

# 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%

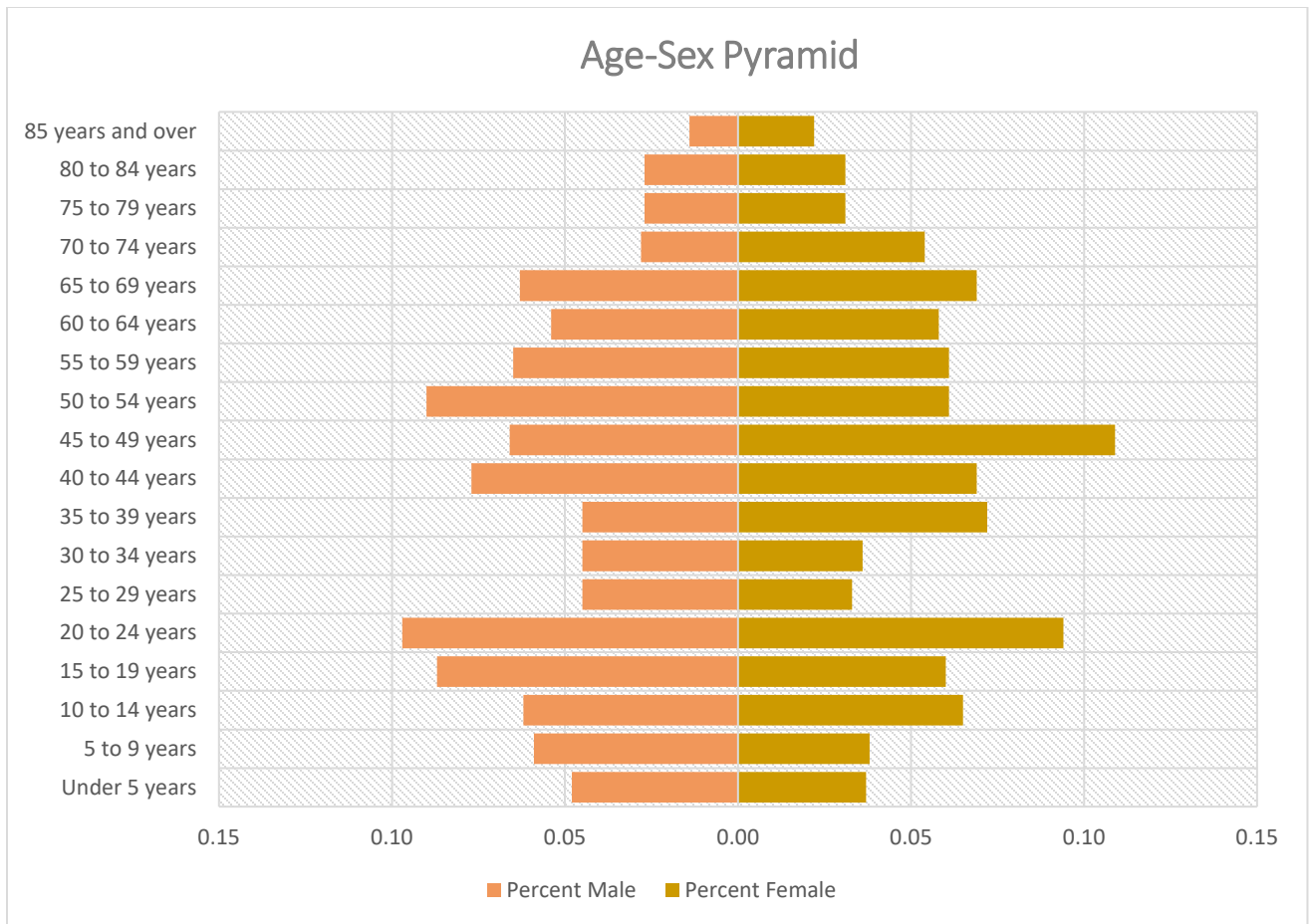
Sources: Community profile (CDRPC) & American FactFinder (U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates)

