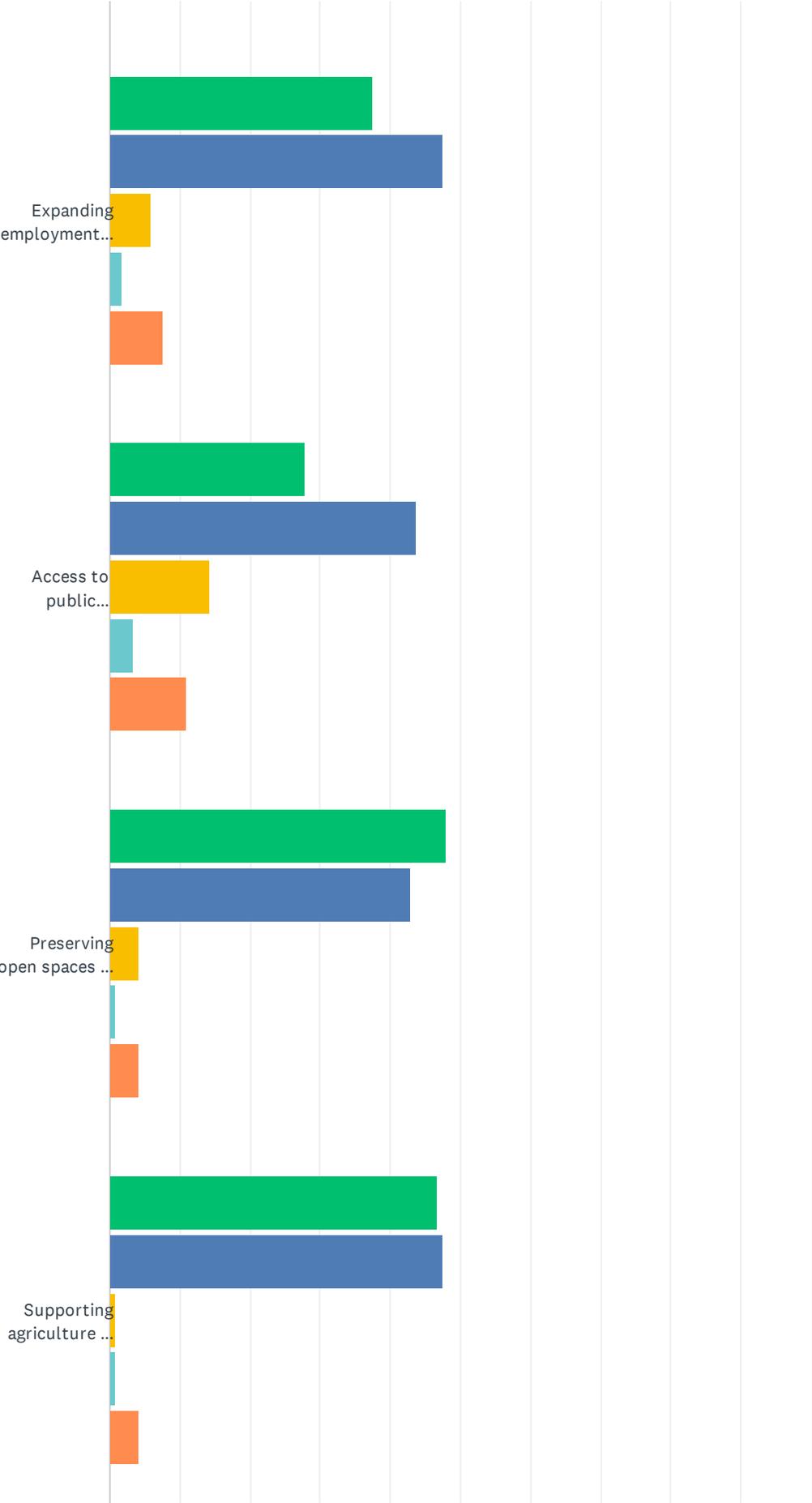
Town of Coeymans Community Survey



Town of Coeymans Community Survey



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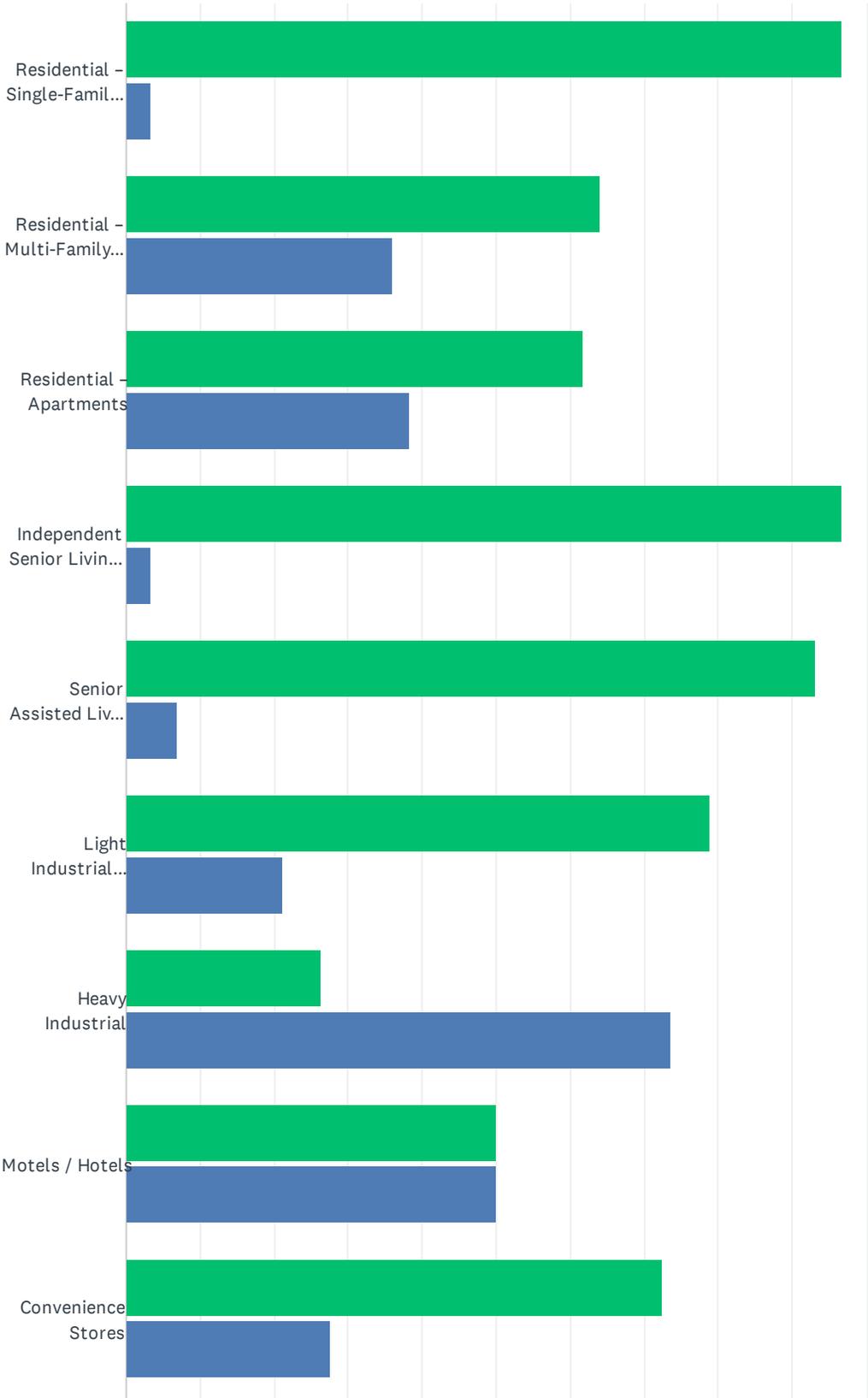
0% 10% 20% 30% 40% 50% 60% 70% 80% 90% 100%

■ Strongly Agree
 ■ Agree
 ■ Disagree
 ■ Disagree Strongly
■ No Opinion/Not Sure

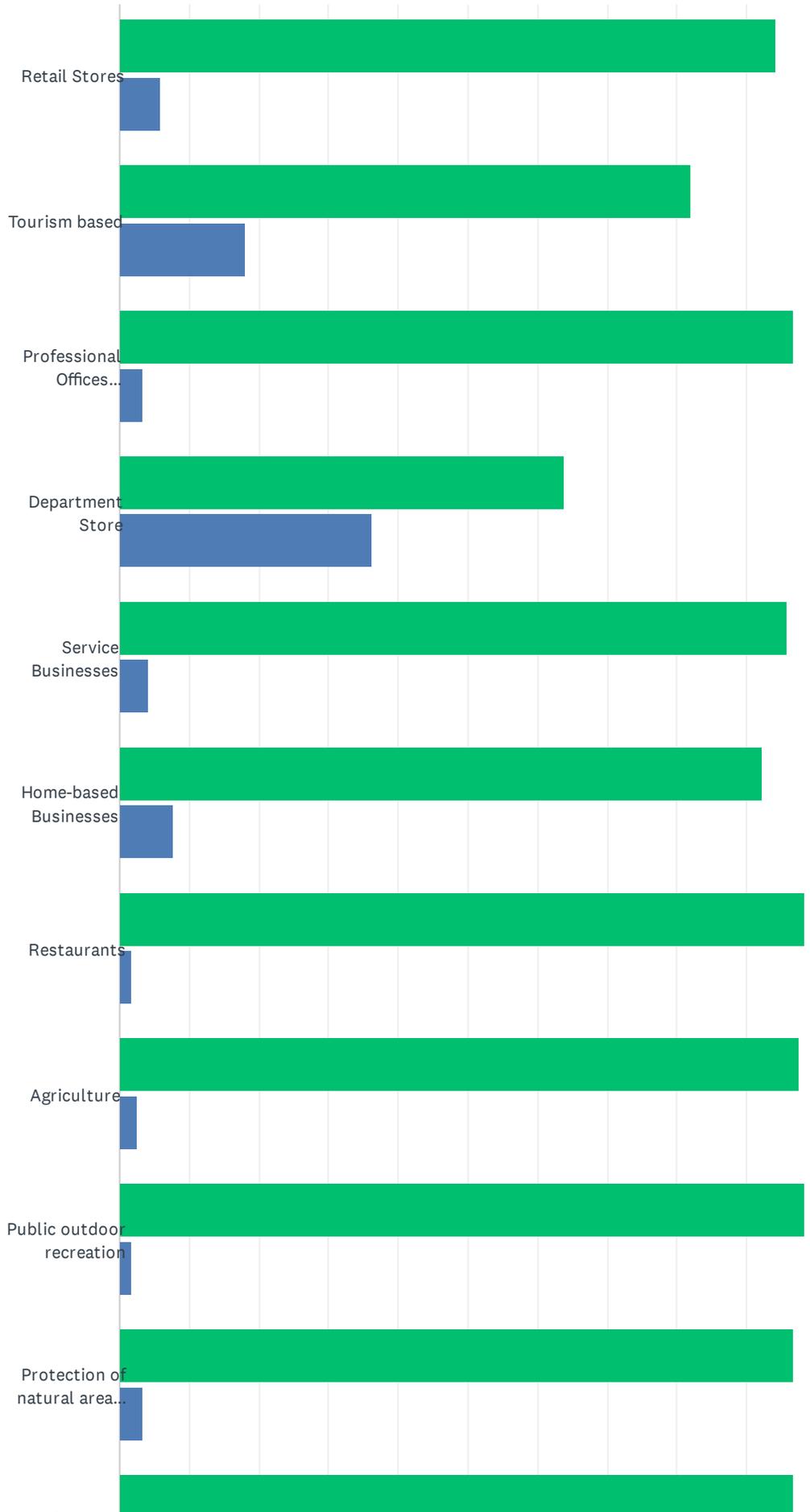
	STRONGLY AGREE	AGREE	DISAGREE	DISAGREE STRONGLY	NO OPINION/NOT SURE	TOTAL	WEIGHTED AVERAGE
Attracting commercial development is important	39.50% 47	46.22% 55	6.72% 8	6.72% 8	0.84% 1	119	2.36
Attracting light industry is important	22.69% 27	50.42% 60	14.29% 17	8.40% 10	4.20% 5	119	2.86
Attracting heavy industry is important	12.71% 15	18.64% 22	25.42% 30	33.05% 39	10.17% 12	118	3.53
The appearance and scale of commercial development is important	41.53% 49	47.46% 56	5.93% 7	1.69% 2	3.39% 4	118	2.31
Expanding the tax base is important	36.21% 42	48.28% 56	4.31% 5	3.45% 4	7.76% 9	116	2.51
Identifying and preserving historic buildings is important	59.32% 70	32.20% 38	6.78% 8	0.85% 1	0.85% 1	118	1.91
It is important to provide a range of housing options	38.46% 45	44.44% 52	6.84% 8	3.42% 4	6.84% 8	117	2.47
Providing senior housing /assisted living options is important	42.37% 50	43.22% 51	6.78% 8	1.69% 2	5.93% 7	118	2.36
Protecting natural resources and wildlife habitat is important	65.55% 78	31.09% 37	1.68% 2	0.00% 0	1.68% 2	119	1.74
Expanding recreational opportunities in the Town is important	57.98% 69	36.97% 44	2.52% 3	0.84% 1	1.68% 2	119	1.91
Connections between communities and neighborhoods is important	49.58% 59	37.82% 45	5.04% 6	0.84% 1	6.72% 8	119	2.20
The Town is managing growth well	8.47% 10	29.66% 35	30.51% 36	16.10% 19	15.25% 18	118	3.60
Expanding employment opportunities is important	37.50% 45	47.50% 57	5.83% 7	1.67% 2	7.50% 9	120	2.48
Access to public transportation is important	27.73% 33	43.70% 52	14.29% 17	3.36% 4	10.92% 13	119	2.84
Preserving open spaces in the Town is important	47.90% 57	42.86% 51	4.20% 5	0.84% 1	4.20% 5	119	2.18
Supporting agriculture in the Town is important	46.67% 56	47.50% 57	0.83% 1	0.83% 1	4.17% 5	120	2.17

Q17 Would you encourage or discourage the following LAND USES in the Town? Select one per row.

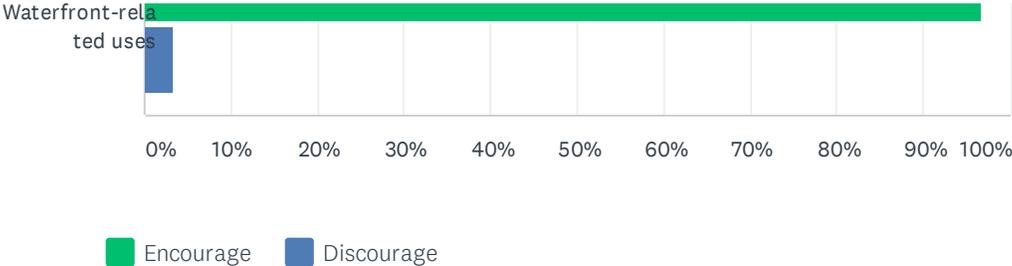
Answered: 120 Skipped: 27



Town of Coeymans Community Survey



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	ENCOURAGE	DISCOURAGE	TOTAL	WEIGHTED AVERAGE
Residential – Single-Family Homes	96.67% 116	3.33% 4	120	1.97
Residential – Multi-Family Units	64.10% 75	35.90% 42	117	1.64
Residential – Apartments	61.74% 71	38.26% 44	115	1.62
Independent Senior Living Community	96.67% 116	3.33% 4	120	1.97
Senior Assisted Living Community	93.16% 109	6.84% 8	117	1.93
Light Industrial /Manufacturing	78.81% 93	21.19% 25	118	1.79
Heavy Industrial	26.32% 30	73.68% 84	114	1.26
Motels / Hotels	50.00% 58	50.00% 58	116	1.50
Convenience Stores	72.41% 84	27.59% 32	116	1.72
Retail Stores	94.07% 111	5.93% 7	118	1.94
Tourism based	82.05% 96	17.95% 21	117	1.82
Professional Offices (medical, legal, technology)	96.64% 115	3.36% 4	119	1.97
Department Store	63.87% 76	36.13% 43	119	1.64
Service Businesses	95.83% 115	4.17% 5	120	1.96
Home-based Businesses	92.31% 108	7.69% 9	117	1.92
Restaurants	98.32% 117	1.68% 2	119	1.98
Agriculture	97.46% 115	2.54% 3	118	1.97
Public outdoor recreation	98.33% 118	1.67% 2	120	1.98
Protection of natural areas /open space	96.67% 116	3.33% 4	120	1.97
Waterfront-related uses	96.61% 114	3.39% 4	118	1.97

Q18 What other land uses would you encourage in the Town? Please provide response below.

Answered: 50 Skipped: 97

Town of Coeymans Community Survey

#	RESPONSES	DATE
1	Clean energy, recycling facilities	9/25/2020 12:31 PM
2	Allow homeowners to keep farm animals	9/24/2020 10:18 AM
3	Preservation	9/23/2020 11:33 PM
4	Creating or building a trade school that will help increase support to local businesses Main Street	9/19/2020 11:27 AM
5	encouragement of historical tourism	9/18/2020 7:25 PM
6	I would discourage waterfront expansion of heavy industry, but support tourism on the waterfront	9/17/2020 2:18 PM
7	Music venues. So many musicians in this town!	9/17/2020 11:20 AM
8	Renovate Main Street	9/17/2020 5:19 AM
9	N/A	9/16/2020 7:56 PM
10	Garbage and recycle Transfer Station like the one in Coxsackie. It would be cheaper for residents to get rid of garbage and recycle items then with all the independent disposal services.	9/16/2020 5:54 PM
11	Lesbian Campgrounds	9/16/2020 4:35 PM
12	Upgrade the area near the waterfront... Enforce no chickens in close residential areas... enforcement of housing and zoning laws	9/16/2020 3:49 PM
13	Look at parking availability and walkability of the community. There should be a reason for people to drive down main street- or to go some place in ravena. There could be some thing to keep the kids occupied rather than hanging out on street corners.	9/16/2020 3:30 PM
14	Not sure, maybe more things for kids to do. Different park events.	9/16/2020 2:01 PM
15	Gradens, games, places for people to hangout	9/16/2020 1:13 PM
16	Recreation and performing arts	9/16/2020 12:44 PM
17	Solar Farm - Arena events	9/16/2020 12:36 PM
18	More retail would be great. The convince of a Target would be wonderful.	9/16/2020 11:45 AM
19	Forever Wild / Hunting	9/16/2020 11:43 AM
20	Solar and wind energy generation	9/16/2020 11:14 AM
21	Less industrial, more residential	9/16/2020 11:03 AM
22	Preservation of the hamlet as a residential area.	9/14/2020 8:01 AM
23	N/a	9/12/2020 12:53 PM
24	Open bowling alley Buy golf course	9/11/2020 7:07 PM
25	Renewable energy generation (limit to industrial zones/unseen areas)	9/9/2020 5:43 PM
26	Small town , small businesses Protect our streams creeks and waterfront	9/8/2020 11:47 AM
27	I think it would be wise to have a area dedicated for ATV riders to ride, instead of riding on power line property and the roads...it would improve quality of life for those who do not enjoy that type of activity happening in close proximity to our homes.	8/29/2020 10:57 AM
28	Forever Wild	8/21/2020 8:58 AM
29	Bike trails. Especially in our Parks. Expand riverfront Park	8/17/2020 5:33 PM
30	local fishing and hunting at keir management areaopportunities available	8/17/2020 5:19 PM
31	protect the river !!	8/17/2020 3:14 PM
32	Playgrounds, arts facilities	8/17/2020 1:02 AM

Town of Coeymans Community Survey

33	There are already enough convenience stores, so I would encourage keeping what's here but maybe not any more.. Would prefer small businesses to more dollar-store type shops. Not sure about heavy industrial, with many hills & valleys in town, there is a noise issue with industrial that can affect the peace at night when it's normally quiet. Noise from the village echoes up the hill out toward the hollow. There needs to be sound limits and barriers. Apartment buildings have an issue with management that don't really care about the buildings are only in the rent-collecting business.. There is already Oakbrook Manor for low-income.. If any new apartment complex is built, there should be ways for residents to be able to report management to code enforcement if maintenance is ignored. Would prefer only single family from Martins Hill west... the rural feel is what makes people live here	8/15/2020 9:31 AM
34	Entertainment (Arts & Music); Tourism use should include historical and outdoor enthusiasm; Coeymans Hollow could be utilized for possible motor sports; the Town could work with Albany on possibly lifting restrictions to Alcove reservoir; there are many "second hand shops" -- possibly celebrate the antiquities	8/14/2020 7:04 AM
35	Walking/bike trails	8/5/2020 4:46 PM
36	A gym	8/4/2020 7:33 PM
37	A Gas station/truck stop on RT 144	7/29/2020 8:19 PM
38	No more heavy industries... need more light business but no huge box stores(we have it in surrounding towns) this is a commuter town... a small quiet town... need Nice clean places to go..	7/28/2020 9:10 PM
39	I would like to see Main St. Ravena be a business and entertainment district. I would like to see housing down in the hamlet be redone. It's already very dense. How about apartments and/or high density housing for people who work at the port and the other industrial sites, some of which are working for specific projects/contracts. Wouldn't it be nice for them to have a place to live for a few months while working on something interesting being built at the port to be floated down the river to wherever?	7/28/2020 4:27 PM
40	health based nature trails for hiking	7/28/2020 1:20 PM
41	Shops and the restoration of main street Ravena and the appearance of Faith Plaza should be a town priority.	7/28/2020 12:41 PM
42	Solar and wind farms.	7/28/2020 11:42 AM
43	Public garden for food and/or flowers. Support for pollinators while being used as an educational tool to teach about the environment and sustainability.	7/28/2020 11:22 AM
44	The town should encourage the preservation of open spaces and promote the waterfront.	7/28/2020 9:01 AM
45	The ideal is small local family owned businesses.	7/27/2020 10:48 PM
46	Community garden	7/27/2020 9:22 PM
47	A place for dirt bikes and ATDLVs to safely ride. Maybe a shooting range and more hiking in the town.	7/27/2020 8:42 PM
48	no to C&D dumping station	7/27/2020 6:27 PM
49	Cannot be answered at this time	7/27/2020 4:39 PM
50	All small businesses should be encouraged, but in particular a brewery with a restaurant should be a top priority if any grants or other funding is available from the county or state is available to help someone get started. Ravena has one coming but one with the Coeymans name on it would be even better. They do well in small towns and provide a nice community space. Also encourage large solar facilities to preserve farmland that would otherwise go fallow and expand the tax base with nice quiet neighbors	7/27/2020 4:16 PM

**Q19 Where should commercial/retail growth be directed within the Town?
Please provide response below.**

Answered: 85 Skipped: 62

Town of Coeymans Community Survey

#	RESPONSES	DATE
1	9w, turn Main Street into section 8 apartments	9/25/2020 12:31 PM
2	coeymans hollow	9/24/2020 7:46 PM
3	Main Street needs to be better	9/24/2020 11:54 AM
4	Out back	9/24/2020 10:18 AM
5	Waterfront and main st.	9/24/2020 8:09 AM
6	9w	9/23/2020 11:33 PM
7	US 9W. I would like to see sidewalks and improved buildings along 9W. I know many people want to see this on Main St. but I feel that this should be more for professional buildings and homes.	9/23/2020 10:59 PM
8	unsure	9/18/2020 7:25 PM
9	Main Street in Ravena has a lot of empty storefronts	9/18/2020 6:10 AM
10	along routes 143 & 9W	9/17/2020 2:18 PM
11	Coeymans Landing for a few small shops and restaurants, something other than Yannis (total deception on that "renovation"). Ravena for service related merchants and convenience stores.	9/17/2020 11:20 AM
12	On route 9W	9/17/2020 5:19 AM
13	Fast Food restaurants.	9/16/2020 7:56 PM
14	Village of Ravena on Main St if possible.	9/16/2020 5:54 PM
15	9W corridor Main St Coeymans 143 in Coeymans Hollow	9/16/2020 4:35 PM
16	9w and Main Street	9/16/2020 4:08 PM
17	9w corridore	9/16/2020 4:02 PM
18	Try to update and use the building that are already here. Remove the eyesore of buildings that are in horrible shape and rebuild keeping the idea of the town...	9/16/2020 3:49 PM
19	commercial and retail on main street and the 9w corridor.	9/16/2020 3:30 PM
20	main street	9/16/2020 3:25 PM
21	Main Street itself is ripe for business as well as Main Street ravena. The water front could be used also	9/16/2020 3:20 PM
22	Ravena, Landing	9/16/2020 2:51 PM
23	9w. Most will say main st., but 9w has more traffic and is the bread and butter for businesses. Sidewalks would be nice for those who don't drive.	9/16/2020 2:01 PM
24	Many stores are vacant in which some have been vacant for years and are now an eye sore	9/16/2020 1:45 PM
25	In faith plaza	9/16/2020 1:13 PM
26	River front	9/16/2020 12:44 PM
27	9w corridor	9/16/2020 12:44 PM
28	Perhaps a mall. Failing that, make use of the streets in the Village	9/16/2020 12:36 PM
29	There are numerous buildings on 144 that look to be abandoned and run down. Main Street as well.	9/16/2020 11:45 AM
30	9W	9/16/2020 11:43 AM
31	In areas with access to interstate highway	9/16/2020 11:38 AM
32	9W, but with sidewalk access. Would love to SAFELY walk up and down 9W to complete errands, get exercise,etc	9/16/2020 11:26 AM

Town of Coeymans Community Survey

33	9w and main st in the village	9/16/2020 11:14 AM
34	Outside of residential area in areas designated as business hubs. Ex. 9w, main Street, local plazas that are vacant.	9/16/2020 11:03 AM
35	main streets	9/15/2020 11:38 AM
36	Main Streets of Ravena and Coeymans	9/15/2020 10:14 AM
37	9W corridor, Coeymans Hollow	9/14/2020 8:01 AM
38	What makes sense	9/12/2020 12:53 PM
39	Main Street Ravena 9w 144	9/11/2020 7:07 PM
40	In the village of ravenath	9/10/2020 12:03 PM
41	Main thoroughfares (Main St, 144, 9W, 143)	9/9/2020 5:43 PM
42	Rt 9w	9/8/2020 11:47 AM
43	Anywhere you can get it.	9/3/2020 8:41 AM
44	9w and 144	9/1/2020 10:57 AM
45	Main St. Ravena...similar to what Coxsackie has...	8/29/2020 10:57 AM
46	Main Street Ravena	8/25/2020 7:35 AM
47	Western part of town	8/21/2020 8:58 AM
48	main street ravena.	8/19/2020 9:27 AM
49	Depending on what it is Route 9W and Main Street	8/17/2020 5:42 PM
50	North rte 144 and West on rte 143 and rte 9w	8/17/2020 5:33 PM
51	143 where old RK's was, main st Where unusable buildings are, 9w above key bank, 9w near 101	8/17/2020 5:19 PM
52	main st ravena	8/17/2020 3:14 PM
53	By the river. Main Street.	8/17/2020 1:02 AM
54	not by town board	8/16/2020 8:19 PM
55	commercial should be along Rt 144 and Rt 9W. There are dozens of empty areas along 9W that could be used for commercial. Retail could also go there, along with the village Main Street.	8/15/2020 9:31 AM
56	9w and 143	8/15/2020 7:46 AM
57	Coeymans Hamlet could provide a "Norman Rockwell," New England feel with 20 mins from Albany and less than 10 mins from the the Selkirk Exit.	8/14/2020 7:04 AM
58	9W and Main Street	8/13/2020 8:06 PM
59	Main Street and 9W corridor. Also around waterfront (more dining, retail and recreation).	8/11/2020 8:50 AM
60	Off of 9w and north of the port of coeymans.	8/6/2020 2:39 PM
61	Along the Major and smaller highways (9w, 144, 143, 32)	8/6/2020 9:43 AM
62	The Landing needs a convenience store and another resturant that is moderately priced. Main Sreet Ravena should be a business center.	8/5/2020 10:22 PM
63	Away from residential areas,	8/5/2020 4:46 PM
64	Main Street coeymans, main Street Ravena, and 9w	8/4/2020 7:33 PM
65	coeymans landing rt 9w	8/1/2020 6:19 AM
66	close to the thruway on Rt 144; and Main St in Ravena ; and 9W	7/31/2020 7:52 PM
67	A Gas station/truck stop on RT 144	7/29/2020 8:19 PM

Town of Coeymans Community Survey

68	I would like to see retail, mainly small businesses, not commercial on Main Street and by the river.	7/29/2020 2:16 PM
69	Fill in the Main Street , but keep the feeling of a small town.... Bigger is Not the best way	7/28/2020 9:10 PM
70	Commercial growth needs to occur along route 9W., Mayones plaza is a dump and Family Dollar is moving out to the old Rite Aid - there is only two businesses left at that point. Growth and useful businesses need to be encouraged there and elsewhere on 9W. The old dealership next to the the Ford dealership has it's roof collapsing. Tear it down, attract something useful. The old Cumberland Farms should have been a new Coxscakie sized McDonalds or something - I do not give a crap about a showroom for Nolan propane... if that's still what it's supposed to be. The Shop and Save plaza seems like it's on it's way to recovering with the proposed growth of CVS and I heard something about the facade getting redone so it doesn't look like it's stuck in the 1980's. We need to encourage Flach to keep beautifying the building and attract more retail there. I already touched on this, but everyone who's older has this love affair with rebuilding Main st. Ravena to what it was. I need retail... get the service businesses, lawyers, brokers, agents... etc... to make Main St. into a "Business district" and "Entertainment district" at night with "9W" being the shopping district. Otherwise my dollars are getting spent in Glenmont.	7/28/2020 4:27 PM
71	The 9-W corridor is the true business hub of the community. A decision on the final fate of Main Street to be decided...business or housing.	7/28/2020 4:04 PM
72	river road would benefit with a gas/convenience type store. there is nothing between new Baltimore and albany	7/28/2020 1:20 PM
73	Yes. Too much emphasis has been place on industry in Coeymans. The quality of housing here is low. There are no quality restaurants to make people stay and spend money here. Everyone goes into Albany for entertainment.	7/28/2020 12:41 PM
74	Start by putting a store on Route 144 like a Pilot or Flying J. Give the numerous truck drivers a place to fuel and get something to eat.	7/28/2020 11:42 AM
75	In the center of Ravena (9W), Main Street Ravena and Main Street in Coeymans where applicable- to utilize historic buildings.	7/28/2020 11:22 AM
76	in the village and riverfront	7/28/2020 10:54 AM
77	Growth should be directed along 9W and along Main St in the Village.	7/28/2020 9:01 AM
78	joined with the Village of Ravena	7/28/2020 8:04 AM
79	Main street and the waterfront	7/28/2020 1:09 AM
80	Along Main and 9W in Ravena and along 144 near the Thruway Exit.	7/27/2020 10:48 PM
81	Main streets, existing plazas	7/27/2020 9:22 PM
82	Main street in Ravena is prime for mom and pop shops, 144 in Coeymans landing could be utilized the same for a rive front type strip mall, with strict speed enforcement. Since its a main road.	7/27/2020 8:42 PM
83	Route 9W but no good place to put it	7/27/2020 6:27 PM
84	Full spectrum	7/27/2020 4:39 PM
85	Central to town I.e. Main Street	7/27/2020 4:17 PM

Q20 Where should industrial growth be directed within the Town? Please provide response below.

