

1. PROJECT DESCRIPTION AND OVERVIEW

Ulster County is conducting a countywide revitalization planning process with funding from the New York State Department of State (NYSDOS) Brownfield Opportunity Area Grant program. The project identifies five study areas within communities across the county, evaluates study area conditions, and identifies barriers and potential opportunities for advancing revitalization efforts for these areas. Study area revitalization opportunity report identify underutilized sites and groups of underutilized sites with potential for revitalization to support community and economic development goals.

This report outlines findings for the Kerhonkson study area, which includes Hamlet of Kerhonkson along Route 209 in portions of Rochester and Wawarsing. The preliminary analysis and recommendations support the Town of Rochester, Town of Wawarsing, Ulster County, key stakeholders and partners in evaluating revitalization opportunities for underutilized areas in portions of both towns.

LEAD PROJECT SPONSORS

Ulster County is the lead project sponsor for the revitalization opportunities project and has been working with the Town of Rochester and Town of Wawarsing through a project steering committee. Convened by the County Planning Department, the steering committee includes representatives from Rochester and Ulster County offices of Planning, County Executive, along with the Department of Environment, Department of Budget, Planning Board. The recommendations outlined in this report are intended to support the Wawarsing, Rochester and partners in local advancement of the revitalization opportunities.

STUDY AREA

The hamlet of Kerhonkson is one of the five focus areas selected for further analysis. The 475-acre area encompasses the historic hamlet of Kerhonkson, including the commercial areas along Route 209, and hamlet gateways in both Wawarsing and Rochester jurisdictions. A description of the area and list of related planning efforts are below.

REGIONAL CONTEXT

Kerhonkson is located in the Rondout Valley in south central Ulster County. Approximately 30 miles south of Kingston, Kerhonkson lies along Rondout Creek in a narrow valley flanked by the Catskill Mountains to the west and Shawangunk Ridge to the east.

Historically, the Rondout Valley provided a transportation link between the Hudson and Delaware Rivers – served initially by the Delaware & Hudson Canal (D&H Canal) connecting the ports of Kingston and Port Jervis, New York, and later by the Ontario & Western Railroad (O&W Railroad), and U.S. highway Route 209. The

Kerhonkson grew around small-scale industries and the Catskill region’s tourism and resort economy. With changes in transportation economies and many Catskill region resorts now closed, Rondout Valley communities are working together on regional economic development strategies that leverage their natural, scenic and historic resources. The Hamlet of Kerhonkson has a cluster of vacant and underutilized commercial properties along Route 209. These underutilized sites are an opportunity to pursue target revitalization using a regional approach building existing agriculture, tourism and cultural heritage assets.

KERHONKSON STUDY AREA

Size: 575 acres

Location: Hamlet of Kerhonkson along Route 209 and including areas north and south of the highway within the Towns of Rochester and Wawarsing

Related Initiatives

- Recent water and sewer district investments
- Catskill-Shawangunk Greenway Trail
- Arrowhead farm incubator
- Greenfield resorts development
- Wawarsing zoning update

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2. COMMUNITY PARTICIPATION

SUMMARY OF OUTREACH TO DATE

Representatives of Rochester and Wawarsing have participated in Steering Committee discussions held from November 2016 through March 2018. Initial outreach efforts in October 2016 through May 2017 focused on countywide conditions and led to the selection of five study areas across Ulster County, including areas in Saugerties, Kingston, Kerhonkson, Ellenville, and Wawarsing. Preliminary analysis and recommendations presented in this report are based on stakeholder recommendations and outcomes of recent steering committee study area working sessions held in September and November 2017, March 2018 and a community forum held in April 2018.

KEY STAKEHOLDERS AND TECHNIQUES TO ENLIST PARTNERS

Revitalization opportunities for Kerhonkson will need support and guidance from key partners such as the local government, private sector and non-profit organizations listed below.

Rochester and Wawarsing

- Ulster County Economic Development Alliance
- Land Owners
- Rondout Valley Business Association
- Town residents
- Wawarsing Town Board
- Wawarsing Building and Highway Departments
- Wawarsing Environmental and Youth Commissions
- Joseph Resnick Airport
- Rochester Planning/Zoning, Code Enforcement, Recreation and Youth offices
- Open Space Institute
- New York State Department of Transportation
- Kerhonkson Fire Company
- Rondout Valley Central School District

STUDY AREA BOUNDARY AND JUSTIFICATION

The study area is defined by locally recognized hamlet gateways, hamlet zoning areas, Rondout Creek and clusters of underutilized sites located along and just off the Route 209 corridor. The study area encompasses a two-mile segment of Route 209 defined around the historic Hamlet of Kerhonkson. Boundary features include: an eastern gateway in Rochester, the Rochester Industrial district, Kerhonkson's historic main street, the Route 209 commercial corridor and the western gateway in Wawarsing.

