

NY Forward - Capital Region Kinderhook

Local Planning Committee (LPC)

Meeting #2

July 13, 2023



NEW YORK
STATE OF
OPPORTUNITY™

NY Forward

Welcome!

LPC Meetings are meant to be working sessions of the LPC

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

How to get involved:

- We want to hear from you! There are many other ways for community members to get involved.
- Visit the Kinderhook NYF website to send comments: **www.KinderhookNYF.com**
- There will be another public workshop on **Sep 5** and additional opportunities to provide feedback. More details are available on the website.

Agenda

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



historic photo of 6 Chatham St

Opening Remarks

Mayor Mike Abrams

Code of Conduct

Code of Conduct - Preamble

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

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

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

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

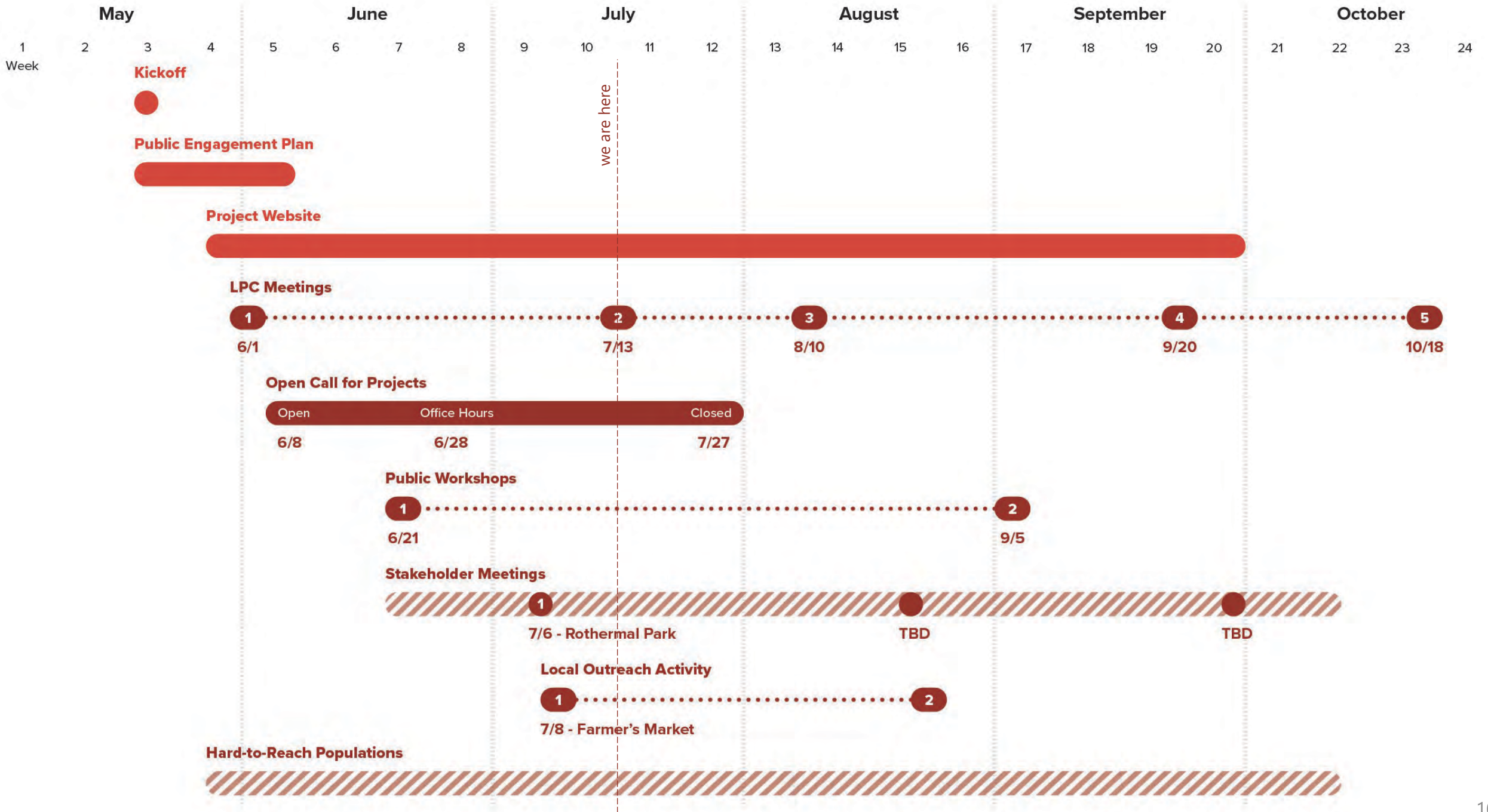
Updates: Planning Process & Engagement Activities

What's been done so far?

- ✓ May 29 KinderhookNYF.com went live
- ✓ Jun 1 LPC Meeting #1
- ✓ Jun 8 Open Call for Projects released
- ✓ Jun 13 Postcards and flyers printed
- ✓ Jun 21 Public Workshop #1
- ✓ Jun 28 Office Hours / Technical Assistance session
- ✓ Jul 8 Local Outreach – Farmer's Market
- ✓ Jul 13 LPC Meeting #2 – **IN PROGRESS**

What's on the horizon?

- ☐ Jul 27 Open Call for Projects closes
- ☐ Aug 10 LPC Meeting #3
- ☐ Sep 5 Public Workshop #2
- ☐ Sep 20 LPC Meeting #4
- ☐ Oct 18 LPC Meeting #5