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

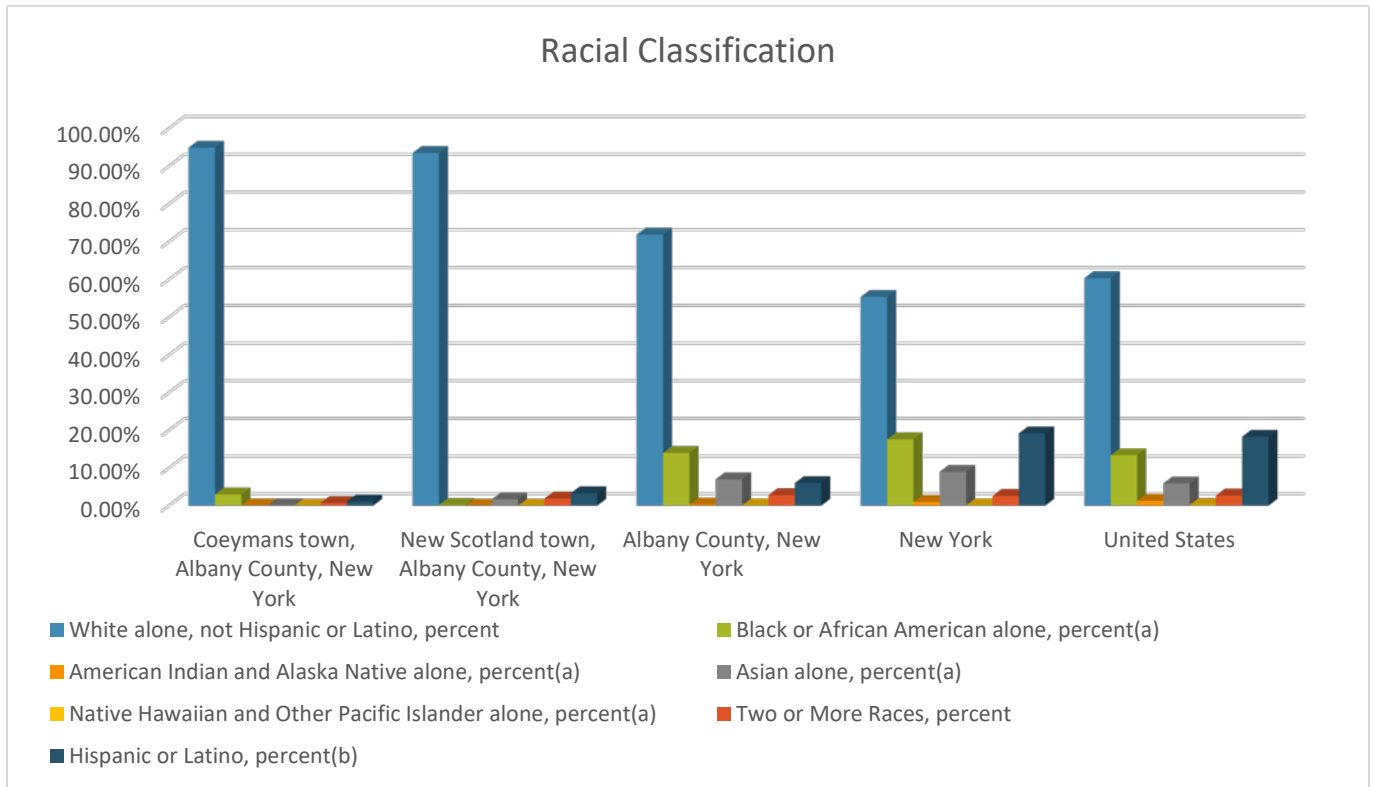




Source: American FactFinder (U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates)

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.

<b>Housing</b>	<b>Town of Coeymans</b>	<b>Town of New Scotland</b>	<b>Albany County</b>	<b>New York</b>	<b>United States</b>
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

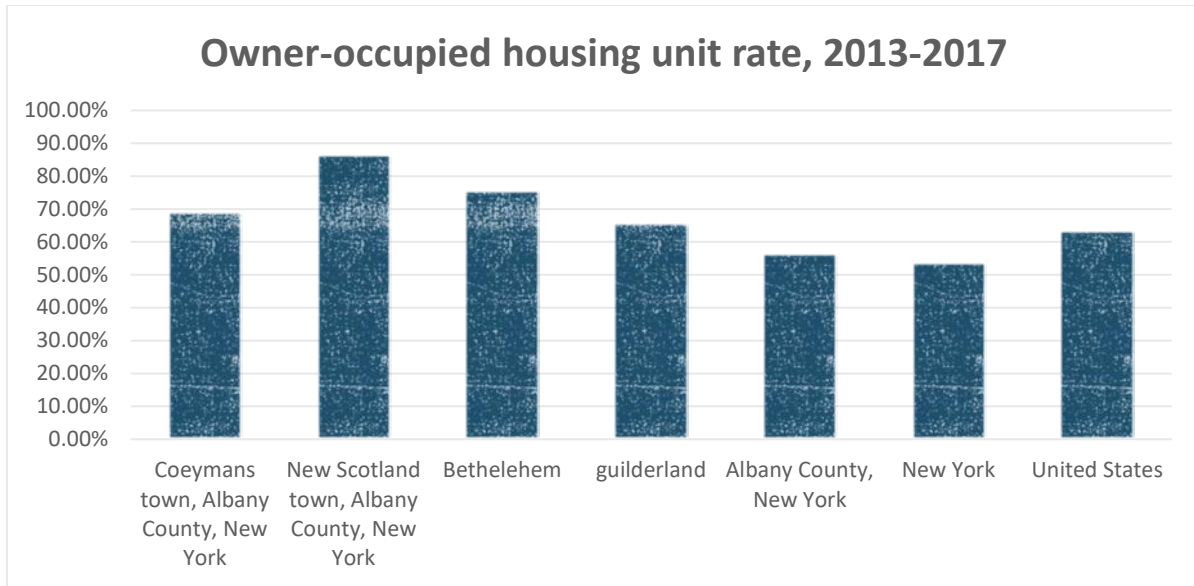
Source: American FactFinder, Community Profile (CDRPC), Building permit data (CDRPC),

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.

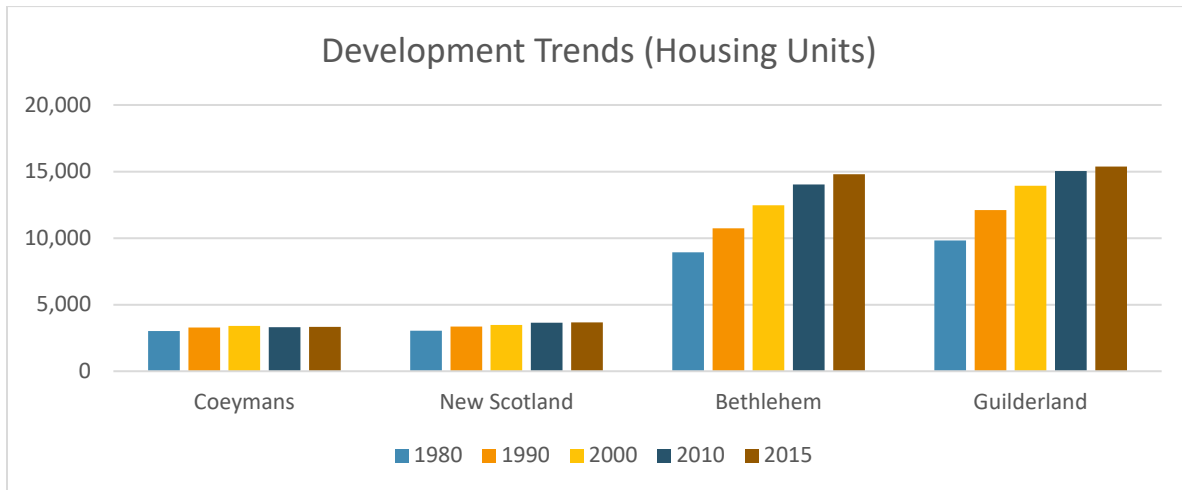
The Town of Coeymans has an estimated 69.3% owner-occupied housing units (2,117 units), and 31.7% renter occupied housing units (936). This signifies that Coeymans has a similar house occupancy trends to towns like Bethlehem (75.8%), Guilderland (65.8%) and, New Scotland (86.7%) of estimated owner house 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.

