

# NY Forward - Capital Region Kinderhook

Local Planning Committee (LPC)

Meeting #3

August 10, 2023



**NEW YORK**  
STATE OF  
OPPORTUNITY™

**NY Forward**

# Opening Remarks

Mayor Mike Abrams

# 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

- Code of Conduct
- Updates: Planning Process & Engagement Activities
- Vision, Goals & Strategies
- Project Evaluation Criteria
- Submitted Projects
- Public Comment
- Next Steps



*historic photo of 6 Chatham St*

# 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.*

*Conflicts of interest currently on file are noted below.*

**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.*

Name	Organization	Project
none	none	none

# Updates: Planning Process & Engagement Activities

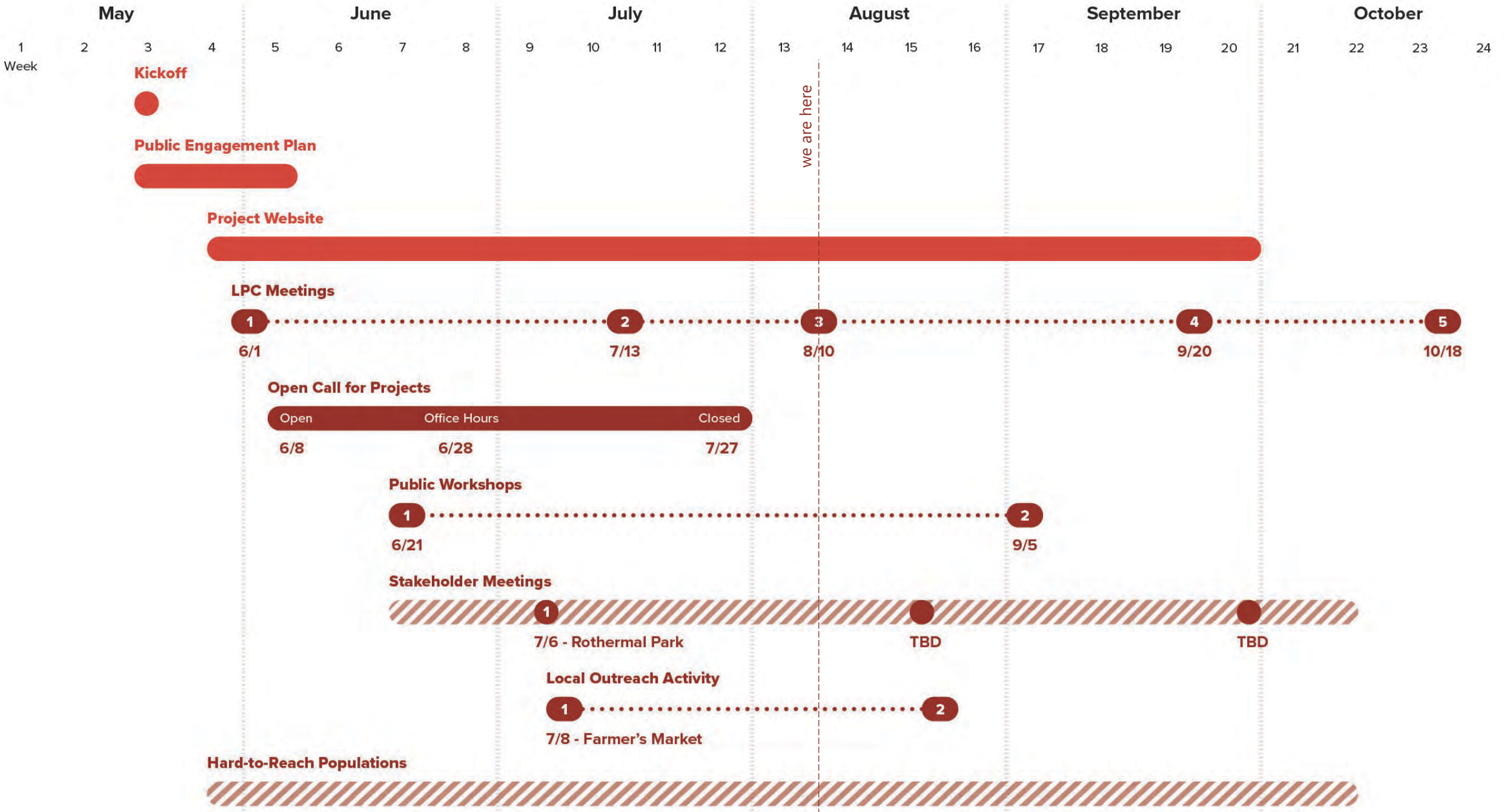
# What's been done so far?

- ✓ 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
- ✓ Jul 27 Open Call for projects closed
- ✓ Aug 1 Interactive mapping activity live on website
- ✓ Aug 10 Final draft of Downtown Profile and Assessment submitted
- ✓ Aug 10 LPC Meeting #3 – **IN PROGRESS**



## What's on the horizon?

- ☐ Aug TBD      Feedback session with Project Sponsors
- ☐ Aug 31      Project Evaluations due from LPC
- ☐ Sep 5      Public Workshop #2
- ☐ Sep 20      LPC Meeting #4
- ☐ Oct 18      LPC Meeting #5



# Farmers Market Intercept Summary

*Table map activity held at Farmer's Market on 7/8.*

## Share Your Vision and Goals for Kinderhook NY Forward!

**Some Thoughts:**  
*I USE THIS TRAIL-HEAD ALL THE TIME!*

**I Could Imagine:**  
*THERE COULD BE MORE HOUSING HERE?*

**The Impact:**  
*HISTORIC PRESERVATION = MORE TOURISM!*

**Vision:**  
The Village of Kinderhook will be a gateway to the historic and scenic areas of Columbia County. We are committed to future sustainable development that respects and builds on the past. We will continue to work with the community to improve the quality of life and create a vibrant economy that empowers the local economy.

**Goals:**

- Increase accessibility
- Expand our role as a regional center
- Preserve and upgrade infrastructure
- Catalyze future business growth and job creation
- Significantly improve the daily lives of village residents by improving safety for bicycling and walking

01 Rothamal Park  
Rothamal Park is a beautiful historic property located in the heart of the village.

# WE RECEIVED 38 COMMENTS (PAST, PRESENT, AND FUTURE)



# 0 COMMENTS ADDRESSED THE VILLAGE'S PAST



# 3 COMMENTS FOCUSED ON THE VILLAGE'S PRESENT



Callout 1: [Illegible text]

Callout 2: [Illegible text]

Callout 3: [Illegible text]

NYF Boundary

Sunset Ave

Albany Ave

Railroad Ave

NYF Boundary

Chatham Street (Rte 9)

Williams Street

Kinderknoll Dr

Williams Street

Hudson Street

Hudson Street

Broad Street (Rte 9)

Broad Street (Rte 9)

Church Street

Silver Street

Rothermel Ave

Rothermel Ln

Rothermel Exd

Samscott Orchards

Rothermel Park

Playground

Bugayne House

Jack Shainman Gallery: The School

Westerhook Reformed Dutch Church

James Vandewater House

Columbia County Historical Society

Village Green

Farmer's Market

Village Office

McNary Center

St. Paul's Church

Kindergarten Library

Albany Ave

Albany Ave

Albany Ave

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Albany Ave

# 35 COMMENTS WERE DREAMS FOR THE VILLAGE'S FUTURE



# What did we hear in total?

38

total identified comments (past, present, and future)

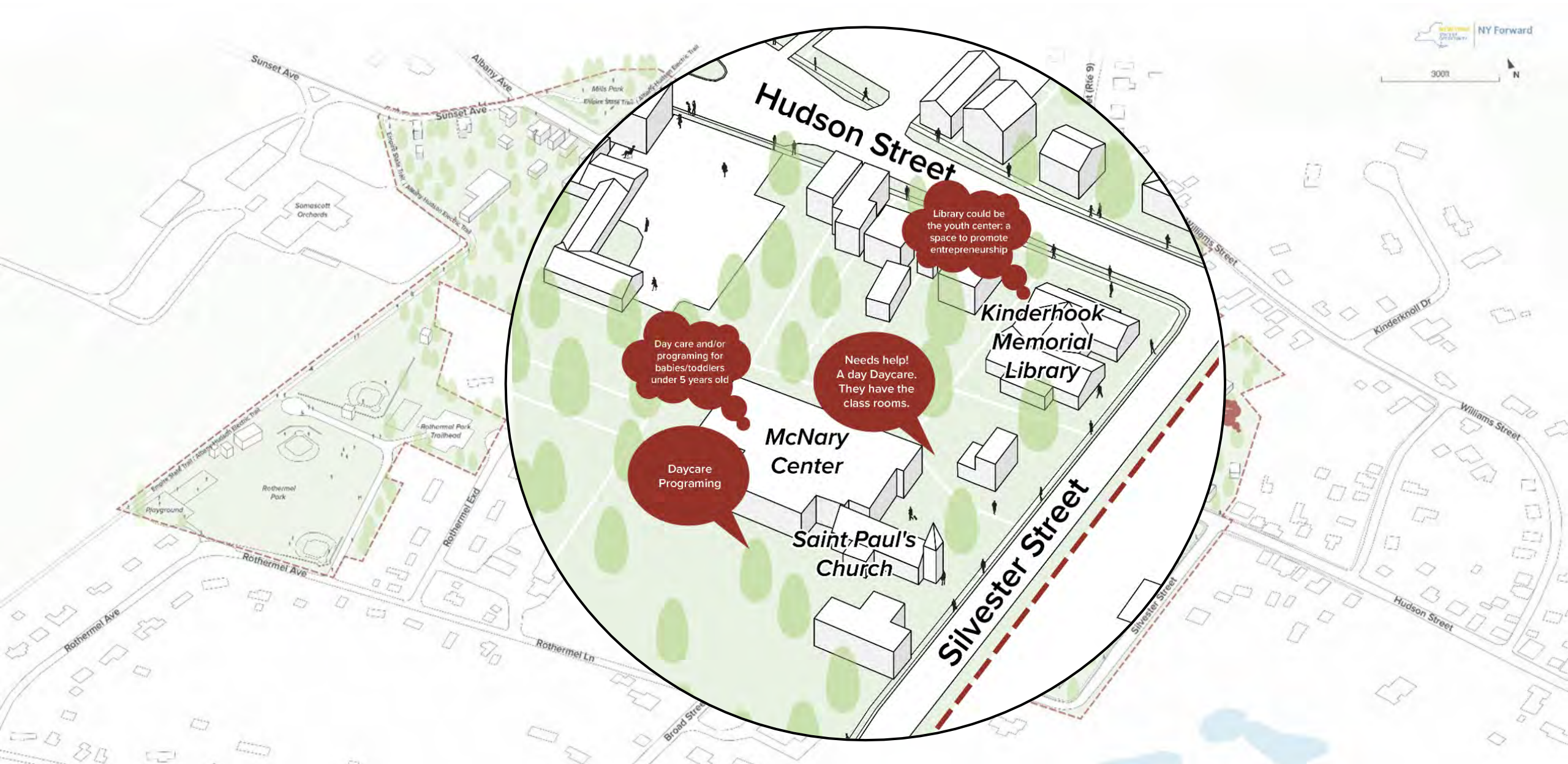
- 9 comments on **youth centered projects**
- 6 comments on **improving village infrastructure**
- 6 comments on **growing local businesses**
- 5 comments on **historic preservation**
- 4 comments on **community gathering spaces**
- 3 comments on bike and walkability
- 2 comments on parks and open space
- 1 comments on parking
- 1 comments on housing opportunities