Answered: 80 Skipped: 67

Town of Coeymans Community Survey

#	RESPONSES	DATE
1	Designated Industrial Areas - Port and Industrial Park	9/28/2020 10:56 AM
2	NOT next to our schools!!!!!!	9/25/2020 12:31 PM
3	coeymans hollow	9/24/2020 7:46 PM
4	Nope	9/24/2020 10:18 AM
5	Nowhere	9/23/2020 11:33 PM
6	Within the industrial park. I believe that there is enough space there for industrial growth. It does not need to be outside of the Industrial Park.	9/23/2020 10:59 PM
7	North riverside and across	9/18/2020 7:25 PM
8	Carver companies has done a lot, I think industrial growth could continue there. Also maybe in coeymans hollow if there's space to do it without impacting agricultural development.	9/18/2020 6:10 AM
9	along route 9W, on brownfield sites only;	9/17/2020 2:18 PM
10	Keep them all in the northern part of town, no encroachment on our school districts and historic areas	9/17/2020 11:20 AM
11	On Route 144.	9/17/2020 5:19 AM
12	At the port. And rt 9w	9/16/2020 4:53 PM
13	It should be limited and cut back. Too much Carver pollution already	9/16/2020 4:35 PM
14	9W	9/16/2020 4:08 PM
15	Try using the the land on 9W Or 144, depending on the noise level of the business... more noise, lights and truck traffic.. away from the community.	9/16/2020 3:49 PM
16	industrial would be outside of the village. Personally I don't like the view of Carvers warehouse buildings - it's what I see out my front window- I live in the village. I had a wonderful view until then.	9/16/2020 3:30 PM
17	way outside of town limits	9/16/2020 3:25 PM
18	There is too much industrial businesses already that contribute to pollution (air, water, noise)	9/16/2020 3:20 PM
19	Port, lafarge	9/16/2020 2:51 PM
20	Route 144.	9/16/2020 2:01 PM
21	Outskirts of both the town and the village.	9/16/2020 1:45 PM
22	No more	9/16/2020 12:44 PM
23	Coeymans hollow/ route 32	9/16/2020 12:44 PM
24	In the outskirts	9/16/2020 12:36 PM
25	By the cement factory	9/16/2020 12:17 PM
26	Very far away. Industrial growth seems to over take the town. The roads are overrun with huge trucks.	9/16/2020 11:45 AM
27	9W	9/16/2020 11:43 AM
28	Same as 19	9/16/2020 11:38 AM
29	Along 144, away from residents and homes.	9/16/2020 11:26 AM
30	The town should not seek to expand industrial growth.	9/16/2020 11:14 AM
31	Out of town. No growth needed	9/16/2020 11:03 AM
32	Port of Coeymans area	9/15/2020 10:14 AM
33	9W corridor, Coeymans Hollow	9/14/2020 8:01 AM

Town of Coeymans Community Survey

34	What is viable for all parties	9/12/2020 12:53 PM
35	9w	9/11/2020 7:07 PM
36	The industrial district	9/10/2020 12:03 PM
37	Existing/isolated areas. Near Thruway, North of Coeymans creek, in and around Lafarge.	9/9/2020 5:43 PM
38	Should not be developing industrial growth	9/8/2020 11:47 AM
39	9w and 144	9/1/2020 10:57 AM
40	Rt 9W and the Port of Coeymans	8/29/2020 10:57 AM
41	Route 9W and Route 144	8/25/2020 7:35 AM
42	Western part of town	8/21/2020 8:58 AM
43	Outside town border like 144	8/19/2020 9:27 AM
44	Route 9W	8/17/2020 5:42 PM
45	Rte 144 rte 9w rte 143 rte 32	8/17/2020 5:33 PM
46	port of coeymans	8/17/2020 5:19 PM
47	Coeymans Hollow	8/17/2020 3:14 PM
48	Not a fan. If proven to have no adverse environmental affects would consider	8/17/2020 1:02 AM
49	no where	8/16/2020 8:19 PM
50	Industrial should be along Rt 144 and parts of 9W. As long as there are proper sound restrictions in place	8/15/2020 9:31 AM
51	144	8/15/2020 7:46 AM
52	Coeymans Industrial Park, 9w north of the RCS High School	8/14/2020 7:04 AM
53	Route 144	8/13/2020 8:06 PM
54	By Port where is already exists.	8/11/2020 8:50 AM
55	It should not be encouraged ...it is already too large for such a small community.	8/6/2020 2:39 PM
56	Along the Major highways (9w, 144, 32)	8/6/2020 9:43 AM
57	Industrial Park and Folcim Concrete Factory on Route 144	8/5/2020 10:22 PM
58	North of village 9w corridor	8/5/2020 4:46 PM
59	On the outskirts of town	8/4/2020 7:33 PM
60	no more	8/1/2020 6:19 AM
61	less industrial growth	7/31/2020 7:52 PM
62	Port of Coeymans	7/29/2020 2:16 PM
63	On 144 River road, with strong thoughts of the community ... don't forget the people that live here.... make it nice	7/28/2020 9:10 PM
64	Industrial growth needs to be contained to where it is. I feel like they have a decent amount of room for now. I feel like before anymore industry is allowed behind the Peter B./Willis Ave. in the Village, Rt. 144 should be populated all the way down the highway and the issues with the road/road capacity for trucks need to be addressed with the DOT (I believe this was one of the crappy excuses for blocking WM. Biers). There's for sale signs all long Rt. 144 heading north, encourage industrial development there first and fill in behind the school and up to the thruway once Rt. 144 is full.	7/28/2020 4:27 PM
65	Should be isolated away from residential areas. Keep industry separate from residents.	7/28/2020 4:04 PM
66	it would depend on what type it is	7/28/2020 1:20 PM
67	We need more restaurants and an revitalized Main Street.	7/28/2020 12:41 PM

Town of Coeymans Community Survey

68	All up and down 144, north of the High School on 9W, 143 from 102 to the intersection of 32, 32 both north and south both sides.	7/28/2020 11:42 AM
69	Case by case basis. Needs to be limited and not affect more Hudson River access or wildlife areas. Not convinced it needs to expand.	7/28/2020 11:22 AM
70	Industrial growth should be limited to its present size. Expanding the industrial footprint will decrease the quality of life within the town.	7/28/2020 9:01 AM
71	Route 32 area	7/28/2020 8:04 AM
72	Far away from residences, schools, downtown and waterfront	7/28/2020 1:09 AM
73	It should be discouraged	7/27/2020 10:48 PM
74	Industrial growth should no be allowed in Coeymans and Ravena. Carver Companies and Lafarge have already shown us that they are not going to respect our property, our health, our safety.	7/27/2020 9:53 PM
75	Outskirts	7/27/2020 9:22 PM
76	It should stay where it is, as is, the industry is really starting to encroach on historical homes, and water front parks, not to mention near schools and the constant noise....We have industry time to limit how close it can get.	7/27/2020 8:42 PM
77	The problem is the industrial part has a big effect on the village and town the Board approves growth with no plan for the traffic.	7/27/2020 6:27 PM
78	Cannot answer at this time	7/27/2020 4:39 PM
79	Anywhere where their presence will not be a hinderance on residents.	7/27/2020 4:17 PM
80	Away from residential areas	7/27/2020 4:16 PM

Q21 What other land uses would you discourage in the Town? Please provide response below.

Answered: 58 Skipped: 89

Town of Coeymans Community Survey

#	RESPONSES	DATE
1	Tire burning, further expansion of LeFarge, should have a clean energy goal of giving tax advantages to industry that move to green	9/25/2020 12:31 PM
2	No heavy industry No burning of tires! Protect watershed	9/24/2020 10:18 AM
3	Industry	9/23/2020 11:33 PM
4	Mostly just heavy industrial. We have enough of that as it is.	9/23/2020 10:59 PM
5	hotels and motels. B and B would be nice	9/18/2020 7:25 PM
6	I would discourage cutting trees down to build buildings. There used to be a lot of abandoned buildings in coeymans, I think we should use those/the space where they were first before building on new land.	9/18/2020 6:10 AM
7	housing development should seek to be more concentrated, leaving larger areas of undeveloped land to protect the forest & watershed. No development with 500 ft of any creek or in the floodplains; no solar panels that are not constructed high enough to also allow agricultural activities beneath them.	9/17/2020 2:18 PM
8	Anything heavy industrial, low income housing	9/17/2020 11:20 AM
9	Landfills and heavy industries that create excessive pollution	9/17/2020 5:19 AM
10	Dumps.	9/16/2020 5:54 PM
11	Churches. Drain on the community	9/16/2020 4:35 PM
12	Heavy industrial, multi unit housing, anything that would pollute the land or water or air	9/16/2020 4:02 PM
13	Any noises big lights, smoke and truck traffic Can Carver get it's own exit on the thruway... is that an option?	9/16/2020 3:49 PM
14	Think about the esthetics for all the people impacted. Visitors, residents, and the businesses. I understand some business is needed to keep the community active but placement of buildings and warehouses is important.	9/16/2020 3:30 PM
15	what we have now.. Port of albany	9/16/2020 3:25 PM
16	Industrial	9/16/2020 12:44 PM
17	Waste management and recycling	9/16/2020 12:44 PM
18	Industrial development - too much now	9/16/2020 12:36 PM
19	Heavy Industrial	9/16/2020 11:43 AM
20	Destructive uses	9/16/2020 11:38 AM
21	Waste transfer station. We don't want a garbage dump in town!	9/16/2020 11:14 AM
22	Any that harm the environment or lead to commercial traffic, loss of residence, or loss of view	9/16/2020 11:03 AM
23	None	9/12/2020 12:53 PM
24	Pollution of air and water businesses Noise pollution businesses Natural habitat destructive businesses	9/11/2020 7:07 PM
25	Landfills/Dumps, Racetracks	9/9/2020 5:43 PM
26	Waste collections. We are constantly being eyed as a dump site. Trash.. recyclables... metal waste... we already have issues with the creek into the river	9/8/2020 11:47 AM
27	I think all vacant property should be cleaned up and sold to local people who want to invest in the community, maintain or improve their property and pay taxes. Junk yards and vacant houses falling apart is making our area look very sad and depressed.	8/29/2020 10:57 AM
28	Dump / Waste	8/21/2020 8:58 AM
29	farm animals with village or town residential areas	8/19/2020 9:27 AM
30	Landfill/dump	8/17/2020 7:39 PM

Town of Coeymans Community Survey

31	None	8/17/2020 5:33 PM
32	large apartment buildings like Oakbrook manor, as they start off great then they become worse and worse through management by absentee landlord management corps.	8/17/2020 5:19 PM
33	expansion of laferge	8/17/2020 3:14 PM
34	Industry. Its loud, it pollutes, its not benefiting the town	8/17/2020 1:02 AM
35	industrial	8/16/2020 8:19 PM
36	Excess developments should be discouraged West of Martins Hill. This is a rural town and those that live here prefer the rural area. Developments would bring increased traffic. I would never want the town to look like Bethlehem, everywhere you turn now is a development being built and the traffic is bad and there is no more open space feel. Minimum 2-acre lot sizes should remain and there should be limits as to the number of developments allowed, if any more..	8/15/2020 9:31 AM
37	waste managemant	8/15/2020 7:46 AM
38	Industry that results in environmental harm; industry and/or retail that results in overall decrease of aesthetic	8/14/2020 7:04 AM
39	Big box stores, wear houses, recycling businesses and waste management.	8/6/2020 2:39 PM
40	Anything that would be an eyesore or create noise or dust	8/5/2020 4:46 PM
41	I don't want manufacturing factories that are going to impact the environment negatively.	8/4/2020 7:33 PM
42	industrial	8/1/2020 6:19 AM
43	No dumps, no tire burning	7/31/2020 7:52 PM
44	Heavy industry, noisy businesses, please no more huge trucks...	7/28/2020 9:10 PM
45	I think this is already well handled. No garbage dumps, no garbage incineration.	7/28/2020 4:27 PM
46	ATV's, off-road cycles and snowmobiles should have places where they don't interfere with residents and their properties.	7/28/2020 4:04 PM
47	no multiple family units	7/28/2020 1:20 PM
48	Port expansion.	7/28/2020 12:41 PM
49	None	7/28/2020 11:42 AM
50	Heavy Industry and garbage intake. Our small town does not need to ship in tons upon tons of out-of-state garbage for incineration.	7/28/2020 11:22 AM
51	We should discourage industrial growth. We should also prohibit the use of any of our land for waste/garbage storage or for use as a transfer facility.	7/28/2020 9:01 AM
52	Anything to encourage tourism and the arts	7/28/2020 1:09 AM
53	Absolutely discourage tire burning.	7/27/2020 10:48 PM
54	There should be NO MORE INDUSTRY OR INDUSTRIAL GROWTH!	7/27/2020 9:53 PM
55	Landfill	7/27/2020 9:22 PM
56	We need forests and streams and just open fields not every square inch needs to be utilized, once that happens the town will lose its appeal.	7/27/2020 8:42 PM
57	solid waste import and export is going to make coeymans the garbage capitol of the northeast	7/27/2020 6:27 PM
58	Undecided	7/27/2020 4:39 PM

**Q22 How would you describe your ideal vision of Town of Coeymans in 5,
10 or 20 years?**

Answered: 76 Skipped: 71

Town of Coeymans Community Survey

#	RESPONSES	DATE
1	carver free	9/27/2020 3:15 PM
2	An inclusive, accepting community that values ALL residents.	9/25/2020 12:51 PM
3	Better community and less run down buildings.	9/24/2020 11:55 AM
4	Public transportation affordable housing farm animal friendly in whole town	9/24/2020 10:23 AM
5	developed waterfront and main st. With restaurants and bars and shops with a gimmick that draws visitors to town's history such as bring mushroom capitol of world	9/24/2020 8:13 AM
6	Less industry	9/23/2020 11:35 PM
7	I would like to see us become a smaller version of Delmar. A commuter community for people who have professional jobs in Albany.	9/23/2020 11:06 PM
8	to develop like Coxsackie	9/18/2020 7:30 PM
9	Better than it was yesterday... hopefully no more empty store fronts, and a stronger community.	9/18/2020 7:42 AM
10	A town for everyone of different backgrounds, incomes and talents. A strong and imaginative education system, a high quality environment with clean air, clean soils and clean water, with access to the Hudson River for everyone.	9/17/2020 2:22 PM
11	Gentrified with historic renovation of hamlet and thriving community of diverse people: young, old, all races and nationalities. VERY IMPORTANT: Move RCS to a safe, pollution free site!! Instead of the kids looking out the window at a cement factory smoke stack, they could look out at nature.	9/17/2020 11:30 AM
12	Have Main Street filled with family run novelty shops and small businesses	9/17/2020 5:24 AM
13	Clean up run down plazas and 9w. Less heavy trucks on the road.	9/16/2020 8:59 PM
14	More retail and service businesses, strong police presence, increasingly community centered schools	9/16/2020 6:19 PM
15	Probably not enough. Ppl that live here hold up change any way they can !!	9/16/2020 4:55 PM
16	Current administration in prison	9/16/2020 4:37 PM
17	Small suburb of Albany historic in nature, Bucolic , nice place to live.	9/16/2020 4:09 PM
18	A place when you mention the name people say.... "what a great community. " Not the reply of today of: "Oh, you live there ?	9/16/2020 3:59 PM
19	Not sure I'll be here in 20 years. I would like to see the Ravena that was 20 years ago. Main street was closed off for the Friendship Festival and vendors lined the street. There were storefronts that were occupied with businesses. That's what I'd like to see. A vibrant and active community	9/16/2020 3:35 PM
20	quaint, a place that my grand children would like to visit	9/16/2020 3:27 PM
21	Beautiful and peaceful	9/16/2020 2:54 PM
22	I would love to see more restaurants in the area you can only do pizza,subs,and Chinese so much.	9/16/2020 1:47 PM
23	Main Street and lower ravena/Coeymans cleaned your and fixed up.	9/16/2020 1:15 PM
24	A genuine revitalization of Main St, with gentrified areas of Coeymans	9/16/2020 12:49 PM
25	Parks kept up, tight knit community, great schools, lots more restaurants and small businesses	9/16/2020 12:18 PM
26	Retirement Community	9/16/2020 11:45 AM
27	A place that is self sufficient where one can shop and eat out	9/16/2020 11:41 AM
28	A thriving community where local businesses are supported by residents, a partnership with the Town and the school for internships/apprenticeships as to develop community	9/16/2020 11:32 AM

Town of Coeymans Community Survey

connectedness with the younger generation, and an actual Main Street where you can eat, shop and dine.

29	Less industrial, more residential	9/16/2020 11:06 AM
30	early american storefronts on main streets	9/15/2020 11:41 AM
31	Preservation of historic structures and protection of quality of life from further degradation by Port and Industrial Park	9/14/2020 8:07 AM
32	Improve life for all	9/12/2020 12:55 PM
33	Look at Main Street in coxsackie try to bring life back to our main streets	9/11/2020 7:17 PM
34	Expansion of activities on the waterfront landing maintain	9/10/2020 12:15 PM
35	Diversified tax base industry, commercial, residential. Focus on small and local businesses, not box stores and national chains where possible. increased housing while maintain green spaces (I.E. recovering foreclosed/Abandoned properties for re-development)	9/9/2020 6:01 PM
36	As the Albany area grows, this could be an attractive living area for commuting	9/8/2020 11:55 AM
37	Similar to now but more small businesses.	9/3/2020 8:43 AM
38	A walkable Main Street with consumer friendly businesses on the first floor and living spaces above.	9/1/2020 11:01 AM
39	Perhaps to look more like Coxsackie, which appears to be thriving.	8/29/2020 11:03 AM
40	Main Street Ravena to the river, a walking small business area	8/25/2020 7:41 AM
41	Nice place to Retire	8/21/2020 8:59 AM
42	I would like to see a great town to raise a family.	8/19/2020 9:30 AM
43	Clean, family friendly, well maintained, pride in community	8/17/2020 6:23 PM
44	Accessibility to decent highway to Albany. Hotels,chain restaurants and big box stores. So we don't constantly have to plod to Glenmont or Catskill for everything we need. Or restaurants, decent 21century supermarket's	8/17/2020 5:42 PM
45	community rebuild around it's riverfront	8/17/2020 3:14 PM
46	Tourism based with more local resources for living. Convenience stores (family / small business owned), things for kids to do, cafes, boat tours, revitalize the town houses, get bad actors out, raise property value. More recognition for its history. More parks.	8/17/2020 1:14 AM
47	bedroom community	8/16/2020 8:21 PM
48	The village would be the place to go and shop, dine, or walk and browse... West of Martins Hill would be rural, agricultural, quiet open space. 9W would have commercial businesses and jobs for residents	8/15/2020 9:38 AM
49	I would love to see a continuation of the "clean up" of Coeymans Hamlet and the Four Corners of Ravena. Coeymans landing needs to have some regulation around aesthetic and noise pollution in order to attract families. Continuation of balanced work between industry and community -- promoting a "small town feel" while still adding needed employment. Celebration of the historic and natural resources of Coeymans. Continue to support niche businesses (ie. brewery, entertainment). Work with local school district to create a better view of RCS to attract more families.	8/14/2020 7:23 AM
50	Thriving	8/13/2020 8:15 PM
51	Less, or at least the minimum of heavy industry and more business geared to residents who will work here and live here. The river would be the main attraction. Small shops and restaurants would line the town and village of Ravena. The port of coeymans will move out and their space would be apartments and town homes for all kinds of residents....private homes and apartments along with subsidized housing.	8/6/2020 2:50 PM
52	No abandoned houses. A town that provides grants for people to upgrade their properties. Public transportation for working families to access shops in Glenmont and travel to Albany. A vibrant year round recreation program. An expanded swimming pool that all members of the	8/5/2020 10:48 PM

Town of Coeymans Community Survey

town can access without cost. Restaurants and bodegas in the Landing. A flourishing micro business industry that becomes a model for other towns.

53	Preserve historic and restore older homes, create higher end new housing, small shops,	8/5/2020 4:52 PM
54	I would love to see lots of thriving businesses and an active public transportation option so non drivers can get to work and school. I would like there to still be green spaces to frequent. Ultimately, I would like to not have to leave town to do anything. I would like my basic needs met without having to travel. Groceries, retail, restaurants, doctor office, etc. With more than one option.	8/4/2020 7:48 PM
55	nicer waterfront, with shops clean up hamlet and rt 9w where you enter the town	8/1/2020 6:21 AM
56	Return of businesses in the old downtown, near the Ravena post office and continued restoration of neglected properties.	7/31/2020 8:12 PM
57	Actual businesses who we could use and would help with the tax base	7/29/2020 8:21 PM
58	I would love it to begin to develop like Catskill and Coxsackie. Small businesses popping up everywhere in surrounding towns.	7/29/2020 2:20 PM
59	Re do Main Street with updated stores the blend into the communities...get rid of eyesore building... update the town, clean, smart looking, buildings. Look towards entertainment, good restaurants , clean up the area near the river front... huge asset	7/28/2020 9:22 PM
60	As you might be able to tell, I'm a village resident who is clamoring for retail. My vision would be a vibrant 9W with maybe a McDonalds and a plentiful selection of business (some being national chains) to chose from when I need things vs driving to Glenmont. I would like to see Main St. alive again service businesses, breweries, bars, and other entertainment and not full of dead business that never emptied their store fronts. It's a real shame with the bowling alley... I'd like to see StateTel go up martins hill and into the town. I'd like to see housing developments up that way increase the tax base and the water district. I'd like to see someone dump money into the hamlet and rebuild main st. with apartments overlooking the river. In 20 years.... once cashless tolling is in full effect... wouldn't it be nice if the thruway and on off ramps that intersect with 143? I bet that would be really unpopular and you'd have to bulldoze a few houses on Cottage, Seaburg Pl., and 143... Just an idea.	7/28/2020 5:33 PM
61	A safe, peaceful place where Main Street has been rebuilt, with some small shops, and growth continues on 9-W. Taxes are reasonable and consistent. Support is given to places like the library, the RCHS museum and other local businesses.	7/28/2020 4:17 PM
62	more business but still have small town look.	7/28/2020 1:25 PM
63	More people living here and visiting and the old buildings being used.	7/28/2020 12:59 PM
64	Shops, a main street you can walk, shop, eat, and feel safe. NO LOUD TRUCK NOISES.	7/28/2020 12:43 PM
65	A town with a wide variety of commercial business's that help support the tax base mixed with safe community that children can grow up in, and people take pride in.	7/28/2020 12:02 PM
66	Healthy and well rounded. A place for young families to raise their children in a healthy environment. A place where natural resources are protected and valued. An increase in small shops and recreation activities.	7/28/2020 11:27 AM
67	with me not in it ?	7/28/2020 10:55 AM
68	5 - increased housing opportunists and public transit options 10 - expansion of waterfront recreation actives 20 - redevelopment of main street and 9w	7/28/2020 9:07 AM
69	cleaned up	7/28/2020 8:07 AM
70	Ideally more small businesses, walkable downtown, arts, less trucks. I understand that all the trucks are a neccessary evil because of the industry we have here, and because of this I don't think the ideal town I imagine is possible. I guess I just picked the wrong place to live	7/28/2020 1:14 AM
71	A quiet town with beautiful historic homes. A sense of safety and security. No industry or large trucks running through the town.	7/27/2020 9:57 PM
72	Cleaned up main streets with more shops and things to do. Less of the same businesses, we don't competition is good, but we don't need 4 or 5 of the same thing. Laws encouraged to	7/27/2020 8:49 PM

Town of Coeymans Community Survey

keep the properties in good standing so we have less eye sores, i would love for the historical buildings to be protected and utilized.

73	5-A truck route system that moves the trucks out of the village. update utilities and streets 10- clean up housing and maintenance 20 - expand housing and utilities on route 143west	7/27/2020 6:42 PM
74	I haven't seen this area move forward in the almost 40 years I am here. It needs to catch up before this can be answered	7/27/2020 4:45 PM
75	Attracting more mom and pop shop businesses would be helpful. Restaurants to choose from. Dilapidated buildings should be cleaned up or taken down. Focus on community businesses and less industry	7/27/2020 4:23 PM
76	Some more small local businesses, shops, and restaurants. Maintain parks as they have been.	7/27/2020 4:18 PM

Q23 Please identify the top 3 concerns or challenges for Town of Coeymans.