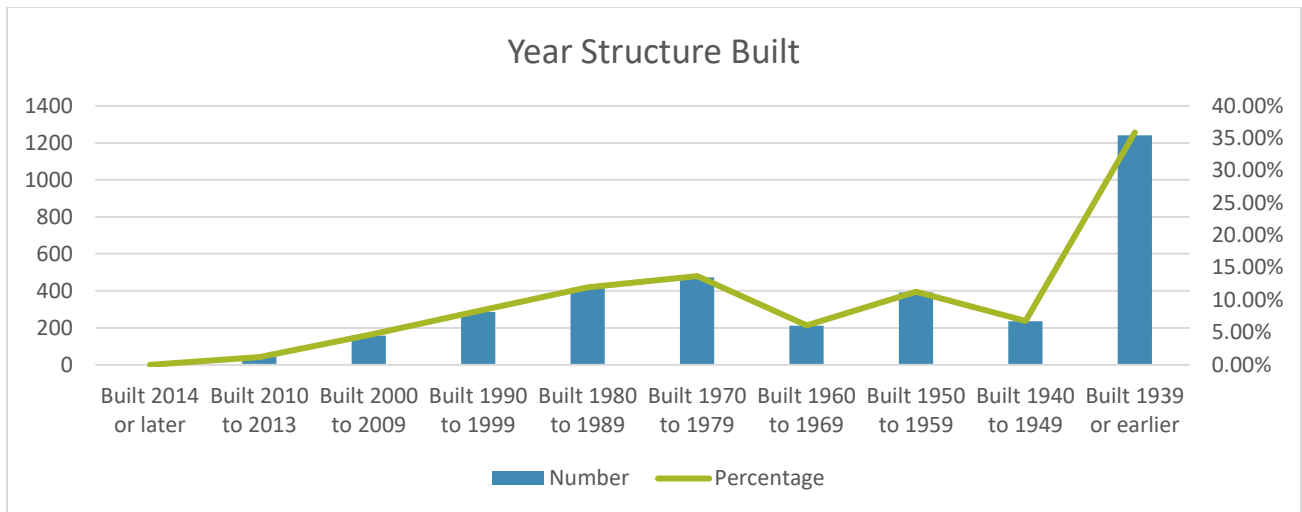


Source: American FactFinder (U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates)



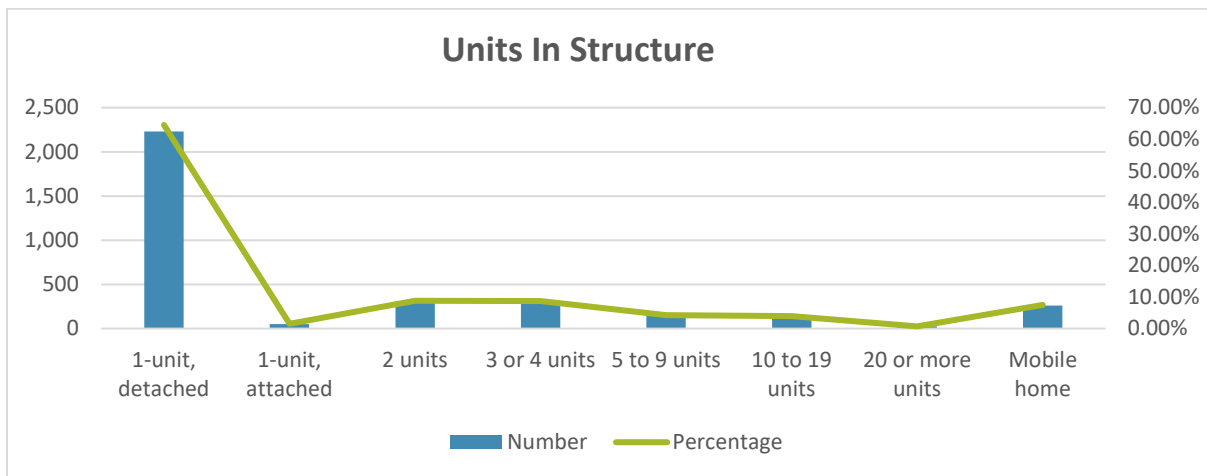
Source: American FactFinder (U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates)

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.



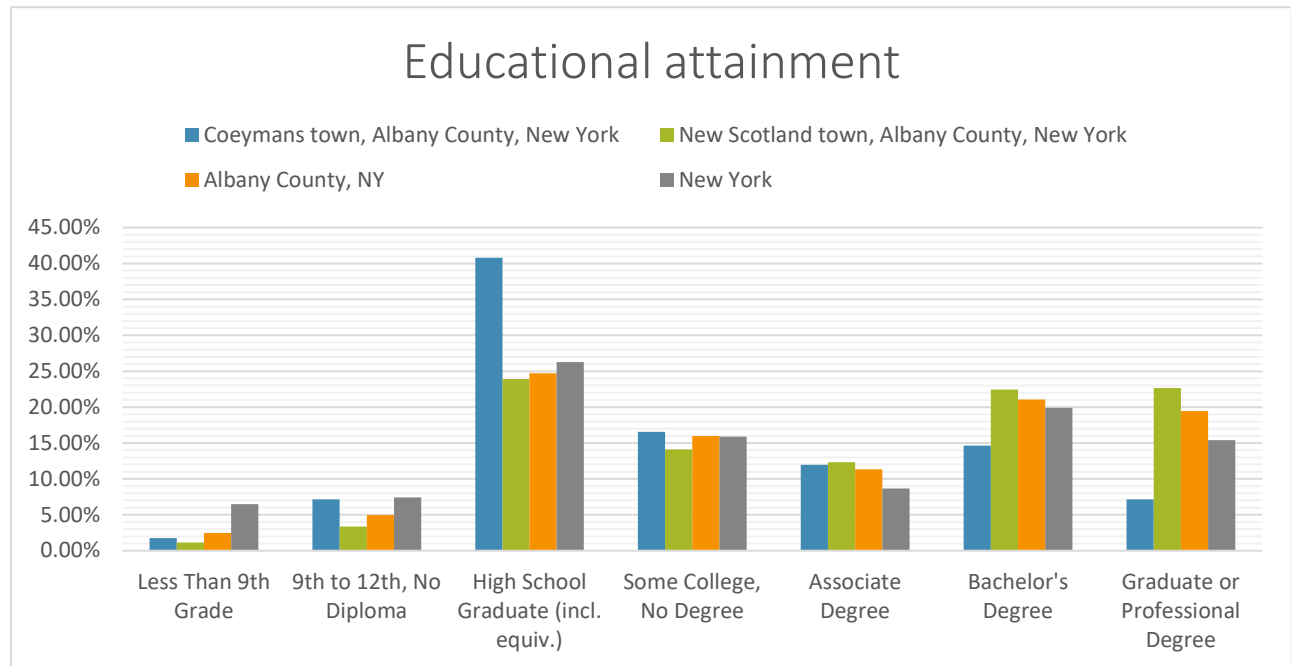
Source: American FactFinder (U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates)