# 9 COMMENTS FOCUSED ON YOUTH CENTERED PROJECTS



# 9 COMMENTS FOCUSED ON YOUTH CENTERED PROJECTS



Day care and/or programming for babies/toddlers under 5 years old

Needs help! A day Daycare. They have the class rooms.

Daycare Programing

Library could be the youth center: a space to promote entrepreneurship

Kinderhook Memorial Library

McNary Center

Saint Paul's Church

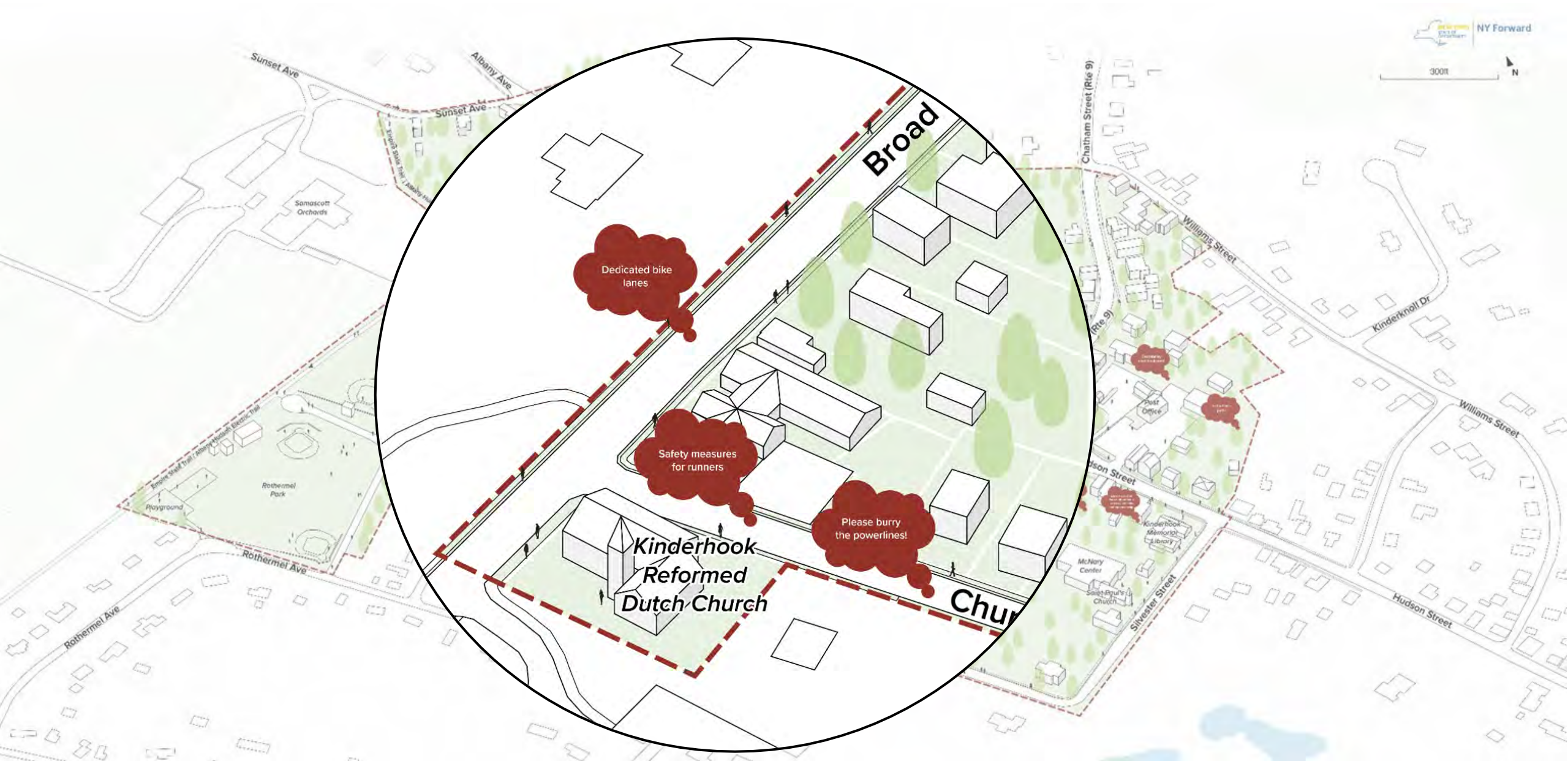
Hudson Street

Silvester Street

# 6 COMMENTS FOCUSED ON IMPROVEMENTS TO VILLAGE INFRASTRUCTURE



# 6 COMMENTS FOCUSED ON IMPROVEMENTS TO VILLAGE INFRASTRUCTURE



# 6 COMMENTS FOCUSED ON GROWING LOCAL BUSINESS



# 6 COMMENTS FOCUSED ON GROWING LOCAL BUSINESS



Desperatley need bookstore!

Close this section of street in front of bandstand to give square greater sense of place

Fix corner drugstore

Farmers Market

Ice Cream shop

Library could be the youth center: a space to promote entrepreneurship

Village Hall

Post Office

Village Green

Hudson Street

Chatham Street (Rte 9)

Sunset Ave

Albany Ave

Rothermel Ave

Rothermel Ln

Broad Street (Rte 9)