DEMOGRAPHIC CHARACTERISTICS

The study area's demographic characteristics are highlighted below and detailed in Appendix A – Demographic Tables.

- Population: The Kerhonkson Study Area population is approximately 325 and includes portions of Block Group 1, Census Tract 9545 and Block Group 1, Census Tract 9550. The area and its two municipalities have slowly lost population over the last few decades, though population rates are generally consistent with Ulster County in general.
- Age: The area's population is slightly younger than that of its surrounding Towns and the County.
- Race and Ethnicity: The study area racial and ethnicity is 90% white. 10% of the areas residents are Hispanic.
- Median Home Value: Home values ranging from \$147,000 - \$166,000 were well below the Town of Rochester and Ulster County median values, though generally consistent with those in the Town of Wawarsing.
- Housing Units: The study area includes approximately 160 housing units. 17% of housing units are vacant.
- Poverty: Poverty levels for the two census tracts in the study area were 15% and 18% which are slightly higher than those in Ulster County as a whole.

- Unemployment: One of the study area census tracts had a 25% unemployment rate well above County (9.3%), Wawarsing (11.2%) and Rochester (13%) levels.
- Economic Distress: As part of a countywide review of Block Group-level data, the Kerhonkson area block groups it was met two out of the three criteria used to identify economic distress – lower median home values and higher rates of poverty.

EXISTING LAND USE AND ZONING

The study area encompasses commercial, residential, industrial, agricultural and open space areas. The majority of the properties in the area are within a Hamlet zoning district, which allows for a mix of small scale commercial, residential and community service uses. Residential and industrial zoning districts are located north of Route 209. The current land use types are listed below by acres and percent of the study area.

| Land Use Type | Acres | % Study Area Total Acreage |
|--|-------|----------------------------|
| Commercial | 160.7 | 23% |
| Residential | 143.8 | 21% |
| Vacant Land | 127.5 | 19% |
| Agriculture | 107.3 | 16% |
| Industrial | 70.3 | 10% |
| Community Services | 33.4 | 5% |
| Wild, Forested, Conservation Lands & Public | 27.6 | 4% |
| Public Services, Entertainment and Recreation | 15.3 | 2% |

Key Land Considerations

- Commercial areas account for the majority of the land including a two-mile corridor of property along Route 209, the Hamlet’s historic Main Street to the south of Rondout Creek, and a private 70-acre former resort property in the Town of Rochester.
- Residential areas are primarily single-family and two-family housing located north of Route 209 and along the highway corridor.
- Vacant land in the area is predominantly located in Wawarsing areas along the south side of Route 209 within Rondout Creek’s 100-year flood plan (see Natural Features for additional details); as well as interspersed with commercial/industrial areas north of the highway.
- Agricultural land in both Wawarsing and Rochester jurisdictions include active crop land adjacent to Rondout Creek that are current and historic components of the hamlet’s economy.
- There are very few industrial uses are located in the study area. However, the Town of Rochester’s 67-acre sand mine, located north of Route 209 at the eastern end of the Hamlet makes up most of the area categorized as industrial.

- Community services including recreation and park land in each jurisdiction, as well as a regional school complex on Academy Street.

Revitalization Opportunities

- Kerhonkson has grown up along the Rondout Creek and Route 209 corridor. The linear pattern of commercial uses creates a sparse development pattern. Distinguishing cohesive nodes, centers or focuses would help to unify development patterns in the area.

LAND OWNERSHIP

Most of the land in the study area is privately owned, with several parks, regional school complex and essential services making up the public land in the area.

| Land Use Type | Acres | % Study Area Total Acreage |
|----------------------|-------|----------------------------|
| Private | 485 | 85% |
| Public | 90 | 15% |
| School District | | |
| Town Parks | | |
| Fire Department | | |
| Vacant rail corridor | | |

Key Ownership Considerations:

- The Town of Rochester’s sand mine accounts for most of the public land and is located in close proximity to the Town’s Pine Bush Ballfields park. Depending on the long-term need for the continued use of the sand mine for aggregate extraction, this area could offer a valuable public open space land for recreation or other public benefits.
- Rondout Valley Central School complex straddles the town boundary. Historically the school defined the hamlet and today it unifies the two rural towns as a regional district. The property is located near residential areas but relatively isolated from other public property and commercial areas. There is an opportunity to focus efforts around increasing connections between schools, parks and a clearly defined commercial area at the center of the hamlet.
- The Kerhonkson Fire Company, Town of Wawarsing park land, Ulster County and Town of Rochester owned former rail corridor property to the south of Rondout Creek form a potential cluster of public properties. The O&W rail-trail extends north from Kerhonkson’s Main street and represents a key recreation and tourism opportunity for the hamlet.