Answered: 84 Skipped: 63

ANSWER CHOICES	RESPONSES	
1	100.00%	84
2	96.43%	81
3	83.33%	70

Town of Coeymans Community Survey

#	1	DATE
1	politics	9/27/2020 3:15 PM
2	Corruption / pay to play/ special rules for the cool kids	9/25/2020 12:51 PM
3	truck traffic	9/24/2020 7:47 PM
4	Not letting politics getting in the way of doing good work	9/24/2020 11:55 AM
5	Industry needs to comply with existing laws	9/24/2020 10:23 AM
6	no gimmck to draw visitors	9/24/2020 8:13 AM
7	Industry	9/23/2020 11:35 PM
8	Communication	9/23/2020 11:06 PM
9	Education	9/19/2020 11:28 AM
10	Ravena reviving would help Coeymans	9/18/2020 7:30 PM
11	capture of town government by self-serving business interests	9/17/2020 2:22 PM
12	Poverty and Addiction	9/17/2020 11:30 AM
13	Oak brook ducks migrating to our neighborhood	9/17/2020 5:24 AM
14	Filling empty retail spaces	9/16/2020 6:19 PM
15	Affordable senior housing, like The Spinney in Delmar and Schodack, just not as expensive.	9/16/2020 6:06 PM
16	Pollution	9/16/2020 4:55 PM
17	corrupt government	9/16/2020 4:37 PM
18	Main st revitalization	9/16/2020 4:10 PM
19	How to grow appropriately	9/16/2020 4:09 PM
20	Keeping small businesses	9/16/2020 3:59 PM
21	the town/village is apathetic- get past that and you might make progress	9/16/2020 3:35 PM
22	growing population from surroundings cities	9/16/2020 3:27 PM
23	Carver	9/16/2020 3:21 PM
24	Waterfront development	9/16/2020 2:54 PM
25	Cleaning up	9/16/2020 2:12 PM
26	Community pride	9/16/2020 1:47 PM
27	Fixing up houses/business	9/16/2020 1:15 PM
28	The inability for representatives to stand up to business interests that are not in the favor of residents	9/16/2020 12:49 PM
29	Air quality	9/16/2020 12:44 PM
30	Senior Housing	9/16/2020 11:45 AM
31	Lack of tax paying business	9/16/2020 11:41 AM
32	Balancing priorities of businesses and residents	9/16/2020 11:32 AM
33	Industry	9/16/2020 11:06 AM
34	absentee landlords	9/15/2020 11:41 AM
35	Lack of small business	9/15/2020 10:15 AM
36	Carver Laraway	9/14/2020 8:07 AM
37	Poverty	9/12/2020 12:55 PM

Town of Coeymans Community Survey

38	Need tax burden lowered for residents	9/11/2020 7:17 PM
39	Maintain agricultural land base	9/10/2020 12:15 PM
40	Increasing disrepair of Sycamore golf course	9/9/2020 6:01 PM
41	not being a trash collector	9/8/2020 11:55 AM
42	retaining residents	9/3/2020 8:43 AM
43	People not wanting change	9/1/2020 11:01 AM
44	Safety of residents, more police patrolling our area	8/29/2020 11:03 AM
45	Politics	8/25/2020 7:41 AM
46	Taxes	8/21/2020 8:59 AM
47	Clean up	8/19/2020 10:12 AM
48	Main street Coeyans and Raven	8/19/2020 9:30 AM
49	Crime	8/17/2020 7:04 PM
50	Space to grow	8/17/2020 6:23 PM
51	Lack of growth	8/17/2020 5:42 PM
52	Too many dilapidated houses	8/17/2020 3:14 PM
53	Pollution	8/17/2020 1:14 AM
54	truck traffic	8/16/2020 8:21 PM
55	Not a walkable main street, too many empty storefronts	8/15/2020 9:38 AM
56	Polarized political parties	8/14/2020 7:23 AM
57	Large trucks on Main Street	8/13/2020 8:15 PM
58	Providing a pleasant place for residents to live and raise a family.	8/6/2020 2:50 PM
59	Abandoned homes in the Landing	8/5/2020 10:48 PM
60	Creating a waterfront community to be pried of.	8/5/2020 4:52 PM
61	Post office/lack of home mail delivery	8/4/2020 7:50 PM
62	Not enough affordable housing for mid-low income families	8/4/2020 7:48 PM
63	industrial trucks	8/1/2020 6:21 AM
64	Preserve parks and nature spaces	7/31/2020 8:12 PM
65	Supervisor	7/29/2020 2:20 PM
66	Keep roads in good shape	7/28/2020 9:22 PM
67	Crappy retail options and businesses with garbage hours. I can't get back into town before 5 or 6PM after work... so I shop in Glenmont on the way home. This is dollars not spent in town and our share of sales tax revenue going elsewhere. I would like to see a focus on attracting retail chains that maintain decent hours of operation. Small business is great and stuff... but I need Rt. 9W to be useful.....	7/28/2020 5:33 PM
68	Updating the water system (many pipes are breaking)	7/28/2020 4:17 PM
69	loss of emergency services	7/28/2020 1:25 PM
70	Buildings out of use	7/28/2020 12:59 PM
71	Lack of quality entertainment	7/28/2020 12:43 PM
72	Bleeding heart liberals crying about business growth and fighting to prevent it.	7/28/2020 12:02 PM
73	Heavy industry discouraging families from moving in due to pollutants	7/28/2020 11:27 AM

Town of Coeymans Community Survey

74	clean coeymans up	7/28/2020 10:55 AM
75	Divisive political environment	7/28/2020 9:07 AM
76	more small shops and variety of shops in area	7/28/2020 8:07 AM
77	Truck traffic	7/28/2020 1:14 AM
78	Pollution by Lafarge	7/27/2020 10:51 PM
79	Carver companies and lafarge	7/27/2020 9:57 PM
80	Constant speeding vehicles in the Hamlet near children park..	7/27/2020 8:49 PM
81	truck traffic, speeding traffic, police enforcement not working	7/27/2020 6:42 PM
82	Being up transparent with EVERYONE	7/27/2020 4:45 PM
83	Over industrialization will force residents out	7/27/2020 4:23 PM
84	Not much retail, restaurants	7/27/2020 4:18 PM

Town of Coeymans Community Survey

#	2	DATE
1	carver	9/27/2020 3:15 PM
2	Big industry buying the town (tire burning, dirty industry, air quality at school)	9/25/2020 12:51 PM
3	light pollution	9/24/2020 7:47 PM
4	George McHugh	9/24/2020 11:55 AM
5	Clean air and water laws need to be strengthened	9/24/2020 10:23 AM
6	no train	9/24/2020 8:13 AM
7	Pollution	9/23/2020 11:35 PM
8	Political rivalry	9/23/2020 11:06 PM
9	Public transportation	9/19/2020 11:28 AM
10	144 should be revitalized	9/18/2020 7:30 PM
11	young people leaving town	9/17/2020 2:22 PM
12	Quality of schools/Site	9/17/2020 11:30 AM
13	Unable to attract good businesses	9/17/2020 5:24 AM
14	Reduced speed limit Main Street up to 9W	9/16/2020 6:19 PM
15	Revitalization of Ravena and surrounding communities.	9/16/2020 6:06 PM
16	Shut down business	9/16/2020 4:55 PM
17	runaway industrial development	9/16/2020 4:37 PM
18	Vacant homes	9/16/2020 4:10 PM
19	Keeping taxes moderate while growing the tax base	9/16/2020 4:09 PM
20	Policing the area to keep us safe	9/16/2020 3:59 PM
21	rely too much on large industry to carry the town.	9/16/2020 3:35 PM
22	poor housing (for young and old)	9/16/2020 3:27 PM
23	Promotion of the town	9/16/2020 3:21 PM
24	Main st Ravena	9/16/2020 2:54 PM
25	Something for the kids	9/16/2020 1:47 PM
26	Keeping town nice	9/16/2020 1:15 PM
27	Ineffective police force for the cost	9/16/2020 12:49 PM
28	Water/sewer	9/16/2020 12:44 PM
29	Transportation to Albany / Hospitals / Shopping	9/16/2020 11:45 AM
30	Lack of adequate grocery store	9/16/2020 11:41 AM
31	Politics	9/16/2020 11:32 AM
32	Poverty	9/16/2020 11:06 AM
33	new Town hall with available rental hall for weddings etc.	9/15/2020 11:41 AM
34	Youth opportunities	9/15/2020 10:15 AM
35	George McHugh	9/14/2020 8:07 AM
36	Crime	9/12/2020 12:55 PM
37	Offer services for families	9/11/2020 7:17 PM

Town of Coeymans Community Survey

38	Minimize residential expansion outside of the village	9/10/2020 12:15 PM
39	Balancing industrial and residential/commercial/recreational use of Hudson riverfront	9/9/2020 6:01 PM
40	Not being a high level cancer town due to poor air quality	9/8/2020 11:55 AM
41	growing small businesses	9/3/2020 8:43 AM
42	Blight on Main Street	9/1/2020 11:01 AM
43	the need for retail or service type businesses	8/29/2020 11:03 AM
44	Covid	8/25/2020 7:41 AM
45	Employment	8/21/2020 8:59 AM
46	Old house get rid of	8/19/2020 10:12 AM
47	Transfer station	8/19/2020 9:30 AM
48	Run down buildings On Main Street/river front	8/17/2020 6:23 PM
49	Stunted growth by City transplants	8/17/2020 5:42 PM
50	environmental impact on river	8/17/2020 3:14 PM
51	Houses deteriorating	8/17/2020 1:14 AM
52	light pollution	8/16/2020 8:21 PM
53	Not enough commercial business on 9W	8/15/2020 9:38 AM
54	View of RCS school system by realtors and community members	8/14/2020 7:23 AM
55	Renting ore buying of vacant buildings	8/13/2020 8:15 PM
56	Providing a housing stock that is in keeping with the history of the row .	8/6/2020 2:50 PM
57	A strong recreation program for young people	8/5/2020 10:48 PM
58	Improve Main Street shops	8/5/2020 4:52 PM
59	No public transportation option	8/4/2020 7:48 PM
60	clean up waterfront and hamlet	8/1/2020 6:21 AM
61	Make air quality a top priority	7/31/2020 8:12 PM
62	LaFarge and Carver having too much power	7/29/2020 2:20 PM
63	Policing the area...	7/28/2020 9:22 PM
64	Utilities such as water and internet. We need to expand the water district so housing developers will be attached to area. We also need to encourage State Tel to expand fiber as much as possible. I think this it's our biggest asset that older people just don't get and fiber to the home is superior to hybrid-fiber-coax deployments in many ways. In the days of COVID-19 reliable and fast internet will be as important as water and electricity for employment as well as education of our children. Stop messing around, we need to back StateTel with everything we have. Remember we are one of the very few municipalities with actual meaningful broadband competition in the State of NY.	7/28/2020 5:33 PM
65	Resolving the problem housing on Main Street	7/28/2020 4:17 PM
66	has lost alot of its appeal, to many abandoned and run down buildings	7/28/2020 1:25 PM
67	Town seeming run down	7/28/2020 12:59 PM
68	Lack of quality housing	7/28/2020 12:43 PM
69	Attracting more business to the town	7/28/2020 12:02 PM
70	Historic buildings needing repair	7/28/2020 11:27 AM
71	big rigs off small roads	7/28/2020 10:55 AM

Town of Coeymans Community Survey

72	Negative public perception of the town by our residents and our neighbors	7/28/2020 9:07 AM
73	new Town hall with available rental hall for weddings etc.	7/28/2020 8:07 AM
74	Pollution and eyesore of LaFarge	7/28/2020 1:14 AM
75	Absentee landlords	7/27/2020 10:51 PM
76	Abandoned buildings	7/27/2020 9:57 PM
77	Truck traffic.	7/27/2020 8:49 PM
78	utilities infrastructure	7/27/2020 6:42 PM
79	Saying what you mean and meaning what you say	7/27/2020 4:45 PM
80	Lack of enforcement of drug activity	7/27/2020 4:23 PM
81	Increase tax base without more heavy industry	7/27/2020 4:18 PM

Town of Coeymans Community Survey

#	3	DATE
1	street drugs	9/27/2020 3:15 PM
2	Extremely unwelcoming to new residents (not the way to build tax base)	9/25/2020 12:51 PM
3	Budget	9/24/2020 11:55 AM
4	No more spot zoning to target low income residents	9/24/2020 10:23 AM
5	no intent to develop waterfront and main	9/24/2020 8:13 AM
6	Corruption	9/23/2020 11:35 PM
7	Outdated and rundown buildings.	9/23/2020 11:06 PM
8	Support and/or activities locally	9/19/2020 11:28 AM
9	historical sites should be honored	9/18/2020 7:30 PM
10	out of town shopping centers with big box stores	9/17/2020 2:22 PM
11	Town officials are close minded and not creative	9/17/2020 11:30 AM
12	Job opportunities	9/16/2020 6:06 PM
13	Get village and town to merge	9/16/2020 4:55 PM
14	under educated citizens	9/16/2020 4:37 PM
15	Empty businesses	9/16/2020 4:10 PM
16	Eliminating absentee landlords and slum residences	9/16/2020 4:09 PM
17	Balancing commerce and community living	9/16/2020 3:59 PM
18	no reason to bring a business in to the town	9/16/2020 3:35 PM
19	actiivites for our youth	9/16/2020 3:27 PM
20	Encouraging and supporting small businesses	9/16/2020 3:21 PM
21	Farming	9/16/2020 2:54 PM
22	Let Main Street and family owned business grow.	9/16/2020 1:15 PM
23	No sense of community	9/16/2020 12:49 PM
24	Water/sewer	9/16/2020 12:44 PM
25	Lack of retail business	9/16/2020 11:41 AM
26	Funding to assist with n development	9/16/2020 11:32 AM
27	A town board bought by business	9/16/2020 11:06 AM
28	cooperation between town and village	9/15/2020 11:41 AM
29	Industrial development at the expense of residents	9/14/2020 8:07 AM
30	Offer young people services	9/11/2020 7:17 PM
31	Abandoned properties (harmful to tax base etc...)	9/9/2020 6:01 PM
32	Restoring our town heritage	9/8/2020 11:55 AM
33	Outsider perception	9/1/2020 11:01 AM
34	cleaning up and selling vacant property to people that can afford to maintain it	8/29/2020 11:03 AM
35	lack of interest/concern	8/25/2020 7:41 AM
36	Senior Housing	8/21/2020 8:59 AM
37	update parks and recreation	8/19/2020 9:30 AM

Town of Coeymans Community Survey

38	Said transplants plotting to ruin our business and industries	8/17/2020 5:42 PM
39	too much industry too quickly	8/17/2020 3:14 PM
40	Need to encourage more business (non industry)	8/17/2020 1:14 AM
41	moise	8/16/2020 8:21 PM
42	Need businesses to keep the residential taxes lower	8/15/2020 9:38 AM
43	Lack of regulations around town aesthetic and noise pollution	8/14/2020 7:23 AM
44	Buying of vacant homes	8/13/2020 8:15 PM
45	Attracting people to the town by focusing on what attracts newcomers to live in certain areas.	8/6/2020 2:50 PM
46	Shops like convenience stores	8/5/2020 10:48 PM
47	New single family housing	8/5/2020 4:52 PM
48	Not enough commercial things like stores and restaurants	8/4/2020 7:48 PM
49	retail stores needed	8/1/2020 6:21 AM
50	Limit pollution of air and water	7/31/2020 8:12 PM
51	Stubborn residents	7/29/2020 2:20 PM
52	Updating All utilities, sewers etc..	7/28/2020 9:22 PM
53	Keeping our community desirable. Keep the taxes low, with the re-val, the tax per thousand should go down and industry/comercial property should be picking up more of the slack. We need to expand housing, more people bring more businesses to serve and sell to them. We need to enforce truck traffic. To many trucks violating state VTL noise limits as well as rules of the road. Every sheriff car needs to have a decibel meter. Truck engines and jake brakes are heard over ~80 decibels well beyond 50 feet and are heard at annoying levels as far as 200 feet through two sets of walls... If industry wants to be here, play by the rules and I expect CPD and the Sheriffs to enforce them.	7/28/2020 5:33 PM
54	How to bring in new businesses	7/28/2020 4:17 PM
55	roads are not maintained adequately	7/28/2020 1:25 PM
56	No businesses in the area	7/28/2020 12:59 PM
57	Pollution	7/28/2020 12:43 PM
58	Stop spending our tax dollars on the Rescue Squad, demand they go to hard billing and support themselves	7/28/2020 12:02 PM
59	Land conservation and preservation	7/28/2020 11:27 AM
60	less carver	7/28/2020 10:55 AM
61	Environmental distruction and degredation	7/28/2020 9:07 AM
62	more patronage of our local businesses	7/28/2020 8:07 AM
63	Dumpy buildings and apartments	7/28/2020 1:14 AM
64	Politicians doing favors for heavy industry	7/27/2020 10:51 PM
65	Lack of small business	7/27/2020 9:57 PM
66	Life long residents who think they know what's best.	7/27/2020 8:49 PM
67	controlling garbage coming in from around the northeast	7/27/2020 6:42 PM
68	Undermining fellowresidents and officials	7/27/2020 4:45 PM
69	Unbalanced town board and special interest groups	7/27/2020 4:23 PM
70	Keep environmental pollutants away	7/27/2020 4:18 PM

Q24 Please identify the top 3 opportunities you see for Town of Coeymans in the future.

Answered: 70 Skipped: 77

ANSWER CHOICES	RESPONSES	
1	100.00%	70
2	87.14%	61
3	72.86%	51

Town of Coeymans Community Survey

#	1	DATE
1	Branding as clean industry capital of NY (solar farm, wind production)	9/25/2020 12:51 PM
2	More local businesses	9/24/2020 11:55 AM
3	Maximize undeveloped waterfront	9/24/2020 10:23 AM
4	waterfront	9/24/2020 8:13 AM
5	Location	9/23/2020 11:35 PM
6	A nice place to live near Albany.	9/23/2020 11:06 PM
7	it's historical stories could draw attention to a potentially beautiful riverside town	9/18/2020 7:30 PM
8	The riverfront is the town's greatest attraction for new residents	9/17/2020 2:22 PM
9	Increase property taxes/revenue with good improvements	9/17/2020 11:30 AM
10	None until change is allowed	9/17/2020 5:24 AM
11	Hudson river walkway such as in Coxsackie	9/16/2020 6:19 PM
12	Senior housing	9/16/2020 6:06 PM
13	Education	9/16/2020 4:37 PM
14	Destination for dining	9/16/2020 4:10 PM
15	The waterfront	9/16/2020 4:09 PM
16	Fix up the Hudson water front	9/16/2020 3:59 PM
17	the waterfront is on it's way to becoming a significant player in the town	9/16/2020 3:35 PM
18	located near water	9/16/2020 3:27 PM
19	Waterfront and port	9/16/2020 2:54 PM
20	Fast food	9/16/2020 1:47 PM
21	Growth	9/16/2020 1:15 PM
22	Promote natural spaces	9/16/2020 12:49 PM
23	Breweries	9/16/2020 12:18 PM
24	Senior Housing	9/16/2020 11:45 AM
25	Grocery store upgrades	9/16/2020 11:41 AM
26	Waterfront property	9/16/2020 11:32 AM
27	Recreation	9/16/2020 11:06 AM
28	growth	9/15/2020 11:41 AM
29	Appropriate taxes on industry	9/14/2020 8:07 AM
30	Employment	9/12/2020 12:55 PM
31	River front growth	9/11/2020 7:17 PM
32	Expansion of of industry such as tci	9/10/2020 12:15 PM
33	Amount of property to re-develop (from single family homes to larger projects)	9/9/2020 6:01 PM
34	Our beautiful river front	9/8/2020 11:55 AM
35	Develop river front more	9/1/2020 11:01 AM
36	retail business	8/29/2020 11:03 AM
37	store front availability for small businesses	8/25/2020 7:41 AM

Town of Coeymans Community Survey

38	Developers	8/19/2020 10:12 AM
39	businesses in the town	8/19/2020 9:30 AM
40	Highway access	8/17/2020 5:42 PM
41	revitalization of river front	8/17/2020 3:14 PM
42	Tourism	8/17/2020 1:14 AM
43	easy access to Albany	8/16/2020 8:21 PM
44	Plenty of empty space on 9W and Main Street to bring in business	8/15/2020 9:38 AM
45	expanded utilities	8/15/2020 7:47 AM
46	RCS School District	8/14/2020 7:23 AM
47	More Businesses	8/13/2020 8:15 PM
48	Developing the waterfront for more restaurants and small shops.	8/6/2020 2:50 PM
49	Competitive housing stock	8/5/2020 10:48 PM
50	Capitalize on historical aspects	8/5/2020 4:52 PM
51	give hamlet to villagr	8/1/2020 6:21 AM
52	Encouraging small business in the old downtown	7/31/2020 8:12 PM
53	Store fronts on Main Street	7/29/2020 2:20 PM
54	Bring in small business	7/28/2020 9:22 PM
55	I really think we are a suburb of Albany everyone writes off. I get that long time residents might not like that idea. I have zero intention or desire to ever work in this town... but I sure like living here and working downtown. As areas north of Albany become crowded and expensive we can try to capture some of that and achieve growth and perhaps attract land developers.	7/28/2020 5:33 PM
56	Incorporate more of Coeymans past history into the Town	7/28/2020 4:17 PM
57	room for businesses	7/28/2020 1:25 PM
58	The buildings can be used for businesses	7/28/2020 12:59 PM
59	Better restaurants and entertainment options on main street	7/28/2020 12:43 PM
60	I see and opportunity to fail if something isn't done to bring in business and growth.	7/28/2020 12:02 PM
61	Great access to parks and outdoor recreation	7/28/2020 11:27 AM
62	Expansion of waterfront use and recreational activities	7/28/2020 9:07 AM
63	growth	7/28/2020 8:07 AM
64	Many of the rundown buildings and apartments could be renovated	7/28/2020 1:14 AM
65	Restore Main St in Ravena with small businesses	7/27/2020 10:51 PM
66	More small businesses on Main Street in ravena	7/27/2020 9:57 PM
67	Loads of shpping potential even seasonal	7/27/2020 8:49 PM
68	river front	7/27/2020 6:42 PM
69	Growth	7/27/2020 4:45 PM
70	Clean up Main Street (Coeymans)	7/27/2020 4:23 PM

Town of Coeymans Community Survey

#	2	DATE
1	Opportunity to welcome tax base of people with money who want to live in a rural community	9/25/2020 12:51 PM
2	Improving infrastructure	9/24/2020 11:55 AM
3	Restore clean air and water	9/24/2020 10:23 AM
4	main	9/24/2020 8:13 AM
5	Low taxes	9/23/2020 11:35 PM
6	A combination of nice outdoor activities and restaurants.	9/23/2020 11:06 PM
7	could enhance Ravenas regrowth	9/18/2020 7:30 PM
8	A healthy environment with open space; a good place to raise children	9/17/2020 2:22 PM
9	Increase quality population with better schools	9/17/2020 11:30 AM
10	Historical town markers	9/16/2020 6:19 PM
11	Jobs	9/16/2020 6:06 PM
12	Eco-Tourism	9/16/2020 4:37 PM
13	The proximity to tri cities	9/16/2020 4:09 PM
14	Exit on the north way just for the big truck commerce	9/16/2020 3:59 PM
15	there is some interest in building the town /village back up again - you have to build up that energy and keep it going	9/16/2020 3:35 PM
16	Ravena Main St	9/16/2020 2:54 PM
17	More retail	9/16/2020 1:47 PM
18	Cleaner	9/16/2020 1:15 PM
19	Promote recreational based business	9/16/2020 12:49 PM
20	Transportation	9/16/2020 11:45 AM
21	Restaurant	9/16/2020 11:41 AM
22	Main Street	9/16/2020 11:32 AM
23	Community	9/16/2020 11:06 AM
24	Protecting Coeymans Landing from Industrial Growth	9/14/2020 8:07 AM
25	Development	9/12/2020 12:55 PM
26	Clean energy developing	9/11/2020 7:17 PM
27	Expansion of the landing waterfront	9/10/2020 12:15 PM
28	Ample Green/Recreational space available to further enhance for public use	9/9/2020 6:01 PM
29	Our beautiful parks	9/8/2020 11:55 AM
30	Update Main Street in Coeymans and Ravena	9/1/2020 11:01 AM
31	light industry	8/29/2020 11:03 AM
32	riverfront use/entertainment	8/25/2020 7:41 AM
33	River front	8/19/2020 10:12 AM
34	local jobs	8/19/2020 9:30 AM
35	Park's and fitness trail bike trail developments	8/17/2020 5:42 PM
36	home grown business on main st	8/17/2020 3:14 PM
37	Community businesses	8/17/2020 1:14 AM

Town of Coeymans Community Survey

38	Keep the rural feel of the western part of town, build in the village and on 9W. Jobs in town can supports residents.	8/15/2020 9:38 AM
39	retail growth 9w	8/15/2020 7:47 AM
40	Hudson River and other Natural Resources	8/14/2020 7:23 AM
41	More Restaurants	8/13/2020 8:15 PM
42	Preserving natural resources like the creeks and forests and parks.	8/6/2020 2:50 PM
43	Expanded riverfront to attract tourists	8/5/2020 10:48 PM
44	Improve waterfront	8/5/2020 4:52 PM
45	River front	7/29/2020 2:20 PM
46	Update the River front	7/28/2020 9:22 PM
47	Even in the face of COVID it seems like retail is in a bit of an upswing. We need to keep this momentum.	7/28/2020 5:33 PM
48	Find more oppourtunities for employment through new businesses	7/28/2020 4:17 PM
49	younger people getting involved	7/28/2020 1:25 PM
50	The truck traffic can be re-routed	7/28/2020 12:59 PM
51	Better housing	7/28/2020 12:43 PM
52	Making changes to the current zoning to allow growth	7/28/2020 12:02 PM
53	Capitalize on small town living in historic area	7/28/2020 11:27 AM
54	Lawson Lake County Park - a true gem within the town	7/28/2020 9:07 AM
55	Tourism attractions/restaurants/shops by the watera	7/28/2020 1:14 AM
56	Preserve waterfront and parks	7/27/2020 10:51 PM
57	Beautiful historic buildings	7/27/2020 9:57 PM
58	Fantastic parks and trails	7/27/2020 8:49 PM
59	parks	7/27/2020 6:42 PM
60	Unity between officials	7/27/2020 4:45 PM
61	Clean up Main Street (Ravena)	7/27/2020 4:23 PM

Town of Coeymans Community Survey

#	3	DATE
1	Lots of basic town opportunities (community events that welcome everyone, town activities for kids, etc)	9/25/2020 12:51 PM
2	Better Main Street	9/24/2020 11:55 AM
3	Make town affordable and family friendly	9/24/2020 10:23 AM
4	Use mushroom history of town to make it mushroom capitol tvisitors isitoes	9/24/2020 8:13 AM
5	Ease of access	9/23/2020 11:35 PM
6	Expansion of the disc-golf course as a draw for the community.	9/23/2020 11:06 PM
7	proximity to Albany & population centers in Ravena & the Hamlet	9/17/2020 2:22 PM
8	Increase health with environmental improvements	9/17/2020 11:30 AM
9	Business	9/16/2020 6:06 PM
10	Hudon River	9/16/2020 4:37 PM
11	Plenty of land to expand single family dwellings.	9/16/2020 4:09 PM
12	Better communication for getting important information out to the community	9/16/2020 3:59 PM
13	talented people live in the village and town- tap into their skills and knowledge	9/16/2020 3:35 PM
14	Farming	9/16/2020 2:54 PM
15	More community events	9/16/2020 1:47 PM
16	Fixed up	9/16/2020 1:15 PM
17	Collaborate with village to improve infrastructure (especially storm drains)	9/16/2020 12:49 PM
18	Retail	9/16/2020 11:41 AM
19	Knowledgeable residents who are committed to their community	9/16/2020 11:32 AM
20	Local Tourism	9/16/2020 11:06 AM
21	The next election	9/14/2020 8:07 AM
22	Increased arts and sports recreation	9/11/2020 7:17 PM
23	Robust mixed waterfront district?	9/9/2020 6:01 PM
24	Working with the county to maintain our roads for commuting. Good paving and better plowing	9/8/2020 11:55 AM
25	Encourage our kids to start businesses here	9/1/2020 11:01 AM
26	restaurant business	8/29/2020 11:03 AM
27	sidewalks on 9W business area	8/19/2020 9:30 AM
28	More stores restaurants and industries and housing	8/17/2020 5:42 PM
29	aldi store i old rite aid building	8/17/2020 3:14 PM
30	Houses taken care of by good residents	8/17/2020 1:14 AM
31	industrial growth 144	8/15/2020 7:47 AM
32	Historic Sites	8/14/2020 7:23 AM
33	More Recreation	8/13/2020 8:15 PM
34	Recreating historic neighborhoods instead of tearing down.	8/6/2020 2:50 PM
35	Develop the Landing's historic district withe trails, tours and renvovated homes with historic placards	8/5/2020 10:48 PM
36	Improve 9W corridor	8/5/2020 4:52 PM

Town of Coeymans Community Survey

37	Good schools	7/29/2020 2:20 PM
38	Remember the community that lives here...	7/28/2020 9:22 PM
39	No futher ideas at this time	7/28/2020 5:33 PM
40	Broaden the tax base	7/28/2020 4:17 PM
41	municipalities working together	7/28/2020 1:25 PM
42	The town will have life to it	7/28/2020 12:59 PM
43	More entertainment on water	7/28/2020 12:43 PM
44	Location - great for commuting	7/28/2020 11:27 AM
45	Agricultural use - we have lots of land that can be used for farming	7/28/2020 9:07 AM
46	Make Coeymans a major recreational boating destination	7/27/2020 10:51 PM
47	Small town community	7/27/2020 9:57 PM
48	Hometown feel	7/27/2020 8:49 PM
49	cleaning up the village main street	7/27/2020 6:42 PM
50	Peace	7/27/2020 4:45 PM
51	Beautifying the town	7/27/2020 4:23 PM

Q25 Please note any additional ideas for improvements to the Town of Coeymans.

Answered: 44 Skipped: 103

Town of Coeymans Community Survey

#	RESPONSES	DATE
1	Treating people with differing opinions with respect and learning from their ideas. Otherwise we move and leave the town with only low income or older People who can't support the base. Decisions should be made based on the needs of everyone, not just your buddies or people who have literally never left town. Wayyyy to incestuous - open your minds and hearts!	9/25/2020 12:51 PM
2	Black lives matter. Even in Coeymans!	9/24/2020 10:23 AM
3	Sidewalks along US 9W are a must. It is a safety issue and I believe the key to the development of town.	9/23/2020 11:06 PM
4	A bicycle path?	9/18/2020 7:42 AM
5	More popular events that attract young people and young families to move to Coeymans	9/17/2020 2:22 PM
6	Start at the hamlet, the rest will follow	9/17/2020 11:30 AM
7	Have more community involved activities. Encourage people to get to know their neighbors.	9/17/2020 5:24 AM
8	Stop Carver	9/16/2020 4:37 PM
9	Continue to clean up the town, and it's abandoned properties, work in conjunction with the neighboring towns and village when possible	9/16/2020 4:09 PM
10	Be truthfully and honest and keep the community safe....	9/16/2020 3:59 PM
11	You have a huge task ahead of you. Years ago- I lived in a small town- we had a very determined chamber of commerce - we started with an ice fishing derby and grew from there. That village now is a booming tourist site year round. It was a lot of hard work but the committee and the village were determined to make it work.	9/16/2020 3:35 PM
12	town and village to get along better.. joint activities	9/16/2020 3:27 PM
13	Broadband	9/16/2020 2:54 PM
14	Thank you for doing this and allowing our voices to be heard.	9/16/2020 11:32 AM
15	Growth for the sake of growth is the ideology of a cancer cell- Edward Abbey	9/14/2020 8:07 AM
16	Bring chick filet Or other franchise that draws new visitors	9/11/2020 7:17 PM
17	Work with the residents and listen to their concerns	9/10/2020 12:15 PM
18	Greater public access to recreational places. Perhaps greater facilities/organization of disc golf Joraleman park? Public fishing access? Facilitate revitalizing Sycamore golf course to bring in more out of towners? New ownership? Joint ownership with the town having a stake? Requiring better maintenance? Plenty of parking on main street, but give people a reason to park/spend time there.	9/9/2020 6:01 PM
19	Better pay for town officials to attract more qualified dedicated professionals	9/8/2020 11:55 AM
20	great town, great area but nobody wants to put their small business here.	9/3/2020 8:43 AM
21	Work with mentoring new businesses	9/1/2020 11:01 AM
22	Thank You for asking for comments!!!	8/29/2020 11:03 AM
23	Main Street rebuild	8/19/2020 10:12 AM
24	Make a law that; you must be a resident 5 year's before elected to office or belonging to committees	8/17/2020 5:42 PM
25	Look at other towns up and down the river that have turned around. Copy what works.	8/17/2020 1:14 AM
26	Sad that a dollar store is moving into the old Rite-Aid, that would have been a perfect spot for an Urgent Care. There is enough industrial business in the town to support having one here, and it would be nice to get one instead of having to drive 15 minutes South or North in the event of an emergency.	8/15/2020 9:38 AM
27	There is a lot of strong Native American and Dutch history in Coeymans. Is there a way to celebrate the history of the town? Beeren Island is another hugely historical place (1800's amusement part, Captain Kidd's hidden treasure, etc.), I feel like we could easily create some	8/14/2020 7:23 AM

Town of Coeymans Community Survey

virtual tours that would entice history buffs and wildlife enthusiasts. Working with local historic societies and school district would allow projects to be sustainable.