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%.

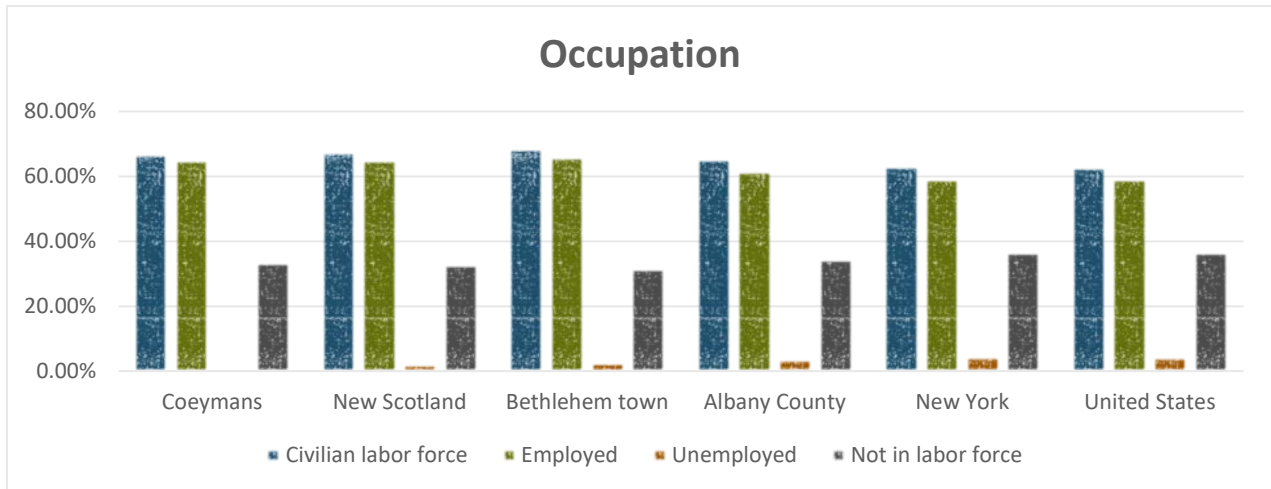
## Education



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.

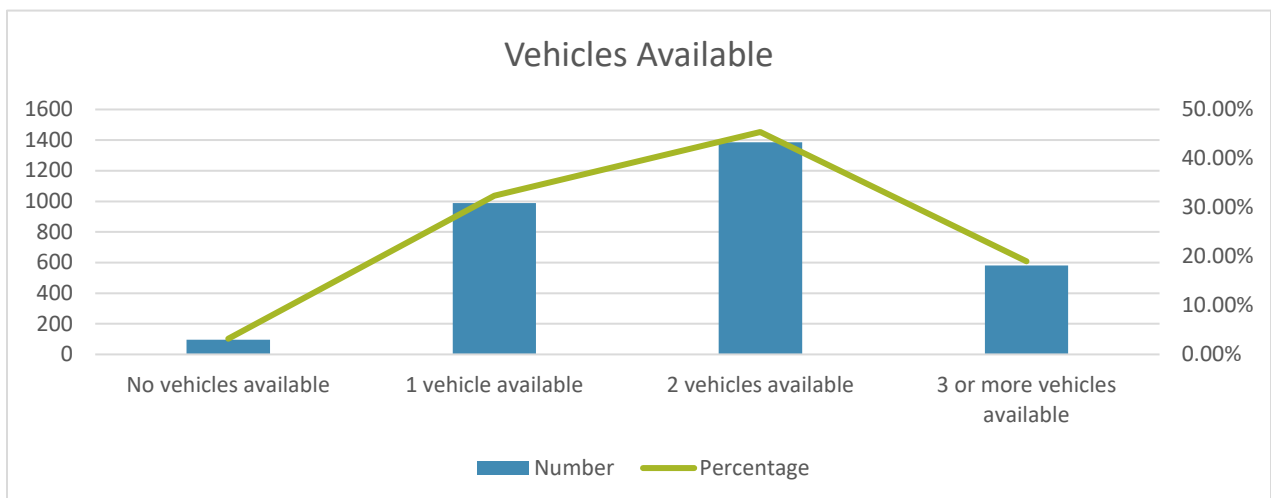
## Employment



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.

