

NY Forward – Capital Region - Kinderhook

Subject	MEETING SUMMARY LPC Meeting #5	Date	Wednesday, November 1, 2023
Place	Van Buren Hall, 6 Chatham St	Time	6:00-8:00pm
In Attendance	<u>Local Planning Committee</u> Mike Abrams, Mayor, Co-Chair Matthew Nelson, Co-Chair Kevin Monahan Julia Joseph Ann Birckmayer Brad Lohrenz Tracey Pratt Bill Laraway Michael Tucker Darren Waterston Gert Doriot Kenneth Neilson	<u>State Team</u> Matthew Smith, NY DOS <u>Consultant Team</u> Ian Nicholson, Buro Happold Mauricio Vasquez, Buro Happold Daniel D'Oca, Interboro <u>Public</u> <i>Approx. 24 individuals, including:</i> Dorene Weir Jennifer Birckmayer Richard Byrne Karen Van Buren Andrew Pellettieri Alan Mitzger Anne Schomaker Lisa Weilbacker Susan Patterson Joe Wildermuth Dan and Wendy Bopp Tina Lang	

Meeting Summary:

Please see "KH_LPC Meeting 5_Slides_record" for the presentation shared during the meeting, which parallels the discussion summarized below.

Action items are called out in ***bold-italic highlight***.

Opening Remarks

Mayor Abrams (LPC) delivers brief opening remarks.

The public website (www.KinderhookNYF.com) and email address for comments and questions (KinderhookNYF@gmail.com) is shared.

The Agenda for the meeting is reviewed briefly.

Code of Conduct

Code of Conduct preamble is reviewed. No recusals on file were noted and LPC is invited to submit any further necessary recusal forms.

Updates: Planning Process

Review of what's been done so far, and what is on the horizon. (see slides)

Discussed what will happen with projects after they are awarded, included that as these are concept-level plans, their contents are subject to change. It was additionally made clear that while the project's NYF request amount is set, its scope may be subject to possible changes as the project is further developed.

Submitted Projects – Updates and Amendments

Review of projects under consideration – general summary and update. Benefits and challenges/risks were included on the printouts and slides, but not reviewed orally. It was clarified that the order of these projects did not reflect priority.

Review of agreed downtown vision and the evaluation criteria table that includes local goals, program goals, and effectiveness criteria. (see slides)

- E. Reconstruct the Demolished Building at 4 Broad St.
 - a. No substantive comments.
- F. Preserve the Property at 16 Hudson St.
 - a. No substantive comments.
- G. Preserve the Property at 16 Hudson St.
 - a. No substantive comments.
- I. Renovate the McNary Center to Accommodate a Child Care
 - a. No substantive comments.
- J. Upgrade the Building at 9 Hudson St. for Affordable Housing
 - a. No substantive comments.
- L. Revitalize the Old Pharmacy
 - a. No substantive comments.
- M. Install a Kitchen and Restaurant at the Old Dutch Inn
 - a. No substantive comments.
- O. Redevelop the Mixed-Use Property at 22 Chatham St.
 - a. No substantive comments.
- Q. Make Albany Avenue Pedestrian and Bicycle Infrastructure Improvements
 - a. Opinion was shared about the inclusion of "Bicycle" in the project title, that it seems misleading given the project implements shared lane and not a dedicated bike lane. It was expressed that the holistic improvements to the roadway would benefit pedestrian and cyclists alike.
- R. Restore the Village of Kinderhook Historic Bandstand and Install Public Restrooms
 - a. Need for clarification regarding the separation of this project from the lighting project was discussed. It was confirmed during the discussion that these two projects will indeed remain separate and distinct from one another.
- S. Redesign the Village Green to Become Pedestrian-Friendly
 - a. Question was raised on where the snow piles would be located – it was clarified that the proposed location would remain.
 - b. Concern about the potential removal of four parking spots in the current design, and the potential adverse impact this might have on small businesses in the area. The opinion was

expressed that the project aims to establish formal parking designations for areas that are currently unpainted. Often, motorists occupy excessive space or parallel park in areas that are not officially marked for parking, which in turn obscures the actual number of available parking spaces. It was mentioned that by formalizing parking as part of this project, there could be a positive effect on the overall parking situation.