28	More common sense and less bullying. More concern with residents and less for industrial blight. Less resident biases.	8/6/2020 2:50 PM
29	1. Create an overnight camp experience at Lawson Lake. 2. Hire Recreation coordinators to supervise recreational activities at the Landing, Mosher Park and Lawson Lake. 3. Recruit a business to purchase the bowling alley property. 4. Actively market Coeymans' strengths. 5. Change the logo. It's boring and keeps people stuck in the past. 6. Strengthen community policing. People should know the police and sheriffs in this town.	8/5/2020 10:48 PM
30	Change Oakbrook to a high end condo facility	8/5/2020 4:52 PM
31	I can't stress public transportation enough. Why does cdta go to vorheesville but not here? If you're a young person who doesn't drive, it's next to impossible to find a job and get ahead. Also, code enforcement needs to be stronger. So many people living in the Hamlet or in oakbrook that are living in sub par conditions because they have no other options. Have the slumlords fix their properties and get the dilapidated buildings torn down! Bring jobs intin can be done with minimal skills or that can be taught on the job. This will help people thrive. This survey mentioned an assisted living facility. That would employ so many people from janitors to cooks, wait staff, CNAs, nurses, etc. That is the kind of opportunity we need here!	8/4/2020 7:48 PM
32	An example of protecting park spaces...often times the dumpster at the police sub-station is left open and debris blows all over the park and soccer field.	7/31/2020 8:12 PM
33	Fully fund the Coeymans Police Department	7/29/2020 8:21 PM
34	Keep historical, get rid of the trashy buildings... Give the community some pride... and not embarrassment	7/28/2020 9:22 PM
35	No futher ideas at this time	7/28/2020 5:33 PM
36	The Village and Town have to start working together and stop the in-fighting that happens too often. Once the elections are over, Republicans and Democrats should work for the betterment of the Village and Town.	7/28/2020 4:17 PM
37	need to revamp emergency services, fire departments, rescue squad and police. they all need more funding and better equipment. there is a lot of wasted time and money.	7/28/2020 1:25 PM
38	Put more money in the police departments budget and get rid of ACSO, they are doing nothing but harassing the citizens of the Town. Replace the town hall and highway department buildings they are not efficient and the town has out grown both.	7/28/2020 12:02 PM
39	TBD thank you for sending out this survey.	7/28/2020 11:27 AM
40	NO TIRE BURNING!	7/27/2020 10:51 PM
41	Again, the industry here makes Coeymans and Ravena an undesirable place to live. Homes remain on the market for years at a time, are vacant, and fall into disrepair because no one wants to buy a home in an industrial park.	7/27/2020 9:57 PM
42	Without knit-picking Just keeping the parks open with Nice shade trees, Keeping big industry where it is, and keeping it in check. Keeping our police force. Keeping with the Historical nature of buildings.	7/27/2020 8:49 PM
43	controlling tire burning in the cement plant	7/27/2020 6:42 PM
44	N/A	7/27/2020 4:45 PM



APPENDIX E

STAKEHOLDER MEETING SUMMARIES



STAKEHOLDER MEETING SUMMARY FOR COMPREHENSIVE PLAN UPDATE

Overview

In July 2020, the Town of Coeymans kicked-off a targeted update to its 2006 Comprehensive Plan to reflect the current needs, opportunities, and vision for the community. As part of that effort, stakeholder meetings were held to learn more about key challenges and opportunities in the Town of Coeymans. The purpose of these meetings was to learn more about critical challenges and opportunities in the Town based on particular topic areas. Key stakeholders included property owners, business owners, Town staff, regional partners, community leaders and more. Six stakeholder groups were held over the course of several days in August and September 2020. The meetings were held at Town Hall following social distancing guidelines and procedures related to the COVID19 pandemic. For those that were unable to attend the meetings in person, a follow-up meeting was scheduled via Zoom video conference or via one-on-one phone calls.

Stakeholder groups included:

August 5, 2020, Coeymans Town Hall, 18 Russel Avenue, Ravena

- Infrastructure, Mobility and Transportation
- Economic Growth, Land Development and Business
- Open Space, Recreation, Agriculture and the Environment
- Education, History and Culture

September 11, 2020, Via Zoom Video Conference

- Infrastructure, Mobility and Transportation
- Open Space, Recreation, Agriculture and the Environment
- Education, History and Culture

Via Phone Call

- Regional Partners

Following is a summary of items discussed during the stakeholder meetings.

Note: Stakeholder discussions held on September 11 via video conference were follow-up discussions for those that were unable to attend the in-person, socially distanced meetings on August 5, 2020. For the purposes of this summary, those discussions have been combined.



Infrastructure, Mobility and Transportation

- Highway department
 - Responsible for road maintenance and stormwater needs
 - Water lines and sewer lines need to be upgraded
 - Roads – all roads in hamlet have been repaved within the last three years
 - Funding for roadway improvements allotted through Consolidated Local Street and Highway Improvement (CHIPS) funds
 - Highway Department is also in charge of parks maintenance
 - Staffing
 - 3 seasonal
 - 1 full time for parks
 - 7 additional full time

- Wastewater/stormwater/water
 - Just completed main trunk line upgrade from the fire house down
 - There are still some stormwater capacity issues
 - Just built a retention plan
 - Just switched from wet sludge to dry
 - Staffing
 - Three staff. Hours: 6:00AM-2:30PM
 - 0.82 MGD permit level
 - Average flow approximately 350,000 to 500,000 GPD
 - Inflow and infiltration (I&I) is a significant issue
 - Many homes in the Village have gutters that connect to the system
 - Resources being expended to process clean stormwater
 - I-87 disrupts natural water flow
 - The Town has separate stormwater and sewer lines, but some homes connect gutters to sewer
 - Wastewater treatment plant was built in 1971
 - Slip lines are a possible solution for pipe upgrades but costly
 - Issue arises during heavy rainstorms. Increased flow
 - Will be upgrading main trunk line from the Village. 8 inch to a 12 inch line
 - Water treatment plant in Village built in 1952
 - Water – 3 districts and includes all of Village, hamlet and parts of New Baltimore
 - Sewer – 1 district and includes just the Village and hamlet
 - 400± users in hamlet
 - 1,200± users in Village
 - Frequent requests for water/sewer connections?
 - Industrial park is the largest but they do all of their own work to build infrastructure
 - Aging infrastructure is the most important issue
 - Would be good to increase plant's flow but would create additional challenges with permitting
 - As of now there is enough capacity in the system



Town of Coeymans Comprehensive Plan Update

- May need more capacity in 10 to 20 years. Will likely see water and sewer towards Bethlehem and Martins Hill Road
- Plant could double in size in the future
- Septic and wells
 - Concerns about septic systems and wells in the Martins Hill Road area due to are of systems and proximity of homes to one another on a hill
- Water for fire protection
 - Some flow rate challenges in hamlet
 - Waiting on funding form DSNY for PRV pit on James Drive
 - Areas in Village with dead end lines which create poor flow for fire hydrants (Laura Lane, South Clemens Avenue, Harris Avenue)
 - Several roads off Main Street in Village are dead ends which creates a challenge
- Town departments coordinate and communicate with each other on a daily basis
- New Baltimore just did an upgrade to their wastewater treatment plant. A potential missed opportunity for intermunicipal coordination
- Financing for sewer
 - Flat rate fee for residential and metered for commercial
 - Approximately 75% of sewer users are in the Village of Ravena and 25% in the hamlet
 - Inexpensive rates compared to the rest of the state
 - Metered sewer would be more efficient for residential properties and would encourage best practices to reduce usage. There has been significant push back to the idea
 - Metered sewer connections would also help in tracking intake and infiltration (I&I)
 - New meters are very sophisticated
- Sewer and water infrastructure is all mapped but on hard copy maps. No electronic versions available.
- Still rely on a lot of institutional knowledge to identify infrastructure location and issues. Will be a challenge when current staff retires
- Biggest challenge for infrastructure is funding
- Went under consent order from 2000-2016 due to broken pump that resulted in a sewer discharge into the river. No new connections were allowed during that time
- At this point the sewer treatment plant would need to be expanded to expand the district
- The Town has a capital improvement program, but it is not formalized
- Transportation
 - NYSDOT
 - Just completed paving project on Route 144
 - Paving project planned for Route 9W
 - Some signaling upgrades planned over next two years
 - Route 144 Bridge replacement over Hannacroix Creek will be coming up next year
 -
 - CDTC
 - Port of Coeymans is the largest private marine port terminal in the region
 - CDTC does not have a close relationship with the port



Town of Coeymans Comprehensive Plan Update

- Planning for trucks and truck traffic is important
- Route 144 from Selkirk to Albany County boundary is on CDTC's radar for freight
- There have been some good past planning efforts in Coeymans and work completed
 - Sidewalks in hamlet
 - Some improved multi-modalism
- Freight challenges are some of the most important issues currently
- Capital Region Trails Plan does not include specifics for Coeymans
- Improved walkability is still important
- Important to coordinate plans and recommendations with Ravana
- Not enough population density to invest in public transportation service like a CDTA shuttle service
- Freight issues are the top priority for this area of Albany County
- Coeymans is demographically an aging community
- Discussion of possibility of dedicated off-ramp for truck off I-87 to Coeymans Industrial Park
 - Would reduce truck traffic on local road
 - Would be a significant challenge in terms of funding and approvals
 - Would require an interchange justification process and would have to produce a public benefit

Economic Growth, Land Development and Business

- Economic development has occurred at the Port but the rest of Town has remained relatively stagnant
- Opportunities for business development along Route 9W
- Coeymans Industrial Park/Port of Coeymans/Carver Companies
 - Industrial park mostly built out at this point
 - Carver Companies has been renovating old houses
 - Hoping to bring new businesses into community
 - Off-shore wind is the next big project. Could bring in up to 500 additional jobs to the community
- Community should be more walkable
- Main Street used to have more business activity and more activity in general
- The key is how to draw people to Coeymans and to get more professional businesses downtown
- Revitalization of community is key
- Need better training opportunities for the local workforce
- Needs to be more collaboration between industry and the community
- Good opportunity to buy property but hard to make a profit
- Barrier to economic development
 - Better coordination between Town and Village
 - Many of the same issues still exist since the last Comprehensive Plan was done
 - Apathy towards the community
 - Plan needs to be implementable
- RCS Community Business Association



Town of Coeymans Comprehensive Plan Update

- Membership organization
- Provides resources to help small businesses
- Organization started four years ago
- All volunteer organization
- Starting to develop a guide for local businesses
- Business opportunities in Coeymans need to be better marketed
- Housing inventory in Coeymans is low and houses tend to be old and in need of significant repairs
- Land development process is easier now and takes less time
- There is a perception issue about Coeymans
- Off-shore wind project slated over the next eight years. Hoping to begin in January 2022
- Need for more local businesses
- Riverfront property should be the most valuable
- Mixed-use development good for the waterfront
- Interest in Coeymans is less of an issue than having economically viable projects and businesses
- Return on investment for properties is low
- Overall vision for community
 - Need long term between residents and businesses
- Need marketing
- Village is significant part of the Town and should be part of the conversation

Open Space, Recreation, Agriculture and Environment

- Coeymans Landing Park
 - Gazebo recently painted
 - Plans to finish installing posts and ropes throughout park
 - Soccer field is part of park
 - Soccer field primarily used by soccer club
 - Fields are available on a first come first serve basis
- Major recreational needs
 - More maintenance staff
 - Funding for maintenance and upkeep
 -
- Maintenance equipment all housed in one location
- Community Beautification Department maintains Town parks as well as four public cemeteries
- Joralemon Park has the highest use for recreation
- Village
 - Mosher Park – has rental pavilions
 - Albany County recreation program uses Mosher Park during the summer
 - Friendship festival
 - Pool
 - Still opened this year
 - Town helps with cost for pool
 - Pool receives about 600-700 users per day on the weekends and 300-400 users on weekdays



Town of Coeymans Comprehensive Plan Update

- Pool costs about \$70,000 per season for about two months of use
- Agriculture
 - Growing number of small-scale farmers in the future
 - Without water and sewer infrastructure, there is little development pressure
 - Coeymans Hollow is primarily in a flood plain
 - Environmental constraints restrict development
- A lot of solar projects right now
- A lot more vacant land popping up
- Some people are buying up vacant lots speculating future growth
- There should be some development in Town but rural character should be retained
- Industrial should be focused in northern part of Town closer to river
- Hamlet needs higher density residential development like condos or townhomes
- Raven has potential to be the next Hudson
- Natural Resources Inventory (NRI)
 - NRI effort started with a request for information to Albany County by the Hudson River Estuary Program to gauge interest in the County
 - Coeymans established a Conservation Advisory Council (CAC) to oversee the development of the NRI
 - The CAC held monthly meetings during the development of the NRI
 - Held a public meeting to present preliminary maps
 - Some members of the public who attended were skeptical about climate change and sea level rise
 - The Town is diverse ecologically with high quality resources
 - Significant fish and wildlife areas near the waterfront
 - Important wetlands and tidal march areas
 - Hamlet
 - Risk posed by sea level rise
 - Town should be aware that there are resources available to waterfront communities
 - Kingston and Catskill are good models for adapting to sea level rise
 - Another challenge identified was the prevalence of steep slopes throughout the town and land slide susceptibility
 - Coeymans Creek supports trout spawning which is rare. Classified as a trout stream
 - Best management practices would be good for the Town to prevent develop in areas with steep slopes
 - A lot of clay soils which originated from glacial Lake Albany. Soil type favors establishment of wetlands. Many wetlands have been drained by farmers over the years
 - Members of the Conservation Advisory Council were concerned about industrial growth without proper environmental reviews
 - Key takeaways from the NRI include:
 - The Town has several important biological hotspots, including the riverfront, forests, wetlands and mouth of the Hannacroix Creek
 - Many important contiguous forested areas
 - Protection of water supply is critically important as mmost of the Town is on well water
 - Opportunities for expansion of recreational resources



Town of Coeymans Comprehensive Plan Update

- Hudson River access is very important both ecologically and economically
-
- Stormwater
 - Village of Ravena received funding from the Hudson River Estuary Program for green infrastructure. They identified an area where daylighting of a stream was proposed
 - Town is not an MS4 community but it is still in the Town's best interest to implement best management practices for stormwater
 - A good resource is the Planning Board Guide to Stormwater Management from the Lower Hudson Coalition
- There is a need for planning board training in Coeymans

Education, History and Culture

- The Town originated around industry and the use of natural resources
- Natural resources still drive industry in the community
- Coeymans has a rich history that should be celebrated dating back to the 1600s
- Coeymans has two stone houses that are some of the oldest in New York State
- Continental Army built ships in Coeymans
- Three years ago the Town did sewer maintenance and had a small archeological dig as part of that and found significant Native American artifacts
- Coeymans waterfront is one of the greatest resources in the Town
- Main Street in Ravena started to change in the 1960s
- Ravena-Coeymans Historical Society
 - Volunteer organization
 - Operates a museum
 - No admission for museum
 - Has 180 members
 - Volunteers are aging. Need for younger generation of volunteers
 - Organization chartered by the NYS Department of Education
 - No overhead. Village pays for museum space
 - Fully handicap accessible
- Funding for restoring historic properties is a challenge.
- Very little coordination at Planning/Zoning Board for historic properties
- Need gateways in major corridors
- Need to market the potential in Coeymans
- Balance of history, community, industry, farming, etc.
- Should be more coordination between school district and Historical Society
- Hamlet is in a historic district
- Challenge with absentee landlords
- Too much low-income housing
- Pieter B. Coeymans Elementary School
 - School is a large component of social experience for students and families
 - Town is very supportive of schools
 - School programs very popular. Drama productions attract nearly 400 families
 - Parents very supportive of the arts in Coeymans
 - School district after school homework help which is utilized by over 30 students



Town of Coeymans Comprehensive Plan Update

- Pieter B. Coeymans Elementary School has over 450 students

Health, Community Services and Emergency Services

- Fire
 - Five fire districts in Town
 - All volunteer
 - Town does not have an EMS provider
 - 100-125 calls per year
 - Most common calls are car accidents
 - Not many structure fires in Town
 - Have the ability to respond on the River for the Industrial Park
 - Some specialized training for industrial areas
- Police
 - Works often with fire departments
 - Biggest issue is funding
 - Town wants to add bicycle patrol
 - Working on a plan for vehicle turnover
 - Most vehicles going on 100,000 miles. Ideally would not go beyond 50,000 miles
 - Hard to keep officers. Pay is not competitive enough
 - Currently have 23 officers
 - Police department could use more space
 - Combined Town and Village police
 - Most frequent emergency calls are domestic issues. Calls down since COVID started
- Coeymans Hollow Fire Department
 - More residential and agricultural
 - Department runs first response with EMS
 - Approximately 200 calls/year
 - Most calls are medical emergencies
 - Biggest concern are retaining and recruiting members
 - Total of 50 volunteers with about 30 active
 - Coeymans Hollow a rural area and difficult to keep staffed during the day
 - Fire district elects its own officers and have a lot of autonomy
- Riverview Baptist Church
 - Historic church located in Coeymans Landing
 - 10 years ago church building was in rough shape
 - Historically, Riverview Baptist Church was primarily an African American church. Less so currently
 - The community internalize what the Town views itself as
 - Church building is 94 years old and was designated a National Historic Landmark due to its significant African American history
 - During the Great Migration, many black men came to work in the brick yards in Coeymans
 - Riverview Baptist Church is the last place of worship in Coeymans Landing. Provides a necessary community service
 - The building includes a fellowship hall and serves as a community center



Town of Coeymans Comprehensive Plan Update

- Church holds a popular block party annually which attracts a number is community members
- Greatest attraction in Town is the waterfront
- Church holds a summer camp for the Albany County Youth Work Program
 - During the summer of 2020, Riverview did not hold a summer camp due to COVID 19, but did host Ecological Management Interns as part of the Albany County Youth Work Program
 - Ecological Management Interns developed and conducted a community survey for residents in the Coeymans Landing area to learn about needs and opportunities
- Coeymans waterfront has a lot of potential
- Image of Coeymans Landing needs to change and improve
- Reimagine Coeymans Landing
- Sidewalk improvements in Coeymans Landing was a great start
- Abandoned buildings need to be addresses
- Town needs to be more unified
- More police presence needed
- Be a more connected community
- No major investment in Coeymans Landing in nearly 20 years
- Need for better lighting downtown at night
- Coeymans Creek area could be more inviting
- Younger generation in Coeymans Landing want improved recreational opportunities

Regional Partners

- Albany County
 - County Planning is available as a resource to communities. Not intended to be a barrier to development
 - Coeymans has challenges with County 239m referrals and getting approved for projects
 - Most issues with 239m review are related to not having complete application materials and environmental reviews
 - Industrial Park expansion
 - A more comprehensive approach to industrial growth would be preferred
 - The Town should preemptively inform developers of what is needed to get through the process more efficiently and to streamline the 239m process.
 - Projects tend to get disapproved at the County Planning Board due to lack of proper documentation for projects
 - Agricultural and farmland protection measures and stream corridor protection are important form the County's perspective
 - At one time Coeymans was considering an Agriculture and Markets grant to complete the agriculture and farmland protection of the Comprehensive Plan. Westerlo is taking a similar path
 - Stream buffers were discussed at one point and should be revisited
 - Updating and adopting the Local Waterfront Revitalization Plan should be discussed
 - The Coeymans NRI should be used in identifying and prioritizing natural resources important to the community, to update the natural resources section of the comprehensive plan, and to develop watershed and stream corridor protection



Town of Coeymans Comprehensive Plan Update

measures. . The inventory can also be used to designate critical environmental areas (CEAs) and evaluate the effects of proposed land use and zoning changes.

- To improve 239m referrals it would help to examine and standardize the procedures for the environmental review of development proposals and SEQR requirements
- Village of Ravena
 - Village is restricted in terms of geography
 - Village recently completed a Comprehensive Plan
 - All entrances into Village come from the Town
 - Always go through the Town before entering the Village
 - Need to better gateway treatments into the Town and Village
 - Main Street in the Town and Village need a lot of work. Closed businesses an issue and a need for streetscape improvements
 - A lot of truck traffic through the Village
 - The Village would be very supportive of an off ramp from the Thruway to the Industrial park to reduce truck traffic on local streets
 - Truck traffic should be a real priority
 - Need for more local businesses in the Village
 - Ravena and Coeymans do not get enough recognition. Wonderful places to live
 - Branding and marketing the Town and Village should be a focus
 - Many people in the area shop in Albany or Glenmont and don't utilize local shops
 - Taxes in the Town and Village are reasonable. Water and sewer rates are much lower than in other parts of the Capital Region
 - Village is business friendly from a cost perspective
 - Big concern in last comprehensive plan was the need for senior housing. There are not many options currently
 - The Town and Village are in need of housing that allows people to age in place
 - Town has plenty of property for further residential growth
 - Housing that allows people to age in place can support many different demographics
 - Need for good quality and well-maintained rentals.
 - Challenges with property maintenance and zombie properties
 - Oakwood Manor is not well maintained
 - Water/Sewer challenges
 - Village utilizes sewer and pays 80% of cost but has no recourse or input because it is Town owned
 - From the Village's perspective, they do not want to dissolve the municipality
 - A shared services approach is preferred to full consolidation
 - Need for better communication and coordination between Town and Village. Had been improving before the COVID19 pandemic
 - Town and Village should have more joint events
 - Internet service is critical to get to everyone in the Town who does not currently have adequate service

**Coeymans Comprehensive Plan Update
Invited Stakeholders and Schedule**

Stakeholder Group	Meeting Date/Time	Contact Name	Affiliation	Title	Contacted On (Date)	Reminder sent	Attending (Y/N)	Zoom Call 9/11	Participated (Y/N)
Infrastructure, Mobility and Transportation (Sewer, Water, Streets, Transit, etc.)	8:30- 9:30AM	Scott Searles		Highway Superintendent	7/21/2020	8/3/2020	YES		YES
		Keith Geraldson		Chief Sewer Plant Operator	7/21/2020	8/3/2020	YES		YES
		Michael Williams	CDTA	Senior Planner	7/21/2020	8/3/2020	NO		
		Brent Irving	CDTA		7/21/2020	8/3/2020	NO		
		Sandra Misiewicz	CDTC	Senior Transportation Planner II	7/21/2020			Yes	YES
		Chris Bauer	CDTC					Yes	YES
		Pat Barnes	NYS DOT	Region 1 Director	7/21/2020	8/3/2020		Yes	YES
		Chris Ward	NYS DOT	Acting Resident Engineer - Albany County	7/21/2020	8/3/2020	YES	Yes	YES
Henry Traver	Village of Ravena	DPW - Water	7/21/2020	8/3/2020	YES		YES		
Economic Growth, Land Development and Business	10:00- 11:00AM	Carver Laraway	Carver Companies	owner	7/21/2020	8/3/2020	NO		
		Nick Laraway	Carver Companies				YES		YES
		Marlene McTigue	RCS Community Business Association				YES		YES
		Rebecca Marion	RCS Community Business Association				YES		YES
		Joy Iaffalo	RCS Community Business Association	President	7/21/2020	8/3/2020	YES		YES
		Michael Biscone	Village of Ravena, attorney		7/21/2020	8/3/2020			
		Aaron Flach	Flach Development		7/21/2020				
		Albert McHugh	McHugh Group Ltd	owner	7/21/2020	8/3/2020	YES		YES
Billy Biers	WM Biers	owner	7/21/2020	8/3/2020					
Open Space, Recreation, Agriculture and Environment	11:30AM- 12:30PM	Scott Searles		Parks and Maintenance Supervisor	7/21/2020	8/3/2020	YES		YES
		Neil Porlier	Board of Assessment Review		7/21/2020	8/3/2020	no		
		Ingrid Haeckel	NYS DEC	Conservations/Land Use Specialist	7/21/2020	8/3/2020	NO	Yes	YES
		Al Collins	Collins & Son	owner	7/21/2020	8/3/2020	YES		YES
		Mark Stanton	Stanton Farm		7/21/2020	8/3/2020			
Gary Bogardus	Land owner/Farmer		7/21/2020	8/3/2020					
Education, History and Culture	1:30-2:30PM		The Little Red Schoolhouse Historical Society		7/21/2020	8/3/2020			
		Joseph L Boehlke	Ravena Coeymans Historical Society	President	7/21/2020	8/3/2020	YES		YES
		Fred Engelhardt	RCSCSD	Assistant Superintendent of Schools	7/21/2020	8/3/2020	YES	Yes	NO
		Harry Sturges	Town Historian		7/21/2020	8/3/2020	Maybe		
		Hakim Jones	Pieter B. Coeymans Elementary School	Principal	7/21/2020	8/3/2020		Yes	YES
		Tom Sweeney	Alcove Preservation Association	President	7/21/2020		NO		
		Cynthia Kunz			7/21/2020	8/3/2020	YES		YES
		John Bonafide	SHPO	Director, Technical Preservation Bureau	7/21/2020	8/3/2020			
Health, Community Services and Emergency Services	3:00-4:00PM	Daniel Contento	PD	Officer in Charge	7/21/2020	8/3/2020	YES		YES
		Mark Deyo	Coeymans Fire District	chief	7/21/2020	8/3/2020	YES		YES
		Bill Kapusta	Coeymans Hollow Volunteer Fire Company	Chief	7/21/2020	8/3/2020	YES		YES
		Brian Dunican Jr	Ravena Rescue Squad Inc.	Chief of Operations	7/21/2020	8/3/2020			
		Virginia Pearson	Ravena Rescue Squad Inc.	President	7/21/2020	8/3/2020			
		Rev. Dr. Roxanne Jones Booth	Riverview Missionary Baptist Church	Co-Pastor	7/21/2020	8/3/2020	YES		YES
		Bill Bruno	Town EMC	EMC Director	7/21/2020	8/3/2020	no		
Jeff D'Ambrosio	Ravena Fire Co/TownEMC		7/21/2020	8/3/2020					



APPENDIX F

TOWN BOARD WORKSHOP SUMMARIES



TOWN OF COEYMANS COMPREHENSIVE PLAN UPDATE

MEETING SUMMARY

Purpose: Comprehensive Plan Update – Town Board Workshop #1

Date and Time: July 9, 2020 7:00 pm

Location: Due to health and safety concerns related to the Novel Coronavirus (COVID-19), the meeting accessible to the public via Facebook live and....