Kinderknoll Dr

Williams Street

Hudson Street

Samascott Orchards

Mills Park

Rothermel Park

Bugan House

Jack Shainman Gallery: The School

Playground

Rothermel Park Trailhead

# 5 COMMENTS FOCUSED ON HISTORIC PRESERVATION



# 5 COMMENTS FOCUSED ON HISTORIC PRESERVATION

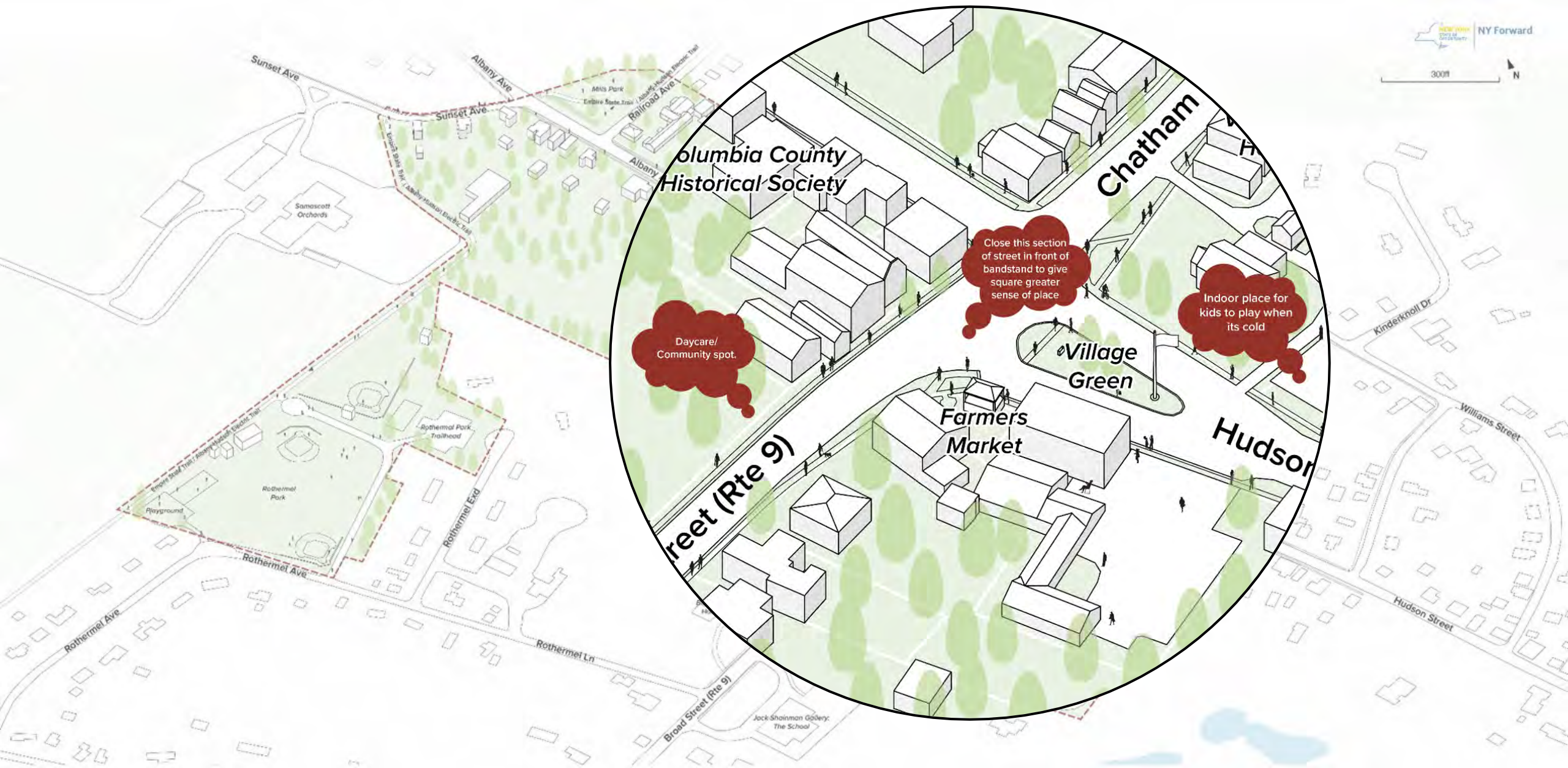




# 5 COMMENTS FOCUSED ON COMMUNITY GATHERING SPACES



# 5 COMMENTS FOCUSED ON COMMUNITY GATHERING SPACES



# 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 station
- ADA accessible parking options

## Community Gathering Spaces

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

# Revisions to Preliminary Vision and Goals:

- Increase accessibility (0)
  - **Attract regional tourism (4)**
  - **Preserve and upgrade historic assets (5)**
  - Catalyze business growth and job creation
  - **Improve daily lives of village residents of all ages (10)**
  - **Improve pedestrian and bike riding safety (6)**
- 
- + Climate resiliency (2)
  - + Infrastructure upgrade (utilities, cables, and trash cans) (3)
  - + Streetscape improvements?
  - + Housing Opportunities?(1)
  - + Youth centered spaces? (8)

# Vision, Goals & Strategies

# Downtown Vision

*"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."*

# Downtown 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

# Revitalization Strategies

## ***Enhance the vibrancy of the historic downtown***



- Return vacant historic structures and empty lots to productive use through renovation, redevelopment, and infill.
- Support opportunities to expand business hours throughout the week.

## ***Make our streets more comfortable and inviting for pedestrians and bicyclists***



- Implement complete-streets measures that calm traffic and create space for bicyclists and pedestrians.
- Provide for adequate sidewalk lighting.

## ***Provide community gathering and recreation spaces for all ages and backgrounds***



- Improve the beauty and functionality of the flagship urban spaces: Rothermel Park and the Village Green.
- Support development of public-facing programs at local institutions.

## ***Expand our role as a rural tourism destination***



- Improve the connection between the AHET / EST and downtown.
- Build on the success of the farmer's market, existing restaurants, and Samscott Orchards to establish Kinderhook as the primary locus of farm-to-table in the region.
- Support the continued development of cutting-edge arts and culture alongside historical sites.



# Project Evaluation Criteria

# Evaluation Process

- A Project Evaluation Worksheet will be provided to LPC members
- Qualitative assessment method (ie, “High/Med/Low”) considering State and Local goals
- Consultant team will gather and aggregate
- Results will be reviewed at 4<sup>th</sup> LPC meeting
- Process repeated with updated information
- Final ballot will be provided at 5<sup>th</sup> LPC meeting

## Evaluation Criteria

The following are the State criteria by which each proposed project will be evaluated. The Local Planning Committee will use these criteria as a guide to build on when developing local evaluation criteria.

### 1 Alignment with State and Local Goals

1

#### NYF State Goals

- Create an active downtown with a strong sense of place.
- Attract new businesses that create a robust mix of shopping, entertainment and service options for residents and visitors, and that provide job opportunities for a variety of skills and salaries.
- Enhance public spaces for arts and cultural events that serve the existing members of the community but also draw in visitors from around the region.
- Build a diverse population, with residents and workers supported by complementary diverse housing and employment opportunities.
- Grow the local property tax base.
- Provide amenities that support and enhance downtown living and quality of life.
- Reduce greenhouse gas emissions and support investments that are more resilient to future climate change impacts.

2

#### Catalytic Effect

The project is likely to have a significant positive impact on the revitalization of the downtown by attracting other public and private investment at a scale appropriate for the NYF community.

3

#### Project Readiness

The project should be well-developed and poised to proceed in the near-term in a way that will jump start the redevelopment of the NYF area.

4

#### Eligible Project Type

The project must be one of the eligible project types outlined in the Eligibility Criteria section on pages two and three and must meet all the requirements for that specific project type.

5

#### Cost Effectiveness

Investment of NYF funds in the project would represent an effective and efficient use of public resources. **Private Sponsors will be expected to provide a minimum 20% matching funds from sources other than NYF** (does not apply to Public and Non-Profit Sponsors).

6

#### Co-Benefits

The project will result in secondary benefits to both the community and project developer, beyond the primary goal of the project, which will generate additional economic activity, grow the local property tax base, improve quality of life in the neighborhood, and/or result in improved buildings likely to create healthier, more comfortable and productive environments in which to live and work.

# Evaluation Criteria

## High Med Low Alignment with Kinderhook NYF Goals

			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.

## High Med Low Alignment with State NYF Goals

			Create an active downtown with a strong sense of place.
			Attract new businesses that create a robust mix of shopping, entertainment and service options for residents and visitors, and that provide job opportunities for a variety of skills and salaries.
			Enhance public spaces for arts and cultural events that serve the existing members of the community but also draw in visitors from around the region.
			Build a diverse population, with residents and workers supported by complementary diverse housing and employment opportunities.
			Grow the local property tax base.
			Provide amenities that support and enhance downtown living and quality of life.
			Reduce greenhouse gas emissions and support investments that are more resilient to future climate change impacts.

## High Med Low Project Effectiveness

			<b>Community support:</b> The project has received support from community members through comments provided at public workshops, outreach events, and public meetings.
			<b>Project readiness:</b> The project is well-developed and poised to proceed in the near-term in a way that will jump start the redevelopment of the NYF area.
			<b>Catalytic effect:</b> The project is likely to have a significant positive impact on the revitalization of the downtown by attracting other public and private investment at a scale appropriate for the NYF community.
			<b>Co-benefits:</b> The project will result in secondary benefits to both the community and project developer, beyond the primary goal of the project, which will generate additional economic activity, grow the local property tax base, improve quality of life in the neighborhood, and/or result in improved buildings likely to create healthier, more comfortable and productive environments in which to live and work.
			<b>Cost effectiveness:</b> Investment of NYF funds in the project would represent an effective and efficient use of public resources.

# Submitted Projects

# Overview

**24** projects total, from **16** distinct sponsors, with **\$6.6 million** requested of NYF, leveraging over **\$9.7 million** in total investment

**7** public projects from **1** sponsor, total ask of **\$2.3 million**, of \$4.2 million (45% match)

**13** private projects from **11** sponsors, total ask of **\$3.7 million**, of \$4.9 million (25% match)

**4** non-profit projects from **4** sponsors, total ask of **\$0.6 million**, of \$0.6 million (0% match)

# Any Projects to be removed?

Reasons for removal at this point:

- **Projects not eligible for NYF funding**
  - standalone planning
  - O&M
  - pre-award costs
  - property acquisitions
- **Projects not meeting NYF requirements**
  - location outside of NYF boundary
  - clearly unable to break ground within 2 years
  - lacking transformative size and scale
  - Sponsor lacking legal authority to undertake Project

# Additional information?

Reasons for needing additional information:

- **Cost estimate lacking detail or accuracy**
- **Description lacking detail or supporting visualization**
- **Sponsor capacity to execute not sufficiently documented**
- **Project readiness and timeframe not sufficiently documented**
- **Other...**

# Small Project Fund?

Things to consider:

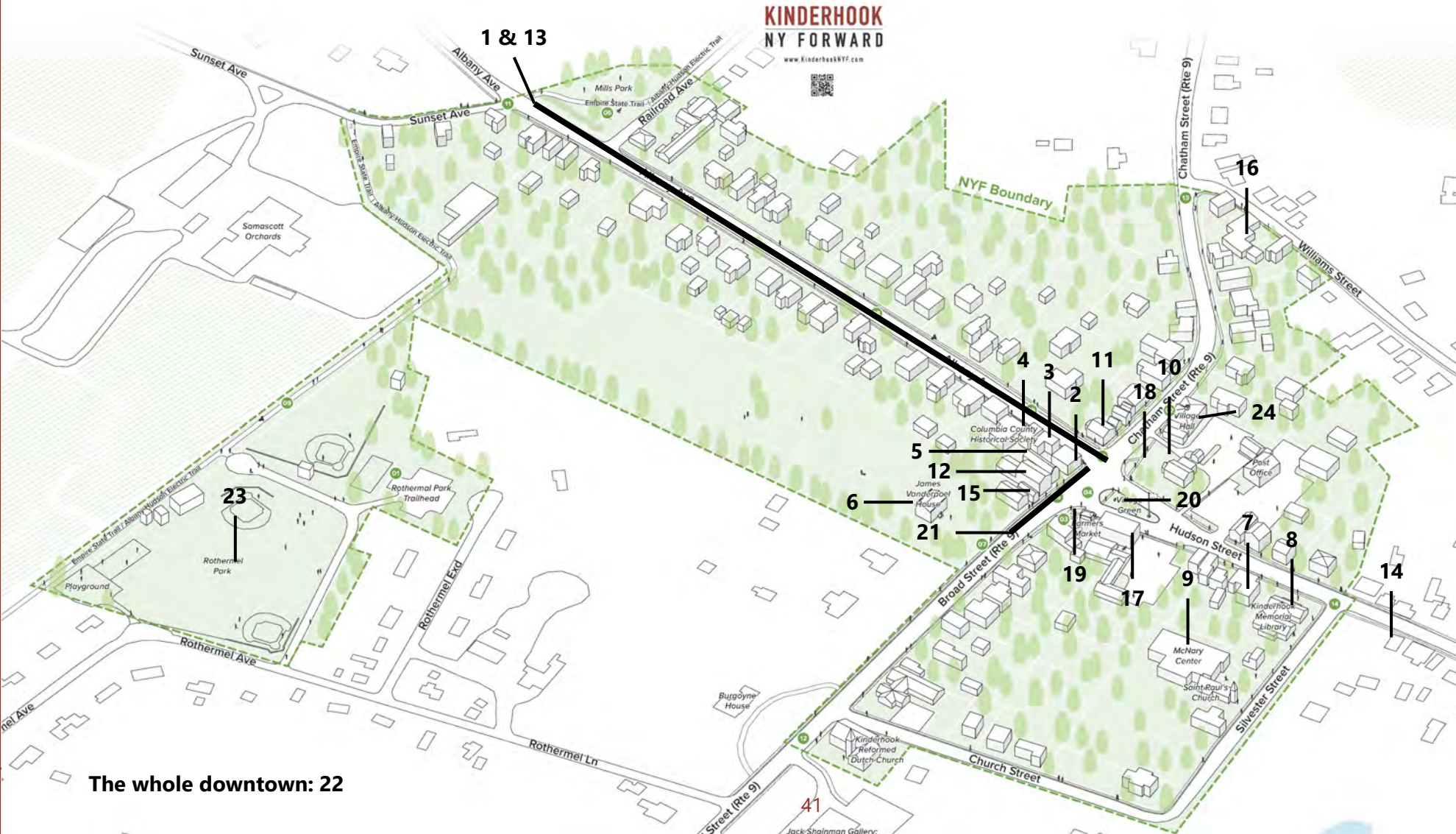
- **Number of projects proposed that would fit this kind of program**
- **Existing organization to support the administration of the grant**
  - develop an application for funding and market the application
  - Project Selection Committee formed and Administrative Plan written that defines project selection criteria
  - Environmental Review must be completed for full NYF area
- **25% match will be required of project sponsors**



