

**TOWN OF COEYMANS**  
Asset & Liabilities Workshop Results  
July 12, 2005

**Top 5 Assets of the Town of Coeymans**

- #1. Scenic & Natural Resources (Hudson Riverfront)
- #2. Regional Location /Proximity
- #3. History
- #4. Potential (positive things)
- #5. Small Town Feel, Country Living, Quality of Life

**Top 5 Liabilities of the Town of Coeymans**

- #1. Proposed Landfill
- #2. Poor physical appearance (housing conditions in hamlet, oak brook manor)  
lack of code enforcement
- #3. Poor self-perception of townspeople
- #4. Lack of Planning/Vision
- #5. Lack of cooperation between Village and Town

**Group 1 Assets**

1. Quality of life
2. History
3. Location
4. Small town feel
5. Scenic and natural resources
6. Potential

ALL

- ◆ Small town feel (rural setting, people know you, and are willing to help)
- ◆ Good fire and EMS services
- ◆ Public access to Hudson River
- ◆ Proximity to Albany (easy access to Thruway)
- ◆ Central location (within 1 to 5 miles of great places)
- ◆ Variety of geography (hills, river, flatlands,)
- ◆ Coeymans Hollow and Alcove area
- ◆ Natural Resources (Coeymans Creek, scenery, Lawson Lake, Alcove Reservoir, Hudson River)
- ◆ Good water supply (Alcove)

- ◆ Schools are improving
- ◆ Solid municipal services
- ◆ Low taxes compared to nearby areas
- ◆ Safe community
- ◆ Supportive community service people
- ◆ Potential (for tourism, small businesses, infill development, re-growth, regeneration, historical revitalization efforts, improvements to historic structures, re-use of brickyard, housing along Route 144 – beautiful views of Hudson River, revitalization of Hamlet

### Group 1 Liabilities

1. Lack of planning & vision
2. Potential Landfill
3. Physical appearance, needs facelift
4. Lack of code enforcement – marine/Malphrus
5. 2 governments

### ALL

- ◆ Mr. Malphrus's property greeting those crossing the Hudson
- ◆ Need for environmental monitoring of industry
- ◆ Need for creativity
- ◆ Route 144 needs beautification
- ◆ Apathy of townspeople
- ◆ Not enough cultural events
- ◆ School district needs improvement
- ◆ All area populations are treated differently, not equally represented
- ◆ Lack of industrial base
- ◆ Empty storefronts on Main Street
- ◆ No community center
- ◆ Slow to convert over to high-tech things
- ◆ High electricity cost
- ◆ No enough marketing to artisans, antiques, and small businesses
- ◆ High percent of kids with special needs and poor
- ◆ Need public water for those on private wells

### Group 2 Assets

1. Proximity to Albany, Boston, NYC, Montreal
2. Hannacroix, Coeymans Creek and Alcove Reservoir
3. History of Town
4. Hudson River

## 5. Small Town Character

### ALL

- ◆ Small town character
- ◆ Senior Center
- ◆ Youth activities (scouts, soccer, little league, football)
- ◆ Transportation (9W, Thruway, 144) - access to other communities
- ◆ Employment (Lafarge, RCS)
- ◆ Proximity to Albany, NYC, Boston, Montreal)
- ◆ Combination of Rural/Suburban/Urban setting
- ◆ Housing stock - historic
- ◆ Wild flowers of Joralemon Park
- ◆ Responsive government
- ◆ Fire, EMS, Police services
- ◆ History of town
- ◆ Hudson River
- ◆ Hannacroix Creek, Coeymans Creek, Alcove Reservoir
- ◆ School District

### Group 2 Liabilities

1. Dump
2. Poor self perception by townspeople
3. Lack of vision
4. Lack of Comprehensive Plan (Coeymans Landing, Housing jobs etc.)
5. Housing Conditions in Hamlet

### ALL

- ◆ Proposed Dump
- ◆ Poor housing conditions in hamlet
- ◆ Lack of public Water & Sewer
- ◆ Poor self-perception by town's people, low self-esteem defeated attitudes.
- ◆ No town recycling program or recycling center
- ◆ Lack of comprehensive plan (identify problems with housing, Coeymans Landing, jobs)
- ◆ Parks – missed opportunities
- ◆ Lack of cooperation between town and village – duplication of services
- ◆ Failure to capitalize on rich history (Barent Coeymans, Coeymans Landing, port, connection to Alcove) for economic development
- ◆ Albany County treats Coeymans as the “step-child” – no County support or cooperation in comparison to Green County & Coxsackie

- ◆ Terrain of town limits the geographic area for business opportunities
- ◆ Lack of vision – willingness to dream
- ◆ Lack of Local Waterfront Revitalization Plan
- ◆ Lack of things to draw people to visit Coeymans
- ◆ Loss of 2 markets and McDonalds

### Group 3 Assets

1. Riverfront
2. Open Space
3. Country Living/Coeymans Hollow
4. Senior Services/Housing
5. Proximity to Boston, NYC, Albany

#### ALL

- ◆ Coeymans Hollow – country living
- ◆ Open space
- ◆ Riverfront
- ◆ Senior services and housing
- ◆ Location
- ◆ LaFarge – jobs, tax base
- ◆ Quasi-rural, non-urban population
- ◆ 300 years of history
- ◆ Historical organizations
- ◆ Highway access
- ◆ Dedicated emergency services
- ◆ No water meters

### Group 3 Liabilities

1. Proposed landfill
2. Integration of residential, commercial, industrial, (not enough buffers)
3. Conflicts between Village and Town, duplication of services
4. Too few businesses, lack of chamber, lack of economic tools, empire zone
5. Oakbrook Manor

#### ALL

- ◆ Proposed dump
- ◆ Integration of residential, commercial, and industrial zoning
- ◆ Village/Town conflict – duplication of services
- ◆ Oakbrook Manor –
- ◆ Too few businesses – lack of Chamber of Commerce, Economic Development zone status.

- ◆ Conditions of the Hamlet are deteriorating
- ◆ Lack of water and sewer
- ◆ Truck traffic through Selkirk
- ◆ Speed limit too high on Route 144
- ◆ Need more citizen involvement in local government actions
- ◆ Too few stores, could use a super center to bring in people. Shop & Save is a good start.
- ◆ Entering the town from the south needs more eye appeal
- ◆ Lack of development space
- ◆ Main Street
- ◆ School
- ◆ Multi-family housing
- ◆ Taxes
- ◆ Un-sophisticated electorate
- ◆ Truck traffic on Main Street
- ◆ Odor from GE plants
- ◆ Not enough activities for kids