Attendees: See Below

Agenda Item	Discussion	Key Decisions & Outcomes
<p>Welcome and Agenda Overview</p>	<p>Due to the ongoing COVID pandemic, the Town Board Workshop was broadcast live via the Town’s Facebook page and on Mid-Hudson Cable channel 901. Pursuant to Executive Order No. 202.1, issued by Governor Cuomo, and advisories issued by Federal, State and Local officials related to the COVID-19 virus, the public was not permitted to attend in person. The public may view and listen to the proceedings via the Town of Coeymans Facebook page. Pursuant to Executive Order No. 202.1, the meeting was recorded and transcribed. The public had the opportunity to leave comments via telephone or by sending an email to the project website at PlanCoeymans@gmail.com.</p> <p>The Coeymans Town Board is leading the Comprehensive Plan Update effort and will utilize the pre-scheduled monthly Town Board Workshops for updates and working sessions for the Comprehensive Plan Update process. The project is being facilitated by a Project Team selected by the Town from MJ Engineering and Land Surveying of Clifton Park, New York. The purpose of this meeting was to kick-off the Comprehensive Plan Update with the Town Board. The meeting included a discussion of the project scope and schedule, public engagement, stakeholder meetings,</p>	

	<p>online community survey and an interactive visioning exercise with the Town Board.</p> <p>Supervisor George McHugh began the meeting at 7:00PM and welcomed the project team (MJ Engineering).</p> <p>The following items were included on the meeting agenda:</p> <ul style="list-style-type: none"> • Welcome and Introductions • Project Overview and Schedule • Public Engagement Approach • Stakeholder Meetings • Online Community Survey Topics • Interactive Visioning Exercise <p>Town Board Members Present:</p> <ul style="list-style-type: none"> • George McHugh, Supervisor • Daniel Baker, Council • Kenneth Burns, Council • Zachary Collins, Council • Brandon LeFevre, Council <p>Project Team Members Present:</p> <ul style="list-style-type: none"> • Jaclyn Hakes, Project Manager, MJ Engineering • Andrew Gillcrist, Lead Planner, MJ Engineering <p>Others Present:</p> <ul style="list-style-type: none"> • Cindy Rowzee, Town Clerk • Candace McHugh, Secretary to the Supervisor 	
<p>Welcome and Introductions</p>	<p>Ms. Hakes (MJ) began the presentation by introducing the Project Team that will be working on the Comprehensive Plan Update. Ms. Hakes also provided an overview of MJ Engineering and other groups within the firm that will assist with the Update.</p>	
<p>Project Overview and Schedule</p>	<p>Ms. Hakes then provided an overview of the project tasks and schedule.</p> <p>Project tasks include the following:</p> <p>Task 1: Project Coordination</p> <ul style="list-style-type: none"> • Town Board Workshops (up to 6) • Coordination with Town Staff <p>Task 2: Existing Conditions Supplement</p>	

	<ul style="list-style-type: none"> • Supplemental existing conditions mapping and analysis • Key stakeholder interviews <p>Task 3: Public Engagement</p> <ul style="list-style-type: none"> • Public visioning • Online Community Survey • Project website/social media outreach <p>Task 4: Comprehensive Plan Report Card</p> <ul style="list-style-type: none"> • Identifies what has been implemented, what has not and why • Will help to identify topics or issues to target for Comprehensive Plan Update <p>Task 5: Targeted Comprehensive Plan Amendments</p> <ul style="list-style-type: none"> • Draft targeted update based on report card and public input • Targeted update as amendment to current Comprehensive Plan • Formal public hearing in accordance with Town Law §272-a • Adoption of Plan by Town Board <p>Project Schedule The project schedule reflects a July 2020 start date with an anticipated completion date of January 2020.</p> <p><i>NOTE: the project schedule is subject to change based on Town Board discretion.</i></p>	
<p style="text-align: center;">Public Engagement Approach</p>	<p>Mr. Gillcrist then presented the public engagement approach to the Town Board.</p> <p>Public engagement is critical to shaping the vision for the future for the Town. The Comprehensive Plan Update includes a robust public engagement approach to learn more about the challenges and opportunities facing the Town. The input gathered through this task will be used to help inform the overall Comprehensive Plan Update. In light of the challenges associated with COVID-19, all public engagement will adhere to the latest guidelines set by New York State and the Federal government to maintain public safety.</p> <p>Public engagement for the plan update includes the following:</p> <ul style="list-style-type: none"> • Project Website 	

	<ul style="list-style-type: none"> ○ The project website is a one-stop-shop for all information and communications related to the Comprehensive Plan Update. The site includes information about the project, engagement opportunities, important documents, information about past planning efforts and a 'Contact Us' page to allow members of the public to share comments and ideas with the Project Team ● Social Media Outreach <ul style="list-style-type: none"> ○ The Town's social media will be utilized to share information and upcoming events related to the Comprehensive Plan Update with members of the public. The Project Team will provide the Town with materials and information for the Town to post to its Facebook page or other social media outlets ● Online Community Survey <ul style="list-style-type: none"> ○ An Online Community Survey will be utilized to capture input from a broad range of community members. The main focus of the survey will be on land use, community values and general challenges and opportunities in the Town ● Public Visioning <ul style="list-style-type: none"> ○ A key component of the public engagement approach is Public Visioning. Public Visioning is an opportunity to connect with community members to learn more about the future needs of the Town and establish a vision for the future for the Town. This vision sets the guiding framework for which all of the goals and recommendations of the Comprehensive Plan aim to achieve ○ The Public Visioning component will include interactive activity stations set up at the Farmer's Market and at Riverfest. These activity stations will 	
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	include information about the project as well as activities designed to collect input about challenges, opportunities, and a vision for the community	
Stakeholder Meetings	<p>Mr. Gillcrist then provided an overview of the Stakeholder Meetings. The stakeholder meetings are a component of Task 2: Existing Conditions Supplement. The purpose of the meetings is to have targeted discussions with key individuals to learn more about specific challenges and opportunities in the Town based on topic areas. The meetings will include topic-based group discussions with key individuals identified by the Town Supervisor and Town Board.</p> <p>Proposed Topic areas include:</p> <ul style="list-style-type: none"> • Infrastructure, Mobility and Transportation • Economic Growth, Land Development and Business • Open Space, Recreation, Agriculture and Environment • Education, History and Culture • Health, Community Services and Emergency Services <p>Discussion:</p> <p>The Town Board confirmed the proposed topic areas described above and will assist the project team in identifying additional stakeholders to invite to the meetings.</p>	
Online Community Survey Topics	<p>Mr. Gillcrist then provided an overview of the Online Community Survey.</p> <p>The purpose of the survey is to collect input from the public to help inform the development of the Comprehensive Plan Update. Online surveys are useful tools to reach a broad range of community members. This is particularly important during the time of the COVID-19 pandemic as it allows community engagement to occur virtually. The main focus of the online survey is on land use, community values, opportunities and challenges in the Town and a vision for the future.</p>	

	<p>The survey will utilize the Survey Monkey platform and will be live from the end of July through the end of September 2020. The survey will be publicized through a number of outlets, including hard copy flyers, press release, informational business cards, project website and through the Town’s Facebook page.</p> <p>Online Community Survey propose topic areas include:</p> <ul style="list-style-type: none"> • Demographic Information • Quality of Life • Land Use • Suggestions for the Future <p>Discussion:</p> <p>The Town Board confirmed the proposed topic areas for the survey. The Town Board also recommended that the survey be live through the end of September.</p>	
<p>Mini Visioning Exercise</p>	<p>Mr. Gillcrist then led the group in a mini visioning exercise. The purpose of this exercise was to learn more about challenges and opportunities in the Town from members of the Town Board. Prior to the Town Board Workshop, three prompt questions were shared with the Town Board for consideration. The following includes each of the prompt questions along with the responses received during the exercise:</p> <ul style="list-style-type: none"> • Describe what you like best about the Town in 1-2 words <ul style="list-style-type: none"> ○ Opportunities on riverfront ○ Potential – great location; gateway to Capital Region ○ Riverfront – fishing, boardwalk, restaurant, etc. ○ Fishing access ○ Residential riverfront access ○ Diversity of space <ul style="list-style-type: none"> ▪ Businesses, hamlets, agricultural areas, industrial areas, Alcove reservoir, scenic views ▪ So many jewels in one crown ▪ So much to offer within 54 square miles 	

	<ul style="list-style-type: none"> ○ Scenic areas ○ Parks/recreation – Waterfront; Joralemon Park; Lawson Lake Park; waterfalls; biking ○ Safe community ○ Climate - safe spot from major storm or weather events such as flooding, etc. ○ River and hamlet ○ Great little spot <ul style="list-style-type: none"> ● Describe the biggest challenge(s) or issue(s) facing the Town in 1-2 words <ul style="list-style-type: none"> ○ Truck traffic ○ Infrastructure (sewer and water) ○ Town and Village coordination (sewer and water) ○ Unity among Village, Town, and residents ○ Stifled growth ○ Need for unified goals to guide direction of the Town ● How do you envision the Town in the next 5, 10 or 20 years? <ul style="list-style-type: none"> ○ A place to draw visitors and retain residents ○ Bed and breakfast on riverfront ○ Opportunities to develop the Town into a destination ○ Easy access to rail, highways, and river ○ Build strong foundation starting with infrastructure ○ Continued commercial and industrial growth ○ Develop into a mini Saratoga type destination ○ Improved parks; industrial growth – 5-years ○ Town and Village build upon sewer and water – 10-years ○ Thruway exit to industrial park; divert truck traffic off 9W 	
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<p>Next Steps</p>	<ul style="list-style-type: none"> • Project Website • Online Community Survey • Existing Conditions Supplement <ul style="list-style-type: none"> ○ Initiate Mapping/data collection • Schedule Stakeholder Meetings • Schedule Farmer’s Market Engagement • Schedule Riverfest Engagement • Town Board Workshop #2 – August 13, 2020 • Draft Comprehensive Plan Report Card 	
<p>Public Comment</p>	<p>Public input is welcome!</p> <p>Members of the public had the opportunity to call-in to leave a comment or to send their comments to the project email.</p> <p>Comments related to the Comprehensive Plan Update can be directed to the project email at PlanCoeymans@gmail.com.</p>	

This meeting summary conveys our understanding of the items discussed and agreements reached at this meeting. Please forward any additions, corrections and/or questions to my attention.

Submitted by:
Andrew Gillcrist

cc: Project File, Town Board



TOWN OF COEYMANS COMPREHENSIVE PLAN UPDATE

MEETING SUMMARY

Purpose: Comprehensive Plan Update – Town Board Workshop #2

Date and Time: August 13, 2020 7:00 pm

Location: Town Hall, 18 Russel Avenue, Ravena

Attendees: See Below

Agenda Item	Discussion	Key Decisions & Outcomes
<p>Welcome and Agenda Overview</p>	<p>Due to the ongoing COVID pandemic, the Town Board Workshop was broadcast live via the Town’s Facebook page and on Mid-Hudson Cable channel 901. Pursuant to Executive Order No. 202.1, the meeting was recorded and transcribed. The public had the opportunity to leave comments via telephone or by sending an email to the project website at PlanCoeymans@gmail.com.</p> <p>The Coeymans Town Board is leading the Comprehensive Plan Update effort and will utilize the pre-scheduled monthly Town Board Workshops for updates and working sessions for the Comprehensive Plan Update process. The project is being facilitated by a Project Team selected by the Town from MJ Engineering and Land Surveying of Clifton Park, New York. The purpose of this meeting was to kick-off the Comprehensive Plan Update with the Town Board. The meeting included highlights of stakeholder meetings, public engagement update and a Comprehensive Plan Report Card Exercise.</p> <p>Supervisor George McHugh began the meeting at 7:00PM and welcomed the project team (MJ Engineering).</p> <p>The following items were included on the meeting agenda:</p>	

	<ul style="list-style-type: none"> • Welcome and Introductions • Project Update • Stakeholder Meeting Highlights • Public Engagement Update • Draft Report Card Exercise <p>Town Board Members Present:</p> <ul style="list-style-type: none"> • George McHugh, Supervisor • Daniel Baker, Council • Kenneth Burns, Council • Zachary Collins, Council • Brandon LeFevre, Council <p>Project Team Members Present:</p> <ul style="list-style-type: none"> • Jaclyn Hakes, Project Manager, MJ Engineering • Andrew Gillcrist, Lead Planner, MJ Engineering <p>Others Present:</p> <ul style="list-style-type: none"> • Cindy Rowzee, Town Clerk • Candace McHugh, Secretary to the Supervisor 	
<p>Project Update</p>	<p>Ms. Hakes provided a project update that included:</p> <ul style="list-style-type: none"> • In Progress/Ongoing <ul style="list-style-type: none"> ○ Existing Conditions Supplement <ul style="list-style-type: none"> ▪ Stakeholder meetings ▪ Additional mapping ▪ Infrastructure investigation ○ Public Engagement <ul style="list-style-type: none"> ▪ Farmer’s Market (Complete) ▪ Web/Social Media (Ongoing) ▪ Online Survey (live through September) 	
<p>Stakeholder Meeting Highlights</p>	<p>Mr. Gillcrist then provided highlights of the Stakeholder meetings held in August 2020.</p> <p>A total of 5 stakeholder meetings with 15 stakeholders were held on Wednesday, August 5, 2020 at Town Hall. Stakeholders were identified by the Town and invited to participate to share information about needs and opportunities related to specific topic areas within the Town.</p> <p>The meetings were held in person at Town Hall and all of the Town’s health and safety protocols related to COVID-19 were adhered to. The project team will be</p>	

	<p>following up with those stakeholders that were unable to attend in-person by phone or video conference.</p> <p>Stakeholder groups included the following:</p> <ul style="list-style-type: none"> • Infrastructure, Mobility and Transportation • Economic Growth, Land Development and Business • Open Space, Recreation, Agriculture and Environment • Education, History and Culture • Health, Community Services and Emergency Services <p>Common themes across all of the stakeholder groups included:</p> <ul style="list-style-type: none"> • Coordination with Village of Ravena • Need for marketing/branding • Infrastructure improvements • Focus on revitalizing hamlets • Property maintenance • Support for business and industry 	
<p style="text-align: center;">Public Engagement Update</p>	<p>Mr. Gillcrist then provided an update regarding public engagement.</p> <p>Farmer’s Market Following the stakeholder meetings on August 5, the project team attended the Coeymans Farmer’s Market located at Coeymans Landing Park. An information table was set up with information about the project and opportunities to gather feedback from the public on comment cards and through the online survey.</p> <p>Online Community Survey The Online Community Survey is being utilized to capture input from a broad range of community members. The main focus of the survey is on land use, community values and general challenges and opportunities in the Town. The survey will be live from August through September and has received a total of 40 responses as of August 13, 2020.</p>	

<p>Draft Report Card Exercise</p>	<p>Mr. Gillcrist then led the group in a Draft Report Card Exercise. A key task for the development of the Comprehensive Plan Update is the identification of areas to target for the update. To establish the areas to target for the update, the project team will be completing a Comprehensive Plan Report Card to evaluate the existing comprehensive plan to understand what has been accomplished, is in progress or may not have been addressed in the current plan. The current plan was adopted more than a decade ago (2006) and many changes have occurred since that time in the community, regionally and nationally. The report card will be utilized in conjunction with input gathered from multiple public engagement activities, input gathered from Town Board Workshops and project team research to identify key areas to address in the update.</p> <p>As a starting point an online survey was developed for the Town Board to take to provide input about the state of the existing Comprehensive Plan. The purpose of the survey was to evaluate the recommendations of the existing comprehensive plan to determine the status or completeness of each recommendation and the relevance of those recommendations today. The survey is one component in the development of a Comprehensive Plan Update Report Card that will be used to help identify key areas to target for the Comprehensive Plan Update.</p> <p>The existing Comprehensive Plan includes a total of 111 recommendations covering nine (9) topic areas which include:</p> <ul style="list-style-type: none">• Land Use & Zoning• Natural Resources• Economic Development• Housing• Historical and Cultural Resources• Municipal and Community Resources• Recreational Resources• Transportation• Government Administration and Policies	
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	<p>Prior to Town Board Workshop #2, the Project Team engaged in an internal review of the Draft Report Card Survey as a starting point for the discussion with the Town Board.</p> <p>Mr. Gillcrist then provided a summary based on the Project Team’s internal review. The summary included a high-level overview of the recommendations that had not yet been initiated from the current comprehensive plan, along with trends that have been observed today for comparison. The purpose of this exercise with the Town Board was to confirm the relevance of those recommendations not initiated from the current plan and other trends to consider for each topic area of the current plan.</p> <p>Following is a summary of those recommendations that have not been initiated along with trends observed today based on each of the topic areas presented in the 2006 Comprehensive Plan. The trends include the major challenges and opportunities that have been identified through conversations with key stakeholder, members of the public, Town staff and Town Board members.</p> <p>Land Use and Zoning</p> <ul style="list-style-type: none">• Land use tools and regulations related to agricultural protection, vacant buildings, natural resource protection, historic buildings and encouraging mixed-use development• Trends today:<ul style="list-style-type: none">○ Vacant buildings○ Industrial growth○ Protection of historic buildings• Town Board additional thoughts/comments<ul style="list-style-type: none">○ Coeymans includes a diversity of land use types/areas throughout the Town which is an asset. A lot to offer○ Zoning has not been updated in its totality in a long time to address current needs○ Zoning between Village and Town should be compatible and coordination is key.	
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	<ul style="list-style-type: none"> ○ Existing goals are spot on ○ Future development is key. Balance of: <ul style="list-style-type: none"> ▪ Residential development ▪ Industrial development ▪ Green development ○ Need to ensure implementation of Comprehensive Plan <p>Natural Resources</p> <ul style="list-style-type: none"> ● Protection of key resources, including agricultural lands, open space, scenic lands, cultural resources and water resources. ● Promotion of natural, scenic and agricultural resources ● Trends today: <ul style="list-style-type: none"> ○ Town has significant natural resources ○ Large-scale solar installations as reuse for agricultural lands occurring ○ Protection of scenic resources and community character <p>Economic Development</p> <ul style="list-style-type: none"> ● Branding, marketing and support of business ● Incentivize redevelopment and reinvestment ● Develop tourism resources ● Trends today: <ul style="list-style-type: none"> ○ Emerging entrepreneurial spirit ○ Need for business growth on Main Street (Village) ○ Job training for local residents ○ Collaboration with Village is key ○ Need for branding and marketing of Town/Village resources ○ Aesthetic improvements ● Town Board additional thoughts/comments: <ul style="list-style-type: none"> ○ Current Town Board has a business-friendly focus ○ Opportunities for businesses and industries to partner with other organizations ○ Planning/Zoning Boards are more business friendly now. Consolidation of 	
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	<ul style="list-style-type: none"> ○ Boards into one board has reduced the time for the review of projects. ○ Need catalyst on Main Street ○ Need community support <p>Housing</p> <ul style="list-style-type: none"> ● Senior housing development ● First-time home buyer assistance ● Housing rehabilitation ● Trends today: <ul style="list-style-type: none"> ○ Older housing stock ○ Low inventory ○ High Village taxes ○ Need for a variety of housing options ● Town Board additional thoughts/comments: <ul style="list-style-type: none"> ○ Banks holding onto foreclosed properties for a long time ○ Inventory is very low in the Town/Village <p>Historical and Cultural Resources</p> <ul style="list-style-type: none"> ● Redevelopment and reinvestment of historic structures ● Resources/funding for historic preservation efforts ● Identification of historic resources ● Exploration of regulatory tools to protect historic areas ● Trends today: <ul style="list-style-type: none"> ○ Rich historic resources to celebrate and capitalize on ○ Aging volunteers and volunteer recruitment for Historical Society ○ Deferred maintenance of historic structures ○ Funding challenges for restoration of historic structures ● Town Board additional thoughts/comments: <ul style="list-style-type: none"> ○ Town provides funding and facilities for Historical Society ○ Historical Society does a great job keeping people engaged on social media 	
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	<p>Municipal & Community Resources</p> <ul style="list-style-type: none"> • Capital Improvements Program • Need for senior/community center • Waste management solutions • Trends today: <ul style="list-style-type: none"> ○ Infrastructure (sewer/water) ○ Funding challenges for fire/police ○ Need for police station upgrades ○ Equipment needs (police vehicles) ○ Retention of police officers ○ Recruitment challenges for fire depts <p>Recreational Resources</p> <ul style="list-style-type: none"> • Plan for future parks and recreational resources • Identify parks and recreational needs • Trails planning and identification of linkages to other recreational resources • Trends today: <ul style="list-style-type: none"> ○ Maintenance staffing needs ○ Funds for maintenance ○ Additional recreational programming • Town Board additional thoughts/comments: <ul style="list-style-type: none"> ○ Lavatory facilities at Joralemon Park ○ Walking path at Joralemon Park around perimeter of property. Park has a lot of potential <p>Transportation</p> <ul style="list-style-type: none"> • Establishment of a Traffic Safety Committee • Traffic safety improvements • Transportation related design standards • Traffic calming • Bicycle/Pedestrian improvements • Transportation services for seniors • Trends today: <ul style="list-style-type: none"> ○ Truck traffic along key corridors ○ Pedestrian improvements <p>Government Administration and Polices</p> <ul style="list-style-type: none"> • Incorporate “smart growth” principles into land use regulations • Tools to offset cost of infrastructure due to development • Program to enhance Town’s aesthetics 	
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	<ul style="list-style-type: none"> • Adopt a local Right-to-Farm Law • Trends today: <ul style="list-style-type: none"> ○ Town and Village coordination ○ Property maintenance/code enforcement • Town Board additional thoughts/comments: <ul style="list-style-type: none"> ○ Coordination between Town and Village has improved since the 2006 Comprehensive Plan ○ Good Town services provide a sense of security to potential investors. Good police, code enforcement, property maintenance laws, etc., all help to create a strong and resilient community that encourage investors to locate in a particular place. 	
Next Steps	<ul style="list-style-type: none"> • Website - ongoing • Online Community Survey - ongoing • Existing Conditions Supplement - ongoing • Riverfest Engagement <ul style="list-style-type: none"> ○ September 12, 2020 • Town Board Workshop #3 <ul style="list-style-type: none"> ○ October 8, 2020 • Comprehensive Plan Report Card 	
Public Comment	<p>Public input is welcome!</p> <p>Members of the public had the opportunity to call-in to leave a comment or to send their comments to the project email.</p> <p>Comments related to the Comprehensive Plan Update can be directed to the project email at PlanCoeymans@gmail.com.</p>	

This meeting summary conveys our understanding of the items discussed and agreements reached at this meeting. Please forward any additions, corrections and/or questions to my attention.

Submitted by:
Andrew Gillcrist

cc: Project File, Town Board



TOWN OF COEYMANS COMPREHENSIVE PLAN UPDATE

MEETING SUMMARY

Purpose: Comprehensive Plan Update – Town Board Workshop #3

Date and Time: October 8, 2020 7:00 pm

Location: Town Hall, 18 Russel Avenue, Ravena

Attendees: See Below

Agenda Item	Discussion	Key Decisions & Outcomes
<p>Welcome and Agenda Overview</p>	<p>Due to the ongoing COVID pandemic, the Town Board Workshop was broadcast live via the Town’s Facebook page. Pursuant to Executive Order No. 202.1, the meeting was recorded and transcribed. The public had the opportunity to leave comments via telephone or by sending an email to the project website at PlanCoeymans@gmail.com.</p> <p>The Coeymans Town Board is leading the Comprehensive Plan Update effort and will utilize the pre-scheduled monthly Town Board Workshops for updates and working sessions for the Comprehensive Plan Update process. The project is being facilitated by a Project Team selected by the Town from MJ Engineering and Land Surveying of Clifton Park, New York. The purpose of this meeting was to provide a project schedule update, public engagement update and confirm the potential topic areas for targeted Comprehensive Plan Update.</p> <p>Supervisor George McHugh began the meeting at 7:00PM and welcomed the project team (MJ Engineering).</p>	

	<p>The following items were included on the meeting agenda:</p> <ul style="list-style-type: none"> • Welcome and Introductions • Project Schedule Update • Public Engagement Update • Draft Potential Topic Area for Targeted Update <p>Town Board Members Present:</p> <ul style="list-style-type: none"> • George McHugh, Supervisor • Daniel Baker, Council • Kenneth Burns, Council • Zachary Collins, Council • Brandon LeFevre, Council <p>Project Team Members Present:</p> <ul style="list-style-type: none"> • Jaclyn Hakes, Project Manager, MJ Engineering • Andrew Gillcrist, Lead Planner, MJ Engineering <p>Others Present:</p> <ul style="list-style-type: none"> • Cindy Rowzee, Town Clerk • Candace McHugh, Secretary to the Supervisor 	
<p>Project Update</p>	<p>Ms. Hakes provided a project update that included:</p> <ul style="list-style-type: none"> • In Progress/Ongoing <ul style="list-style-type: none"> ○ Existing Conditions Supplement <ul style="list-style-type: none"> ▪ Stakeholder meetings ▪ Additional mapping ▪ Infrastructure investigation ○ Public Engagement <ul style="list-style-type: none"> ▪ Farmer’s Market (Complete) ▪ Riverfest (Complete) ▪ Web/Social Media (Ongoing) ▪ Online Survey (complete) 	
<p>Public Engagement Update</p>	<p>Mr. Gillcrist then provided an updated regarding public engagement.</p> <ul style="list-style-type: none"> ▪ Stakeholder meetings held on August 5, 2020 ▪ 5 Stakeholder Groups ▪ Coordination with additional stakeholders initiated and ongoing <ul style="list-style-type: none"> ▪ Zoom meetings ▪ Regional Partners <ul style="list-style-type: none"> ▪ Albany County ▪ Village of Ravenna 	

	<ul style="list-style-type: none"> ▪ Neighboring Towns ▪ Farmer’s Market <ul style="list-style-type: none"> ▪ August 5, 2020 ▪ Riverfest <ul style="list-style-type: none"> ▪ September 12, 2020 ▪ Online Community Survey <ul style="list-style-type: none"> ▪ Live August-September ▪ 147 responses ▪ Survey Promotion <ul style="list-style-type: none"> ▪ Press release ▪ Flyers ▪ Business card ▪ Project website ▪ Town website ▪ Town Board and Stakeholders ▪ Riverfest/Farmer’s Market outreach ▪ Survey Highlights <ul style="list-style-type: none"> ▪ Key Opportunities <ul style="list-style-type: none"> ▪ Riverfront ▪ Parks and open spaces/environment ▪ Historic/cultural resources ▪ Access to Capital Region businesses and employers ▪ Industry ▪ Entrepreneurship ▪ Vision for the future – the following is a selection of survey responses indicating respondent’s vision for the future of Coeymans. <ul style="list-style-type: none"> ▪ “Parks kept up, tight knit community, great schools, lots more restaurants and small businesses” ▪ “A thriving community where local businesses are supported by residents, a partnership with the Town and the school for internships/apprenticeships as to develop community connectedness with the younger generation, and an actual Main Street where you can eat, shop and dine.” 	
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	<ul style="list-style-type: none"> ▪ “Diversified tax base with industry, commercial and residential. Focus on small and local businesses, not box stores and national chains where possible. Increased housing while maintain green spaces (i.e. recovering foreclosed/abandoned properties for re-development)” 	
<p>Draft Potential Topic Areas for Targeted Update</p>	<p>Mr. Gillcrist then led a discussion about the draft topic areas for the targeted Comprehensive Plan update. The purpose of this discussion was to identify areas to target for the Comprehensive Plan Update.</p> <p>The topics that have been identified were determined based on input from the following:</p> <ul style="list-style-type: none"> • Report Card Exercise – the Report Card Exercise was completed with the Town Board during the second Comprehensive Plan Update Town Board Workshop on August 13, 2020. The purpose of the exercise was to evaluate the existing 2006 Comprehensive Plan to determine which recommendations had been implemented, which have not and those recommendations that are still relevant today. Those that are still relevant today were discussed with the Town Board to determine if those recommendations should be included in the targeted update. • Public Engagement/Survey input – public input was collected through pop-up information tables at the Coeymans Farmer’s Market on August 5, 2020 and at Riverfest on September 12, 2020 as well as the online Community Survey. The public input gathered is another piece of information considered to determine which topic area should be addressed in the targeted update. • Stakeholder discussions – Input from key stakeholders was also considered to help 	

	<p>inform which topic areas should be include as part of the targeted update.</p> <ul style="list-style-type: none"> • Town Board Workshops – Lastly, input from the Town Board during scheduled Town Board Workshops was also considered to help inform the selection of targeted topic areas. <p>Following is a list of targeted topic areas to consider for the targeted Comprehensive Plan Update:</p> <p>Land Use and Zoning</p> <ul style="list-style-type: none"> • Zoning update to reflect current needs • Balance industrial and residential areas • Compatibility/Coordination with the Village • Streamline development review process <p>Economic Development</p> <ul style="list-style-type: none"> • Town branding and marketing to attract business • Business support • Industrial growth <p>Transportation</p> <ul style="list-style-type: none"> • Truck traffic • Walkability (hamlets) <p>Natural Resources and Agriculture</p> <ul style="list-style-type: none"> • Protection of water resources • Protection of agricultural lands and promotion of agribusiness <p>Infrastructure</p> <ul style="list-style-type: none"> • Expansion of water and sewer • Ongoing maintenance <p>Government Administration and Policies</p> <ul style="list-style-type: none"> • Intermunicipal coordination • Shared municipal services • Property maintenance • Historic Preservation 	
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	Discussion: The Town Board discussed and confirmed the direction and selection of targeted topic areas for the Comprehensive Plan Update.	
Next Steps	<ul style="list-style-type: none"> • Draft Targeted Comprehensive Plan Update • Town Board Workshop #4 	
Public Comment	<p>Public input is welcome!</p> <p>Members of the public had the opportunity to call-in to leave a comment or to send their comments to the project email.</p> <p>Comments related to the Comprehensive Plan Update can be directed to the project email at PlanCoeymans@gmail.com.</p>	

This meeting summary conveys our understanding of the items discussed and agreements reached at this meeting. Please forward any additions, corrections and/or questions to my attention.

Submitted by:
Andrew Gillcrist

cc: Project File, Town Board



TOWN OF COEYMANS COMPREHENSIVE PLAN UPDATE

MEETING SUMMARY

Purpose: Comprehensive Plan Update – Town Board Workshop #4

Date and Time: November 19, 2020 7:00 pm

Location: Town Hall, 18 Russel Avenue, Ravena

Agenda Item	Discussion	Key Decisions & Outcomes
<p>Welcome and Agenda Overview</p>	<p>Due to the ongoing COVID pandemic, the Town Board Workshop was broadcast live via the Town’s Facebook page. Pursuant to Executive Order No. 202.1, the meeting was recorded and transcribed. The public had the opportunity to leave comments via telephone or by sending an email to the project website at PlanCoeymans@gmail.com.</p> <p>The Coeymans Town Board is leading the Comprehensive Plan Update effort and will utilize the pre-scheduled monthly Town Board Workshops for updates and working sessions for the Comprehensive Plan Update process. The project is being facilitated by a Project Team selected by the Town from MJ Engineering and Land Surveying of Clifton Park, New York. The purpose of this meeting was to provide a project schedule update, public engagement update and confirm the potential topic areas for targeted Comprehensive Plan Update.</p> <p>Supervisor George McHugh began the meeting at 7:00PM and welcomed the project team (MJ Engineering).</p>	

	<p>The following items were included on the meeting agenda:</p> <ul style="list-style-type: none"> • Agenda Overview • Project Update • Preliminary Draft Recommendations Discussion • Next Steps <p>Town Board Members Present:</p> <ul style="list-style-type: none"> • George McHugh, Supervisor • Daniel Baker, Council • Kenneth Burns, Council • Zachary Collins, Council • Brandon LeFevre, Council <p>Project Team Members Present:</p> <ul style="list-style-type: none"> • Jaclyn Hakes, AICP, Project Manager, MJ Engineering • Andrew Gillcrist, Lead Planner, MJ Engineering <p>Others Present:</p> <ul style="list-style-type: none"> • Cindy Rowzee, Town Clerk • Candace McHugh, Secretary to the Supervisor 	
<p>Project Update</p>	<p>Ms. Hakes provided an update on the project schedule which included:</p> <ul style="list-style-type: none"> • The project team has begun to compile the information gathered to date and develop the draft Targeted Comprehensive Plan Update • Input has been gathered from the Planning/Zoning Board to identify issues with the existing land use board process and existing zoning code. Input has also been gathered from the Building Department 	
<p>Preliminary Draft Recommendations Discussion</p>	<p>Mr. Gillcrist then provided an overview of preliminary recommendations developed for the targeted Comprehensive Plan Update. The purpose of this discussion was to confirm the direction of the draft plan with the Town Board and identify other potential preliminary recommendation to be included. The preliminary recommendations were shared with the Town Board prior to the workshop for their review and consideration.</p>	

Thee preliminary draft recommendations included the following:

Economic Development

Recommended Actions

- ED1. Encourage economic growth in existing industrial areas, the Coeymans Hamlet, Village of Ravena and commercial areas along Route 9W.
- ED2. Collaborate with the Ravena-Coeymans-Selkirk Community Business Association and the Village of Ravena to develop a branding and marketing strategy to promote small businesses and offerings in the Town and Village.
- ED3. Support economic development in the Town of Coeymans by fostering a healthy business environment and promoting the development and growth of new and established businesses.
- ED4. Encourage property owners and business owners to invest in and improve the aesthetic appeal of their properties.
- ED5. Explore opportunities for grants to support small businesses, including the New York Main Street Program, Community Development Block Grants and Empire State Development grants.
- ED6. Balance the protection of the environment and public health with the expansion of industrial development.