NATURAL RESOURCES

The natural resource within and around Kerhonkson are important to consider in the future growth and revitalization of the area. Key resource considerations include the hamlet's proximity to protected open space areas, Rondout Creek and its tributaries. See Figure 5 for reference.

Forestlands, Wildlands and Open Space Areas: Ulster County encompasses outstanding open space assets including state park land, state preserves, and forest wilderness areas. The ecological and open space values The Rondout Valley lies in between the Catskill Mountains to the west and Shawangunk and Mohonk Ridges to the east.

Key Open Space Resource Considerations:

- Proximity to Protected Open Space Resources – Nearby State parks, forest lands and preserves - Sundown Wild Forest, Vernoy Hill State Forest, Witches Hole State Park, Minnewaska State Park Preserve and Mohonk Preserve are all within five miles of the study area and accessible via Routes 209 and 44, and Sampsonville Road.
- Proximity to High Value Habitat Cores -- Ulster County's 2009 open space plan and its 2015 Green Infrastructure Plan classify and rank the value of forestland habitats across the county. The protected open space assets north and south of the study area also provide the highest value habitats for forest wildlife and plant species.

Surface Water, Flood Plains and Wetlands: Rondout Creek, the primary surface water resource in the study area, is part of the Rondout-Wallkill watershed, a major tributary of the Hudson River estuary. The creek flows from west to northeast through the study area with its headwaters in the Catskill Mountains and the Rondout Reservoir, which is part of New York City's drinking water supply.

Rondout Creek, its floodway and flood zones, along with those of three tributary streams, cover more than 50% of the study area. Wetlands including areas classified as riverine, emergent and forest wetlands are also located within the 100-year flood zones.

Recent major storm events caused significant flood impacts to areas within the study area. Flood waters from Hurricane Irene and Tropical Storm Lee scoured stream banks, eroded infrastructure, damaged bridges and forced closures of Route 209. Potential flood resilience solutions to these flood impacts were evaluated in a 2014 Community Reconstruction Plan for Ulster County. The plan, sponsored by the NYS Governor's Office, addressed areas in Rochester and Wawarsing. Key findings from the effort are summarized in the reconstruction considerations below.

Key Surface Water and Flood Risk Considerations:

- Water Quality -- This segment of Rondout Creek is a Class B surface water resource and designated for swimming, boating, fishing and fish propagation.¹
- Flood Zone Limitations -- Rondout Creek's 100-year flood zone and present future development constraints throughout most areas south of Route 209 in both Rochester and Wawarsing and in some areas north of the Route 209 corridor. Existing commercial and residential uses are located

¹ NYSDEC. 2002. *Rondout Creek Watershed Water Quality Assessment*: <https://www.clearwater.org/wp-content/uploads/2009/09/Section-4.1-Water-Quality1.pdf>

within the 100-year flood zone, and certain related structures experience more frequent flood impacts than others.

- Flood Impacts -- North of Route 209, three tributaries converge along a ¼-mile stretch of the highway between the junction of US Route 44 and Academy Street. Frequent flooding in this area has impacted homes in the Carlo Drive area and nearby businesses creating a patch work of vacant and intermittently occupied structures.
- Main Street -- Kerhonkson's historic Main Street lies within the 100-Year flood plain on the south side of Rondout Creek and includes the Kerhonkson fire station, vacant properties and several homes and businesses.
- Future development and revitalization considerations -- Consider mitigation strategies for current uses in the 100-year flood plain, and direct new development outside flood zones.
- Community Reconstruction Considerations – Flood impacts from recent major storms caused impacts to bridges, roadways and facilities in both Rochester and Wawarsing. The NY Rising Community Reconstruction Plan for Ulster County communities recommends several specific strategies relevant to the study area: 1) Replace Route 209 bridge in Accord (Rochester) with a higher elevation bridge structure over Rondout Creek (project under construction outside the study area); 2) Identify and adapt an existing community facility in Rochester or Wawarsing as a designated flood emergency shelter; 3) For Route 209, identify and designate alternate emergency route through Kerhonkson that would ensure emergency vehicle access and evacuation during flood events in the Rondout Valley.