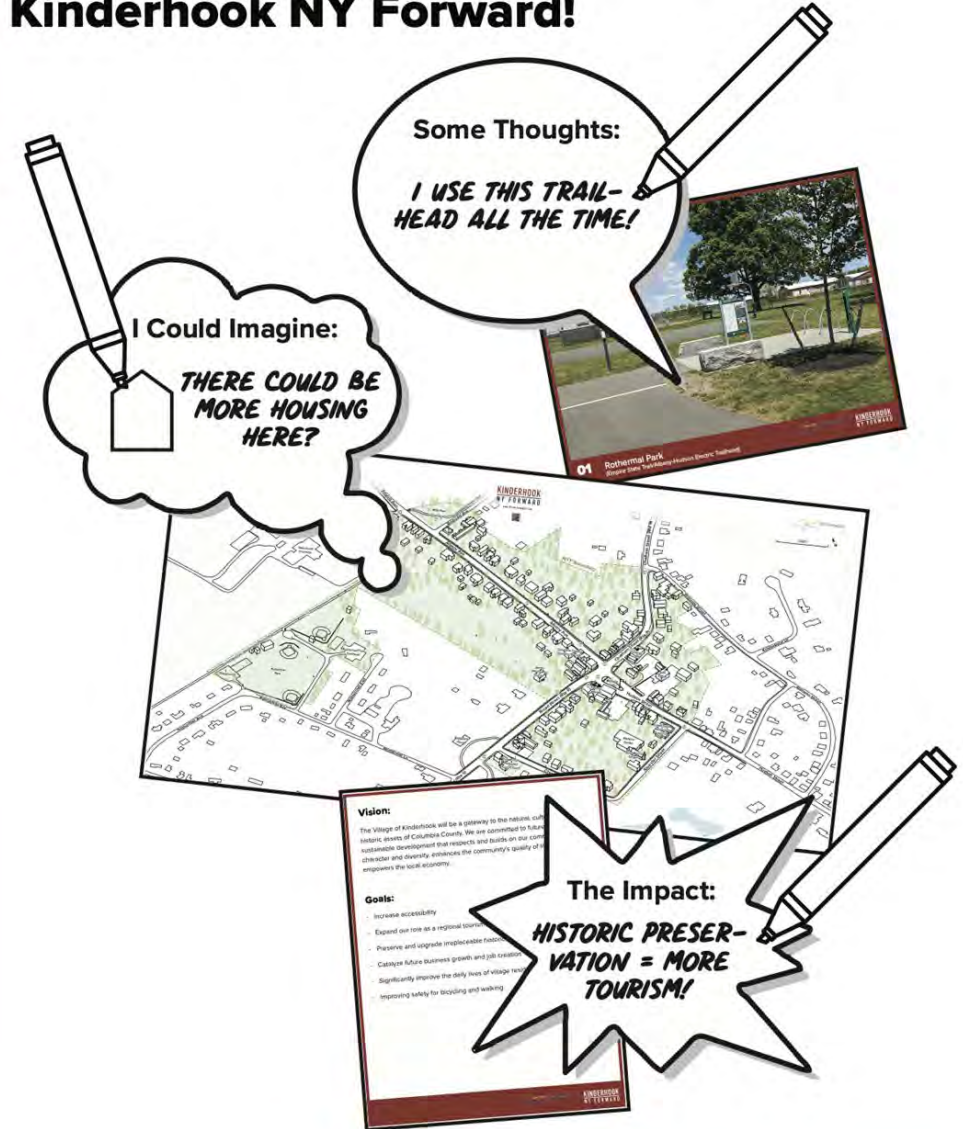
Kinderhook Public Workshop #1 Overview

- Opening remarks from Mayor Michael Abrams
- NY Forward Overview Presentation
 - Public Q&A
- Breakout Activity
 - Identification of Past, Present, Future comments
 - Comment on the existing vision and goals
 - Potential priority projects
- Table Report Back & Group Discussion

Who was there?

- 21 Participants
- LPC Members
- Consultant Team
 - Buro Happold (Ian Nicholson)
 - Department of State (Matt Smith)
 - Interboro (Dan D'Oca, Joe Giambri, Natalie Boverman)

Share Your Vision and Goals for Kinderhook NY Forward!







Williams Street

Chatham Street (Rte 9)

Albany Ave

Albany Ave

Street (Rte 9)

Church Street

02 Kindersbrook Village Hall

08 Albany Ave

13 Chatham Street (Rte 9)

Parking Lot across Williams on Chatham

Source: All houses will be built on the same lot

Township: Allowing you to have a lot of space in the center of the village

Library: The library will be a small building with a lot of space for books

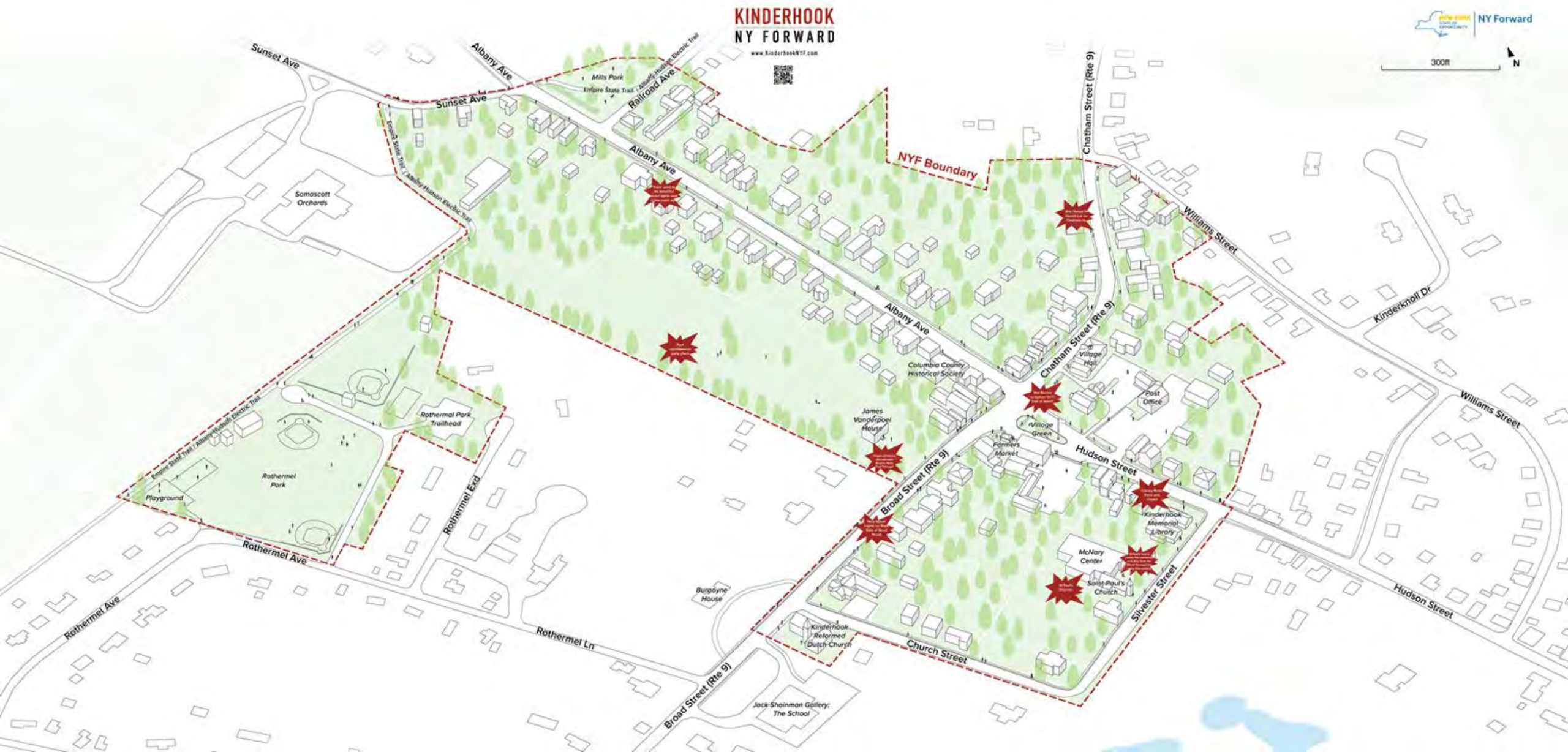
Village Green

Kindersbrook Memorial Library

WE RECEIVED 62 COMMENTS (PAST, PRESENT, AND FUTURE)



9 COMMENTS ADDRESSED THE VILLAGE'S PAST



15 COMMENTS FOCUSED ON THE VILLAGE'S PRESENT



35 COMMENTS WERE DREAMS FOR THE VILLAGE'S FUTURE



What did we hear in total?