ID Project

1	Albany Ave. Pedestrian & Bicycle Improvement
2	Renovation of 2 Broad St.
3	Modernizations at 1 Albany Ave.
4	Renovation of 3 Albany Ave.
5	New Construction of 4 Broad St.
6	The Vanderpoel Green Initiative: Geothermal and Community Footpath
7	Redevelopment of 16 Hudson St.
8	Library Green Energy
9	McNary Center
10	Super-Stories at the Rock Shop
11	The Old Pharmacy
12	Old Dutch Inn
13	Albany Ave. Public Improvement
14	Feed and Seed façade
15	Anna Peckham House
16	Mixed-Use Renovation
17	Renovation of 6 Hudson St.
18	Renovation of 9 Hudson St.
19	Village Square Bandstand
20	Hudson St. Green
21	Pedestrian and Gateway Lighting
22	Village Marketing
23	Rothermel Park
24	Van Buren Hall Renovation

# Map



The whole downtown: 22

# Submitted Projects

ID	Sponsor	Project	Address	Total Cost	NYF Request
1	Village of Kinderhook	Albany Ave. Pedestrian & Bicycle Improvement	Albany Ave.	\$2,300,000	\$466,080 (20%)
2	Kim Voltz / Hudvale Management, Inc.	Renovation of 2 Broad St.	2 Broad St.	\$109,888	\$93,405 (85%)
3	William J. Better / Samuel Joseph and Co., Ltd	Modernizations at 1 Albany Ave.	1 Albany Ave.	\$26,623	\$22,630 (85%)
4	William J. Better / Samuel Joseph and Co., Ltd	Renovation of 3 Albany Ave.	3 Albany Ave.	\$17,350	\$14,748 (85%)
5	Paul Calcagno / PCJ Development	Re-Construction of 4 Broad St.	4 Broad St.	\$575,000	\$250,000 (43%)
6	Lisa Weilbacker / Columbia County Historical Society	The Vanderpoel Green Initiative: Geothermal and Community Footpath	16 Broad St.	\$240,000	\$240,000 (100%)
7	Anthony D'Argenzio / This Old Hudson + Zio and Sons	Redevelopment of 16 Hudson St.	16 Hudson St.	\$618,000? \$495,000?	\$495,000 (80%) \$372,000 (75%)
8	Matthew Pavloff / Kinderhook Memorial Library	Library Green Energy	18 Hudson St.	\$99,625	\$99,625 (100%)
9	Wendy Bopp / Saint Paul's Church	Daycare at McNary Center	6 Silvester St.	\$218,690	\$212,690 (97%)
10	Grace Lang and Ramiro Davaro-Comas / Super Stories	Rock Shop Restoration and Mural	2 Chatham St.	\$ 60,000	\$57,060 (95%)
11	Mary Ose / GFK1, LLC	The Old Pharmacy	1 Chatham St.	\$1,070,000	\$690,000 (65%)
12	Jennifer Ose-MacDonald / GFK8, LLC	Old Dutch Inn Restaurants	8 Broad St.	\$354,000	\$264,000 (57%)

# Submitted Projects (cont.)

ID	Sponsor	Project	Address	Total Cost	NYF Request
13	Helger Wiese	Albany Ave. Public Improvement	Albany Ave. (between Sunset Ave. and Broad St.)	\$1,030,000	\$1,030,000 (100%)
14	David Nyman	Feed and Seed façade	24 Hudson St.	\$46,000	\$46,000 (100%)
15	Mary Ose / GFK12, LLC	Anna Peckham House	12-14 Broad St.	\$74,000	\$54,000 (73%)
16	Jake Samascott / Mutsu, LLC	Mixed-Use Renovation	22 Chatham St.	\$350,000	\$700,000 (50%)
17	Daniel Colvin / Berkshire Hathaway HomeServices Blake	Exterior Refurbishment	6 Hudson St.	\$161,500	\$190,000 (85%)
18	John Murtha and Charles Buck / Next Generation Trust	Historic Restoration	9 Hudson St.	\$208,250	\$245,000 (85%)
19	Village of Kinderhook	Village Square Bandstand	Broad St. and Hudson St. Access Rd.	\$250,000	\$250,000 (100%)
20	Village of Kinderhook	Hudson St. Green	1-8 Hudson St.	\$200,000	\$200,000 (100%)
21	Village of Kinderhook	Pedestrian and Gateway Lighting	Broad St. and Hudson St.	\$38,000	\$38,000 (100%)
22	Village of Kinderhook	Village Marketing	6 Chatham St.	\$5,360	\$6,360 (84%)
23	Village of Kinderhook	Rothermel Park	Rothermel Park, Rothermel Ln.	\$673,000	\$673,000 (100%)
24	Village of Kinderhook	Van Buren Hall Renovation	6 Chatham St.	\$685,000	\$685,000 (100%)

# Albany Ave. Pedestrian & Bicycle Improvement



downtown vibrancy



pedestrians & bicyclists



gathering & recreation



rural tourism

**Sponsor** Village of Kinderhook

**Address** Albany Ave.

**\$ 466,080 Total NYF funding request**

\$ 1,860,000 Total funds from other sources

\$ 2,300,000 Total project cost



Example of one of many options



Design Considerations

**Description:** "The proposed project will provide improved, modern and standard pedestrian and bicycle facilities along approximately 1,500-foot section of Albany Avenue meeting both ADA and PROWAG requirements. The high curb, railing and stair configuration at the east end of Albany Avenue will be eliminated and a functional, safe and compliant sidewalk will be installed. Roadside areas that are prone to ponding, mud and rutting will be reconstructed with proper drainage to allow safe use by bicycles and vehicles. Traffic calming measures including curb bump-outs at the intersection of Albany Avenue and Route 9 and a raised center median at the approaches to the Albany-Hudson Electric Trail (Empire State Trail) will be considered. ...The Village offers destinations for Trail users and Albany Avenue serves as a primary connection point for area residents to/from the Trail. Without remediation and with expected increased Trail traffic, the function and safety to existing deficient pedestrian and bicycle facilities will be exacerbated."



# Renovation of 2 Broad St.



downtown  
vibrancy



pedestrians  
& bicyclists



gathering &  
recreation



rural  
tourism

**Sponsor** Kim Voltz / Hudvale  
Management, Inc.

**Address** 2 Broad St.

**\$ 93,405 Total NYF funding request**

\$ 16,483 Total funds from other sources

\$ 109,888 Total project cost



Current Facade



**Description:** "At 2 Broad St., sits a magnificent 1850's brick building. Currently there are 3 offices in the building located on 2 floors. The storm windows are wooden and beginning to decay to the point of replacement. The front door, and arch way is in need of painting as well as the soffits and various trim. Some of this wood is rotting and needs replacement. The air conditioning unit is 25 years old and we would like to upgrade this to a more efficient heat pump."

# Modernizations at 1 Albany Ave.



downtown vibrancy



pedestrians & bicyclists



gathering & recreation



rural tourism

**Sponsor** William J. Better / Samuel Joseph and Co., Ltd

**Address** 1 Albany Ave.

<b>\$ 22,630</b>	<b>Total NYF funding request</b>
<b>\$ 3,993</b>	<b>Total funds from other sources</b>
<b>\$ 26,623</b>	<b>Total project cost</b>



Current condition

**Spectrum ENTERPRISE**

**SERVICE ORDER**

THIS SERVICE ORDER ("Service Order"), is issued and effective upon the date of the signature set forth in the signature block below ("Effective Date") and is by and between Charter Communications Operating, LLC on behalf of those operating subsidiaries providing the Service(s) hereunder ("Spectrum") and Customer (as shown below) and is governed by and subject to the Spectrum Enterprise Commercial Terms of Service posted to the Spectrum Enterprise website: <https://www.spectrum.com/terms> (or successor(s) if, as applicable, an existing service agreement mutually executed by the parties hereto, in appropriate, a "Service Agreement"). Except as specifically modified herein, all other terms and conditions of the Service Agreement shall remain unamended and in full force and effect.