TRANSPORTATION AND INFRASTRUCTURE

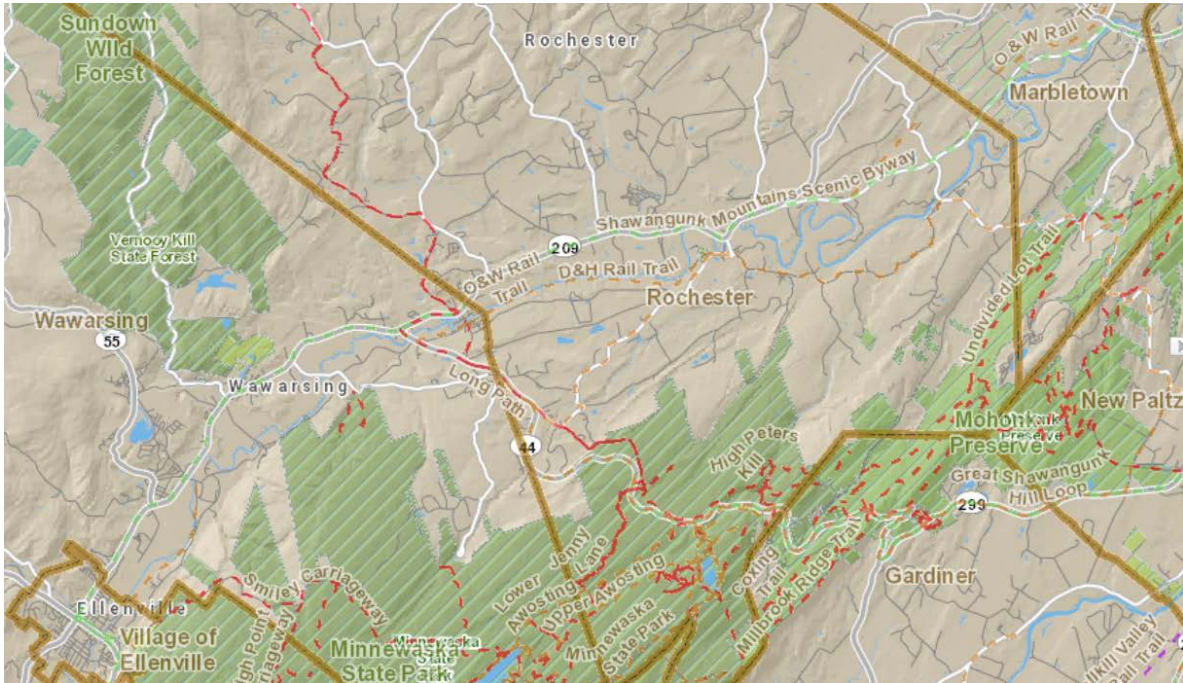
The Rondout Valley towns and hamlets between Kingston to Ellenville have grown up around the its physical geography and transportation infrastructure. Historically, the Rondout Valley provided a transportation link between the Hudson River and Delaware River valleys – served initially by the Delaware & Hudson Canal (D&H Canal) connecting the ports of Kingston and Port Jervis, New York, and later by the Ontario & Western Railroad (O&W Railroad) and U.S. highway Route 209. Today highways, trails and waterways are the primary infrastructure corridors through the study area. However, this transportation heritage remains an important consideration for the future of both Wawarsing and Rochester communities.

Highways

The major transportation routes through the study area include US highways - Route 209, Route 44/County Route 55 – and local roads.

- Route 209: Is a US highway that links the New York communities of Kingston/Ulster in the Hudson Valley and Port Jervis in Orange County along the Delaware River. It is the main north-south transportation corridor through central Ulster County. Route 209 through the study area is part of the Shawangunk Mountains Scenic Byway. This designation is a valuable tourism asset for the corridor and the Rondout Valley towns.

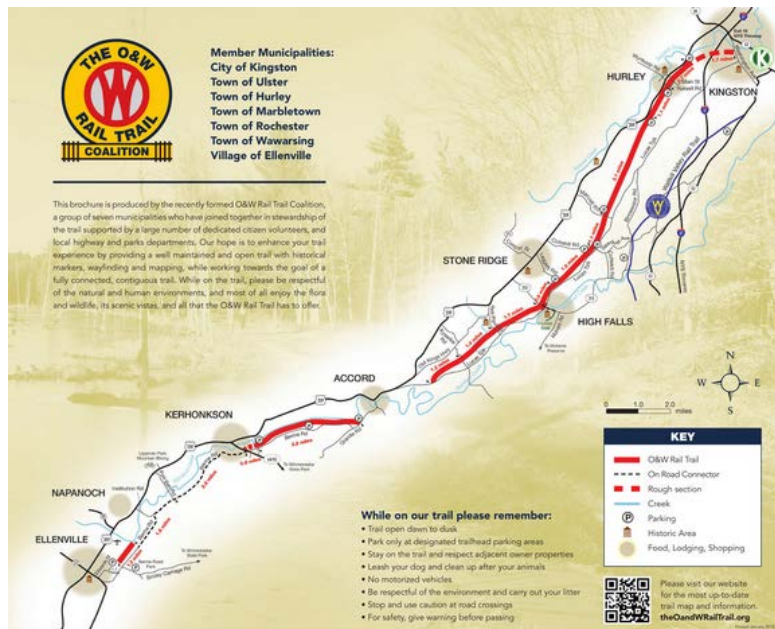
- Route 44/County Route 55: The Catskills and Shawangunk Ridge flank the Rondout Valley and constrain east west transportation routes. Route 44 and County Route 55 branch off Route 209 eastward from the Wawarsing side of the study area, climbing over the Shawangunk Ridge, through Mattawaska State Park Preserve and Mohonk Mountain Preserve, and connecting with I-87 in New Paltz.