Infrastructure

Recommended Actions

- I1. Continue to maintain and upgrade existing sewer system and wastewater treatment plant as needed.
- I2. Explore opportunities for appropriate expansion of the water and wastewater systems in Town.

	<p>I3. Pursue funding opportunities, including state and federal infrastructure grants.</p> <p>I4. Continue to coordinate with the Village of Ravena on maintenance and potential expansion of water infrastructure.</p> <p>I5. Investigate the feasibility of establishing a metering system for water and wastewater in residences.</p> <p>I6. Investigate areas of Town that are underserved by broadband and ensure internet connectivity Town-wide.</p> <p>Transportation Recommended Actions</p> <p>T1. Consider the adoption of a Complete Streets policy to be more inclusive of all modes of transportation and people of all abilities.</p> <p>T2. Explore the feasibility of a dedicated off-ramp from I-87 to the Coeymans Industrial Park. This will require coordination with NYSDOT, NY Thruway Authority, the Town and other entities.</p> <p>T3. Explore opportunities to reduce or divert truck traffic through the Town and Village or reduce impacts of truck traffic.</p> <p>Natural Resources and Agriculture Recommended Actions</p> <p>NR1. Consider the development of an Open Space, Recreation and Trails Plan to ensure that future parks are developed and programmed in a manner consistent with resident needs and desires.</p> <p>NR2. Continue to provide special events at parks like Coeymans Landing Park and Joralemon Park to attract visitors and for the enjoyment of residents.</p> <p>NR3. Continue to support coordinated youth programs and activities between the Town, Village and School District.</p>	
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	<p>NR4. Explore the development of additional recreational amenities at the Town’s various riverfront and lakefront areas.</p> <p>NR5. Consider tools to protect the Town’s environmentally sensitive lands identified in the Natural Resources Inventory in order to protect them from adverse impacts that development may have on land, air, water quality, natural habitats, unique land formations and public health, welfare, and safety.</p> <p>NR6. Protect the Town’s water bodies and lands that serve as important natural drainage channels, provide drinking water, and function as wildlife habitat and groundwater recharge areas.</p> <p>NR7. Consider the protection of lands and scenic resources that contribute to the Town’s unique character and scenic vistas. This may include the expansion of parks, development of additional trails and protection of agricultural lands and open space through a voluntary conservation easement program.</p> <p>Land Use and Zoning Recommended Actions</p> <p>LZ1. Update the zoning code to reflect the current needs of the community and for consistency with the Comprehensive Plan Update. Possible updates may include revising definitions and evaluating the zoning code for consistency with New York State Town Law.</p> <p>LZ2. Coordinate with the Village of Ravenna to ensure compatibility of land uses and zoning districts with any subsequent zoning code updates.</p> <p>LZ3. Ensure a balance of industrial and residential areas of Town to protect and enhance community character. Industrial development should be focused in existing industrial areas and buffered from existing neighborhoods.</p> <p>LZ4. Continue enforcing existing land use regulations.</p>	
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	<p>Government Administration and Policies</p> <p>Recommended Actions</p> <p>GA1. Develop an Application Checklist that includes requirements for site plan, subdivision, variance and SEQR review to help streamline the development review process and improve efficiency for the Town and applicants.</p> <p>GA2. Promote and encourage intermunicipal cooperation and communication with the Village of Ravena.</p> <p>GA3. Explore the feasibility of a consolidation of the Town and Village of Ravena.</p> <p>GA4. Continue to provide a high quality of public services for the safety, and comfort of residents and business owners in the Town.</p> <p>GA5. Continue to maintain public infrastructure, including water and sewer and other resources and services that meet the needs of current and future residents.</p> <p>GA6. Explore additional opportunities for shared services with adjacent municipalities to share the cost of certain community services.</p> <p>GA7. Explore opportunities to construct a new Town Hall, public safety building and Town Court or relocate to a larger space to increase efficiency of local government functions and better serve the community.</p> <p>Discussion: The Town Board discussed the preliminary recommendations that have been developed and confirmed the direction of the targeted Comprehensive Plan Update.</p>	
<p>Next Steps</p>	<ul style="list-style-type: none"> • Develop the Preliminary Draft Comprehensive Plan Update • Present draft plan to Town Board at December 21 meeting • Modify plan based on Town Board Feedback • Initiate public review of draft plan in January 	

Public Comment	Public input is welcome! Members of the public had the opportunity to call-in to leave a comment or to send their comments to the project email. Comments related to the Comprehensive Plan Update can be directed to the project email at PlanCoeymans@gmail.com .	
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This meeting summary conveys our understanding of the items discussed and agreements reached at this meeting. Please forward any additions, corrections and/or questions to my attention.

Submitted by:
Andrew Gillcrist

cc: Project File, Town Board



APPENDIX G

RIVERVIEW BAPTIST CHURCH COMMUNITY SURVEY

Riverview Missionary Baptist Church

Community Survey

July, 2020

For 4 years, 2016 to 2019, Riverview Missionary Baptist Church sponsored a Summer Day Camp for children ages 7 to 10 years old and was a summer youth employment site for the Albany County Summer Youth Employment Program. In the Summer of 2020, Riverview did not conduct the Summer Day Camp because of the Coronavirus Pandemic. Therefore, Riverview did not need youth workers to serve as counselors at the Summer Day Camp. Although the Riverview Summer Day Camp was not held, the Albany County Summer Youth Employment Program asked Riverview to be a worksite so that youth from the community would have employment over the Summer months and earn an income.

Riverview provided employment for five teenagers ages 14 years to 18 years old. Riverview decided to create Ecological Management Interns. The Interns position involved working in the natural environment, the physical environment and the social environment. They painted parts of the church building, did a land assessment on a private nature preserve as well examined the social environment of the Coeymans Landing Community.

One of the Ecological Management Interns' assignment was to survey the Coeymans Landing community to gain an understanding of how the community perceives its social environment. Before surveying the community the Interns learned the purpose of surveying. First they need to become aware of their perception of their community. This lead into a conversation about what they liked and disliked about the Coeymans Landing community, along with what they thought should be improved in the Landing.

From that conversation they generated five broad categories to consider investigating:

1. Make the river front a tourist attraction
2. Demolish the condemned or burnt out buildings
3. Make biking lanes on the road
4. Construction of a convenient store
5. Artwork around the Landing

Afterward, each intern had to generate at least three survey questions related to these issues. They learned how to ask a question without influencing the outcome. A final draft was created with script so that the interns would know how to approach people. They would read the following:

“Hello. My name is_____. I am doing a survey of our community on behalf of the Riverview Baptist Church. The church wants to discover what you like about living in the landing and what you think would make it a better place. Would you mind answering a few questions? We do not need your name or address.”

The survey emphasized what was important to the participant. Multiple choice answers included multiple answers so that we could see what was really important to the participant. Fifty random people completed the survey.

Before surveying anyone all the interns had to practice doing the survey with each other. Then they had to call a friend or family member to practice doing the survey. They were reminded to read the script. They were also reminded not to make comments about a person's answer and to not to answer the question for the individual.

Composition of Survey Participants:

Fifty people were surveyed. The participants included people as young as ten years old to people over forty years old.

Age Group	Number of Participants
10 to 13	2
14- 18	12
19-25	7
26-35	5
36-45	11
46 or older	13

We also looked at longevity. At least eleven of those surveyed lived in the Landing for at least one to two years. The vast majority (39) lived in the Landing 3- 5 years or longer:

11 participants lived there 3-5 years; 13 participants lived there 6-9 years; 22 participants lived in the Landing 10 years or more. This information indicates that there is a stable population living in Coeymans Landing.

What do you like about the Landing?

Two things that the majority of people stated they like about the landing was living near the river (26 people) and their neighbors (25). Others appreciated that it was a safe place to live (19) and the gazebo and park (21).

What can be improved?

When asked what three things they would improve about the Landing, the majority stated there should be more activities for young people (30); do something with the abandoned buildings (27) and put a four-way stop at the corner of Westerlo and Main Streets (26).

What do you want to do with the abandoned buildings?

When asked if they prefer to have the abandoned buildings torn down and replaced, 44 of the 50 respondents answered yes. When asked if they would like the abandoned buildings painted with

artwork 35 stated yes. When asked what two ways they would like the abandoned buildings used if they were restored, 37 wanted a convenience store; 23 wanted the buildings restored as a house or apartment; 22 wanted a recreation center for youth; 20 wanted a restaurant. When asked if the abandoned buildings were demolished, what two ways would they prefer the property be used: 44 stated replace it with a house or apartment; 32 wanted a park created; 19 survey participants wanted off street parking for residents.

How do you feel about the riverfront area?

44 of the 50 participants want more trails for walking, biking and hiking by the Riverfront. 41 of the 50 participants want more trails for walking, hiking or biking in the Landing. The majority wanted more space for young people to play (26) and more lights at night as two areas for improving the park at the Landing (26). Twenty-four people wanted the basketball court paved.

A majority (31) believed that riverfront area needed to be cleaned up. They were split with installing new docks (22), adding more benches (22) and more places for kids to play (22).

The majority (46) wanted Wi-Fi available in the park as well as Wi-Fi available town-wide for everyone to access (45).

Other Concerns:

The majority (40) would like public transportation at the Landing. At least 28 participants believe the Landing was a safe place for young people to ride bikes while 20 survey participants did not perceive it as a safe place for bike riding. When asked how to improve it to make it safer, 17 wanted signs warning drivers about bike riding, while 15 wanted bike lanes on the road.

Survey Information by Age Groups

What do youth want?

Fourteen people participated who were between ages 10-18. The majority of this age group enjoyed living at the Landing because they liked living near the river (14).

The majority agreed that the Landing needed more activities for young people (11). They also wanted the abandoned buildings torn down (12). If they were not torn down they agreed with putting artwork on the buildings (10) or using the buildings as a convenient store (10) or restaurant (5). If the buildings were torn down, they would like the property have an apartment or house built (9) or used for off street parking (6).

The majority of the youth participants wanted more trails for walking, biking and hiking at the riverfront and in the Landing. They wanted the basketball area paved (12); as well as more lights in the park at night (8). The majority (11) also believed the riverfront should be cleaned.

The majority of the youth would like Wi-Fi available at the park (12) and also in the Landing (12).

Seven participants did not perceive the Landing as a safe place for kids to ride bikes. The majority (6) wanted signs warning drivers about bike riding.

Riverview Baptist Church Community Survey

Hello. My name is _____. I am doing a survey of our community on behalf of the Riverview Baptist Church. The church wants to discover what you like about living in the landing and what you think would make it a better place. Would you mind answering a few questions? We do not need your name or address.

1. What is your age range: ____ 10- 13 years old ____ 14-18 years old ____ 19-25 years old
____ 26 -35 years old ____ 35-45 years old ____ 46 years or older

2. How long have you lived in the Landing?
____ 1 to 2 years ____ 3 to 5 years ____ 5 to 9 years ____ 10 years or longer

3. Which of the two things do you like about living in the Landing?
____ a. living near the river
____ b. it is a safe place to live
____ c. The gazebo and park
____ d. neighbors
____ e. other Describe: _____

4. If you could improve anything about the Landing, which **three** things would you improve:
____ a. four way stop at Westerlo and Main Streets
____ b. create off street parking
____ c. public transportation to shopping areas
____ d. more activities for young people
____ e. do something with abandoned buildings
____ f. have police walk around the community
____ g. better post office hours
Other _____

5. Would you prefer to have the abandoned buildings torn down and replaced? ____ Yes ____ No

6. Would you like the abandoned buildings painted with artwork? ____ Yes ____ No

7. If the abandoned buildings were restored what two ways would you like them to be used?
____ a. as a convenience store
____ b. as a restaurant
____ c. as a recreational center for youth
____ d. as a house or apartment

8. If the abandoned buildings were demolished which two ways would you prefer the property to be used?
____ a. build a house or apartment
____ b. use it for off street parking for the current residents
____ c. create a park
____ d. Other Describe: _____

9. Would you want more trails by the Riverfront for walking and biking and hiking? ___ Yes ___ No

10. Would you want more trails for walking, hiking or biking in the Landing? ___ Yes ___ No

11. What **two areas** would you like to see improved in the park at the Landing?

___ a. more space for young people to play

___ b. more lights at night

___ c. upgrade play area for children

___ d. pave the basketball area

___ e. improve Gazebo area with more attractions for youth

___ f. needs to be cleaner

___ g. Other Describe: _____

12. What two things would improve the riverfront area?

___ a. new docks

___ b. more benches

___ c. more places for kids to play

___ d. clean up around the river

___ e. Other Describe: _____

13. Would you like to have town-wide Wi-Fi available that everyone can access? ___ Yes ___ No

14. Would you like Wi-Fi available in the park? ___ Yes ___ No

15. Would you like public transportation at the Landing? ___ Yes ___ No

16. Do you feel it is safe for young people to ride bikes in the Landing? ___ Yes ___ No

17. If the answer is No:

Which of **two** improvements would you prefer to make it safer for bike riding in the Landing?

___ a. bike lanes on the road

___ b. better sidewalks

___ c. signs warning drivers about bike riding

___ d. Other Describe: _____



APPENDIX H
PUBLIC COMMENT TRACKING WORKSHEET

**Town of Coeymans Comprehensive Plan Amendment
Public Comment Tracking Sheet**

December 2020 Town Board Draft

Comment ID	Date Received	Comment Format	Comment	Suggested Modification
1	1/25/2021	Email sent to Town Clerk 1/25/2021	<p>Email from Carol McDonald Honorable Supervisor McHugh and Members of the Town of Coeymans Board,</p> <p>Thank you for your work preparing the draft plan. I respectfully submit the comments below for consideration and possible inclusion as you finalize this plan.</p> <p>1. The Town like many other places in our Country is in need of unification. As we look to grow and improve the quality of life and peaceful enjoyment we must address the flying of Confederate flags that still dot the outskirts of the town. This display may not be one that is a welcoming sign to those wishing to live, work, or play in our community. The flag may only be a symptom of a deeper concern some residents are feeling. We need a way to bring forward our differences in an effort to work together toward common goals that will benefit all. Such actions may give way to those flags coming down at some point. Perhaps a town flag, logo, or theme would be a way to get there. I have seen the adoption of the "Bethlehem Forward' logo... Coeymans may be able to promote a contest or solicit thoughts as we work toward those common values I know we all share.</p> <p>2. Formalize a Climate Action Committee that would work on plans to protect the waterfront, address runoff and protect streams, introduce outdoor wood boiler rules, study overland manure spreading and impacts, work toward emission reductions, and promote energy efficiency with grant applications and a goal of achieving a Silver status by the NYS Department of Environmental Conservation. The city of Kingston has achieved this status and shares many of the same attributes of the town of Coeymans like our waterfront. It would also assist new and existing business plans for energy efficient and cost-effective operations. With our proximity to the Hudson River and with the more recent green energy plans announced by the state it may be a very good time to formulate a strong environmental plan.</p> <p>3.The plan identifies farmland but may not fully represent the lands rented and farmed not specifically identified as farms. These open fields are in many cases sprayed with liquid manure and not regulated to the degree the farm itself is with DEC permits. When looking to attract new residents to our community there should be a way to alert them of such situations. A large farm located on Biers and Stanton Road may run a hundred or more liquid manure trucks in a day to multiple hay fields. The odors and noise are significant should you be in the path from the farm to the field. The increased size of that particular farm produces a tremendous amount of manure and more regular unpleasant odors with the increased spreading. The injection method greatly reduces odors and runoff issues. Many towns have implemented a phase in plan to convert the equipment for off farm use to eliminate the issues experienced with overland spreading. The spraying is most significant before heavy rainfall and yes even in winter before a snowfall. If the town had such lands identified, it would be a benefit to current and prospective residents. Clearly a plan for such large-scale operations is needed to support residents who may have settled in the area before the farm expansions occurred. Clearly residents were not aware of increases as they occurred and had little compensation in the form of tax reductions to make up for the significant hardships endured.</p> <p>4. There have been a number of DEC discussions with regard to the Alcove Reservoir and potential access for fishermen by permit. It would be a significant draw to enable the residents of the town to have some pass or permit access to increase the outdoor enjoyment of our area. I wonder if this is a part of the plan as you look to expand the recreational potential of our community.</p> <p>5. Given our rural situation there are areas where residents create informal shooting ranges on town property much to the dismay of residents in and around the area. As you enhance the outdoor recreation plan some consideration and enforcement of these informal shooting ranges should be addressed. One such location is on Mud Hill. There is no doubt the right to own guns and many of these individuals are hunters helping to keep deer populations in check, but they should not disrupt the lives of folks who seek the pleasure of a peaceful home. Regulations regarding the discharge of firearms should be addressed or perhaps some area without residential living could be designated as a formal and safe range. We live in a most beautiful area with tremendous opportunity. I commend you and the members of the board for pursuing such a plan and hope that you will give consideration to my thoughts and comments. I look forward to seeing the plan put into action to enhance the quality of life for our community and to support the prosperity of our business owners and the town.</p>	<p>Comments have been noted.</p> <p>Suggested Modifications:</p> <ul style="list-style-type: none"> • Add an additional recommendation to the Natural Resources and Agriculture (NA) section to reactivate the Conservation Advisory Council to help implement the Natural Resources and Agriculture goals and recommendations of the plan. • Add an additional recommendation and language in the NA section regarding Climate Smart Community and Clean Energy Community designation.

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			Respectfully, Carol McDonald	
2	1/28/2021	Call received during 1/28/2021 Public Hearing	Sara Pruiksmas of Coeymans called in and stated how she felt it was very important for these meetings to be held in person and there were far too many questions than can be addressed in three minutes over the phone. She asked who the stakeholders were and felt that it was important to know who the Town Board considered the stakeholders. She also felt that the attempt made by the Board to get community feedback was weak at best and that some of the tools they used in the latest campaign could have been applied. She mentioned that in Appendix E, page 7 she was worried about the mention of too much low-income housing. She stated that the hamlet is a historic district and that the riverfront properties are valuable for the people who live there. She feels that we should not be bulldozing old historic buildings. She asked where the townhomes and condos that are mentioned would be built. She stated that there should be a balance of industry, residential properties and recreation. The town currently has 12% for industrial and only 3% for recreation. She also stated that she does not recall the country club being mentioned at previous Town Board meetings and that the taxpayers need to be a part of the decision. She urged the Board to think critically about what is proposed in the comp plan. She stated that she felt it was important to have the opportunity to meet in person.	Comment has been noted. The list of stakeholders invited to participate in stakeholder meetings have been added to the Stakeholder Summaries in Appendix E. The Stakeholder meeting Summaries have also been made available on the project website at: www.plancoeymans.com/public-engagement-opportunities .
3	1/28/2021	Call received during 1/28/2021 Public Hearing	Carlo de Olivera of Ravenna called in and stated that he is part of the Clean Air Coalition and would love to have a conversation with the Board to help him understand the Board's reasons for amending the law. During the last meeting there were comments made that were unproductive and unprofessional and he stated that those who disagree with them are not their enemies. He stated that his reasons for getting involved are for the safety of his family. He then stated that he feels we should bring more businesses to our Main St., more coffee shops, bakeries, bike shops, anything that can improve the Town and Main St. He stated his concern over the increased industrialization in the plan when 41% of people in the survey had expressed concerns about the Town declining due to industrialization. He stated that experience has shown him that small towns like ours put all their faith on the federal and state government to protect them and then end up in chaos, referencing Flint, Michigan and Hoosick Falls, New York. He asked the Town Board to pledge not to allow further industrialization of the Town and that they would not leave us at the mercy of Federal and State Governments to protect us from pollution caused by industry.	Comment has been noted. As indicated in the draft Comprehensive Plan Amendment in the Economic Development section on page 10, the plan recommends that "industrial development should be directed to existing industrial areas and maintain a substantial buffer from residential areas to maintain the character of existing neighborhoods." Additionally, several recommendations in the Economic Development section note the importance of balancing industrial growth with environmental concerns. Related recommendations include: <ul style="list-style-type: none"> ED1: Encourage economic growth in existing industrial areas, the Coeymans Hamlet, Village of Ravenna and commercial areas along Route 9W. ED6: Balance the protection of the environment and public health with the expansion of industrial development. Recommended Modification: Add additional language to the Economic Development section to indicate that additional industrial growth is intended only within those industrial zones that already exist and that no new industrial zoning district expansions are recommended.
4	1/28/2021	Call received during 1/28/2021 Public Hearing	Barbara Heinzen of New Baltimore called in and questioned how many people were consulted in Coeymans and if there was an opportunity to meet with residents at length and repeatedly. She stated that she echoes many of the things said by Mr. de Olivera. She stated that according to the survey there is a declining quality of life with the increase of industrialization and that a curb on industrialization would be welcome. She said missing from the comprehensive plan were plans for a waste management and incineration station between the Port of Coeymans and Lafarge. She stated that the site for this waste management is on 35 acres. She stated that is not just a little site suitable for a town of 8,000 people, that what is proposed is a major waste management business. She asked why it was not mentioned in the comp plan, what is the Board's view of it, and was it ever discussed with people in the Town.	Comment has been noted. The Comprehensive Plan is broad in nature and is not intended to address specific projects. Public engagement conducted through the development of the plan is described in the Introduction of the draft plan.

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5	1/28/2021	Call received during 1/28/2021 Public Hearing	Renee Devenitch of Coeymans called in and stated that she felt that rerouting industrial traffic should be in the plan and that industrial traffic in the town is a deterrent to small businesses and new homeowners. She stated that it is dangerous and is bringing down the property values.	Comment has been noted. The draft plan indicates a need to explore opportunities to reduce truck traffic traveling through the community on page 15, and in the following recommendations: <ul style="list-style-type: none"> T2. Explore the feasibility of a dedicated off-ramp from I-87 to the Coeymans Industrial Park. This will require coordination with NYSDOT, NY Thruway Authority, the Town and other entities. T3. Explore opportunities to reduce or divert truck traffic through the Town and Village or reduce impacts of truck traffic.
6	1/28/2021	Call received during 1/28/2021 Public Hearing	Mary Driscoll of Coeymans called in and stated that she came from a community that had no comprehensive plan and once industry went out, they had nothing. She applauded the Town Board for thinking ahead and told them to keep up the good work.	Comment has been noted.
7	1/28/2021	Written comment received during 1/28/2021 Public Hearing	Kathleen Gill of Ravena wrote: I am writing to express my concern that discussion of the Comprehensive Plan is taking place at a time when the public cannot be there. I think it should be delayed until the COVID ban is over. This discussion concerns future plans that will affect our community for years to come. Letters or emails do not allow for back and forth discussion, and not many will be able to get through via telephoning. I don't see the rush on this.	Comment has been noted.
8	1/28/2021	Written comment received during 1/28/2021 Public Hearing	Barbara Heinzen of New Baltimore wrote: Thank you for this informative draft report. I have a few questions and comments. Extent of consultation The report lists the many ways in which the authors, MJ Engineering, consulted with people in Town during the COVID epidemic. However, can you tell me: How many residents and what per cent of Coeymans residents were consulted? <ol style="list-style-type: none"> 1. Did these consultations include people from different areas of the town, different incomes, different education and different ages? 2. How much time did MJ Engineering spend facilitating live debate between residents of the Town, a standard Comp Plan process, on the options facing the Town? 3. How much time was spent discussing the Comp Plan with the Town Board? Was more time spent consulting with the Town Board than facilitating debates among residents? Growth of industry, but decline of population and quality of life The Comprehensive Plan on p. 9 states that <i>Since 2006, " the industrial sector has grown significantly in the Town with the development and continued expansion of the Port of Coeymans, Lafarge North America and the Coeymans Industrial Park."</i> At the same time, the population of Coeymans has dropped by almost 9%. There may be more jobs in town, but fewer people want to live here, even though house prices in Coeymans are significantly lower than in neighboring towns.	Comment has been noted. As indicated in the draft Comprehensive Plan Amendment in the Economic Development section on page 10, the plan recommends that "industrial development should be directed to existing industrial areas and maintain a substantial buffer from residential areas to maintain the character of existing neighborhoods." Additionally, several recommendations in the Economic Development section note the importance of balancing industrial growth with environmental concerns. Related recommendations include: <ul style="list-style-type: none"> ED1: Encourage economic growth in existing industrial areas, the Coeymans Hamlet, Village of Ravena and commercial areas along Route 9W. ED6: Balance the protection of the environment and public health with the expansion of industrial development. Recommended Modification: Add additional language to the Economic Development section to indicate that additional industrial growth is intended only within existing industrial areas and that no expansion of industrial zoning districts is recommended.

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			<p>In the survey conducted by MJ Engineering, 41% of people say the quality of life has declined. Industrial expansion was one of their main reasons. Only 20% thought the quality of life has improved. Industry may be expanding, but have residents really benefited?</p> <p>What residents want - more nature, less industry</p> <p>When asked about land use, people agreed or strongly agreed that it was important to:</p> <ul style="list-style-type: none"> • Protect natural resources and wildlife habitat • Expand recreational opportunities in the Town • Support agriculture in the Town. <p>In the same survey, 74% wanted to discourage heavy industrial land use.</p> <p>Why does the Comprehensive Plan recommend more industry on the Hudson shoreline?</p> <p>Despite what residents of Coeymans are saying, the Comprehensive Plan, on pages 12 and 14, makes Economic Development its first “targeted area” and specifically recommends as the Economic Development Goal #1 (ED1) that the Town should:</p> <p style="padding-left: 40px;"><i>Encourage economic growth in existing industrial areas...</i></p> <p>Elsewhere, this industrial development is expected to take place at the Port of Coeymans, the Coeymans Industrial Park and north along NY Route 144. How far north will this expansion go? Will the entire riverfront be industrialized? Is this what the people of Coeymans want?</p> <p>Unmentioned - Coeymans future as a regional waste management center</p> <p>It is time for the Coeymans Town Board to be honest with the people who live here. This is not a Comprehensive Plan that reflects the wishes of people in Coeymans. It is a plan to promote heavy industry, especially waste management and incineration, but this is never mentioned.</p> <p>The draft Plan never discusses the Board’s 2020 revisions to the Solid Waste and Zoning laws. The revisions permit a 35-acre transfer station west of NY Route 144, from the Port of Coeymans to the Coeymans Creek, with a rail line running to it. Does a town of 8000 people need a 35-acre transfer station with a rail line? The Plan is silent on this question. Nor does the plan acknowledge that recent amendments the Coeymans Clean Air Law will encourage the burning of all kinds of waste, including tires, mineral oils and construction debris, at Lafarge or any other business in town.</p> <p>Why is this ‘waste management industry’ not mentioned in the Comp Plan? It could occupy most of the land between Lafarge and the Hudson River next to Ravena and Coeymans Landing where over 50% of Coeymans people live. Industry may only occupy 13% of land in Coeymans, but between 9W and the Hudson, it is set to take over nearly every vacant acre. Why?</p> <p>Whose Comprehensive Plan is this?</p> <p>The draft Comprehensive Plan is a document that deceives the citizens of Coeymans. It supports the growth of a dirty waste processing industry without mentioning it or discussing its consequences for the quality of life and health of people in Coeymans. So who benefits from this draft Comp Plan? It is not the people who live here.</p> <p>I urge the Town Board and all residents to reject this plan. As drafted, it will only serve corporate interests, not those of the wider public.</p>	

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9	1/28/2021	Written comment received during 1/28/2021 Public Hearing	<p>Carli Fraccarolli of Scenic Hudson, Inc. wrote: We commend the Comprehensive Plan Update for its consideration of the impacts of industrial expansion on the natural environment. While we understand the need for economic growth in the Town, we also stress the need for the protection of the sensitive environmental resources within the Coeymans Creek watershed. The mouth of Coeymans Creek is designated by the NYSDOS as part of a Significant Coastal Fish and Wildlife Habitat, meaning that any activity that would substantially degrade water quality, increase turbidity or sedimentation, or alter flows, temperature or water depths in this area could result in significant impairment of the habitat. It is imperative that the creek be protected from encroachment by industrial activity. Given the significant adverse impacts already imposed upon the creek by past and current industrial development, we strongly recommend the following:</p> <ul style="list-style-type: none"> Undeveloped lands across the creek from the welding and recycling businesses east to Route 144 should remain free of industrial development in order to avoid loss of riparian forested lands along at least one side of the creek. These lands should be rezoned. A minimum 100ft buffer should be established along each side of Coeymans Creek and its tributaries throughout the entire watershed. Currently, development just upstream from the mouth along the west side of the creek has committed land to industrial uses with very little buffering. A 300ft buffer and its designation as a Critical Environmental Area would provide even greater protection to the creek. <p>We understand that there is a vast amount of acreage that is currently earmarked by the Town for expansion of future industrial development. We ask that the Town take significant measures to ensure that any future development has no additional adverse impacts on Coeymans Creek. Additionally, we extend the above recommendations to Hannacrois Creek and its tributary that runs through Ravena. Although much of the creek does not fall within the municipal boundaries of Coeymans, the impacts to it must also be considered when expanding industrial development within the Town, as the majority of the Town falls within the Hannacrois Creek watershed. There are freshwater tidal wetlands associated primarily with the mouth of the Hannacrois, and the creek mouth also comprises part of the Coeymans and Hannacrois Creeks Complex Significant Coastal Fish and Wildlife Habitat mentioned above.</p> <p>We encourage the Town to review and incorporate the information from pages 9-14 of the Coeymans Habitat Summary into the Comprehensive Plan Update. The water resources outlined in the Habitat Summary and in these comments must be protected in the face of impending industrial expansion.</p>	<p>Comment has been noted.</p> <p>As indicated in the draft Comprehensive Plan Amendment in the Economic Development section on page 10, the plan recommends that “industrial development should be directed to existing industrial areas and maintain a substantial buffer from residential areas to maintain the character of existing neighborhoods.” Additionally, several recommendations in the Economic Development section note the importance of balancing industrial growth with environmental concerns. Related recommendations include:</p> <ul style="list-style-type: none"> ED1: Encourage economic growth in existing industrial areas, the Coeymans Hamlet, Village of Ravena and commercial areas along Route 9W. ED6: Balance the protection of the environment and public health with the expansion of industrial development. <p>Recommended Modification: Add additional language to the Natural Resources and Agriculture section and an additional recommendation about protecting the Coeymans Creek and Hannacrois Creek and explore the establishment of stream buffers to protect water resources.</p>
10	1/28/2021	Written comment received during 1/28/2021 Public Hearing	<p>An anonymous resident and property owner wrote: Comment: This plan reads like a piece of industry propaganda.</p> <p>Questions: What are the names of all the people who prepared this document and what are their financial connections with “industry”? Did they disclose potential conflicts of interest prior to preparing the plan?</p> <p>Comment: The only economic metric provided in the Town profile is median household income, which doesn’t tell us much of anything.</p> <p>Questions: What is the range and distribution of household incomes? What proportion of town residents are in the low-income bracket? Which of the authors of this plan are representing the interests of low-income residents? Comment: The plan says meetings were held with “key stakeholders.” Questions: How were individuals chosen for these meetings? Did they disclose any potential conflicts of interest prior to participating? Do the authors of this plan consider residents who don’t own a business or property to be “stakeholders”? Which of the authors of this plan are representing the interests of residents who don’t own a business or property?</p> <p>Comment: I thought this plan was supposed to be “comprehensive”, yet the word “pollution” does not appear anywhere in it.</p>	<p>Comments have been noted.</p> <p>See comment #3 regarding modifications to Economic Development section.</p>