62

total identified comments (past, present, and future)

20 comments on **parks and open space**

16 comments on **improving village infrastructure**

14 comments on **community gathering spaces**

11 comments on **bike and walkability**

5 comments on **parking**

3 comments on accessibility

3 comments on growing local businesses

3 comments on ADA accessibility

3 comments on village signage

3 comments on youth centered projects

2 comments on housing opportunities

2 comments on historic preservation

20 COMMENTS FOCUSED ON IMPROVEMENTS TO PARK AND OPEN SPACES



20 COMMENTS FOCUSED ON IMPROVEMENTS TO PARK AND OPEN SPACES



16 COMMENTS FOCUSED ON IMPROVEMENTS TO VILLAGE INFRASTRUCTURE



16 COMMENTS FOCUSED ON IMPROVEMENTS TO VILLAGE INFRASTRUCTURE



Albany Ave powerlines underground

Albany Ave somewhat historic lamps back on street to match historic value of homes

There used to be beautiful street lights until a few years ago

Signage: All businesses and historical attractions in the form of a map

14 COMMENTS FOCUSED ON COMMUNITY GATHERING SPACES



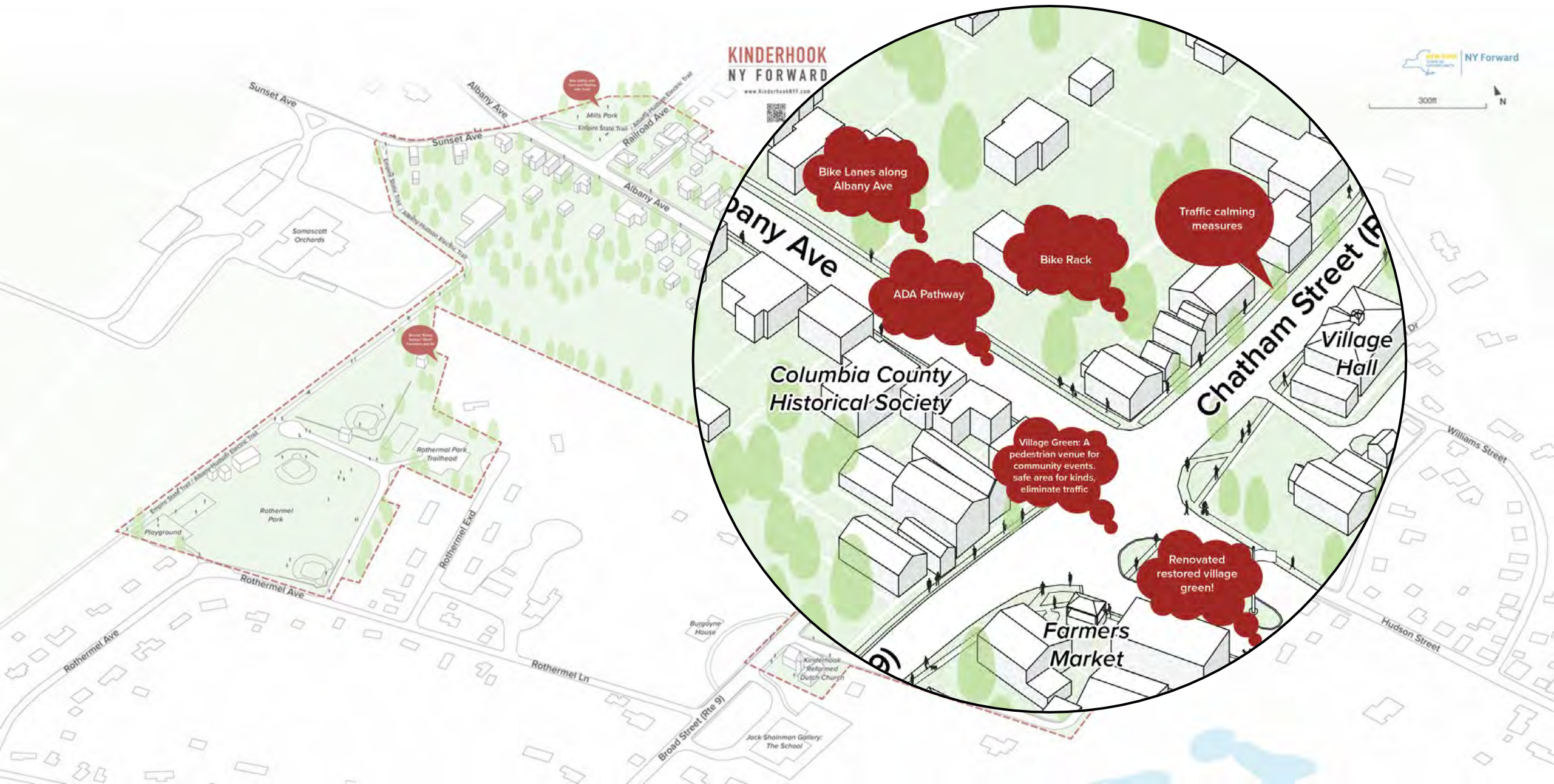
14 COMMENTS FOCUSED ON COMMUNITY GATHERING SPACES



11 COMMENTS FOCUSED ON IMPROVEMENTS TO WALK AND BIKE-ABILITY



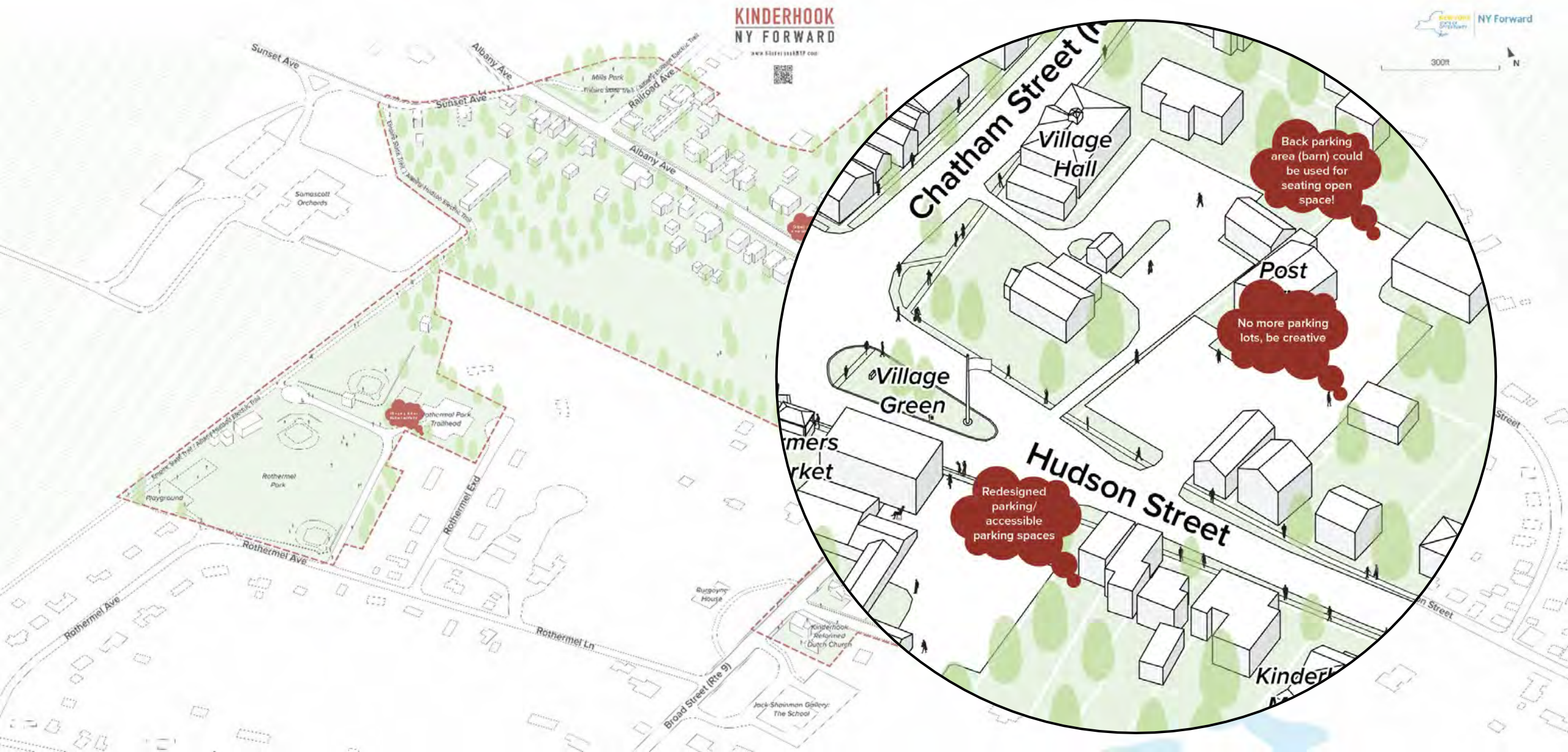
11 COMMENTS FOCUSED ON IMPROVEMENTS TO WALK AND BIKE-ABILITY



5 COMMENTS FOCUSED ON VILLAGE PARKING



5 COMMENTS FOCUSED ON VILLAGE PARKING



What were some key themes that emerged?

Improving village infrastructure

- Bury power lines
- Reinstall Historic lamps
- Mesh Wifi network

Parks and open space

- Accessible play areas
- Village Green improvements
- Recreational facilities

Bike and walkability

- More bike amenities
- ADA accessible walkways
- Open space downtown

Parking

- Decrease dominance of parking in village center
- EV charging stations
- ADA accessible parking options

Community Gathering Spaces

- Youth centered programming
- Outdoor gathering areas
- Central market/grocery store

Vision and Goals

Preliminary Downtown Vision (from application)

"The Village of Kinderhook will be a gateway to the natural, cultural, and historic assets of Columbia County. We are committed to future-facing, sustainable development that respects and builds on our community's unique character and diversity, enhances the community's quality of life, and empowers the local economy."

Proposed Downtown Vision

Alternative 2

"The Village of Kinderhook's downtown will build on its natural beauty and significant historic, cultural, and recreational assets to attract residents and visitors from across the region. The vibrant Village Green will be the center of our unique and diverse community."