Trails

O&W Rail Trail

The Town of Rochester O&W Rail Trail is a multi-use 3.5-mile cinder trail along Rondout Creek between the hamlets of Accord and Kerhonkson. It is open for non-motorized uses, including walking, running, bicycling, horseback riding, cross-country skiing and snowshoeing. The main access point for the trail is located near Town Hall on Granite Road in Accord (outside the study area). However, a trailhead and small parking area on Main Street in Kerhonkson provides access to the southern end of the trail.



The Rochester O&W trail is part of a planned regional trail that will eventually connect Kingston and Ellenville. Segments of the trail are under development in several communities. Further north, a completed 12-mile segment connects Marbletown and Hurley.

Long Path

The Long Path is a long-distance hiking trail extending from New York City to John Boyd Thatcher State Park near Albany. The 350-mile Long Path weaves through many New York state parks, preserves and forestlands. A portion of the Long Path utilizes local roads connecting Minnewaska State Park preserve and the Catskill Mountains through the Wawarsing portion of the study area – following Old Minnewaska Trail, portions of Route 44 and Clay Hill Road.

Utilities – Municipal Water and Sewer

The study area is partially served by municipal water and sewer infrastructure. The Town of Wawarsing Water and Sewer districts serve Wawarsing portions of the study area and some of the Rochester portions of the area. The Route 209 commercial corridor, Main Street and some uses along Route 209 through the center of the Hamlet

Key Transportation and Infrastructure Considerations:

Trails – The O&W rail trail provides a valuable connection between Rochester’s Rondout Valley hamlets and plans are in place to extend the trail south through Wawarsing to the Village of Ellenville. There are opportunities to promote the long-distance hiking trail known as the Long Path through the area as well.

Road Infrastructure – Flooding impacts during major storms have caused flooding impacts forcing closure of Route 209 in Kerhonkson. There is an opportunity to evaluate potential flood-resilient alternate emergency routes through the study area.

Transportation Heritage – The Rondout Valley’s historic transportation routes - the D&H Canal and O&W railroad - combined with Route 209’s scenic byway designation are key tourism assets for the region. Museums in Ellenville and Wawarsing are dedicated to the history of these two transportation routes. Kerhonkson’s historic Main Street area offers a connection between the O&W rail trail and the Long Path corridors.

Utilities – Recent extensions of the Wawarsing water and sewer districts now serve areas Kerhonkson areas in both Wawarsing and Rochester jurisdictions. Areas with infrastructure in already in place can better support redevelopment without further public investment. Certain areas in the study area have gaps. However, additional information is needed to clarify the exact extent of utility service areas throughout the study area.

UNDERUTILIZED SITES

The study area encompasses approximately 17 underutilized sites, as listed the table below and in corresponding map in Figure 4. Sites were identified based on a county-wide screening and include vacant properties in commercial/industrial areas, several areas identified as inactive uses or for-sale-properties and tax delinquent property eligible for tax deed sale as of October 2016. The underutilized sites listed below are also shown on the Figure Revitalization Opportunities and Underutilized Sites map on the previous page.

| Map ID | Owner | Address | Acres | Public Land | Vacant | Tax Foreclosure Eligible |
|----------------------------------|--------------------------------|------------------|------------|-------------|--------|--------------------------|
| 1 | Waruch, Claudia | Route 209 | 1.5 | | Y | |
| 2 | Kwon Property Corp | 4 Clayhill | 0.4 | | | |
| 3 | Weiss, Bobby Lee Jr | 13 Spruce | 0.4 | | Y | |
| 4 | Key Bank of Southeastern | | 0.1 | | Y | |
| 5 | Federated Church of Kerhonkson | 42 nd | 0.4 | | Y | |
| 6 | County of Ulster | 303 Main | 0.2 | Y | Y | |
| 7 | Rocha, Phyllis | 305 Main | 0.1 | | | |
| 8 | Rocha, Phyllis | 309 Main | 0.2 | | Y | |
| 9 | Sky Island Inc | Main | 0.2 | | | |
| 10 | Sky Island Inc | Main | 0.3 | | Y | |
| 11 | County of Ulster | 317-319 Main | 0.1 | Y | Y | |
| 12 | Faso, Giacoma | Main | 0.5 | | | |
| 13 | Dutka, Wolodymyr | 6050 Route 209 | 70.2 | | Y | |
| 14 | Town Of Rochester | 6140 Route 209 | 67.5 | Y | Y | |
| 15 | Gilles Eric J | 23 Old Mine | 3.2 | | | |
| 16 | Humphrey Enterprises, Inc | 37 Old Mine | 9.2 | | | |
| 17 | Wawarsing Estates LLC | 6549 Rt 209 | 18.8 | | Y | |
| Total Underutilized Acres | | | 173 | | | |

Key Underutilized Property Considerations:

- Underutilized properties, primarily vacant land and inactive or commercial properties for sale account 175 acres, more 30% of the study area's acreage.
- Clusters of underutilized properties and revitalization considerations are identified based on preliminary analysis in Section 4 and presented on Figure 7.