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			<p>Questions: Do the authors of this document think there is no pollution in the Town? Do they think residents are not concerned about pollution?</p> <p>Comment: The survey results included 41% of respondents saying quality of life is declining (vs 20% improving) and the reason at the top of the list is “too much industrial expansion.” Also, the top three statements about land use that were disagreed or strongly disagreed with were: “Attracting heavy industry is important;” “The Town is managing growth well;” “Attracting light industry is important.” Also, 74% of the respondents want the Town to discourage “heavy industrial” land use. The authors then produced a plan in which it appears that they have already decided that industrial “growth,” “development” and “expansion” is desirable, indeed imperative, and will happen. This attitude is further indicated by another question on the survey that asks where in the Town people want these things to be located.</p> <p>Questions: Why didn’t the survey ask if people wanted industrial growth, development and expansion in the first place? Where is a cost/benefit analysis that shows industrial growth, development and expansion is more beneficial than detrimental to the residents of the Town? What is the rationale for doing the opposite of what most people seem to want?</p> <p>Comment: I searched the document for references on what the Town plans to do to protect human and environmental health but found nothing. The only reference to public health occurs in a statement, repeated many times, that we “need” to “balance the protection of the environment and public health with the expansion of industrial development.” No, we do not “need” to do any such thing. And, there they go again – in the absence of any data and in opposition to public opinion, they have already decided that industry will be allowed to expand and pollute.</p> <p>Questions: Why are our supposed representatives not putting protection of human and environmental health at the top of their priority list? Nobody wants to live in a polluted town. How much loss of life or good health due to pollution is acceptable to our town officials? What actions to protect human and environmental health are planned to “balance” the ills wrought by industry?</p> <p>Comment: I object to the blanket approval by the authors of this plan of all “business.” And their use of broad categories of businesses like “industry” and “agriculture” as if all the businesses in those categories are equally desirable.</p> <p>Questions: Do I support “business”? Some of them. Particularly small, locally owned, non-polluting businesses. Do I support “industry”? That depends on what they do and whether they are polluters. Do I support “agriculture”? Not the polluters. Only farms that use organic, sustainable methods. Bottom line: I need more information before deciding which “business” I will support.</p> <p>Comment: I found the following data about Lafarge online (https://violationtracker.goodjobsfirst.org/prog.php?parent=lafargeholcim&order=pen_year&sort=asc&page=7).</p> <p>Questions: Do town officials really think it is desirable or ethical to whole-heartedly support this foreign company that is one of the top fifteen polluters in New York State and routinely violates the law? How much money did Lafarge donate to the political campaigns of Coeymans elected officials?</p> <p>I have more comments and questions on the Plan but have run out of time and I suspect the time I did spend on it has been wasted. My confidence that the current town administration will adequately represent the interests of me and my family is zero. Like some of the people who did the survey, I now want to move away from this town and its corruption. Like all the people who did the survey, I prefer to remain anonymous.</p>	

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Comment ID	Date Received	Comment Format	Comment	Suggested Modification
11	1/28/2021	Written comment received during 1/28/2021 Public Hearing	<p>Ten Eyck B. Powell III of Coeymans wrote: I have reviewed the draft Comprehensive Plan for the Town and have noticed a significant error that should be addressed in the planning process. The zoning map that is used in the plan appears to be that of the Zoning Ordinance that was passed in 2014, and subsequently overturned in New York State Supreme Court in 2017 over concerns regarding spot zoning. The Town reverted to the previous 1961 Zoning Ordinance, which is currently used. For the sake of accuracy, and for planning purposes, the 1961 map should be reflected in the Comprehensive Plan until such time as a new Zoning Ordinance can be proposed and passed.</p> <p>I am confident that the board can act quickly and replace the map deemed illegal, with the one that is actually in effect. The recent zoning moratorium, proposed by the Town Board 4 days after my appearance before the Zoning/Planning Board, demonstrates that the Town Board can take quick action with minimal notice.</p> <p>While the two moratoria proposed or put into effect by the Town Board in the last twelve months have directly impacted me as a landowner, I recognize the importance of proper planning. Accuracy in the Comprehensive Plan would seem to not only be required by law, as a published Town document, but also as a matter of due diligence by elected officials.</p>	<p>Comment has been noted.</p> <p>The zoning map will be revised to reflect zoning amendments approved in 2014.</p>
12	1/28/2021	Written comment received during 1/28/2021 Public Hearing	<p>Christine Primomo of Coeymans wrote: I have three comments for tonight's public hearing.</p> <p>The first is to welcome Linda Bruno to the Town Board. Linda thank you for your advocacy and work on the 2020 Census on behalf of the community. As we all know, constant disruptions in the operations of the Census by the last administration made the work a challenge, and then COVID hit. As one of the League of Women Voters of Albany County outreach coordinators, you were of immense help to me in reaching out to stakeholders in the Community. Thank you</p> <p>Second, I am dismayed and disappointed at what transpired at the Board meeting held on January 14, 2020. After the unanimous denial of a referendum petition signed by 254 town residents that called attention to concerns raised over the rushed through amendments to the Clean Air Law, you Mr. McHugh called petitioners reckless, irresponsible and thoughtless. You then admonished us not to do it again. The efforts on the part of the petitioners was anything but reckless, irresponsible and thoughtless. It was not something that we decided to do on a whim. We considered the issues COVID brought to this action, as we did for the rally held outside the Town Hall the night you voted on the amendments. Because we felt the board had not done enough to reach out to the community regarding how the amendments would affect those living in the town, especially the children attending the RCS High School and Middle School, we had to act. We garnered 254 signatures from concerned voters who wanted the opportunity to weigh in. Despite the legal reasons you gave for saying no, you could have considered the referendum request to give the residents an opportunity to learn about the issues and then have their voice heard in the form of a vote. Isn't that supposed to be what democracy is about?</p> <p>At the same meeting Mr. Baker called residents' efforts to keep our air clean "false propaganda." However, we all know that air pollution is real, causing disease and even death among millions of people at exorbitant costs to our society and health care system. We are all currently suffering because elected officials at the highest level of our government disregarded science and evidence surrounding the COVID pandemic.</p> <p>I along with other residents who asked for more time to review the Draft Comprehensive Plan, were accused of being hypocrites and again, the same irresponsible people who gathered signatures on the Referendum petition. Calling out people by name displays an appalling lack of respect to all of us. I believe we deserve better. We do pay your salaries after all.</p> <p>Third, I reviewed the Draft Comp Plan. I read the Appendices. I was particularly struck by the small number of responses that were recorded despite the "multiple opportunities" for residents to weigh in. I have looked at other communities who were preparing similar documents for their town and villages. Many of them expanded their outreach to mailed notices and questionnaires to inform and educate residents on what a Comp Plan is, why it is important and several had</p>	<p>Comments have been noted.</p> <p>A full summary of public engagement opportunities is described in the Public Engagement section beginning on page 4 of the plan. A summary of comments received through the online survey, stakeholder meetings and Town Board Workshops is also available in Appendix D, E, and F.</p>

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			new and creative ways via ZOOM for them to respond. What is presented here is at best a minimal effort to reflect the opinions of the Town residents that you are supposed to represent.	
13	1/28/2021	Written comment received during 1/28/2021 Public Hearing	<p>Judith Wines, Director of the RCS Community Library wrote: It's great to see a robust planning process. A couple of thoughts:</p> <p>The Library would be a good fit for addition to NR3.</p> <p>The Library gets occasional queries about available space in the community. We've referred people to realtors in the past. A vacant buildings registry would be helpful in this regard.</p> <p>I was heartened to see the possibility of the adoption of a complete streets policy. The sidewalks in the Village are a great asset and streets that are pedestrian and bicycle friendly connect people to the resources they need.</p> <p>On a personal note, I was struck by how on the conservation and recreation assets map, in comparison with the portions of Bethlehem and New Baltimore shown on the map, how little Hudson River access there is in Coeymans, whether as a "scenic area" or a Town Park. The community is poorer for it.</p>	<p>Comments have been noted.</p> <p>Recommended Modification: Add the RCS Community Library to recommendation NR3.</p>
14	1/29/2021	Written comment received following the 1/28/2021 Public Hearing	<p>Email sent by Ted Smith</p> <p>Dear Ladies and Gentlemen of the Board-</p> <p>I watched the public hearing regarding the town's updated comprehensive plan this evening, and thought I'd repeat some questions and concerns I posed in the comment thread accompanying the facebook live video (assuming those are not entered into the record or even reviewed by the board).</p> <ol style="list-style-type: none"> 1. Ms. Heinzen called in expressing concerns about what certain changes to zoning rules, clean air laws, and land use applications may mean for the future of industrial development in town. She mentioned specifically the possibility that these changes seem to be paving the way for a waste management enterprise that could include the incineration of waste materials on a large scale. You said, definitively, that there is no existing application for such a project, but you didn't rule out the possibility that such an application or plan is forthcoming or imminent. I'd like to ask you to declare that no such project is "in the works", to the best of your knowledge, and that you will advocate to reject such a project if one does materialize. Will you make that promise? Doing so could put some real and growing local concerns to rest, and failing to do so will likely increase them. 2. The board made mention of efforts to secure cooperation from the state to install a thruway exit in town dedicated for industrial use. While that could help decrease truck traffic in town, it seems it would be a missed opportunity to not push, hard, to find a way to make such an exit open for public use. A thruway exit could help attract more commuters to the town, which could help the town develop economically, increasing property values, livability, and advantageous climate for small business growth. Could you please speak to this possibility? 3. Finally, regarding the "old business" of tire-burning at LaFarge: If it secures approval from DEC, it will be permitted to burn enormous quantities of tires directly across the street from the RCS middle and high school. This is a source of concern for many families, as such a practice has been shown to release many toxins into the air at potentially dangerous levels, even when burned in high temperature kilns. You have implied that you aren't in favor of an increase in tire-burning (suggesting, somewhat misleadingly in my opinion, that the clean air amendments will actually decrease the quantity of tires burned), but simply feel that DEC and EPA are better equipped to monitor and enforce regulations. Given that position, are you willing, at least, to publicly urge LaFarge to respect local concerns and choose NOT to burn tires at the Ravenna plant, even if they secure the necessary state permits to do so? Are you willing to make securing their voluntary acquiescence to that request a priority of your administration? 	<p>Comments have been noted.</p>

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			Thanks, as always, for your work and for your time. Sincerely, Ted Smith	
15	2/11/2021	Call received during 2/11/2021 Public Hearing	Carol Waterman of Albany called and stated that Coeymans is a beautiful place to live. She stated that she is against Lafarge burning tires adjacent to two schools and the soccer field. She also stated that Coeymans is on its way to becoming the garbage capital of NY state. In the appendix of the comprehensive plan it states that 98% more people want more outdoor recreation and 96% of people wanted to protect natural areas. She stated that the people do not want industrialization. She stated that Lafarge and Carver would benefit to the tune of millions of dollars while the children and population of Coeymans will suffer. She spoke of the rise in comorbidities and how they increase the likelihood of dying from COVID.	Comments have been noted.
16	2/11/2021	Call received during 2/11/2021 Public Hearing	Sara Pruiksmas of Coeymans called in and wanted to make residents aware that DEC was found to have lied about permitting Norlite to burn firefighting foam without notifying local officials. She felt it was important for residents to know this since DEC is in charge of the regulations here as well. She then stated that the comprehensive plan does not reflect the wants of Coeymans residents and that it has sourced their input from industry and business owners. Ms. Pruiksmas went on to state that she needs more than three minutes of their time and has tons of ideas for the comprehensive plan. She would like to meet face to face as she has ideas and questions. She recommended that they could even hold Zoom meetings. In response to Supervisor McHugh stating that she could write an e-mail or a letter she stated that was not public discussion. She stated that things need to be discussed in a public manner for an open sharing of ideas. She also asked the Board to release the list of stakeholders.	Comments have been noted.
17	2/11/2021	Call received during 2/11/2021 Public Hearing	Christine Primomo of Coeymans called in and stated that a comprehensive plan should include robust participation from the community in order to be effective. She stated that there was minimal outreach and participation from the community. She recommended more community outreach through mailings and zoom meetings. She also stated that there should be more of an effort to educate the community on what a comp plan is and what it does. She stated that no one wants to see more industrial development in the Town and there is a lot of concern about the expansion that has happened since 2006. She feels that this has to have more attention and stated that the consultants should have provided online zoom meetings and multiple public meetings.	Comments have been noted.
18	2/11/2021	Call received during 2/11/2021 Public Hearing	Ted Smith of South Bethlehem called in and stated that he has been connected to Coeymans for 15 years as a teacher at RCS. He stated that he lives just over the line but shops and uses recreation in the Town and has ties to the community. He spoke of the proposed restricted exit for the Thruway into the industrial park and recommended trying for one for public use to encourage economic growth. He stated that he was concerned about the changes to the zoning rules and concerned that it opened the town to a potential incineration project. He asked the town board to promise to say no to an incineration project if it did materialize. He also stated his concerns with tire burning at Lafarge directly across from the school. He then urged Lafarge to listen to public opinion.	Comments have been noted.
19	2/11/2021	Call received during 2/11/2021 Public Hearing	Joe of Coeymans called to commend the board with the job they have done with the update of the comprehensive plan and asked why it has not been done since 2006. Joe then stated that the Town Board had done a nice job with cleaning up the RK property. He asked if the Town could work on a referendum on the next ballot for a consolidation of services and municipalities in order to save money and lower taxes. He asked if it could include a proposal to make the Town Supervisor a 4 year position from a 2 year position as 2 years was not enough time to get anything done.	Comments have been noted.

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20	2/11/2021	Call received during 2/11/2021 Public Hearing	Jackie Kalney of Coeymans called in and echoed Sara Pruiksmas's opinion that 3 minutes was not enough time to get to the heart of anything. She hoped that they could have a zoom call or a way to answer more questions face to face. She stated that she has not been able to complete reading the update. She stated that it would be helpful if they could answer everyone's questions as most callers had been cut off. She stated that the residents need to hear each other questions and answers and have discussion.	Comments have been noted.
21	2/11/2021	Call received during 2/11/2021 Public Hearing	Mike Robbins of Ravena called and thanked the Board members for their service. He stated that he likes the direction we are going in and feels it is proactive for this community. He stated that this is taking some of the liability off the Town. We already pay taxes to the State, he would like to see us start using our tax money better. He stated that looking at the median income here, we are not Delmar or a higher median area. He stated that he really appreciates the time they are investing in this.	Comments have been noted.
22	2/11/2021	Call received during 2/11/2021 Public Hearing	Jim called and stated that the Town Board is doing great. He stated that they have updated the plan, cleaned up the RK's property, doubled the public safety at no cost to the taxpayer by adding the sheriff substation and held the line on taxes with a 9% decrease while increasing the revenue by joining the village and town courts. He stated that they are making good on their promises and everything that they have talked about during their campaign and asked them to keep up the good work.	Comments have been noted.
23	2/11/2021	Call received during 2/11/2021 Public Hearing	Brian Kingman of Coeymans called and spoke about how the Town Board had helped to get Mid-Hudson cable and internet on Gedney Hill. He stated how important this has been during the pandemic. He stated that they are doing a wonderful job and there is a sense of community and forward thinking and thanked the Town Board for all they have done for them.	Comments have been noted.
24	2/25/2021	Call received during 2/25/2021 Public Hearing	<p>Town Clerk Rowzee asked if she could make some comments about the draft of the Comprehensive Plan Update. She then asked if the 12% vacant housing units was a high number or if there were statistics from the surrounding areas to compare it to. Supervisor McHugh stated that he did not know but that he felt it was high.</p> <p>Town Clerk Rowzee then stated that on pages 12 of the plan and 1 of Appendix A, it states that the Town is responsible for the installation and replacement of water lines. She then stated that back in 2017 there had been several discussions between the Town and Village over this issue because of the water line replacement scheduled to take place on Route 144 in the hamlet. She stated that it concluded with the Village of Ravena claiming ownership and taking responsibility for replacing the lines. She stated that she felt that this set the precedent that the Village pays for replacement, not the Town. Council member Baker stated that he remembered those discussions and that it may have to be removed from the plan. Town Clerk Rowzee stated that having that in the plan is a huge liability issue for the Town.</p> <p>At a point later in the meeting Village Trustee Nancy Warner called in to say that the Village had claimed ownership only for the purpose of applying for a \$400,000 grant to replace the lines and the duration of the project. She stated that it was a one-time thing.</p> <p>Council member Baker asked if the Village billed us to fix the lines. Town Clerk Rowzee stated that they did not.</p> <p>Council member Collins asked if ownership mattered after the lines were in. Town Clerk Rowzee stated that for replacement purposes it does. She stated that the November 9, 2017 meeting just states the following: <i>"Councilman Burns asked if there has been any progress on the water line project.</i> <i>Supervisor Crandall responded yes, The Village of Ravena has agreed to claim ownership."</i></p> <p>She also stated that this does not state that it was for the duration of the grant.</p> <p>Council member Baker stated that he did not feel that it was that big of a deal if we claim to own them.</p>	Comments have been noted.

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			<p>Town Clerk Rowzee stated that then we would then have to pay to replace them. She stated that this issue is not clearly stated in the 1982 Water Agreement with the Village and is one of the reasons why an update to the almost 40 year-old agreement has not been able to be agreed upon between the Town and Village.</p> <p>Town Clerk Rowzee also brought up that on page 29 the draft plan stated that the Town Board appointed the Deputy Town Clerk. She stated that according to the law, the Town Clerk appoints the Deputy Town Clerk.</p>	
25	2/25/2021	Call received during 2/25/2021 Public Hearing	<p>Yvonne Shackelton of Ravena called and spoke about the expansion of industry in the community. She stated that the Board had stated that there were no plans to increase the industrial footprint in the Town of Coeymans but only to develop the areas that are already there. In the Economic Development section of the comp plan it recommends that the Town balance the protection of the environment and public health with the expansion of industrial development. She stated that this seems to be contrary to not planning to expand your industrial area. She spoke of the potential impact to the health and comfort of people in the nearby residential areas and the potential impacts to the river. She stated that when she and her husband had purchased their house on Hillcrest Dr. twenty years ago they had a pristine view of across the Hudson. She stated that the view was a major selling point for them. Unfortunately due to the buildup of the Industrial Park and the port the view has become an industrial view. She spoke of the cranes and the large storage buildings and how they are highly visible to Hillcrest Dr. residents and that the areas were even well lit at night. She stated that when it comes time to sell their home they will not be able to tout the view as an asset to the property and it may even be a detriment to potential buyers. She stated that this is an unfortunate example of how industrial creep can have and has had a negative effect on residents and prospective residents. The aesthetics of industrial expansion create a less desirable place to live. She stated that it is too late for those who live on Hillcrest Dr. but hopefully they can serve as a cautionary tale to reinforce ED1 of the comp plan so that other residents are not affected in this way.</p> <p>Supervisor McHugh stated that they are not looking to make industrial zones any larger than they already are. He stated that there are industrial areas that are not yet filled out.</p>	<p>Comment has been noted.</p> <p>As indicated in the draft Comprehensive Plan Amendment in the Economic Development section on page 10, the plan recommends that “industrial development should be directed to existing industrial areas and maintain a substantial buffer from residential areas to maintain the character of existing neighborhoods.” Additionally, several recommendations I the Economic Development section note the importance of balancing industrial growth with environmental concerns. Related recommendations include:</p> <ul style="list-style-type: none"> • ED1: Encourage economic growth in existing industrial areas, the Coeymans Hamlet, Village of Ravena and commercial areas along Route 9W. • ED6: Balance the protection of the environment and public health with the expansion of industrial development. <p>Recommended Modification: Add additional language to the Economic Development section to indicate that additional industrial growth is intended only within existing industrial areas and that no expansion of industrial zoning districts is recommended.</p>
26	3/4/2021	Virtual Public Webinar 3/4/2021	<p>Bonnie Goldsmith called and noted that a good quality of life includes clean, air water and soil. She asked in terms of development of the waterfront and bringing in municipal waste, who benefits from that? She also noted that many community members are concerned about industrial development along the waterfront and about the potential of Lafarge bringing in municipal waste into the community. Community members are concerned about pollution of the air and water. She would like the Comprehensive Plan to include recommendations that any kind of development planned for the waterfront could take into account as a top priority the protection of the environment as opposed to the exploitation of the environment.</p>	<p>Comment has been noted.</p> <p>As indicated in the draft Comprehensive Plan Amendment in the Economic Development section on page 10, the plan recommends that “industrial development should be directed to existing industrial areas and maintain a substantial buffer from residential areas to maintain the character of existing neighborhoods.” Additionally, several recommendations I the Economic Development section note the importance of balancing industrial growth with environmental concerns. Related recommendations include:</p> <ul style="list-style-type: none"> • ED1: Encourage economic growth in existing industrial areas, the Coeymans Hamlet, Village of Ravena and commercial areas along Route 9W. • ED6: Balance the protection of the environment and public health with the expansion of industrial development. <p>Recommended Modification: Add additional language to the Economic Development section to indicate that additional industrial growth is intended only within</p>

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				existing industrial areas and that no expansion of industrial zoning districts is recommended.
27	3/4/2021	Virtual Public Webinar 3/4/2021	<p>Curt Devenitch called in and had several questions, including</p> <ul style="list-style-type: none"> • Are you able to provide information on the demographic representation of the stakeholders? • What efforts did you make to include people of color, low-income individuals and families, woman, and people form the Village, Coeymans Hamlet and Alcove? • Are you confident that you have enough community input to move forward? 	<p>Comments have been noted.</p> <p>A full summary of public engagement opportunities is described in the Public Engagement section beginning on page 4 of the plan. A summary of comments received through the online survey, stakeholder meetings and Town Board Workshops is also available in Appendix D, E, and F.</p>
28	3/4/2021	Virtual Public Webinar 3/4/2021	<p>Carol Waterman called in and noted that community members within and surrounding Coeymans are impacts by what happens in Coeymans when it comes to the environment. The Hudson River is a treasured resource and 96% of survey respondents want to protect natural areas. She also noted that economic development can improve quality of life but it can also reduce quality of life if balance is not struck. She ask how you balance industrialization with protection of the environment?</p>	<p>Comments have been noted.</p>
29	3/4/2021	Virtual Public Webinar 3/4/2021	<p>Sara Pruiksmas of Coeymans called and asked why mailers were not sent to Town residents and stated that mailers generate a higher public turnout. She felt that the Virtual Public Information Meeting was held too late in the process and is concerned that the visioning component of the process was inadequate. She also stated that it is not standard practice to withhold stakeholder information from the public.</p>	<p>Comments have been noted.</p>
30	3/4/2021	Virtual Public Webinar 3/4/2021	<p>Curt Devenitch called in and stated that he thought the plan does a good job at covering most of the things that are important to him about the Town. He wanted to know if the final Comprehensive Plan will include a prioritization of the recommendations. The prioritization of these items should have community input in determining prioritization.</p>	<p>Comments have been noted.</p>
31	3/4/2021	Virtual Public Webinar 3/4/2021	<p>An anonymous caller from across the river in Rensselaer County called in with concerns about pollution and emissions from Lafarge and wondered if any studies had been done on emissions from Lafarge and is those studies had been incorporated into the plan. She noted that industrial processes in Coeymans have a broader impact on the region.</p>	<p>Comments have been noted.</p>
32	3/4/2021	Virtual Public Webinar 3/4/2021	<p>Barbara Heinzen called and asked what the vision was behind the Comprehensive Plan. She felt that the plan reads as an advertisement for industry on the waterfront and if that's the case she does not approve. She asked if any studies had been done on the cumulative impacts of industry on the environment in Coeymans over the last 15 years. How can you call expansion on a limited area and is there going to be rezoning for additional industrial along the riverfront?</p>	<p>Comment has been noted.</p> <p>As indicated in the draft Comprehensive Plan Amendment in the Economic Development section on page 10, the plan recommends that "industrial development should be directed to existing industrial areas and maintain a substantial buffer from residential areas to maintain the character of existing neighborhoods." Additionally, several recommendations I the Economic Development section note the importance of balancing industrial growth with environmental concerns. Related recommendations include:</p> <ul style="list-style-type: none"> • ED1: Encourage economic growth in existing industrial areas, the Coeymans Hamlet, Village of Ravena and commercial areas along Route 9W. • ED6: Balance the protection of the environment and public health with the expansion of industrial development. <p>Recommended Modification:</p>

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				Add additional language to the Economic Development section to indicate that additional industrial growth is intended only within existing industrial areas and that no expansion of industrial zoning districts is recommended.
33	3/4/2021	Virtual Public Webinar 3/4/2021	Ellen Kozack called in and asked how is a limit on industrial growth kept to within existing areas when it has already happened with respect to pollution and emissions that are not contained in existing industrial areas. She feels that the plan does not address the concerns of many community members.	<p>Comment has been noted.</p> <p>As indicated in the draft Comprehensive Plan Amendment in the Economic Development section on page 10, the plan recommends that “industrial development should be directed to existing industrial areas and maintain a substantial buffer from residential areas to maintain the character of existing neighborhoods.” Additionally, several recommendations in the Economic Development section note the importance of balancing industrial growth with environmental concerns. Related recommendations include:</p> <ul style="list-style-type: none"> ED1: Encourage economic growth in existing industrial areas, the Coeymans Hamlet, Village of Ravena and commercial areas along Route 9W. ED6: Balance the protection of the environment and public health with the expansion of industrial development. <p>Recommended Modification: Add additional language to the Economic Development section to indicate that additional industrial growth is intended only within existing industrial areas and that no expansion of industrial zoning districts is recommended.</p>
34	3/4/2021	Virtual Public Webinar 3/4/2021	Bridget called and noted that the online survey response was not enough and did not present an accurate view of the community and stated that other outreach methods could have utilized. She stated that outreach was too limited. She also wondered if stakeholder meeting summaries are available. She also stated that she has three children and is concerned about industrialization and impacts to air and water.	<p>Comments have been noted.</p> <p>A full summary of public engagement opportunities is described in the Public Engagement section beginning on page 4 of the plan. A summary of comments received through the online survey, stakeholder meetings and Town Board Workshops is also available in Appendix D, E, and F.</p>
35	3/4/2021	Virtual Public Webinar 3/4/2021	Carol Waterman called in and stated that the Town no longer has a Clean Air Law and that Albany County has one. The Town Board invoked home rule and amended the law making the law useless.	Comments have been noted.
36	3/4/2021	Virtual Public Webinar 3/4/2021	Bonnie Goldsmith called in to ask how concerned citizens can ensure that Lafarge and the owner of the Port of Coeymans are not the primary beneficiaries of the expansion of the Port.	Comments have been noted.
37	3/4/2021	Virtual Public Webinar 3/4/2021	Cindy Rowzee called in and noted that in the plan 12% of residential units were vacant and asked if that was a high level of vacant residential units. She felt that this was a concerning amount of vacancies and felt it should be addressed more in the Comprehensive Plan and wondered if there were grants available to help homeowners and landlords.	Comments have been noted.

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38	3/4/2021	Virtual Public Webinar 3/4/2021	Brad Winne called in and wants to be sure the draft for the Town park in Coeymans Landing involves public input.	Comments have been noted.