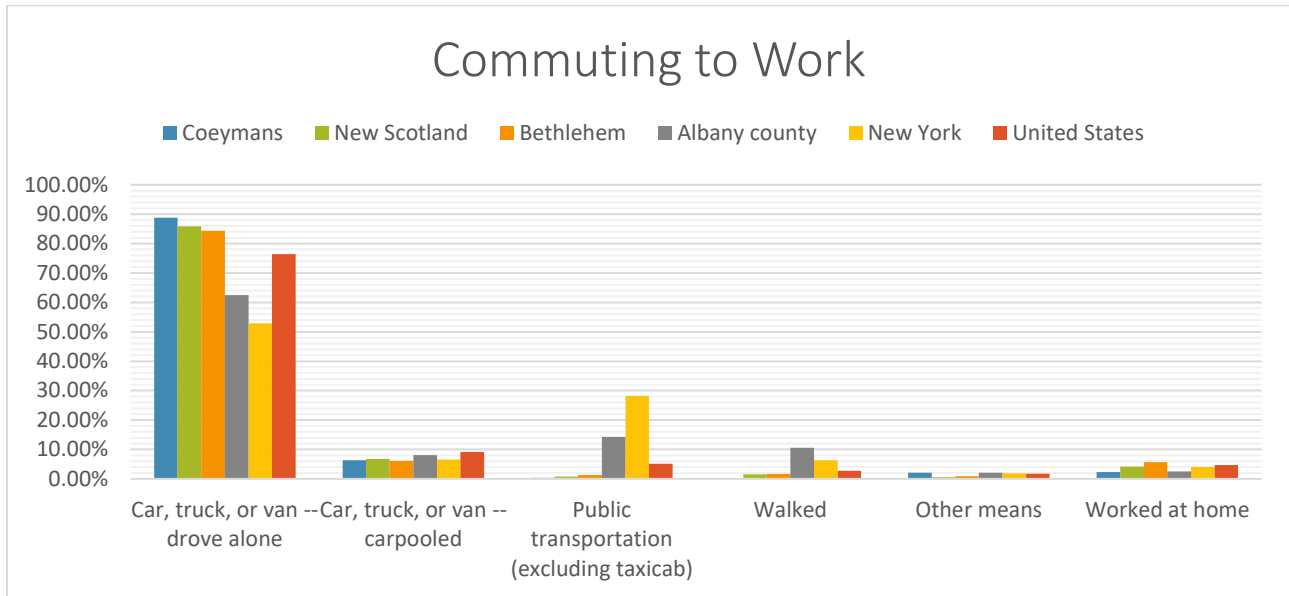
## Travel Characteristics



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.

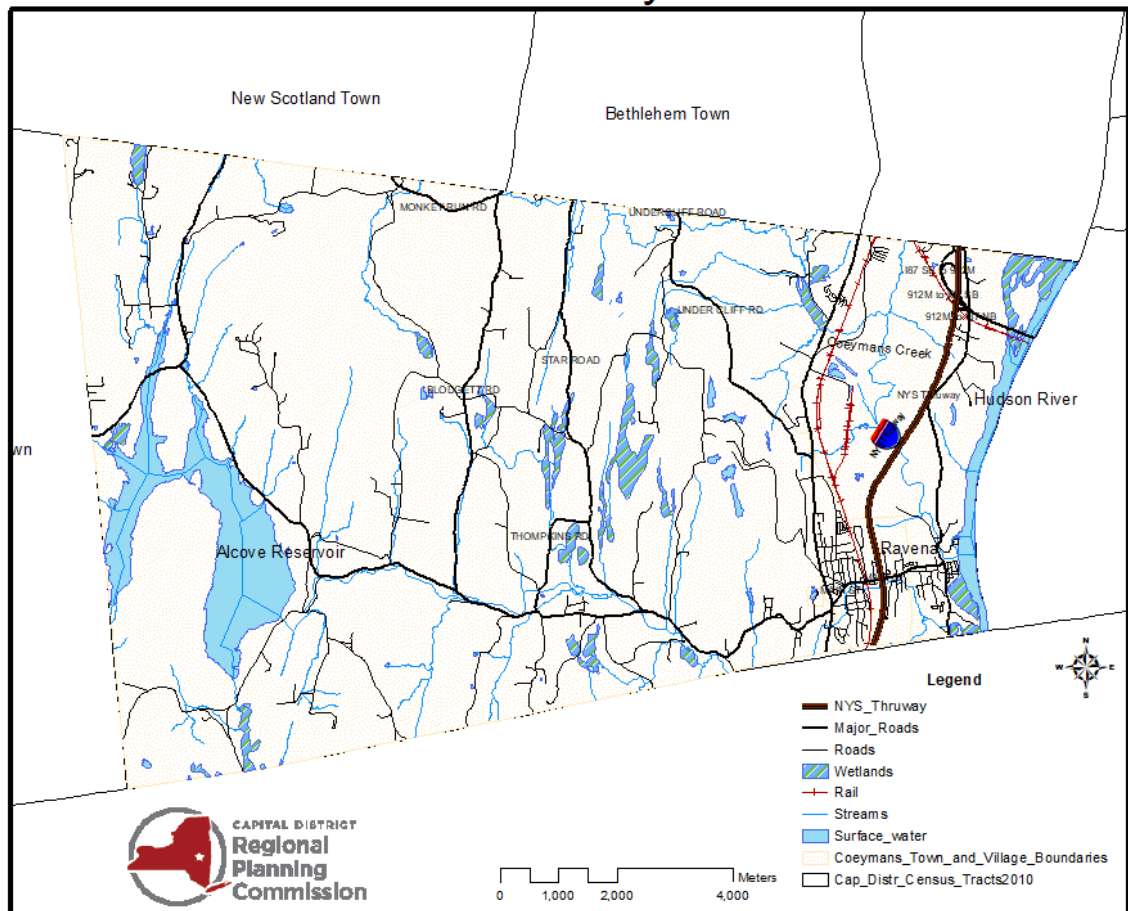
The second mode of the residents traveling to work in the town of Coeymans is through Carpooling or group commuting, which is 6.30%. People in Coeymans that traveled by car, truck or van combined to be 95.2%. The carpooling population in the town of Coeymans is estimated to be 6.3%, which is closer to 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