**Spectrum Enterprise Contact Information**

Contact: James Walsh  
Telephone: 315.463.9653  
Email: james.walsh@spectrum.com

**Customer Information**

Customer Name: WILLIAM J BETTER ATTORNEY AT LAW  
Address: PO BOX 408 Kinderhook NY 12108  
City: Kinderhook NY 12108  
State: NY  
Country: US  
Phone: 315.463.9653  
Fax: 315.463.9653  
Email: james.walsh@spectrum.com

**NEW AND REVISED SERVICES AT 1 Albany Ave., Kinderhook NY 12108**

Service Description	Order Type	Quantity	Monthly Recurring Charge(s)	One-time Monthly Recurring Charge(s)
1 Speed IP	20 Months	1	\$ 0.00	\$ 0.00
Enterprise Managed Voice Advanced (voice mail)	20 Months	1	\$ 0.00	\$ 0.00
Enterprise Managed Voice Add-on (Advanced)	20 Months	1	\$ 0.00	\$ 0.00
Enterprise Managed Voice Unlimited (Unlim)	20 Months	1	\$ 0.00	\$ 0.00
Home Internet (Fiber)	20 Months	1	\$ 179.00	\$ 0.00
Home Voice (Fiber) (V3.0) - Home	20 Months	0	\$ 4.00	\$ 0.00
Managed Network Edge (MNE)	20 Months	1	\$ 100.00	\$ 100.00
Managed Network Switch (MNS) Full	20 Months	1	\$ 100.00	\$ 100.00
Managed Network (MNS) Standard (MNS)	20 Months	1	\$ 100.00	\$ 100.00

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Partial cost estimates



**Description:** "This project contemplates a revitalizations of a historic building in the heart of the Village. The roof of the structure is approx. 1,000 square feet, in need of replacement, and is visible to all passersby. Roof replacement shall enhance the overall appearance of the building for the community, as well as help preserve the structure for future generations. The structure shall be wired for today's communication requirements and to secure the same for the future by installing a fiber network. The sidewalk shall be repaired to ensure the safety of residents and visitors. Finally, 4 energy efficient heat pumps shall be installed to lower carbon footprint and lesson our impact on climate change. These changes create a healthier, more comfortable, and productive environment."

# Renovation of 3 Albany Ave.



downtown  
vibrancy



pedestrians  
& bicyclists



gathering &  
recreation



rural  
tourism

**Sponsor** William J. Better / Samuel Joseph and Co., Ltd

**Address** 3 Albany Ave.

**\$ 14,748 Total NYF funding request**

\$ 2,603 Total funds from other sources

\$ 17,350 Total project cost



Current condition

**Description:** "This project contemplates revitalization of a 1950s structure in the heart of Village proper. The roof of the structure is approx. 900 square feet +/-, is in poor repair and shall be replaced. The siding shall also be replaced. Roof and siding replacement shall enhance the overall appearance for the community, as well as help preserve the structure for future generations."



# Re-Construction of 4 Broad St.



downtown vibrancy



pedestrians & bicyclists



gathering & recreation



rural tourism

**Sponsor** Paul Calcagno Jr Development

**Address** 4 Broad St.

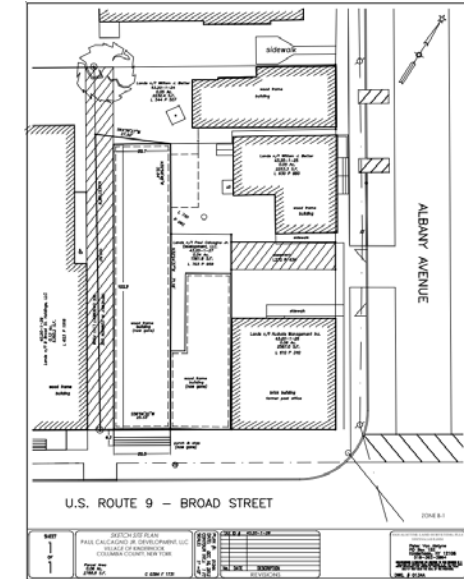
**\$ 250,000 Total NYF funding request**

\$ 325,000 Total funds from other sources

\$ 575,000 Total project cost



Rendering of proposed building



Proposed site plan

**Description:** "The previous structure burned down 10 years ago, leaving an empty lot. This project transform the empty space into a two-story building."





# The Vanderpoel Green Initiative: Geothermal and Community Footpath



downtown  
vibrancy



pedestrians  
& bicyclists



gathering &  
recreation



rural  
tourism

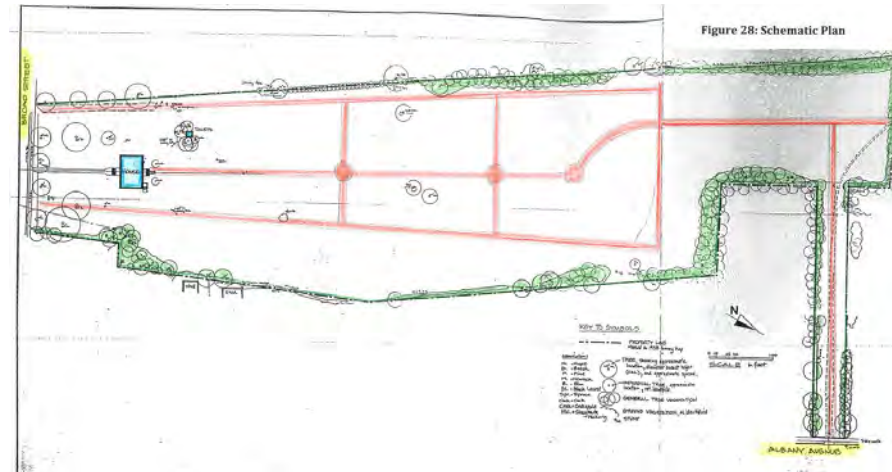
**Sponsor** Lisa Weilbacker / Columbia  
County Historical Society

**Address** 16 Broad St.

**\$ 240,000 Total NYF funding request**

**\$ 0 Total funds from other sources**

**\$ 240,000 Total project cost**



Schematic design



Current rear facade

**Description:** "The project proposes to introduce geothermal to the c. 1820 James Vanderpoel House, approximately 8,000 sq. ft. structure with two floors, a full basement and an attic level located in the historic district of Kinderhook Village. The house includes three gallery spaces on the first floor and a kitchen, bathroom facilities and a conference room on the basement level. These two floors are open to the public on a regular basis. The second-floor rooms are used as collection storage space and are filled with furniture, decorative arts and framed art. The house does not have a climate-controlled system. In order to follow museum best practices, it is essential to include climate control in order to protect the collection and the structure. Geothermal energy offers low-carbon and energy-efficient heating and cooling options and once installed would save the organization roughly \$25,000 per year in utilities and fuel costs."



# Redevelopment of 16 Hudson St.



downtown  
vibrancy



pedestrians  
& bicyclists



gathering &  
recreation



rural  
tourism

**Sponsor** This Old Hudson / Zio and Sons

**Address** 16 Hudson St.

**\$ 495,000 Total NYF funding request**

\$123,000 Total funds from other sources

\$ 618,000? Total project cost



Current condition

**Description:** "Join us in transforming a historic mixed-use building into a vibrant hub celebrating our community's heritage. This multifaceted project combines creativity, historic preservation, and community involvement, offering diverse commercial spaces with a visible impact. Our goals: maximize the property's best use, stimulating the local economy with jobs, gathering spaces, coworking offices and other essential services. Support us in implementing facade and building enhancements, improving commercial and mixed-use areas, and adding public art and outdoor spaces. Let's empower Kinderhook's future while cherishing its past, making a lasting community impact."



# Library Green Energy



downtown vibrancy



pedestrians & bicyclists



gathering & recreation



rural tourism

**Sponsor** Matthew Pavloff / Kinderhook Memorial Library

**Address** 18 Hudson St.

<b>\$ 99,625</b>	<b>Total NYF funding request</b>
<b>\$ 0</b>	<b>Total funds from other sources</b>
<b>\$ 99,625</b>	<b>Total project cost</b>

Energy Efficiency Measures				\$ Savings & Cost		
EEM #	Measure Status	EEM Description	Reduction in Greenhouse Gas Emissions (Lbs. CO2e/Year)	Total Annual Savings	Install Costs	Simple Payback (years)
EEM-1	R	Interior Lighting Retrofit	779	\$ 137	\$ 946	6.9
EEM-2	R	Exterior Lighting Retrofit	122	\$ 15	\$ 150	10.3
EEM-3	R	Ventilate Based On Occupancy	4,482	\$ 597	\$ 6,000	10.1
EEM-4	R	Building Airflow Reduction	3,185	\$ 446	\$ 1,850	4.1
EEM-5	R	Seal Joints In Air Ducts	7,962	\$ 1,097	\$ 4,000	3.6
EEM-6	NR	Replace Hvac System With Rooftop Heat Pump	22,505	\$ 3,063	\$ 40,000	13.1
<b>Total of Recommended Measures:</b>			<b>16,530</b>	<b>\$ 2,292</b>	<b>\$ 12,946</b>	<b>5.6</b>

Project summary table prepared by L&S Services

**Description:** "The Kinderhook Library is approximately 6,400 ft sq on one level with a small basement. A propane heating system was installed in 2018 that heats the new half of the building, and warm air is pumped into the old building which previously used fuel oil. However, the propane heat does not reach certain areas (staff room, offices, restroom), and these spaces still need fuel oil to heat. The smaller part of our project would have heat pumps installed in these unheated locations in order to completely remove fuel oil from our usage. The larger scope would entail outfitting the entire building with heat pumps and exploring geothermal options. We would also like to install an electric generator that could keep the library open during times of weather crises as a community heating/cooling location."