- T. Install Lighting at the Village Square
 - a. Confirmed that this project includes the restoration of the two historic light fixtures.
- V. Reconfigure and Improve Rothermal Park
 - a. Concern was raised if a splash pad was necessary given the issue with the Village water main. Additional comments were raised about the alternatives for the misting station – if children would be interested in utilizing the feature. Reminder that the design is conceptual only, and that in the case of this project, they could scale the cost and scope quite widely as appropriate.
- W. Renovate Van Buren Hall
 - a. No substantive comments.

LPC Discussion on Slate of Projects

To open the discussion, the Mayor delivers a rundown of the village's current financial status, illuminating the continuous difficulties with regard to aging infrastructure, most notably the water main. He notes the ongoing tax impact of the Village-funded repairs to the Van Buren Hall roof in 2018 and observes that the upcoming water main project is ten times larger. Given the limited Village tax base and the cost of these infrastructure improvements, he sees no way that any of the Village projects put forward for a NYF grant would be funded otherwise for the foreseeable future, arguing that this is a once-in-a-generation opportunity for these projects.

The Mayor then presented a proposal for the submission of the following projects to the State, constituting all of the public and non-profit projects, with private projects all deferred to a proposed small projects fund:

1. Reconfigure and Improve Rothermal Park
2. Renovate Van Buren Hall
3. Make Albany Pedestrian Bicycle Infrastructure Improvements
4. Redesign the Village Green to Become Pedestrian Friendly
5. Restore the Village of Kinderhook Historic Bandstand and Install public restrooms.
6. Renovate the McNary Center to Accommodate a Child Care Center
7. Install a Community Footpath and Geothermal Upgrades at the James Vanderpoel House
8. Install Lighting at the Village Square
9. Small Project Fund (\$300K)

During the meeting, it was pointed out that the cumulative funding request for the listed projects under the New York Forward program amounted to \$3.2 million, falling short of the established \$4 million threshold for a Strategic Investment Program (SIP).

The Mayor emphasized that the selection of these projects was intended to enhance the downtown area, and it was stressed that their realization would be contingent upon securing New York Forward (NYF) funding, given the financial constraints of the Village.

The meeting included a discussion regarding private businesses seeking financial support from the Small Project Fund. It was clarified that such businesses would need to coordinate their funding requests through the Columbia EDC, serving as the designated Local Program Administrator for the Small Project Fund.

The LPC members appear to be in consensus with the Mayor's proposed plan. The State and Consultant team advise that the NYF program is an economic development program, and it is expected that some private projects will be included in the slate presented to the State, both to meet the goals of the program, and also to reach the minimum suggested \$4m slate amount.

Public Comment

Support for the Mayor's proposal to fund only public/non-profit projects is unanimously supported by those who spoke. Support was specifically expressed for the Van Buren Hall project and the restrictions to the Hudson St access road.

Suggestions included marking the parking spots on the Village Green, making the public bathrooms ADA compliant, ensuring that truck turn radii are subject to close scrutiny in collaboration with the New York State Department of Transportation (NYSDOT), and considering the needs of the aging population when evaluating the design features of Rothermal Park.

Opinion expressed that the second Public Workshop was confusing – felt like speed dating – asked to comment on and evaluate projects that they were just seeing for the first time.

Question about if an operator for McNary Daycare had been identified yet – answer was that an operator has not yet been identified but the plan is to bring the facility up to full compliance with OCFS.

Final Vote on the Slate of Projects

State and Consultant team again advise the LPC that the NYF program guidelines expect to see a diverse slate of projects that includes those from private sponsors. Finalizing the proposed slate with no private projects will require approval from the wider State team for a determination, and therefore a final LPC-6 meeting may become necessary.

Nonetheless, the LPC unanimously voted in favor of proceeding with the public and non-profit projects as listed, as well as funding the Small Projects Fund at the maximum \$300k, with a cap on each award at \$30k, resulting in at least 10 private projects eventually funded.

Next Steps

Discussed and agreed to re-scheduling of the hold for a potential final LPC-6 meeting, set for November 14th at 7:00 PM. The primary purpose of this meeting would be to reach a conclusive decision on which private projects will proceed in the event that the State determines the necessity of adding additional projects to the slate.

END OF SUMMARY