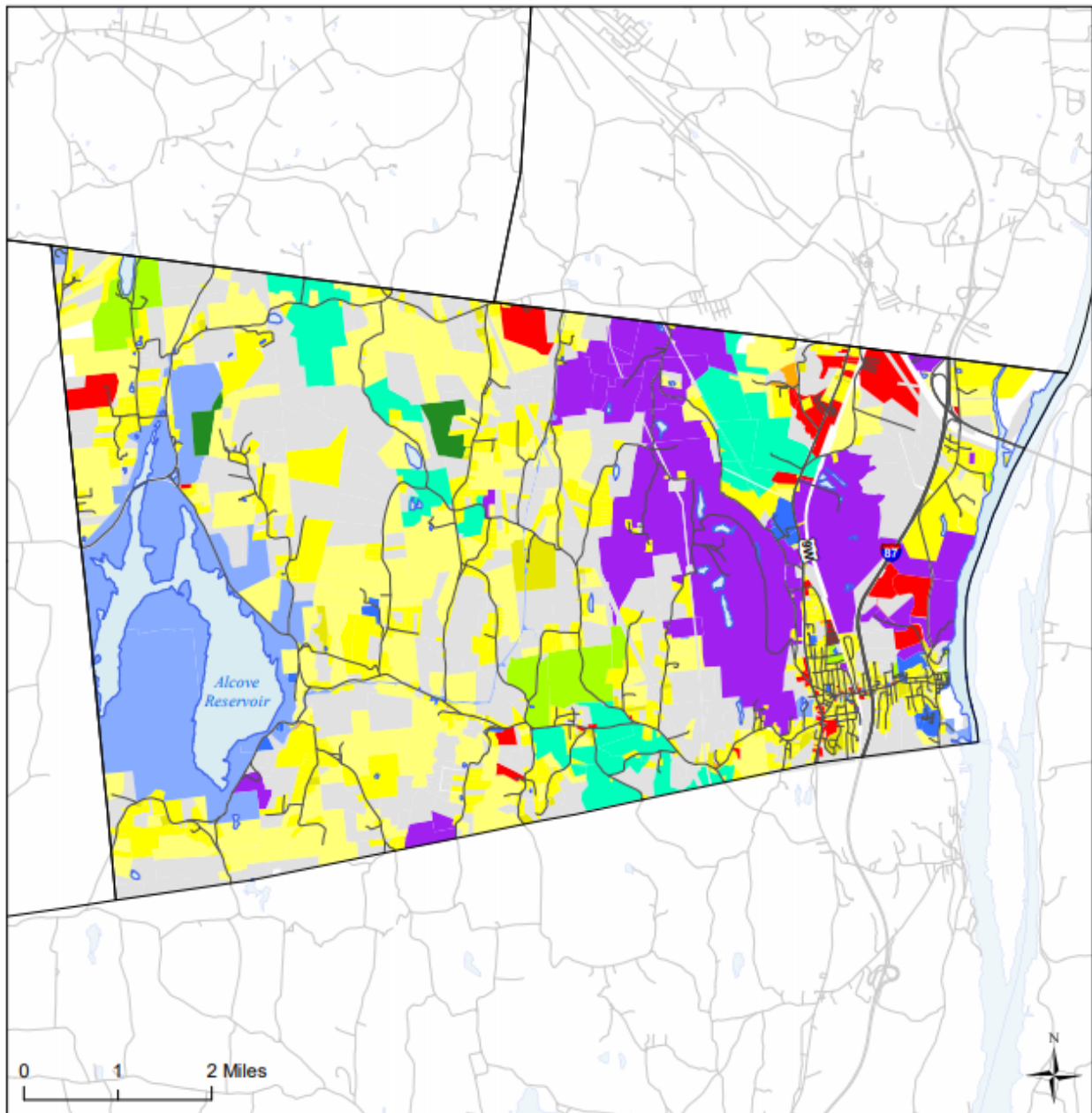
## Base Map

### Town of Coeymans



Basemap for the Town of Coeymans- Draft

















# Land Use Map



**Town of Coeymans, NY**  
**Land Use**

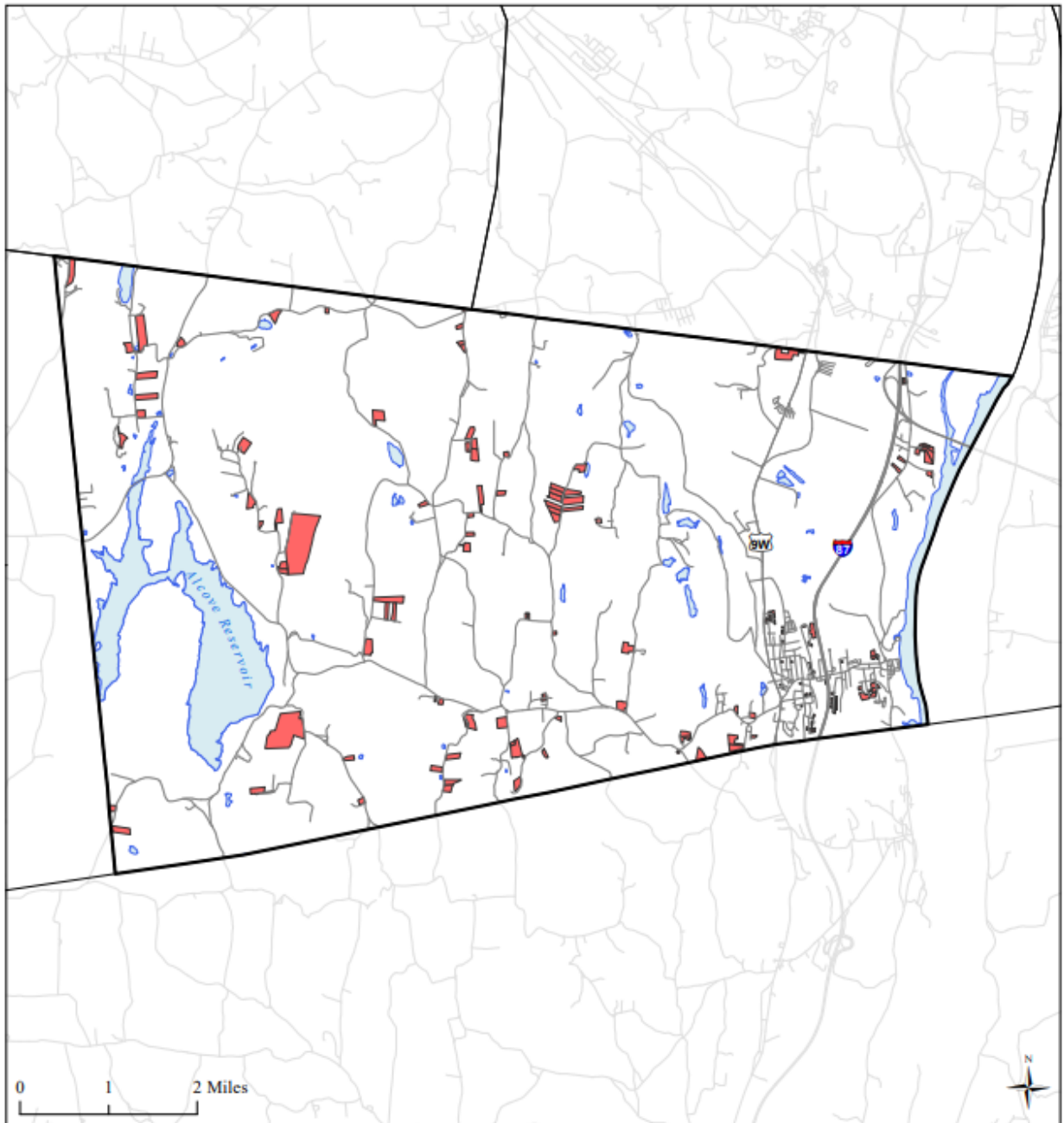