# Daycare at McNary Center



downtown vibrancy



pedestrians & bicyclists



gathering & recreation



rural tourism

**Sponsor** Wendy Bopp / Saint Paul's Church

**Address** 6 Silvester St.

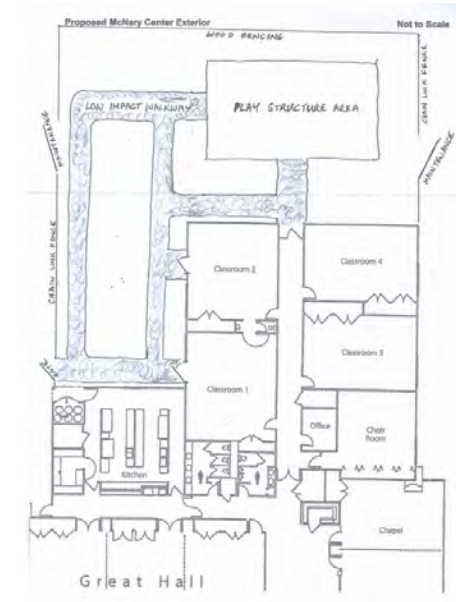
**\$ 212,690 Total NYF funding request**

**\$ 6,000 Total funds from other sources**

**\$ 218,690 Total project cost**



Proposed suggested materials



Current site plan



**Description:** "McNary will renovate a portion of its existing facilities to create space to comply with all regulations and laws governing operating a childcare center; the goal would be to create ""move-in"" space so that an entity would be attracted to this facility and come to operate a community childcare center. Such a center would provide childcare services available to all and thereby enable individuals to be gainfully employed in the Village of Kinderhook and provide services to those who live within the Village and surrounding areas so that they can be employed elsewhere and maintain their residences with all that flows from having such a vibrant residential community coming to the Village. McNary Center improvements will provide 2,886 sq.ft. of usable space as well as access to kitchen, common areas, and exterior spaces."

# Rock Shop Restoration and Mural



downtown vibrancy



pedestrians & bicyclists



gathering & recreation



rural tourism

**Sponsor** Grace Lang and Ramiro Davaro-Comas / Super Stories

**Address** 2 Chatham St.

**\$ 57,060** Total NYF funding request

**\$ 0** Total funds from other sources

**\$ 60,000** Total project cost



Completed work to the façade



Work areas and example mural

**Description:** "This is a two-part project proposal focused both on restoring our historic building to its former glory and to bringing the building's mission into the future through community-centered, youth-led public art. We have consulted with a local mason, who has proposed work that is necessary for safety purposes, as well as crucial to maintaining the historic aesthetic of this beloved building. We would like to install outdoor benches to increase community accessibility. We would like to collaborate with local youth to create a series of three murals located in and on our building. We will work in conjunction with local historians in order to educate kids about Kinderhook's unique past."



# The Old Pharmacy



downtown vibrancy



pedestrians & bicyclists



gathering & recreation



rural tourism

**Sponsor** Mary Ose / GFK1, LLC

**Address** 1 Chatham St.

**\$ 690,000 Total NYF funding request**

**\$ 375,000 Total funds from other sources**

**\$ 1,070,000 Total project cost**



Current condition

**Description:** "Located at 1 Chatham Street, the building comprises 2,832 square feet over two floors; the project encompasses 100%. Sponsor proposes to stabilize and completely and tastefully renovate this historic building, creating two new highly visible retail spaces and two apartments, all of which will be transformative for the Village in desperate need of these. The project includes stabilizing/replacing/adding structural components, new systems as needed (electrical, plumbing, HVAC), roofing, and with adequate financial assistance, energy efficiency improvements such as doors and windows. The project also includes increasing the square footage on the second floor. When finished, it is anticipated that the building will stand for many decades, providing much needed rental units, retail space and economic, social and environmental benefits to Village residents and visitors."



# Old Dutch Inn Restaurants



downtown vibrancy



pedestrians & bicyclists



gathering & recreation



rural tourism

**Sponsor** Jennifer Ose-MacDonald /

GFK8, LLC

**Address** 8 Broad St.

**\$ 264,000 Total NYF funding request**

**\$ 90,000 Total funds from other sources**

**\$ 354,000 Total project cost**



Current condition

**Description:** "Old Dutch Inn, located at 8 Broad Street, comprises approximately 13,000 square feet over four floors; the proposed project encompasses the basement and a portion of the first floor, totaling approximately 2,000 square feet. By completing the renovation of this significant historic building, sponsor will create two restaurant spaces and a commercial kitchen, both of which will be transformative for the Village as they will provide much desired services for Village residents and visitors. The project includes installation of kitchen equipment, including commercial hood and energy efficient lighting, completion of two public bathrooms, completion of the basement restaurant area and laundry room including equipment, flooring, painting, some electrical, and interior finishes. It is anticipated that the fully restored building will stand for many generations, providing economic, social and environmental benefits to Village residents and visitors."



# Albany Ave. Public Improvement



downtown vibrancy



pedestrians & bicyclists



gathering & recreation



rural tourism

Present versus (Greener) Future



Present versus (Greener/Historic) Future



Present versus (Historic) Future



Current and precedent photos

**Sponsor** Helger Wiese

**Address** Albany Ave. (between Sunset Ave. and Broad St.)

**\$1,030,000 Total NYF funding request**

**\$ 0 Total funds from other sources**

**\$1,030,000 Total project cost**

**Description:** "Kinderhook's Albany Avenue (0.2 miles) connects NY's bike path with its historic downtown. Its current state is unfortunate. The once historic and lively street has been reduced to a dilapidated and outdated area with little to no activity. The sidewalks are cracked and uneven, lined with more electricity poles than trees, and the road is run down without proper drainage and lighting. The lack of investment and attention has led to a decline in Kinderhook's appeal, making it a place to avoid rather than visit. The local community is hoping for a revitalization effort to bring life back to the area and restore it to its former glory. The project location is Albany Ave., a 0.2 mile long street connecting NY's bike path with Kinderhook's Historic Downtown. The proposed scope is burying the existing electrical cables and adding solar street lighting."





# Feed & Seed Facade



downtown vibrancy



pedestrians & bicyclists



gathering & recreation



rural tourism

**Sponsor** David Nyman

**Address** 24 Hudson St.

\$46,000	<b>Total NYF funding request</b>
\$0	Total funds from other sources
\$46,000	Total project cost



Current condition

**Description:** The location is just on the other side of the Sylvester Street boundary. Feed and Seed facade, exterior work. The Feed & Seed is a local landmark, photographed many times over. Beloved by both locals and visitors alike, its presence is a true testament to the power of preserving buildings to showcase the village's history and defines the character of Kinderhook. done once the cladding is repaired and repainted. Due to lack of gutters, other moisture issues on the cladding are present and boards will need to be replaced before repainting.



# Anna Peckham House



downtown vibrancy



pedestrians & bicyclists



gathering & recreation



rural tourism

**Sponsor** Mary Ose / GFK 12, LLC

**Address** 12-14 Broad St.

**\$54,000** Total NYF funding request

\$18,000 Total funds from other sources

\$74,000 Total project cost



Current area

**Description:** "Anna Peckham House. At 12-14 Broad Street across from the Village square, this building comprises 3,248 square feet over two floors, used for one retail space and three apartments. Sponsor completely and tastefully renovated the interior of this historic building in 2021-2022, with all new systems (electrical, plumbing, HVAC), insulation and windows. The proposed facade enhancement project is for removal, disposal and replacement of the building's asbestos siding, which is not historical in nature or appearance. The project also encompasses necessary related trim work and painting."



# Mixed-Use Renovation



downtown vibrancy



pedestrians & bicyclists



gathering & recreation



rural tourism

**Sponsor** Jake Samascott / Mutsu LLC

**Address** 22 Chatham St.

<b>\$350,000</b>	<b>Total NYF funding request</b>
\$350,000	Total funds from other sources
<b>\$700,000</b>	<b>Total project cost</b>



Current condition



**Description:** "22 Chatham Street - High-Visibility Mixed-Use Property Renovate and refurbish a mixed-use property at the gateway to the Village to create new housing units. - Building one is a two-story, three-unit apartment building consisting of 2,016 ft<sup>2</sup>. This building is currently vacant, and it will be updated to habitable state. Aesthetic exterior improvements will be completed. - Building two is a single-story commercial use structure. Half of this building is currently vacant. A 2,000 ft<sup>2</sup> portion of this building will receive a new roof, as well as resurfacing of interior and exterior walls."



# Exterior Refurbishment



downtown vibrancy



pedestrians & bicyclists



gathering & recreation



rural tourism

**Sponsor** Daniel Colvin / Berkshire Hathaway Home Services Blake

**Address** 6 Hudson St.

**\$ 161,500 Total NYF funding request**

\$ 28,500 Total funds from other sources

\$ 190,000 Total project cost



Current condition

**Description:** "3 story brick building approximately 1900 sq ft. Currently used for real estate office on first floor, 2<sup>nd</sup> and 3<sup>rd</sup> floors are use for a yoga studio. Goal for the project is to make the building more energy efficient and maintain the historic nature of the building." Renovations include window replacement, cornice repair, brick painting on the exterior and roofing."