4. SUMMARY OF PRELIMINARY ANALYSIS AND RECOMMENDATIONS

Opportunities for specific clusters of underutilized sites are presented below. See Figure 7. Revitalization Opportunities for the corresponding map.

REVITALIZATION OPPORTUNITIES

Based on preliminary analysis presented in the draft revitalization opportunities report, the proposed recommendations below support the the Towns of Rochester and Wawarsing, Ulster County and key partners in evaluating revitalization opportunities for underutilized areas located in the hamlet of Kerhonkson including portions of both jurisdictions. Clusters of underutilized properties are identified by sub-areas as potential revitalization opportunity zones that would benefit from coordination among municipalities, partnerships between land and business owners, and support from New York State and local government agencies.

Zone A. Commercial Corridor (Route 209)

A cluster of underutilized parcels extends through the Hamlet along Route 209. The area is zoned primarily for a mix of commercial. Many small commercial buildings are no longer in active use, vacant or abandoned.

This area could benefit from a focused corridor revitalization study to determine market potential for commercial redevelopment.

Zone B. Historic Main Street

This small cluster of buildings along the hamlet's historic Main Street and also lies within the 100 – year flood plain. Key features include: Kerhonkson fire station, underutilized apartment buildings, auto repair and salvage businesses, and parking and access point for O&W greenway trail. Evaluation of flood risks through further flood elevation delineation may be warranted to determine appropriate future uses.

Zones C and F. Gateways

At the northeastern edge of the study area, Zone C is a former resort with a cluster of vacant bungalow structures, Pine Blush Ball Park that marks the gateway to Kerhonkson and offers potential to help enhance the aesthetics of the corridor and may have potential for reuse focused on small scale tourism. The former resort property combined with the Town of Rochester former sand mine create form over 100 acres of contiguous open space.

At the southwestern end of the area, the intersection of Route 209 and Route 44 marks the Wawarsing gateway. This gateway includes one vacant parcel south of Route 209 with areas outside the 100-year flood plain that may be an opportunity to capitalize on the strategic highway junction.

Zone D. Light Industrial Zone

North of Route 209, along Old Mine Road, a granite processing facility occupies an area zoned for industrial use with potential for expansion. Coordination with business owners and property owners to determine interest and market potential for commercial/light industrial expansion may be warranted.

Zone E. Residential Flood Impacts

A cluster of residential properties along Carlo Drive at have experienced significant flood impacts and many residents have relocated from their homes. Coordinating buildings and residential properties will likely need to consider flood risks and appropriate long term uses.

NEXT STEPS AND RECOMMENDED ACTIONS

The draft preliminary analysis findings and revitalization opportunities presented above are presented for review and refinement by local stakeholders and regional partners. Key steps remaining for the Ulster County revitalization opportunities process:

Refine draft revitalization opportunities report.

- Based on stakeholder input, including Kerhonkson’s Revitalization Opportunities forum on April 18, the revised report will build on the preliminary revitalization opportunities presented above.
- Descriptive profiles will be developed for each of the final set of opportunity zones to help guide future revitalization and fundraising efforts.
- Final recommendations will identify recommended actions and steps to advance revitalization based on local priorities.

Local governments and regional partners lead future steps in Hamlet revitalization process.

- The Ulster County revitalization opportunities process will lead to key recommendations and a packaged report that can support the Town of Wawarsing and Rochester leaders and key partners in coordinating future planning, redevelopment and revitalization efforts.
- The outcomes are specifically geared to support applications to a range of New York State Department of State programs such as BOA, LWRP and related funding programs administered through the Consolidated Funding Application

APPENDIX A – DEMOGRAPHIC TABLES

The information below provides an overview of the demographic characteristics of the Kerhonkson Study Area, with comparisons to the Towns of Wawarsing and Rochester and Ulster County. The data presented is derived from the U.S. Census Bureau and ESRI, a leading provider of market information whose proprietary methodology relies on both federal and private data sources to develop demographic estimates and projections.