Alternative 1

~~*"The Village of Kinderhook aims to leverage its natural beauty and historic charm to create a unique and diverse downtown where people of all ages want to live and visit. Our homegrown economic dynamism will energize the Village Green as the center of local life."*~~

Preliminary Downtown Goals (from NYF application)

- increase accessibility
- expand our role as a regional tourism attractor
- preserve and upgrade irreplaceable historic assets
- catalyze future business growth and job creation
- significantly improve the daily lives of village residents of all ages
- improving safety for bicycling and walking

Feedback from workshop...

- Increase accessibility (4)
 - **Attract regional tourism (7)**
 - **Preserve and upgrade historic assets (7)**
 - Catalyze business growth and job creation (3)
 - **Improve daily lives of village residents of all ages (32)**
 - **Improve pedestrian and bike riding safety (7)**
-
- + New park programing/open space?
 - + Infrastructure upgrade (utilities, cables, and wifi)
 - + Streetscape improvements?
 - + Housing Opportunities?
 - + Youth centered spaces?

Proposed Goals

With an eye towards preservation, resilience and sustainability:

- enhance the vibrancy of the historic downtown
- make our streets more comfortable and inviting for pedestrians and bicyclists
- provide community gathering and recreation spaces for all ages and backgrounds
- expand our role as a rural tourism destination

Downtown Profile & Assessment

Downtown Profile and Assessment

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

Downtown Profile and Assessment

Proposed Headings

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

1. Overview

Proposed Sub-headings

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

Study Area



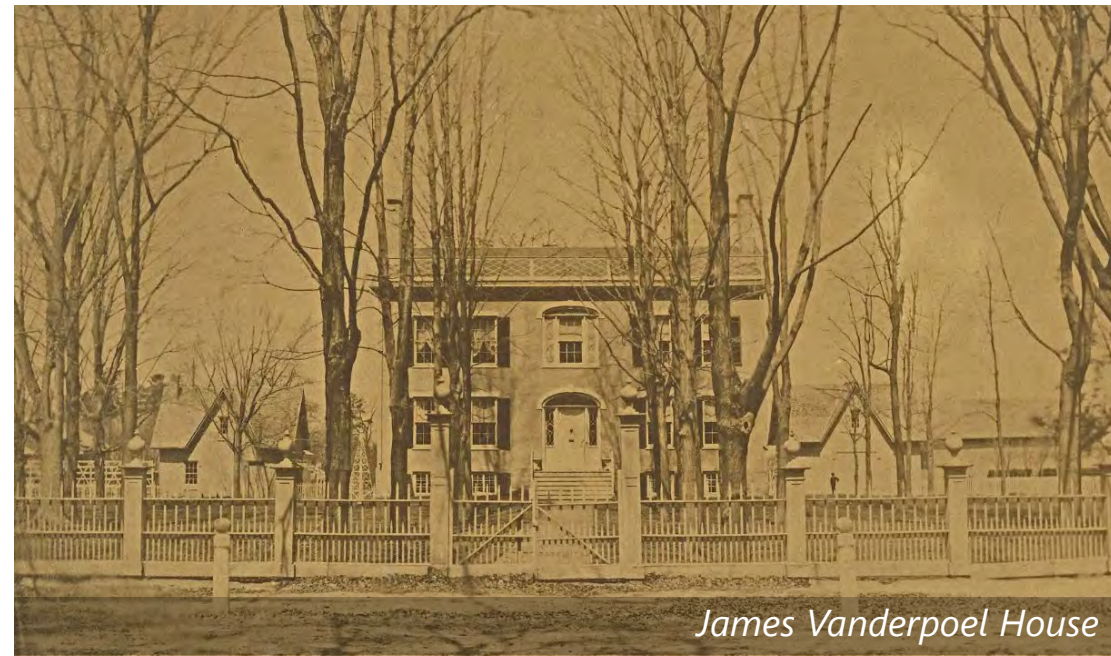
Context

- Situating the NYF area within the Village, Town, County, and Hudson Valley region
- Quick facts:
 - 2.10 square miles
 - 1,170 population (2020)
 - sits on US-9
 - 30 min. north to Albany / Troy
 - 25 min. south to Hudson
 - directly adjacent to the Village of Valatie, pop. 1,785



History

- Settled by the Dutch ca. 1640, surrendered to the English in 1664, and granted the Great Kinderhook Patent in 1686.
- A fertile farmland community until the early 1810's when Kinderhook developed as a stagecoach stop on the road connecting Albany to New York City.
- Noteworthy for its native son, Martin Van Buren, the 8th President of the United States (1837-1841).
- The population of Kinderhook has remained fairly flat since 1850.
- From 1900-1929 Kinderhook was served by the Albany-Hudson electric rail line, moving both commuters and freight.