# Historic Restoration



downtown vibrancy



pedestrians & bicyclists



gathering & recreation



rural tourism

**Sponsor** John Murtha and Charles Buck / Next Generation Trust

**Address** 9 Hudson St.

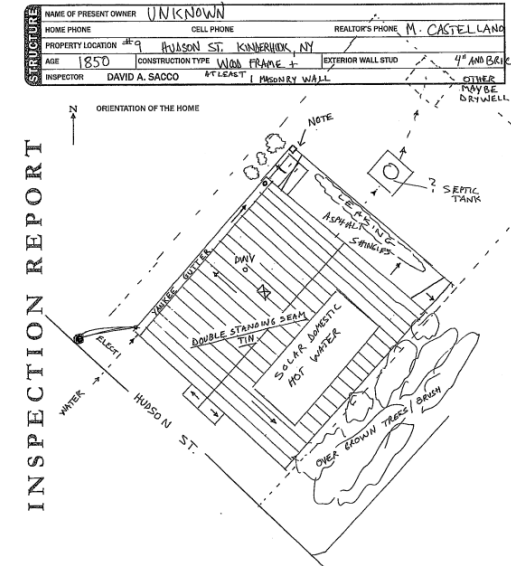
**\$ 208,250 Total NYF funding request**

\$ 36,750 Total funds from other sources

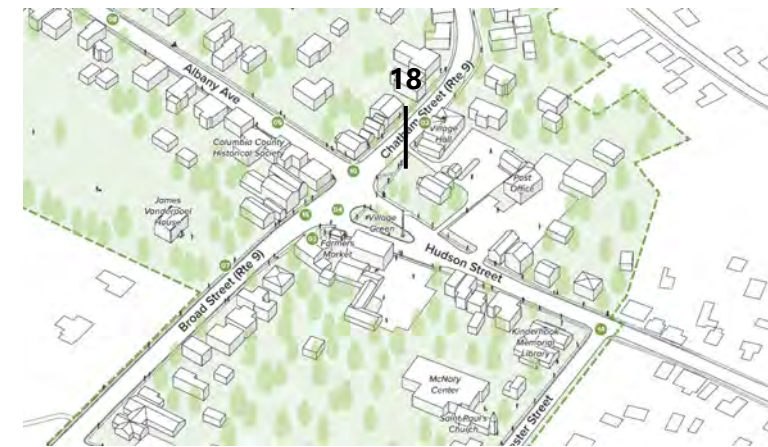
\$ 245,000 Total project cost



Current condition



**Description:** "Three story, size units, 2942 sf, .07 acre. Residential use 100% affordable housing. Currently 4 working tenants and 2 retired aging in place. Goal is to renovate all aspects of the building to achieve the highest possible energy star rating and restore the historical character of the building. We intend to make the building a comfortable, energy efficient residence in the center of town which is affordable and attractive." Renovations include window replacement, removing aged siding, restoring brick, additional attic and wall insulation, replace heaters, paint building with reflective paint, replace wood shutters and new front door, add sustainable garden and rain barrels."



# Village Square Bandstand



downtown vibrancy



pedestrians & bicyclists



gathering & recreation



rural tourism

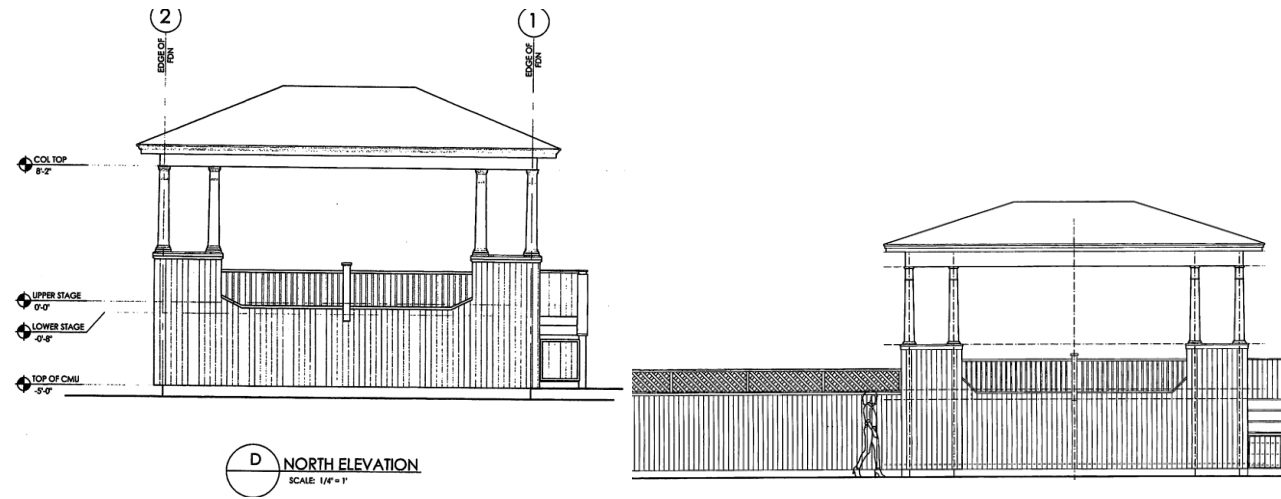
**Sponsor** Village of Kinderhook

**Address** Broad St. and Hudson St.  
Access Rd.

**\$250,000** Total NYF funding request

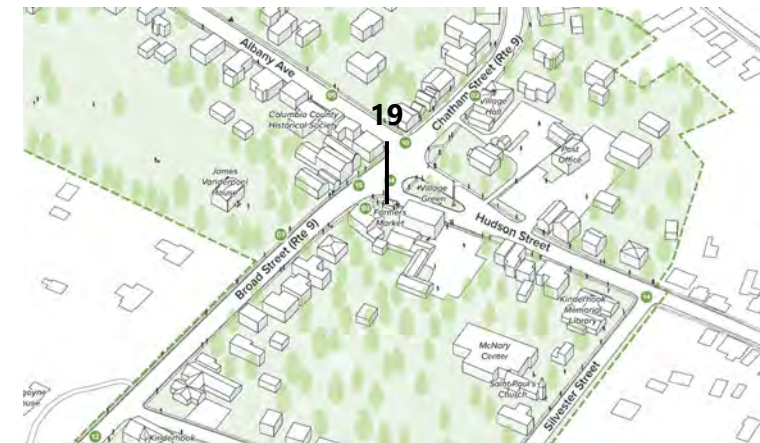
**\$0** Total funds from other sources

**\$250,000** Total project cost



Proposed plans

**Description:** "Village of Kinderhook Historic Bandstand Restoration and Public Restrooms Total Square Footage: 385 sq. ft. Square Footage with Additions: 485 sq. ft. The bandstand is a significant landmark that defines one boundary of the village's historic village square. The bandstand lends the square its unique sense of place. The bandstand represents a link to Kinderhook's history through its continuing use for over a century for concerts, dedications, parades, speech making, festivals, and other community and visitor-attraction events. Proposed project will preserve the historic structure and complete structural repairs as per engineer's recommendations. It will also undertake replacement of exterior finish surfaces, repainting, and re-siting of fencing. Project will expand use of the bandstand through the addition of one or two ADA-compliant public bathrooms, an ADA-compliant ramp or lift, improved storage space, and electrical upgrades."



# Hudson St. Green



downtown vibrancy



pedestrians & bicyclists



gathering & recreation

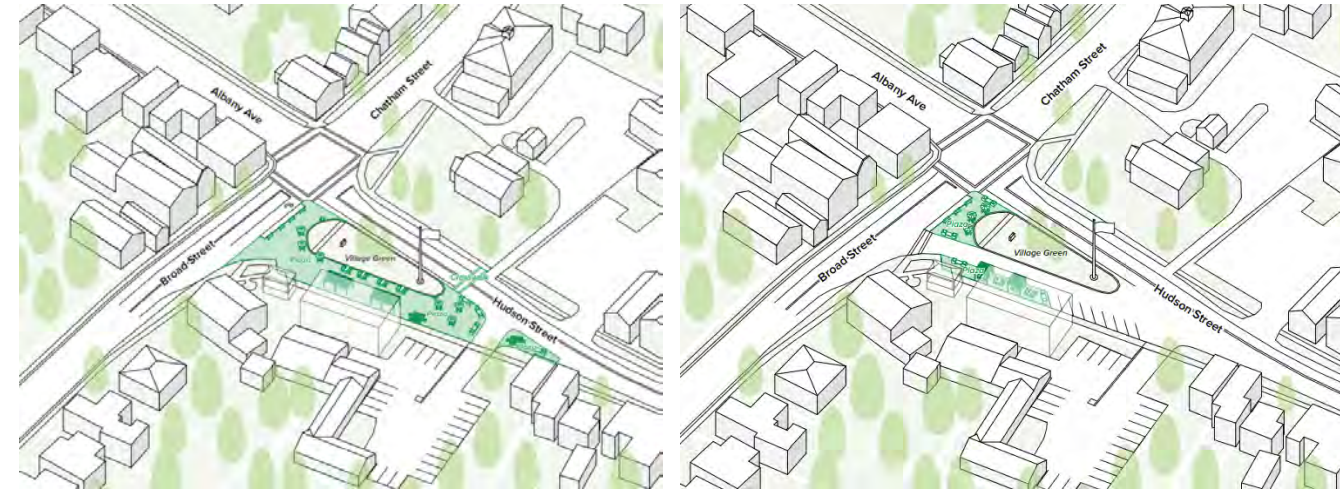


rural tourism

**Sponsor** Village of Kinderhook

**Address** 1-8 Hudson St.

<b>\$200,000</b>	<b>Total NYF funding request</b>
<b>\$0</b>	<b>Total funds from other sources</b>
<b>\$200,000</b>	<b>Total project cost</b>



Proposed plan options

**Description:** "The proposed project will provide improved, modern park-like space which joins the roadway at 1-8 Hudson street with the existing Village Green for the enjoyment of pedestrians and bicyclists. This area will host visitors to our retail shopping district and many cultural events such as the farmer's market, band concerts, and holiday festivals such as the annual July 4th People's Parade celebration, fall harvest festival, Halloween reading of The Legend of Sleepy Hollow, and December Candlelight Night. This park-like area will be available year-round for the enjoyment of community residents and visitors. Please see attached renderings showing possible layouts."