**Land Use**

 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



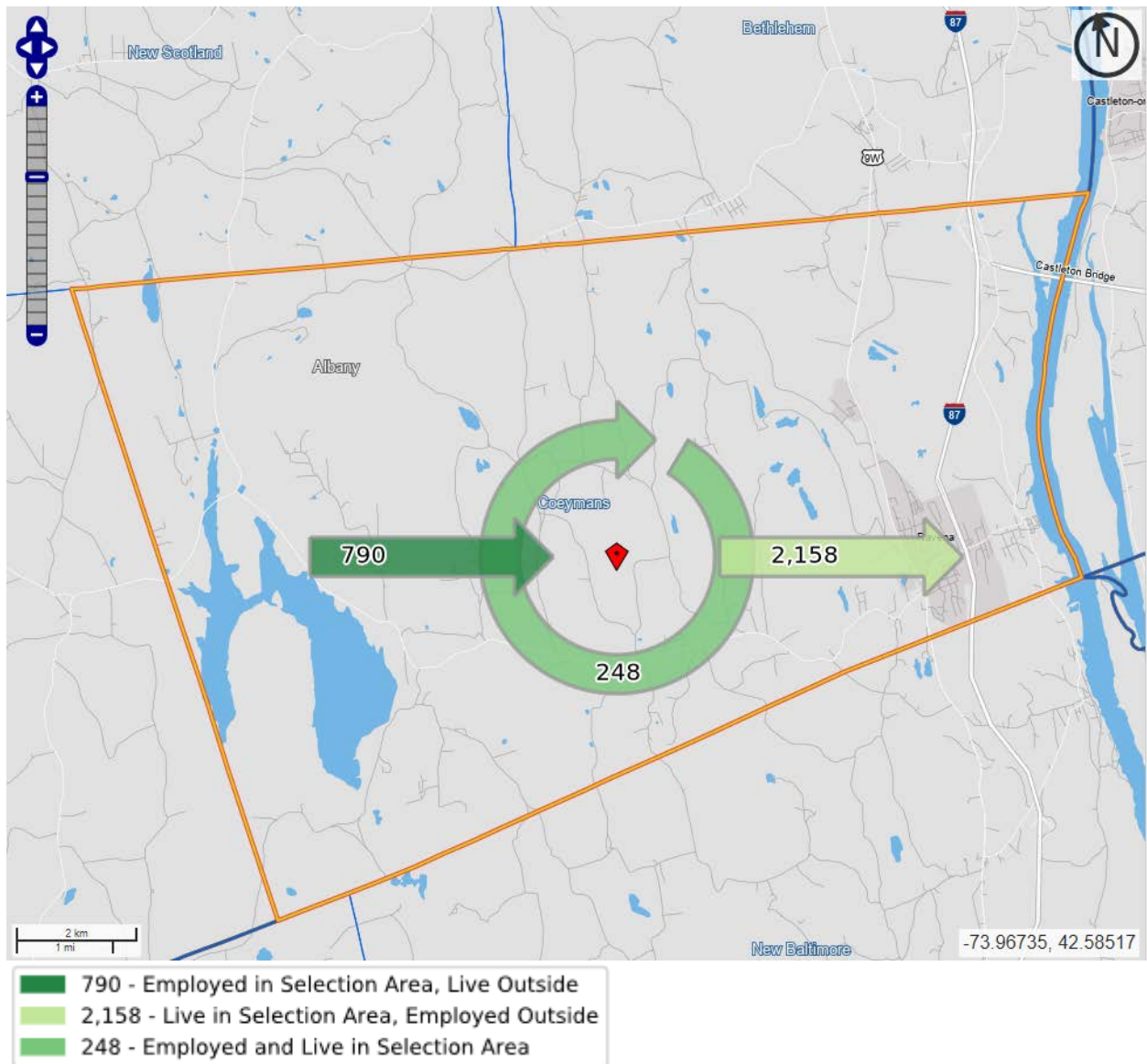
## Town of Coeymans, NY Single Family Homes Built 1995-2015