Trajectory

- The Kinderhook area continues its rich agricultural tradition, with Samascott Orchards as a major employer and tourism draw, as well as the massively-popular weekly farmer's market.
- The defunct Albany-Hudson Rail Line has been converted into a multi-use path, the Albany-Hudson Electric Trail, a key segment of the recently-completed state-wide Empire State Trail system.
- A rich portfolio of historic landmarks (Benedict Arnold house, Vanderpoel House, Van Buren National Historic Site) and newer cultural venues (Jack Shainman Gallery) contribute strong base of tourism.



Recent Plans and Investments

- Recent Plans:
 - Climate Smart Community since 2016
 - Comprehensive Plan update 2016
 - Local Waterfront Revitalization Plan (LWRP) – Kinderhook & Valatie
 - Ongoing update to Village listing on National Historic Landmark registry
 - Commitment to Inclusion – “A Resolution Against Hate”
- Recent Investments:
 - \$3.3+ million in public investments from the Village, CDBG, State grants, HRVG, NYSERDA, and federal – including completion of Empire State Trail / Albany-Hudson Electric Trail
 - \$2.33 million complete-streets overhaul of Albany Ave underway (TAP grant)

2. Socio-Economic Conditions

Proposed Sub-headings

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

Population & Demographics

- Population overall had been slowly declining over the last decade (-3.4%), but more than recovered due to pandemic shocks, to 1,370 in 2021, near the 1980 peak
- Massive increase in the share of population 55+, accelerated due to pandemic, accounts for all of population growth (other age cohorts still declining)
- Median household income significantly above County
- Significant increase in share of Hispanic/Latino population, from 2.1% to 8.9% in 2021
- Unusually educated population – almost 57% of adult population with at least a bachelor’s degree (40% in Town, 35% in County)

Village of Kinderhook – Total Population						
1970	1980	1990	2000	2010	2020	2021
1,233	1,377	1,293	1,275	1,211	1,170	1,370

Age Cohort	Village of Kinderhook – Population by Age Cohort		
	2011	2021	% Change
0-19	385	265	-31.2%
20-34	342	162	-52.6%
35-54	471	387	-17.8%
55+	287	556	93.9%

Median Household Income (2021)		
Village of Kinderhook	Town of Kinderhook	Columbia County
\$83,269	\$79,617	\$73,065
+9.5% since 2011	+12.3% since 2011	+30.0% since 2011

Employment & Commuting Profile

- Samascott Orchards is the single biggest employer – 105 jobs (full and part time)
- Most other establishments employ fewer than 10 people
- Nearly 18% of residents worked from home (2021) – compared to 12% in Columbia County
- Nearly 1/3 commuting to Albany/Troy metro area

Top 5 Job Sectors (2022)

Sector	% of Total Employment
Other Services (except Public Administration)	17.8%
Agriculture, Forestry, Fishing and Hunting	14.1%
Construction	12.4%
Health Care and Social Assistance	9.5%
Finance and Insurance	9.4%

In-commuting, 738 workers (2022)

Geography	% Share
Columbia County, NY	57%
Rensselaer County, NY	20%
Albany County, NY	8%
All Other Locations	23%

Out-commuting, 769 residents (2022)

Geography	% Share
Columbia County, NY	47%
Albany County, NY	20%
Rensselaer County, NY	12%
All Other Locations	32%

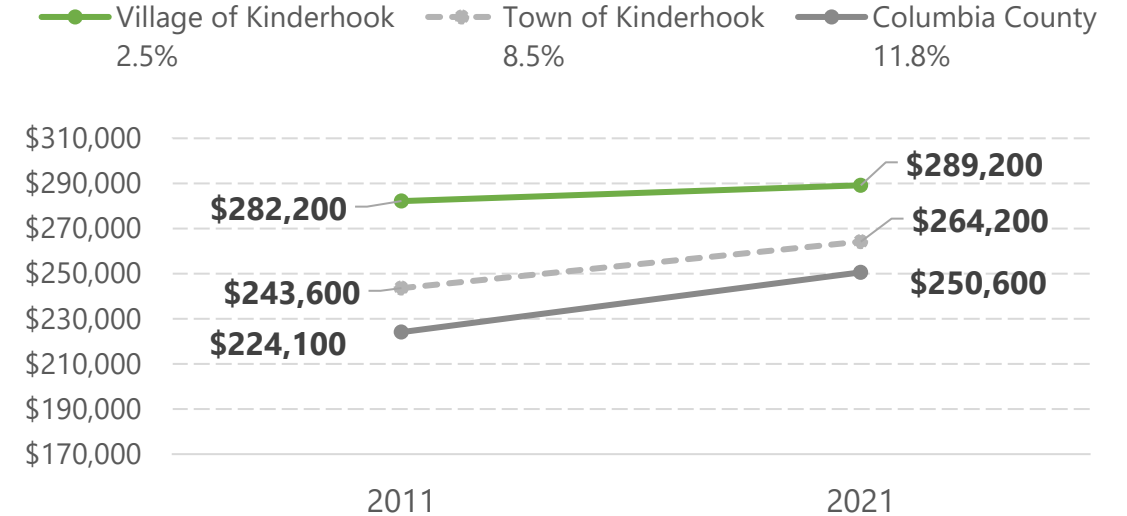
*zip code 12106 was used for Village

Real Estate Market Assessment

- 656 total housing units in 2021
- mostly single-family homes, only 2 multi-family apartment buildings (pictured at right)
- modest increase in median home value over last 10 years