# Pedestrian and Gateway lighting



downtown vibrancy



pedestrians & bicyclists



gathering & recreation

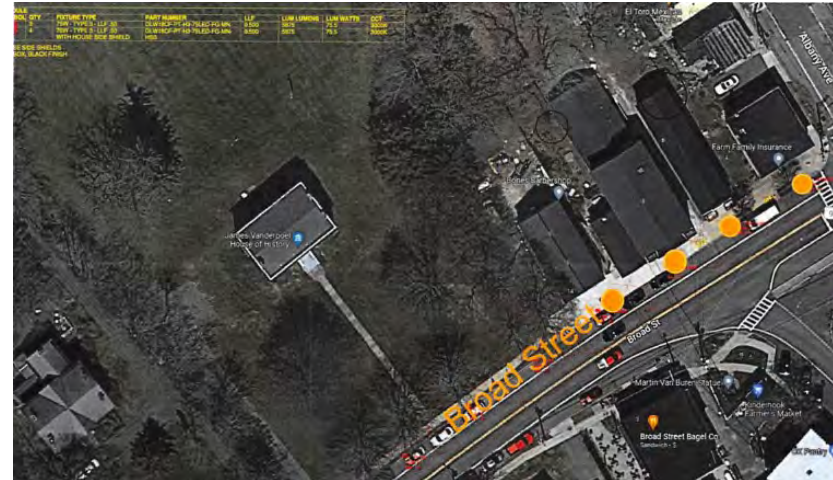


rural tourism

**Sponsor** Village of Kinderhook

**Address** Broad St. and Hudson St.

<b>\$38,000</b>	<b>Total NYF funding request</b>
\$0	Total funds from other sources
<b>\$38,000</b>	<b>Total project cost</b>



Proposed plans



**Description:** "The Village Square Lighting and Streetscape Project will - install four (4) 10' historic-style, cast-aluminum, powder-coated light posts/LED fixtures on the east side of Broad Street at the sidewalk area. - match fixtures installed at the municipal parking lot on Hudson Street and one fixture installed at the opposite side at Kinderhook Knitting Mill parking lot. - define Broad Street (Route 9) as a visual gateway into the historic business and National Register of Historic Places district - highlight the presence at night of businesses along Broad Street for visitors unfamiliar with Kinderhook's business district - replace two concrete planters used as barriers to define trough area as a pedestrian zone - improve safety after dark for pedestrians and bicyclists in a previously unlit sidewalk area -preserve, repair, restore, powder coat, and rewire for LED lighting two (2) existing historic c. 1892 cast-iron light fixtures located at either end of the Village Green."





# Village Marketing

**Sponsor** Village of Kinderhook

**Address** 6 Chatham St.

**\$5,360** Total NYF funding request

**\$1,000** Total funds from other sources

**\$6,360** Total project cost



downtown vibrancy



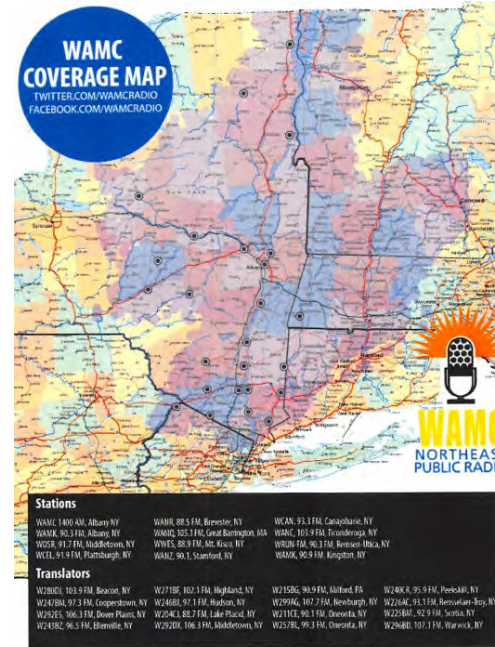
pedestrians & bicyclists



gathering & recreation



rural tourism



Coverage map of Radio Collaborator

**Description:** "Marketing project will: - market the Village of Kinderhook as a visitor destination to a targeted audience interested in history, agriculture, arts and culture, food, shopping, personal services, bicycling, walking, and kayaking - create a two-year, 26 week (per year) on-air radio underwriting campaign that targets visitors traveling to the region for weekend visits by car on Friday evenings and Saturday mornings - raise Kinderhook's profile as an "in" weekend destination for Capital Region and regional residents - help rebrand Kinderhook as a visitor destination for all ages - build on promotional materials previously produced by Village of Kinderhook; Historic Kinderhook Village Walking & Bicycling Tour printed brochure; annual Welcome to Kinderhook rack card; and Village of Kinderhook Historic Walking Tour audio app on GeoTourist. - Create a marketing slogan, such as "Kinderhook's Got It."



# Rothermel Park



downtown vibrancy



pedestrians & bicyclists



gathering & recreation



rural tourism

**Sponsor** Village of Kinderhook

**Address** Rothermel Park, Rothermel Ln.

**\$673,000 Total NYF funding request**

**\$0 Total funds from other sources**

**\$673,000 Total project cost**



Proposed Layout with Estimates



Splashpad Rendering

**Description:** Rothermel Park Regional Playground- The playground area measures 8,500 square feet for surfacing, plus a standard tennis court. Proposed upgrades extend beyond the playground for ADA compliance and accessibility to restrooms and to the existing pavilion. Also included in our upgrade request is the addition of a splash pad. Quotes and designs are attached for review.



# Van Buren Hall Renovation



downtown vibrancy



pedestrians & bicyclists



gathering & recreation



rural tourism

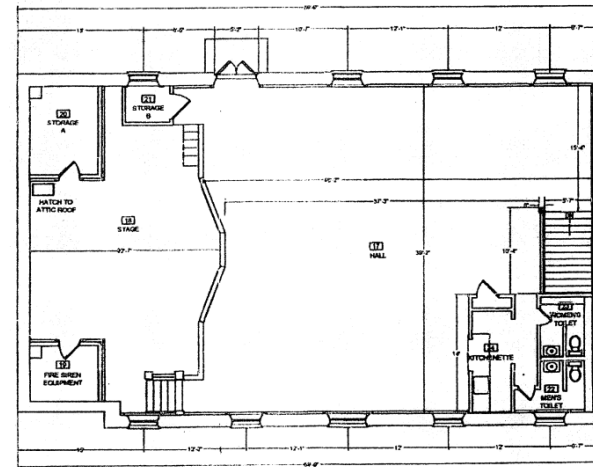
**Sponsor** Village of Kinderhook

**Address** 6 Chatham St.

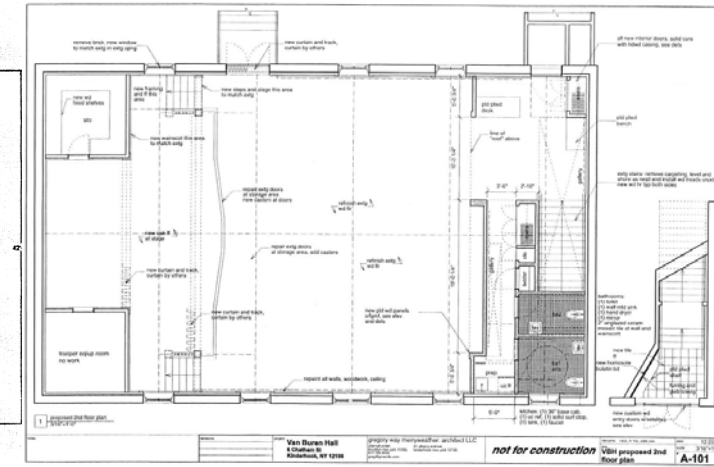
**\$685,000** Total NYF funding request

**\$0** Total funds from other sources

**\$685,000** Total project cost



Existing Floor Plan



Proposed Floor Plan

**Description:** "Second Floor Van Buren Hall Square Footage: 2,720 sq. ft. Project will: - Build on prior investments into the preservation and upgrading of the building totaling nearly \$800,000 [see attached spreadsheet] - demolish existing outdated, non-ADA compliant bathroom and kitchen structure and remove and replace related fixtures, plumbing, and cabinetry- In - remove, replace, and upgrade lighting fixtures, switches, outlets, and wiring from areas to be demolished and stage area - remove pipes and lines and reinstall plumbing - design and construct two ADA-compliant bathrooms and utility kitchen area - preserve and protect and, where necessary, restore historic woodwork, wainscoting, and paneling - retain and repair existing stairs, remove carpeting, replace handrail. - retain and protect existing historic windows and window moldings - install a PA system for meetings as required by NYS Exec. Law 378 - construct new walls and structure to define entrance at top of stairs, create a foyer area, and house bathrooms and utility kitchen - install new wood flooring on stage - repair and reconfigure access to under-stage area to create more accessible storage area - retain, repair and refinish existing flooring or replace - demolish floor-level storage closet at right of stage and reproduce historic moldings, stair, and finishes as needed to match historic configuration at left of stage."



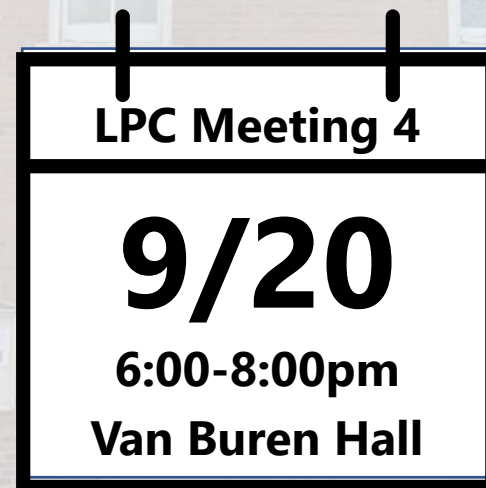
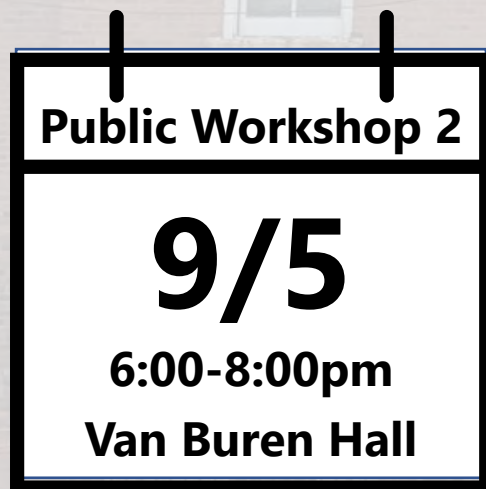
# Public Comment

please submit comments to

**[KinderhookNYF@gmail.com](mailto:KinderhookNYF@gmail.com)**

# Next steps

- ✓ Follow-up with Project Sponsors for needed information
- ✓ Work with Project Sponsors to develop proposals further
- ✓ Begin preparing for Public Workshop 2 and LPC Meeting 4
- ✓ **LPC Members to submit Project Evaluation Worksheets by 8/31**



Thank you!

KINDERHOOK VILLAGE HALL

NEW YORK STATE POLICE

VAN BUREN HALL