-  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

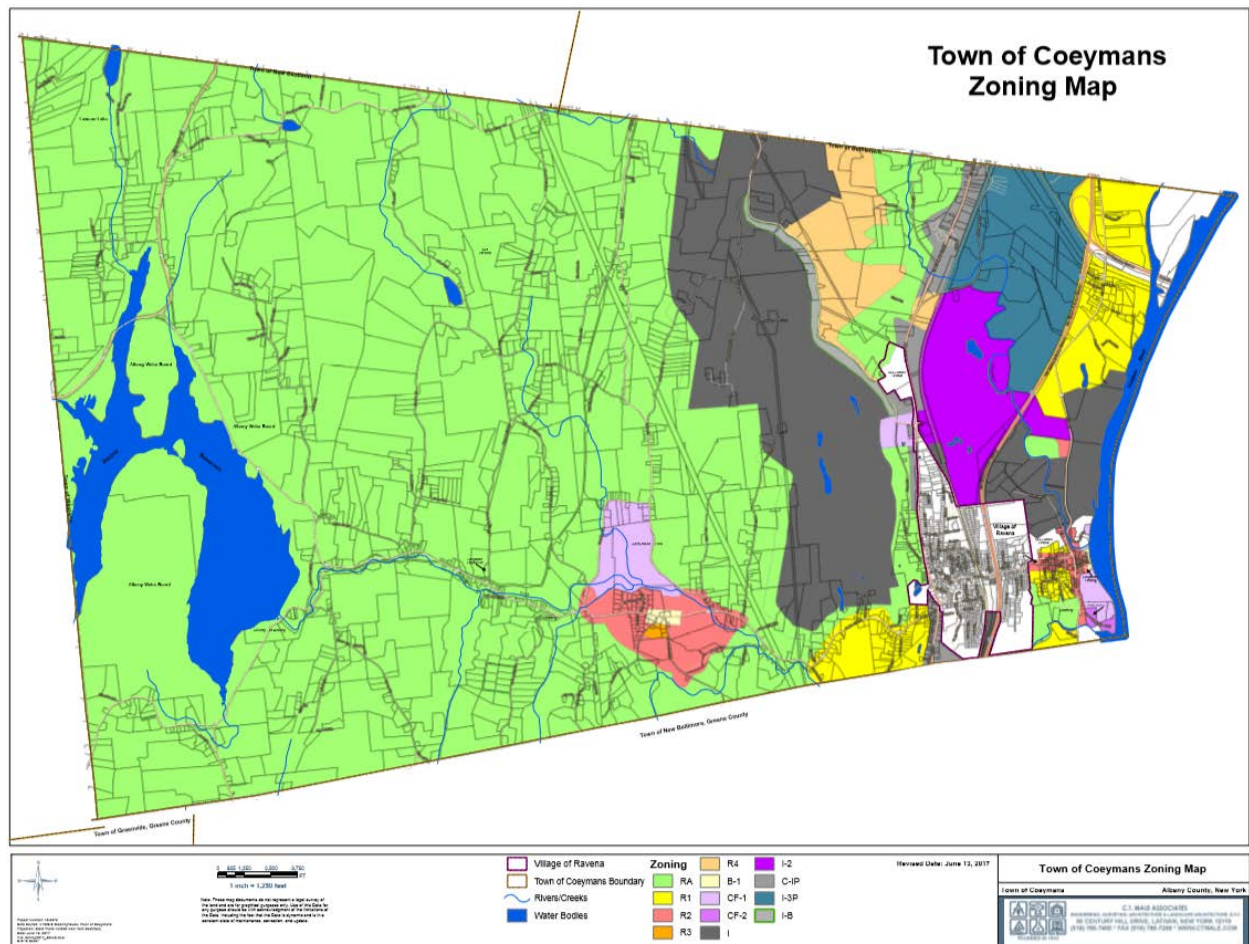


Source: <https://onthemap.ces.census.gov/>

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.

<sup>1</sup> Retrieved from [https://coeymans.org/wp-content/uploads/2016/08/Zoning2017\\_36x48.pdf](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)

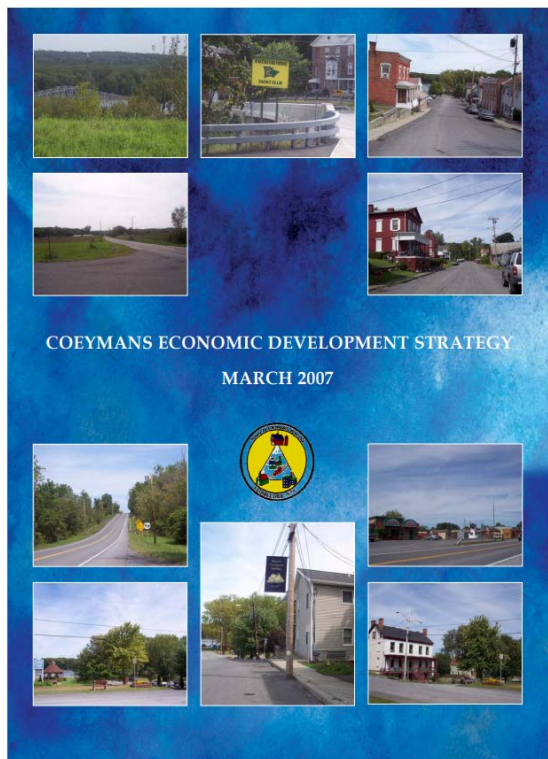
The Habitat Summary text describes what is known about the town's important natural areas and habitats based on information in DEC's databases and a review of local studies available at the time of writing. The

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

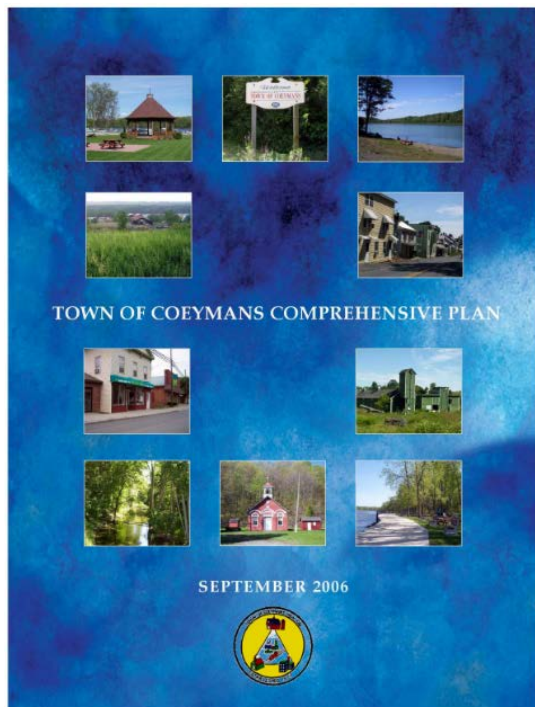


This plan focused on economic development within the Town of Coeymans. The following summarize goals articulated in the plan. In preparing for the Comprehensive Plan update, a review of the information contained within the document, and check-in on progress made towards fulfillment of these goals and 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

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### 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.

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### 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.

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## 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.

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## 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.

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## 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.

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## 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.

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## 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.

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### 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.

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## 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.

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### 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.

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## 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.

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### 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](http://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](mailto: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](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](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](https://beta.sam.gov/fal/fd4ebc4f56ee40e59d2c273add1eae45/view?keywords=town%20planning&sort=-relevance&index=cfda&is_active=true&page=1)