Median Home Values, 2011 - 2021



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

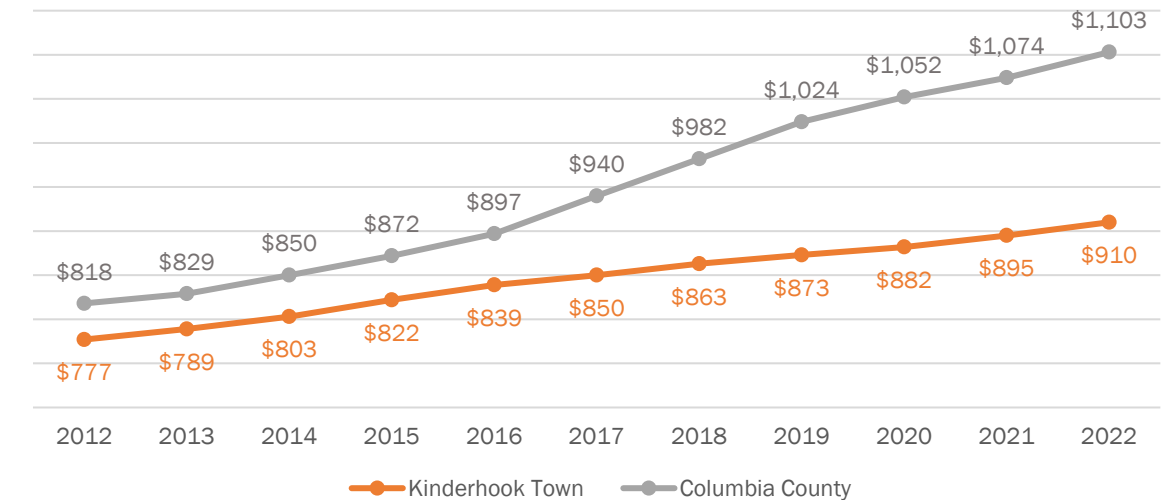
Real Estate Market Assessment

- Steady increase in asking rent over the last decade – County acceleration likely caused by demand boom in Hudson
- Significant contraction of available units during/after the pandemic, in line with County and many other locations
- Extremely limited supply of rental units in the Village

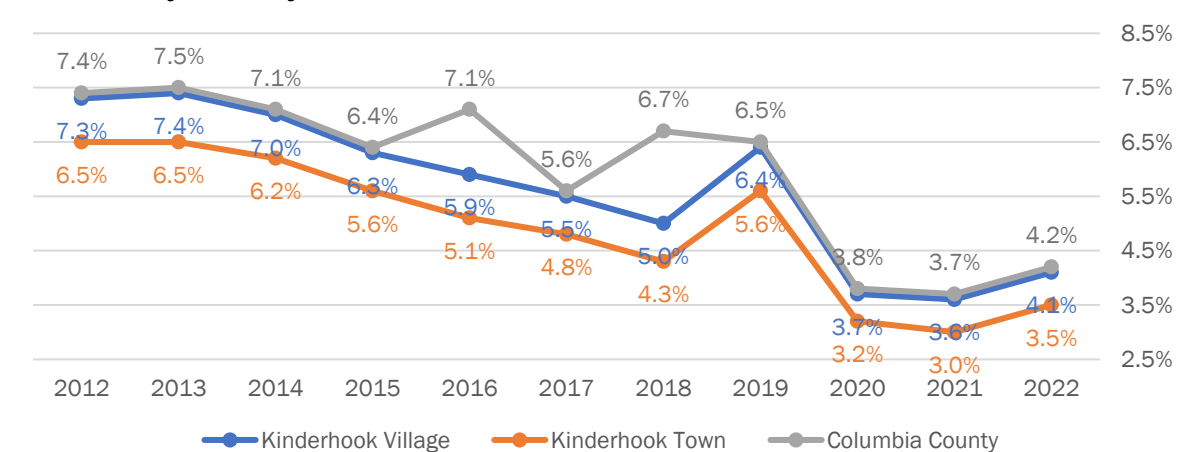
Multifamily Inventory, 2022			
Geography	Number of Buildings	Inventory SF	Inventory Units
Village of Kinderhook	2	9,345	16
Town of Kinderhook	17	208,253	222
Columbia County	165	2,571,387	2,722

Source: CoStar (2023)

Multifamily Asking Rent Per Unit, 2012-2022



Multifamily Vacancy Rate, 2012-2022



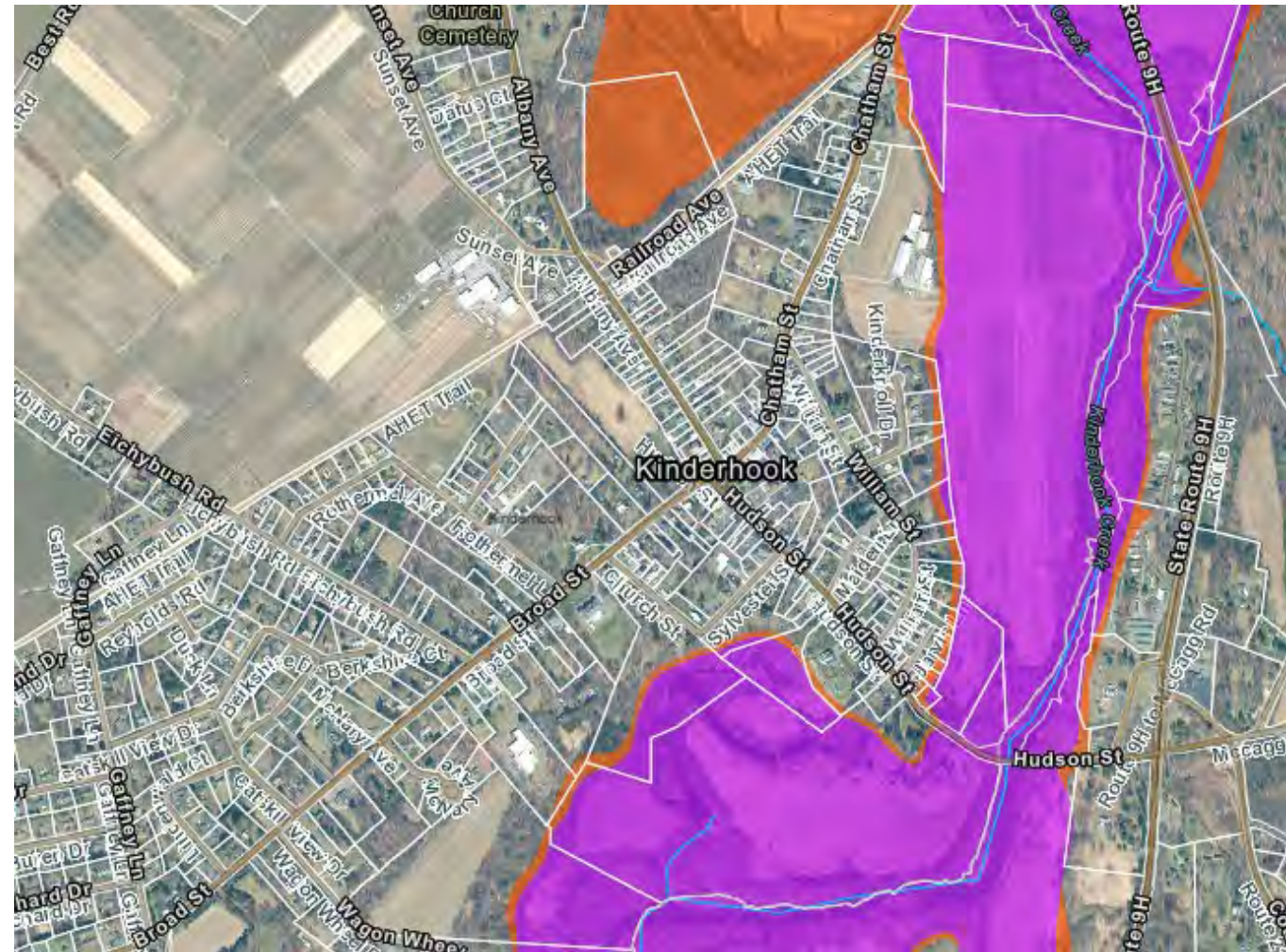
3. Physical Planning Context

Proposed Sub-headings

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

Geography & Ecology

- Kinderhook, NY is located on the east side of the Hudson River, near the banks of its tributary, the Kinderhook Creek
- The Village has largely developed outside of the Creek's floodplains on a high plateau, with the NYF area seeing little flood risk
- The area is largely agricultural, with some natural preserves mostly along the various streams that feed the Hudson