Population -

| POPULATION TRENDS | | | | |
|-------------------|-----------------------|-------------------|-------------------|---------------|
| | Kerhonkson Study Area | Town of Wawarsing | Town of Rochester | Ulster County |
| 2000 | 325 | 12,889 | 7,038 | 177,749 |
| 2010 | 315 | 13,157 | 7,313 | 182,493 |
| 2017 estimates | 332 | 13,426 | 7,657 | 185,613 |
| 2022 projections | 342 | 13,620 | 7,840 | 187,704 |
| % Change, 2000-10 | -3.1% | 2.1% | 3.9% | 2.7% |
| % Change, 2010-17 | 5.4% | 2.0% | 4.7% | 1.7% |
| % Change, 2017-22 | 3.0% | 1.4% | 2.4% | 1.1% |

Source: U.S. Census (2000 and 2010); ESRI (estimates and projections)

Race/Ethnicity –

| RACE AND ETHNICITY | | | | | | | | |
|----------------------------|-----------------------|-------|-------------------|-------|-------------------|-------|---------------|-------|
| | Kerhonkson Study Area | | Town of Wawarsing | | Town of Rochester | | Ulster County | |
| 2017 estimates | # | % | # | % | # | % | # | % |
| White Alone | 301 | 90.7% | 9,465 | 70.5% | 6,976 | 91.1% | 156,843 | 84.5% |
| Black Alone | 7 | 2.1% | 2,135 | 15.9% | 191 | 2.5% | 12,250 | 6.6% |
| American Indian Alone | 2 | 0.6% | 107 | 0.8% | 31 | 0.4% | 557 | 0.3% |
| Asian Alone | 5 | 1.5% | 228 | 1.7% | 92 | 1.2% | 4,083 | 2.2% |
| Some Other Race Alone | 8 | 2.4% | 873 | 6.5% | 130 | 1.7% | 5,754 | 3.1% |
| Two or More Races | 9 | 2.7% | 618 | 4.6% | 237 | 3.1% | 6,125 | 3.3% |
| Hispanic Origin (Any Race) | 36 | 10.8% | 3,101 | 23.1% | 551 | 7.2% | 20,046 | 10.8% |
| Total Minority Population | 31 | 9.3% | 3,961 | 29.5% | 681 | 8.9% | 28,770 | 15.5% |

Source: ESRI (estimates)

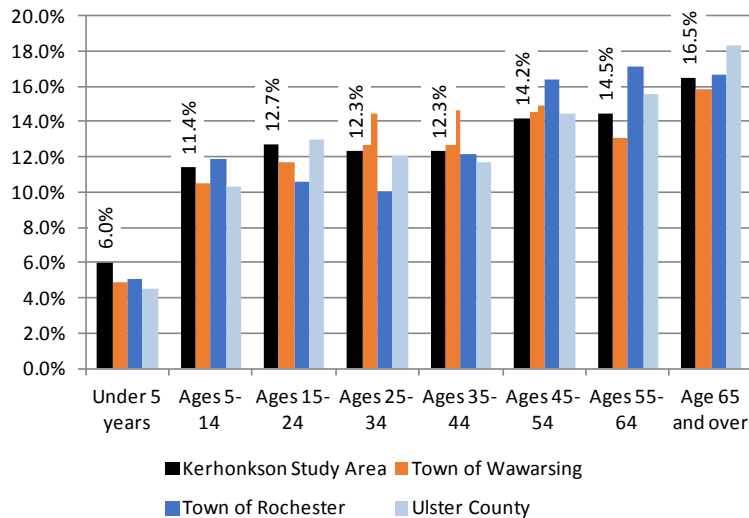
Age

MEDIAN AGE

| | Kerhonkson Study Area | Town of Wawarsing | Town of Rochester | Ulster County |
|-------------------|--------------------------|----------------------|----------------------|------------------|
| 2010 | 39.6 | 40.1 | 42.8 | 42.0 |
| 2017 estimates | 41.2 | 41.0 | 45.1 | 43.6 |
| 2022 projections | 40.2 | 41.4 | 46.6 | 44.2 |
| % Change, 2010-17 | 4.0% | 2.2% | 5.4% | 3.8% |
| % Change, 2017-22 | -1.2% | 1.0% | 3.3% | 1.4% |

*Percent of Population
by Age, 2017 (ESRI)*

Source: U.S. Census (2010); ESRI (estimates and projections)