APPENDIX I

VIRTUAL PUBLIC INFORMATION MEETING SUMMARY



TOWN OF COEYMANS COMPREHENSIVE PLAN UPDATE

MEETING SUMMARY

Purpose: Public Information Meeting

Date and Time: March 4, 2021, 6:30PM

Location: Meeting held virtually via Zoom Webinar

Participants: See Attached Participant List

Agenda Item	Discussion
<p>Welcome and Introductions</p>	<p>The purpose of the Public Information Meeting was to provide information about the draft Comprehensive Plan Amendment, including its preparation and key recommended actions and to answer questions and comments related to the content of the draft plan amendment or questions about the planning process. The event included an overview presentation by the Town’s consultant team, followed by a question-and-answer session focused on the comprehensive planning process. Community members were encouraged to review the draft which was made available on the Town website at www.coeymans.org as well as the project website at www.plancoeymans.com.</p> <p>The Town of Coeymans initiated an update to its 2006 Comprehensive Plan to reflect the needs of today and identify a direction for the future. The Comprehensive Plan amendment will create a framework for the future of the Town related to a range of topic areas, including land use, economic development, infrastructure, transportation, government administration and the environment. The Town Board has hosted a variety of public outreach and engagement activities throughout the preparation of the document, including the creation of a website devoted specifically to the effort, a community survey, socially distanced in-person information pop-up tables at key community events, and a series of updates and discussions at Town Board meetings. Additionally, the Town Board has scheduled and opened a formal public hearing to gather public feedback.</p> <p>The planning process is being guided by the Coeymans Town Board and facilitated by a consultant team led by M.J. Engineering and Land Surveying, P.C. (MJ) of Clifton Park.</p>

	<p>The Public Information Meeting was publicized through a variety of methods, including a press release, digital flyers, the Town’s website and social media and the project website at www.plancoeymans.com.</p> <p>Due to the ongoing COVID-19 pandemic, the Public Information Meeting was held virtually via Zoom webinar. Registration for the event was required and participants could register via the project website. Approximately 60 members of the public registered for the event and a total of 40 people participated. A list of registrants and participants is attached at the end of this summary and is also available on the project website at www.plancoeymans.com/public-engagement-opportunities.</p> <p>The following items were included on the meeting agenda:</p> <ul style="list-style-type: none"> • Welcome & Introductions • Webinar “How To” • Participant Polls • Project Overview • Draft Plan Amendment Overview • Next Steps • Questions and Answers <p>Project Team Members Present:</p> <ul style="list-style-type: none"> • Jaclyn Hakes, AICP, Project Manager, MJ Engineering • Andrew Gillcrist, Planner, MJ Engineering
<p>Webinar “How To”</p>	<p>Ms. Hakes provided an overview of how the webinar would function and how attendees could participate and leave comments. A summary of how participants could participate is presented below:</p> <ul style="list-style-type: none"> • There were several interactive polls during the presentation and participants were encouraged to participate. • A Q&A session was held at the end of the presentation to answer questions about the project <ul style="list-style-type: none"> ○ To post a question, participants could utilize the “Q & A” function in their Zoom Webinar panel ○ Participants could also speak to the project team utilizing the “Raise Hand’ feature. The project team answered questions and received comments based on the order in which hands were raised. <ul style="list-style-type: none"> ▪ If on a telephone, participants could dial *9 to raise their hand and *6 to mute/unmute • Following the webinar, additional written comments could be submitted to the project email at: PlanCoeymans@gmail.com or townclerk@coeymans.org

<p style="text-align: center;">Participant Polls</p>	<p>During the presentation, several interactive participant polls were conducted to find out who was joining the event, if they had reviewed the draft Plan Amendment and which topic areas of the plan were most important to the group. A summary of poll results follows.</p> <p>Question 1: Who is joining us this evening? (select all that apply)</p> <ol style="list-style-type: none"> 1. Resident – 71% 2. Property Owner – 74% 3. Business Owner (in Town) – 9% 4. Student – 0% 5. Visitor – 6% 6. Other – 21% <p>Question 2: How did you find out about the Public Information Meeting? (select all that apply)</p> <ol style="list-style-type: none"> 1. Social Media – 61% 2. Town website – 21% 3. Project website (plancoeymans.com) – 12% 4. Word of mouth – 52% 5. Other – 24% <p>Question 3: Have you had the opportunity to review the Draft Comprehensive Plan Amendment?</p> <ol style="list-style-type: none"> 1. Yes – 50% 2. No – 13% 3. Some parts – 37% <p>Question 4: Which topic area of the plan amendment are you most interested in? (Select all that apply)</p> <ol style="list-style-type: none"> 1. Economic Development – 75% 2. Infrastructure – 46% 3. Transportation – 32% 4. Natural Resources and Agriculture – 68% 5. Land Use and Zoning – 79% 6. Government Administration and Policies – 50%
<p style="text-align: center;">Project Overview</p>	<p>In the next part of the presentation, Ms. Hakes (MJ) provided an overview of the project starting with an explanation of the purpose of a Comprehensive Plan and an overview of the tasks associated with this effort. Following is a summary of topics discussed in the Project Overview.</p> <p>What is a Comprehensive Plan?</p> <ul style="list-style-type: none"> • According to NYS Town Law – Article 16 §272-A: "town comprehensive plan" means the materials, written and/or graphic, including but not limited to maps, charts, studies, resolutions, reports and other descriptive material that identify the goals, objectives, principles,

guidelines, policies, standards, devices and instruments for the immediate and long-range protection, enhancement, growth and development of the town located outside the limits of any incorporated village or city.

- A comprehensive plan is a blueprint for the future of a community; broad in nature; and addresses community-wide topics
- A comprehensive plan is not
 - Zoning
 - Parcel specific
 - A venue to address individual projects under review or in the review pipeline
- While a comprehensive plan is not zoning, the Town's zoning code must be consistent with the vision outlined in the plan

Determining When to Update

- Elapsed Time: 5 years generally
- A community may need to update their comprehensive plan based on changes in:
 - Demographics
 - Municipal budgets
 - Economic Conditions
 - Society changes (technology)
 - Infrastructure challenges
 - Single issue/focused plans completed
- Land Use:
 - Are patterns in balance?
 - Meet resident expectations & needs?
- Zoning:
 - Requests for variances or zone changes?

Coeymans Comprehensive Plan Amendment Overview

- The Town's existing Comprehensive Plan was adopted in 2006
- The Town initiated a targeted update to the 2006 plan in July 2020
- The existing plan will continue to serve as the guiding document for the Town
- The targeted update serves as an amendment to the existing plan

Project Tasks

- Task 1: Project Coordination
- Task 2: Existing Conditions Supplement
- Task 3: Public Engagement
- Task 4: Comprehensive Plan Report Card
- Task 5: Targeted Comprehensive Plan Amendments

Public Engagement

The project included a number of public engagement formats to inform the public about the project and to gather input to help shape the plan. Engagement included:

- Project Website
- Social Media Outreach
- Online Community Survey
- Public Visioning Pop-Ups
 - Farmer's Market
 - Riverfest
- Town Board Updates
- Stakeholder Group Meetings

Several public engagement events and opportunities were conducted and included:

- **Farmer's Market Pop-up Table**
 - August 5, 2020
- **Riverfest Pop-up Table**
 - September 12, 2020
- **Online Community Survey**
 - Live August – September 2020
- **Public Hearing**
 - Opened: January 28, 2021
 - Closed: March 11, 2021
- **Public Information Meeting**
 - March 4, 2021

Stakeholder Meetings

Stakeholder Group Meetings were also held during the planning process to identify challenges and opportunities in Town based on specific topic areas. Stakeholders were identified by the Town and included property owners, business owners, Town staff, regional partners and community leaders. These meetings were intended to be small group discussions with people that have particular knowledge or expertise in a specific topic area to focus on specific issues and opportunities in the Town.

Topic based stakeholder meetings were held in August and September 2020 and included the following topic-based groups:

- Infrastructure, Mobility and Transportation
- Economic Growth, Land Development and Business
- Open Space, Recreation, Agriculture and Environment
- Education, History and Culture
- Health, Community Services and Emergency Services

<p>Draft Plan Amendment Overview</p>	<p>The next section of the presentation included an overview of the development of the draft plan amendment and an overview of the recommended actions from each section of the plan.</p> <p>The development of the plan amendment began with a review of existing conditions in the Town. Much of this work occurred prior to the consultant team’s work and included the Comprehensive Plan Update Preparation Report (Preparation Report) and Natural Resources Inventory (NRI). The Preparation Report report was completed in March 2020 by the Capital District Regional Planning Commission and included key demographic and socioeconomic information for the Town. The NRI was completed in July 2019 and provided existing conditions information about the environmental resources of the Town. These documents were reviewed and utilized to help inform the development of the draft plan amendment.</p> <p>To build on the work already completed, the consultant team engaged in a supplemental existing conditions report that included an investigation of sewer and water infrastructure in Town to identify areas of concern or improvement to be addressed in the plan.</p> <p>The development of the plan also included a review of the existing 2006 Comprehensive Plan to identify which recommendations of the plan were implemented, which recommendations have not been implemented, and which recommendations may still be relevant today. To assist with this effort, the Town Board engaged in a Report Card Exercise to identify which areas of the existing plan had been implemented or not and which recommendations were still relevant. The outcome of this exercise was a listing of potential topic areas to address in the Comprehensive Plan Amendment.</p> <p>Finally, the plan development included input from the Town Board and the public through public engagement efforts to help identify needs and opportunities in Town, which helped to shape the recommendations and topic areas identified in the plan amendment.</p> <p>The Plan Amendment Sections include the following:</p> <ul style="list-style-type: none">• Introduction• Targeted Update Areas• Implementation• Appendices
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The Plan Amendment included a series of Appendices to support the plan. Those Appendices include:

- **Appendix A** – Existing Conditions Supplement
- **Appendix B** – Comprehensive Plan Update Preparation Report (CDRPC)
- **Appendix C** – Potential Topic Areas for Comprehensive Plan Update
- **Appendix D** – Online Community Survey Summary
- **Appendix E** – Stakeholder Meeting Summaries
- **Appendix F** – Town Board Workshop Summaries

A description of each section of the Plan Amendment follows:

Introduction

- Project Overview
- The Planning Process
- Existing Conditions
- Community Snapshot
- Public Engagement
- Regional Context

Targeted Amendment Areas

The topic areas of the targeted amendment were established based on input from the public, Town Board, stakeholders, a review of existing conditions and a review of past planning initiatives. The Targeted topic areas include:

- Economic Development
- Infrastructure
- Transportation
- Natural Resources and Agriculture
- Land Use and Zoning
- Government Administration and Policies

Following is a list of each target area and key recommendations included in the Plan.

- **Economic Development**
 - **ED1.** Encourage economic growth in existing industrial areas, the Coeymans Hamlet, Village of Ravena and commercial areas along Route 9W.
 - **ED2.** Collaborate with the Ravena-Coeymans-Selkirk Community Business Association and the Village of Ravena to develop a branding and marketing strategy to promote small businesses and offerings in the Town and Village.
 - **ED3.** Support economic development in the Town of Coeymans by fostering a healthy business environment and

	<p>promoting the development and growth of new and established businesses.</p> <ul style="list-style-type: none">○ ED4. Encourage property owners and business owners to invest and improve the aesthetic appeal of their properties.○ ED5. Explore opportunities for grants to support small businesses, including the New York Main Street Program, Community Development Block Grants and Empire State Development grants.○ ED6. Balance the protection of the environment and public health with the expansion of industrial development. <ul style="list-style-type: none">● Infrastructure<ul style="list-style-type: none">○ I1. Continue to maintain and upgrade existing sewer system and wastewater treatment plant as needed.○ I2. Explore opportunities for appropriate expansion of the water and wastewater systems in Town.○ I3. Pursue funding opportunities, including state and federal infrastructure grants○ I4. Continue to coordinate with the Village of Ravena on maintenance and potential expansion of water infrastructure.○ I5. Investigate the feasibility of establishing a metering system for water and wastewater in residences.○ I6. Investigate areas of Town that are underserved by broadband and ensure internet connectivity Town-wide.● Transportation<ul style="list-style-type: none">○ T1. Consider the adoption of a Complete Streets policy to be more inclusive of all modes of transportation and people of all abilities.○ T2. Explore the feasibility of a dedicated off-ramp from I-87 to the Coeymans Industrial Park. This will require coordination with NYSDOT, NY Thruway Authority, the Town and other entities.○ T3. Explore opportunities to reduce or divert truck traffic through the Town and Village or reduce impacts of truck traffic.● Natural Resources and Agriculture<ul style="list-style-type: none">○ NR1. Consider the development of an Open Space, Recreation and Trails Plan to ensure that future parks are developed and programmed in a manner consistent with resident needs and desires.
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	<ul style="list-style-type: none"> ○ NR2. Continue to provide special events at parks like Coeyemans Landing Park and Joralemon Park to attract visitors and for the enjoyment of residents. ○ NR3. Continue to support coordinated youth programs and activities between the Town, Village and School District. ○ NR4. Explore the development of additional recreational amenities at the Town’s various riverfront and lakefront areas. ○ NR5. Consider tools to protect the Town’s environmentally sensitive lands identified in the Natural Resources Inventory in order to protect them from adverse impacts that development may have on land, air, water quality, natural habitats, unique land formations and public health, welfare, and safety. ○ NR6. Protect the Town’s water bodies and lands that serve as important natural drainage channels, provide drinking water, and function as wildlife habitat and groundwater recharge areas. ○ NR7. Consider the protection of lands and scenic resources that contribute to the Town’s unique character and scenic vistas. This may include the expansion of parks, development of additional trails and protection of agricultural lands and open space through a voluntary conservation easement program. ○ NR8. Strive to become a community resilient to climate risks to ensure environmental and economic sustainability through community educational activities. <ul style="list-style-type: none"> ● Land Use and Zoning <ul style="list-style-type: none"> ○ LZ1. Update the zoning code to reflect the current needs of the community and for consistency with the Comprehensive Plan Update. Possible updates may include revising definitions and evaluating the zoning code for consistency with New York State Town Law. ○ LZ2. Coordinate with the Village of Ravena to ensure compatibility of land uses and zoning districts with any subsequent zoning code updates. ○ LZ3. Ensure a balance of industrial and residential areas of Town to protect and enhance community character. Industrial development should be focused in existing industrial areas and buffered from existing neighborhoods. ○ LZ4. Continue enforcing existing land use regulations. ○ LZ5. Consider adopting a Vacant Building Registry. ○ LZ6. Foster the development of pro-active neighborhood associations that can work together to implement positive changes in the Town’s neighborhoods.
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	<ul style="list-style-type: none"> ○ LZ7. Explore the implementation of a Town-wide Housing Rehabilitation Program. ○ LZ8. Work with local and state partners to identify and combat zombie properties. <ul style="list-style-type: none"> ● Government Administration and Policies <ul style="list-style-type: none"> ○ GA1. Develop an Application Checklist that includes requirements for site plan, subdivision, variance and SEQR review to help streamline the development review process and improve efficiency for the Town and applicants. ○ GA2. Promote and encourage intermunicipal cooperation and communication with the Village of Ravenna. ○ GA3. Explore the feasibility of a consolidation of the Town and Village of Ravenna. ○ GA4. Continue to provide a high quality of public services for the safety, and comfort of residents and business owners in the Town. ○ GA5. Continue to maintain public infrastructure, including water and sewer and other resources and services that meet the needs of current and future residents. ○ GA6. Explore additional opportunities for shared services with adjacent municipalities to share the cost of certain community services. ○ GA7. Explore opportunities to construct a new Town Hall, public safety building and Town Court or relocate to a larger space to increase efficiency of local government functions and better serve the community. <p>Implementation</p> <ul style="list-style-type: none"> ● This section describes the process for implementing the Comprehensive Plan <ul style="list-style-type: none"> ○ First step is to evaluate zoning to ensure alignment with plan ● Implementation matrix <ul style="list-style-type: none"> ○ Guide for determining short-term, mid-term and long-term actions ○ Identification of potential project lead and partners ○ Potential funding sources ○ Status column to track and review progress
<p>Next Steps</p>	<ul style="list-style-type: none"> ● Public Hearing Remains Open: March 11th ● After Close of Public Hearing: <ul style="list-style-type: none"> ○ Town Board to consider public comments ● Revisions to draft amendment based on public feedback and Town Board direction

	<ul style="list-style-type: none"> • Town Board to consider adoption of plan amendment (SEQR, Vote)
<p style="text-align: center;">Question and Answer</p>	<p>After the presentation, participants had an opportunity to ask questions and leave comments utilizing the Raise Hand feature in Zoom to ask questions directly or by using the Q&A function to leave written questions or comments. Participants were also encouraged to email any additional comments to the Town Clerk at townclerk@coeymans.org following the webinar.</p> <p>The purpose of the question and answer session was to gather feedback on the content of the Comprehensive Plan Amendment and answer questions related to the plan development process.</p> <p>A summary of questions and comments follows for those that spoke during the webinar. A full list of written questions and comments is attached. The list of questions and comments and a full recoding of the meeting with project team responses are also available online at www.plancoeymans.com/public-engagement-opportunities.</p> <p>Questions/Comments:</p> <ul style="list-style-type: none"> • In terms of development of the waterfront and plans to bring in municipal waste, who benefits? • Many residents are concerned about what the Town and Carver Companies are planning along the waterfront and also concerned about pollution of air and water. Need to protect the Hudson River. Any development planned along the waterfront should take into account as a priority the protection of the environment instead of the exploitation of the environment • Concern raised about how to find out about which stakeholders were invited to participate in stakeholder meetings and inclusivity of members of the public involved • Concerns raised about there not being enough public input gathered through the public engagement process • What happens in Coeymans affects more than just Town residents. All Albany County residents are affected, particularly with regards to air and water quality. Concerns raised about pollution related to tire and waste burning and their impacts on water and air quality. How to balance industrialization with natural resources and public health? • Concerns raised that paper mailers were not sent to individual residents about the Public Information Meeting. Concerns were also raised that public engagement efforts did not yield enough participation via the information pop-up tables given the COVID-19 situation • The informational meeting is occurring too late in the process

	<ul style="list-style-type: none"> • How does the Town Board prioritize the recommendations of the plan? The public should have a say in the prioritization of the recommendations • Could have been more involvement of the community to pull together the plan • Concern raised about industrial practices and their impact on neighboring communities and ensuring that industrial users are following environmental regulations • Concern raised that plan over emphasizes industrial expansion and if environmental studies have been done to measure the impact of industrial expansion • Concern raised about how the plan addresses potential toxic emissions from industrial development and industrial processes • Concern raised that local air emissions law was weakened to prioritize industrial users • Concern that public outreach was too limited • Concerns raised regarding the Town's local Clean Air Law • Concern raised that 12% vacant housing units seems high. How to better address vacant housing units in the Comp Plan • Concern raised about Coeymans Landing Master Plan and making sure there is public involvement • Village and Town need to collaborate more particularly with grants like the New York Main Street Grant Program
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This meeting summary conveys our understanding of the items discussed. Please forward any additions, corrections and/or questions to my attention.

Submitted by:
Andrew Gillcrist

cc: Project File, Town Board

**Attachment 1:
Attendee Report**

Attendee Report		
Attended	First Name	Last Name
Yes	Joy	Iafallo
Yes	Russell	Kalney
No	Sarah	Hafensteiner
Yes	Cindy	Rowzee
Yes	Melanie	Lekocevic
No	Kristen	Geoghegan
Yes	Josephine	O'Connor
Yes	Bonnie	Goldsmith
Yes	Lena	Hitchcock
Yes	Lena	Hitchcock
Yes	starr	ross
No	Judith	Felsten
Yes	Joseph	Boehlke
Yes	Carlo	de Oliveira
No	Cindy	Giammattei
Yes	Candace	Mchugh
No	Anastasia	Onorata
Yes	Wendy	Williams
Yes	Carol	McDonald
No	Frances	Lobdell
Yes	Marisa	Tutay
Yes	Carol	Waterman
Yes	Raymond	Kottke
No	James	Schwarzwalder
Yes	Peter	Thomas
Yes	Danielle	Northrup
No	Wanda	Whitney
Yes	Sara	Pruiksma
Yes	amy	briamonte
Yes	Linda	Muller
Yes	Jackie	Kalney
No	Michael	Rizzo
Yes	Audrey	Troy
Yes	Ellen	Kozak
Yes	Steven	Doggette
Yes	Curt	Devenitch
Yes	Barbara	Heinzen
Yes	Yvonne	Shackelton
Yes	Cindy	Tracey
No	virginia	pearson
Yes	Mary Theresa	Julien
Yes	Roberta	Jeracka
Yes	Rose	Carman
Yes	Rose	Carman
No	Renee	Devenitch
Yes	ERIC	COPLAND
Yes	Christine	Primomo
Yes	Christine	Primomo
No	Crystal	Langdon
Yes	Bridget	Engelhardt
Yes	Bridget	Engelhardt
Yes	Bridget	Engelhardt
Yes	Jennifer	Fisk-Jaskolka
Yes	Rebecca	Flach
No	Sonja	Stark
Yes	Audry	June
Yes	jo-ann	
Yes	jo-ann	
Yes	Richard Jr.	Connell
Yes	Brad	Winne
Yes	Brad	Winne

**Attachment 2:
Q&A Written Questions**

Question Report	
1	How many people are on this webinar please
2	can we have a list of participants please?
3	What happens when the amendments contradict the original Comp Plan?
4	Regarding public engagement: did MJ advise the Town to send a mailer, like surrounding communities did?
5	Many people are not on Facebook- if we wanted real community engagement wouldn't we want to send a flier to all residents about these opportunities?
6	How were stakeholders selected?
7	There was 8 different stakeholder meetings? Did I hear that right?
8	How many people are attending this meeting?
9	River towns north and south of Albany are benefiting from revitalization but Ravena is not. How will waterfront revitalization for CITIZENS not industry be prioritized so that we too can benefit from upstate river town revitalization?
10	I do wonder: is 2020/2021 the right year to do this when there is limited public engagement due to a pandemic or should this be put off until real community engagement can occur and all voices be heard? The rush seems by design.
11	is 13% of land zoned Industrial in a town of 50 square miles, 7400 residents, considered large, small or average?
12	The comment that was made that the Town Board only has to hold one public hearing is not accurate. The Town Law states that it is essential to the designing of a Comp Plan to have participation of citizens in an open and flexible process. Section 272-A(6) specifically says that the "Town Board shall hold one or more public hearing ... if it deems necessary to assure full opportunity for citizen participation in the preparation of the plan.
13	Why is the disabled please?
14	Please enable chat.
15	Please do not distribute my email address.
16	I am not a resident of Coeymans. May I submit comments or questions to the town clerk ?
17	How were participants chosen for the stakeholder meetings?
18	Consider the I-87 off ramp for all vehicles.
19	Why is the Board not here?
20	Is this being recorded and being made available to view later?
21	When exploring and stating on a comp plan a goal that they are moving toward which effects the village, consolidation, how can that be stated without input from the village officials?
22	The Alcove Reservoir is a prominent feature in the rural western part of the town. Have you approached the City of Albany about allowing some access to this great resource?
23	Question is ... The Stakeholders invited to participate in the Comp Plan discussion does not represent a diverse segment of Coeymans residents. Rather, the great majority of them appear to be people who stand to benefit from more industrial expansion. How were these Stakeholders selected? Why other stakeholders such as teachers, parents, historians, environmentalists, individuals involved in the 2006 Comp Plan, were not invited to participate in the Comp Plan discussion?
24	These were the land use goals of 2006 plan. How compatible are these goals with the economic development ambitions for more industry along rte 144 and the riverfront? "Goal #1: Preserve and enhance Coeymans existing rural, small town character Goal #2: Encourage future development that minimizes negative impacts on natural resources Goal #3: Protect the community's visual character and aesthetics, especially along corridors and at prominent gateways."
25	Who represented the Coeymans Landing Neighborhood?
26	Do you realize that the 'stakeholders' list was not inclusive at all. The list had to be foiled.
27	How many people were part of the popup meetings? How much time did you spend with them?
28	So if you didn't go to buy veggies to the Farmers' Market, during a pandemic, you didn't get to chime in?
29	Not a question, but a comment. As a resident of the town, one of the most attractive features of living here is the greenspace. My family relocated from out of area and found the connection to the Hudson River and local views most attractive. The increase of industrialization is concerning. I hope this plan ensures that no further expansion of industry through zoning changes can occur.
30	You said that you are unfamiliar with the issue of municipal waste in our community - is that in fact true? If so, it is something you have to ask the town board to bring you up to speed on. It is a polarizing issue here and one that you need to be aware of.
31	Need to utilize Ravena water over Martins Hill. Ravena has the ability to request from Albany far more supply than they are using. Wastewater lines should be installed at the same time.
32	Why are there people on here speaking about Clean Air Law? This is about the Comprehensive plan for the Town of Coeymans...quite frankly a Comprehensive plan doesn't require people outside the town to be present. In addition I would like to see evidence of Carver companies bringing in municipal waste? This is not a Clean Air Law meeting people it's a Comprehensive plan for the residents of the town of Coeymans
33	If MJ engineering knew that the Stakeholders invited to participate in the Comp Plan discussions are not representative of the community, would you recommend that the process begins anew so that we can ensure the the community as a whole is involved in this proposed plan or amendment to the Comp Plan?
34	How do you describe the "area where industry already exists?" Is that current industrial zones?
35	What are the plans for improving infrastructure for water and sewer in the town?
36	How are we regulating industrial growth at the Port.
37	From an engineering standpoint is there any way to hide large industrial areas from view for those that live up hill from them? One of the major issues I have heard from people is how their view is no longer a benefit of where they live and it will only increase with additional buildings in the Industrial Park.
38	Oh, yes, they went under contract on May 15 when Covid was in full force. It's by design. And, I bet the other communities are being much more proactive in getting community input.
39	How many public hearings have there been on this comprehensive plan, or has there been a public comment period allowed for interested parties to comment.
40	How is a limit on industrial development kept to within existing areas with respect to toxic emissions from the burning of tires and other imported waste. These "limits" as identified in the draft comprehensive plan do not address industrial developments that result in toxic emissions into the air, especially when these emissions are located beside a public school.
41	We need to have an objective Environmental Impact Study that looks at the Cumulative IMpact of industrial development on the Hudson River. I am told this usually gets done at the time of a comp plan. Was a GEIS considered during this process?
42	I would like to suggest that the Comp Plan define what Balance is, and how balance will be kept between Industrial and Residential neighborhoods. Especially since industry is currently 13% of current land use, just under half the residential land use - I think it is especially important to define this. Does the Town Board believe balance is 50/50?
43	But we want to talk to each other.
44	This is not a stakeholder meeting - this is not a visioning exercise and should not be accepted as such.
45	It is legal for us to see the full participant list. Please post it. It is part of the Open Hearings Law.
46	After March 11, based on the feedback received from emails to the town, comments at public hearings, is MJDesigns planning on revising the comp plan amendments before the board votes on the approval of the plan?
47	Clearly there is a tremendous amount of interest in this draft comp. plan. At this time, at this meeting, we have heard that there are an enormous number of stakeholders who feel insufficiently heard. Is it possible to extend this process so that our communities can participate more fully than has been allowed for up to this point?
48	You do realize, as lovely as the Booths are - they do not live in Coeymans. So no residents of the Hamlet were included.
49	truck traffic is a huge problem for us. expanding the amount of industry in the industrial zoned districts will expand the amount of trucks coming in and out of the town. how is this going to be addressed in the Comp plan? a dedicated exit from the thruway is years away if ever. what sort of industry will be allowed moving forward.
50	Who from the hamlet was involved in creating the draft of "improvements" for the Coeymans Landing Town Park? Was anyone in the surrounding area contacted for ideas or recommendations?

51	<p>Thank you for your time tonight. My concerns have been mentioned by others, but I feel it's important to also share my concerns.</p> <ol style="list-style-type: none"> 1. Online survey-With only 2% of community members responding, that's limited feedback at best. I agree with others that have asked why other methods of communication were not used. 2. Stakeholders-As a pretty involved community member, I was not aware of the process for looking for folks to be part of this process. This should have been a more transparent and widespread endeavor. 3. Industrialization-I share the concerns of others about this <p>*Are the meeting minutes/notes for each of the stakeholder meetings that were held this summer be published?</p> <p>I agree that the community needs more time to share their thoughts.</p> <p>Thanks</p>
52	<p>You dismissed my question saying it has already been addressed. but it has NOT been addressed. Respectfully, please read this fully.</p> <p>How is a limit on industrial development kept to within existing areas with respect to toxic emissions from the burning of tires and other imported waste. These "limits" as identified in the draft comprehensive plan do not address industrial developments that result in toxic emissions into the air, especially when these emissions are located beside a public school.</p>
53	Audrey Troye is referring to the gutting of the Clean Air Law such that LaFarge et al can burn tires and other waste.
54	This is more time and discussion then the Board has given us. No wonder they didn't want to be here!
55	Many people are only learning about the comp plan for the first time. Can we re-open the process of consultation please?
56	Why did the board choose your firm over others in the area
57	Who from the hamlet was involved in creating the draft of "improvements" for the Coeymans Landing Town Park? Was anyone in the surrounding area contacted for ideas or recommendations?
58	This consultation should be a process of dialogue, not submitting comments. As a community we need a conversation with each other. I don't think your process has allowed for that.
59	The children of the town need better playgrounds. I know this seems trivial, but nice playgrounds are a huge draw for families.
60	Brad Winne (You): Who from the hamlet was involved in creating the draft of "improvements" for the Coeymans Landing Town Park? Was anyone in the surrounding area contacted for ideas or recommendations?
61	If Jackie and Andrew would like to address Bonnie's question asking "what if the current Board is in the pocket of LaFarge and the owner of The Port of Coeymans", what can residents do to address this?
62	Yes, to echo Brad - residents NEED to be involved in the redesign of the Coeymans Landing Park
63	Early last year the Town of Coeymans year passed a Clean Air Law protecting our air from toxic pollution. Albany County passed an additional and significant comprehensive Clean Air Law. Then Coeymans nullified our Local Clean air Law lto allow for the type of toxic emissions that will result from the burning of tires at Lafarge Holcim. Can you address how residents will be protected from air pollution given the sequence of these actions
64	NYS Main Stree Program page 10
65	In other words, how to avoid "conflict of interest"?
66	MJ Engineering thank you for your patience and willingness to answer all questions even those that have nothing to do with the comprehensive plan. you have gone above and beyond.