100-year and 500-year floodplains, Kinderhook Creek

Architecture & Urban Form

- Eclectic mix of low-density 19th-century residential, commercial, municipal, non-profit, recreational, and mixed-use buildings.
- The district ranges from Dutch Colonial, Greek Revival, Georgian, Carpenter Gothic, and Italianate architecture.
- Village-style development, includes a variety of housing types, a mixture of land uses, an active center, a walkable design within a compact neighborhood scale area



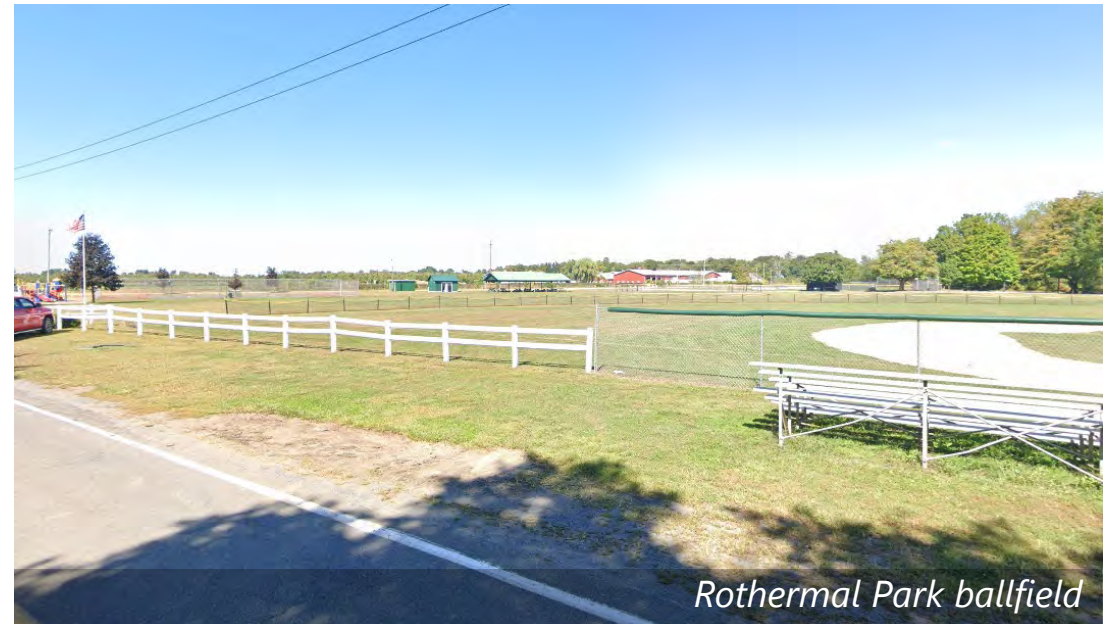
Streets, Circulation & Parking

- Impending public investment in “complete streets” on Albany Avenue to create more walkable and bikeable routes
- NYS Route 9 traverses the center of the Village, carrying significant truck traffic
- Hudson St features a 1-way spur that isolates the Knitting Mill and Bandstand from the Village Green
 - this section of road is closed to traffic during farmer’s markets
- Comp Plan update of 2016 conducted a survey that showed that parking was not generally considered a major problem
 - Albany Ave re-design may impact parking counts



Parks & Open Space

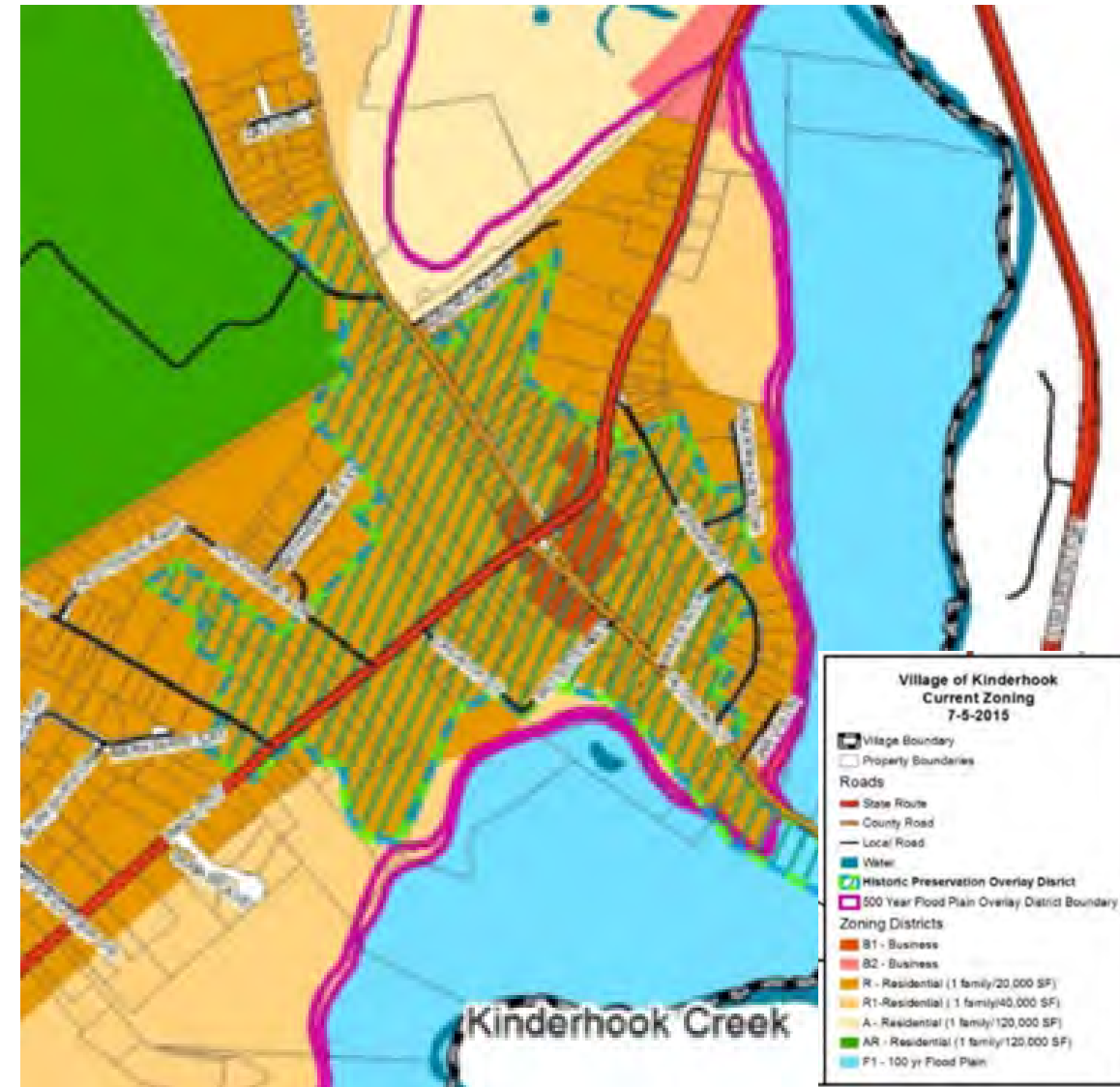
- Major regional recreation destination at Rothermal Park that includes ballfields, basketball and tennis courts, an EST trailhead with amenities, playground, pavilions, and the historic African Burial Ground
- Network of smaller parks, including:
 - Mills Park
 - Village Green
 - Village Bandstand
- Significant amount of privately-owned public space, including:
 - House of History and CCHS Museum
 - Space around Community Bank