Educational Attainment

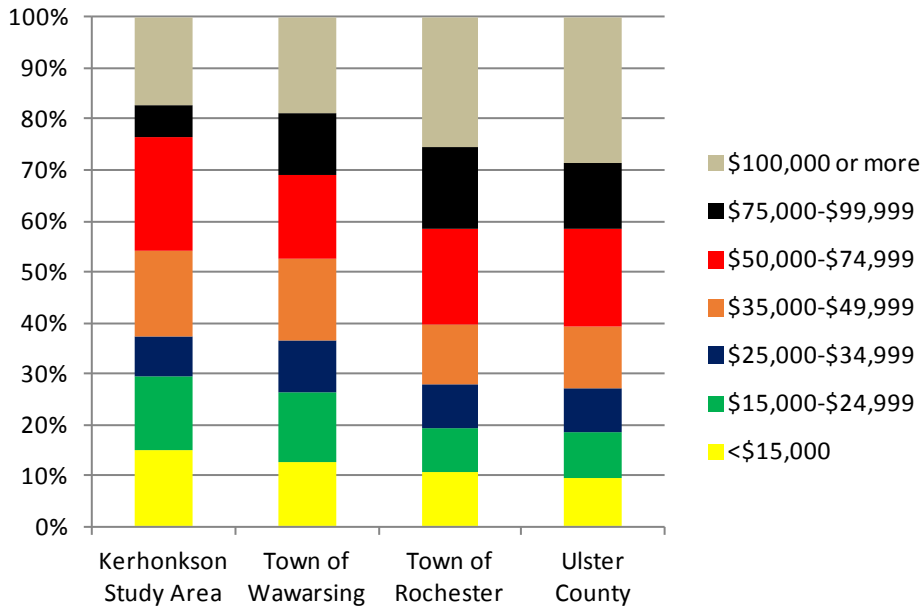
EDUCATIONAL ATTAINMENT

| | Kerhonkson Study Area | | Town of Wawarsing | | Town of Rochester | | Ulster County | |
|---------------------------------|--------------------------|-------|----------------------|-------|----------------------|-------|---------------|-------|
| | # | % | # | % | # | % | # | % |
| 2017 estimates | | | | | | | | |
| Less than 9th Grade | 2 | 0.9% | 382 | 3.9% | 89 | 1.6% | 4,018 | 3.0% |
| Some High School | 26 | 11.2% | 1,135 | 11.6% | 504 | 9.1% | 9,242 | 6.9% |
| HS Grad or GED | 83 | 35.6% | 3,445 | 35.2% | 1,491 | 26.9% | 40,050 | 29.9% |
| Some College/ND | 44 | 18.9% | 2,144 | 21.9% | 1,181 | 21.3% | 25,316 | 18.9% |
| Associate's Degree | 16 | 6.9% | 822 | 8.4% | 482 | 8.7% | 13,395 | 10.0% |
| Bachelor's Degree | 49 | 21.0% | 1,106 | 11.3% | 1,120 | 20.2% | 23,173 | 17.3% |
| Graduate Degree | 13 | 5.6% | 754 | 7.7% | 676 | 12.2% | 18,752 | 14.0% |
| % high school diploma or higher | | 87.9% | | 84.5% | | 89.3% | | 90.1% |
| % bachelor's degree or higher | | 26.6% | | 19.0% | | 32.4% | | 31.3% |

Source: ESRI (estimates)

Income and Poverty

Households by Income, 2017 (ESRI)



| POVERTY & UNEMPLOYMENT | | |
|----------------------------------|--------------|-------------------|
| | Poverty Rate | Unemployment Rate |
| Block Group 1, Census Tract 9545 | 18.2% | 9.7% |
| Block Group 1, Census Tract 9550 | 12.2% | 23.4% |
| Town of Wawarsing | 15.8% | 11.2% |
| Town of Rochester | 6.9% | 13.0% |
| Ulster County | 12.8% | 9.3% |

Source: 2011-2015 American Community Survey Five-Year Estimates, U.S. Census Bureau.

Housing Characteristics

| HOUSING UNITS | | | | | | | | |
|---------------------|--------------------------|---------------|----------------------|---------------|----------------------|---------------|---------------|---------------|
| | Kerhonkson Study Area | | Town of Wawarsing | | Town of Rochester | | Ulster County | |
| 2010 Census | # | % | # | # | # | % | # | % |
| Occupied Units | 133 | 83.1% | 4,509 | 72.6% | 2,936 | 73.1% | 71,049 | 84.9% |
| Owner-Occupied | 88 | 66.2% | 2,883 | 63.9% | 2,302 | 78.4% | 48,781 | 68.7% |
| Renter-Occupied | 45 | 33.8% | 1,626 | 36.1% | 634 | 21.6% | 22,268 | 31.3% |
| Vacant Units | 27 | 16.9% | 1,702 | 27.4% | 1,083 | 26.9% | 12,589 | 15.1% |
| Total Housing Units | 160 | 100.0% | 6,211 | 100.0% | 4,019 | 100.0% | 83,638 | 100.0% |

Source: U.S. Census

| MEDIAN HOUSING VALUES | |
|----------------------------------|-----------|
| Block Group 1, Census Tract 9545 | \$147,200 |
| Block Group 1, Census Tract 9550 | \$166,400 |
| Town of Wawarsing | \$159,800 |
| Town of Rochester | \$220,100 |
| Ulster County | \$222,800 |

Source: 2011-2015 American Community Survey Five-Year Estimates, U.S. Census Bureau.