Land Use & Zoning

District and Overlays within the NY Forward area

- **R Residential District**
 - promote residential development at higher densities consistent with the traditional and historical residential core of the Village - density of one dwelling unit per 20,000 sf
- **B-1 Business District**
 - provide a focal point for commercial activities in the Village and to maintain traditional and historical patterns and styles that promote Village character, pedestrian atmosphere and economic development
- **H Historic Preservation Overlay District**
 - preserve and maintain structures and areas having historic significance and to ensure that the distinctive historical and architectural character of this District shall not be negatively impacted by incompatible new construction, exterior alteration, restoration, reconstruction or demolition



4. Opportunities, Challenges & Recommendations

Proposed Sub-headings

- i. Observations
- ii. Recommendations

Observations

Opportunities

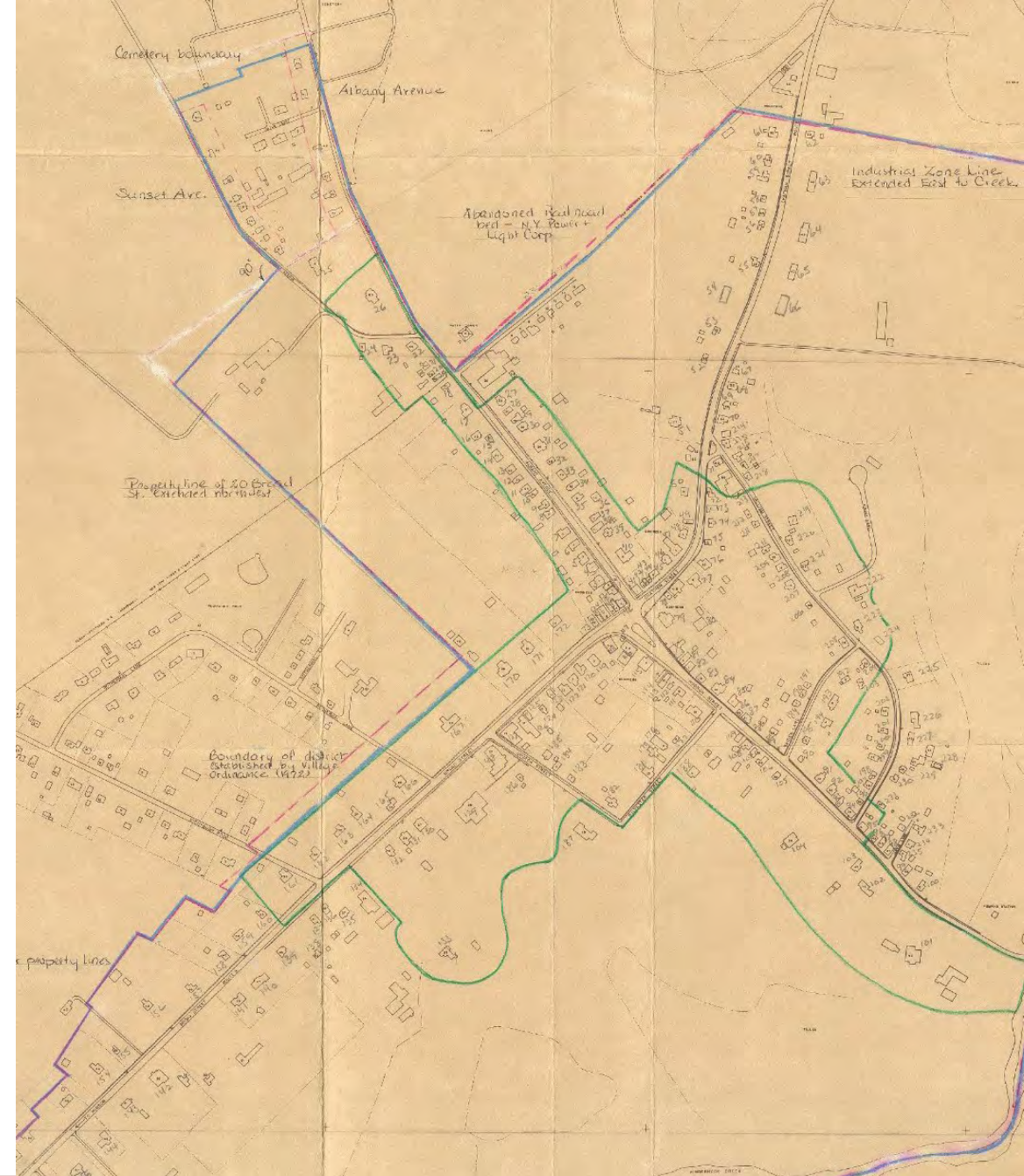
1. fully utilizing ample recreational assets and open space
2. translating strong agricultural presence to culinary and retail
3. restoring and re-energizing historic urban fabric

Challenges

1. preserve village charm and character while promoting development
2. preventing population growth and dynamism from reducing housing affordability
3. reducing the dominance of the automobile in the center of the Village

Recommendations

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



Local Planning Committee Q&A

Public Comment

please submit comments to

KinderhookNYF@gmail.com

Closing Remarks

Mayor Mike Abrams

Next steps

- ✓ Continue to support Project Sponsors working toward 7/27 due date
- ✓ Begin preparing for LPC Meeting 3 and Public Workshop 2
- ✓ Develop revitalization strategies based on agreed vision and goals

Open Call DUE

7/27

6:00pm

Online / Village Hall

LPC Meeting 3

8/10

6:00-8:00pm

Van Buren Hall

Public Workshop 2

9/5

6:00-8:00pm

Van Buren Hall

Thank you!

KINDERHOOK VILLAGE HALL

NEW YORK STATE POLICE

VAN BUREN HALL

