

Community Forum

Revitalization Opportunities for the Hamlet of Kerhonkson

April 18, 2018

Kerhonkson Fire Co.
333 Main Street, Kerhonkson, NY

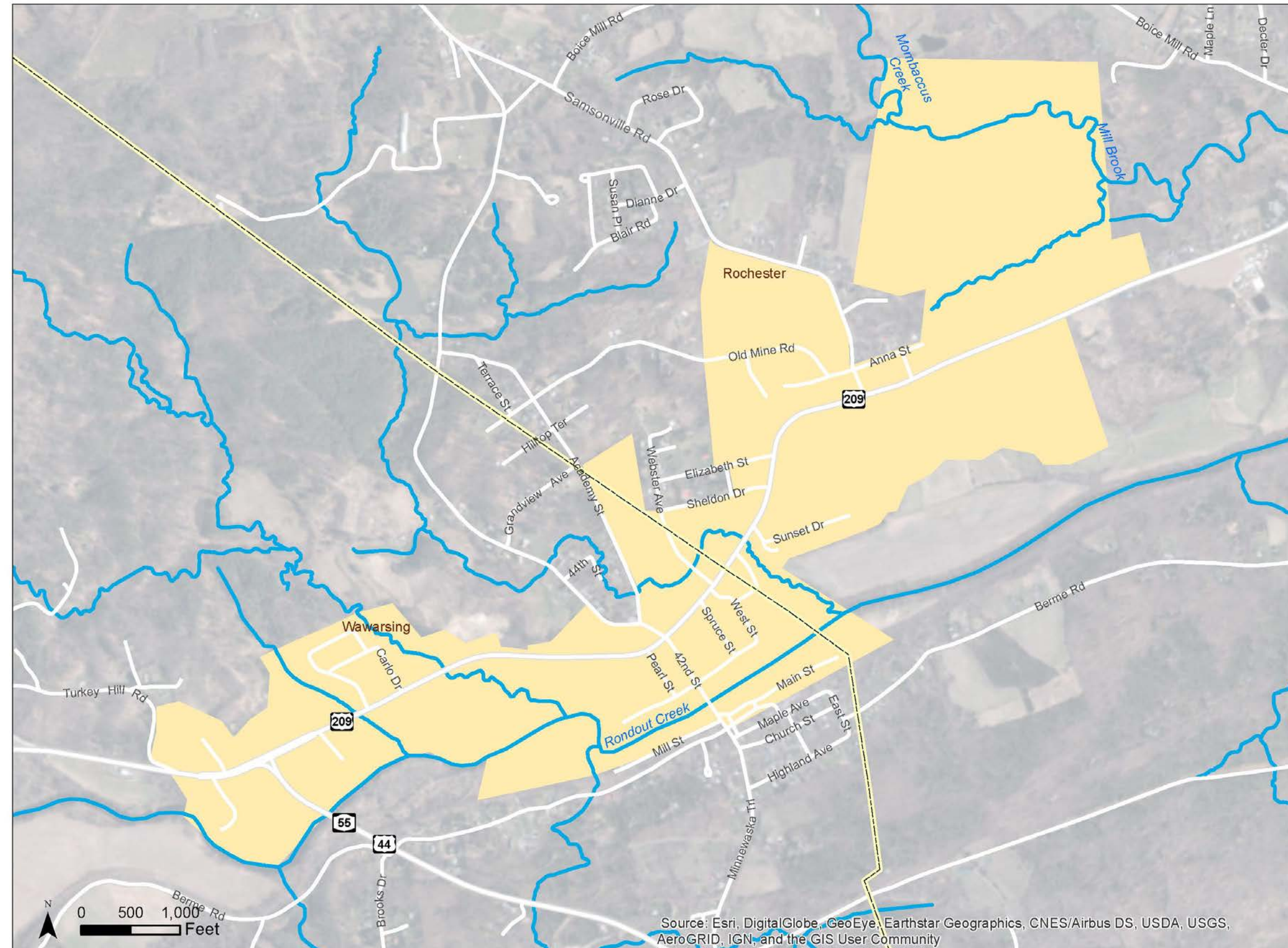
| Agenda

**Welcome from
Ulster County
and Towns of Rochester
and Wawarsing**

Overview Presentation

Open house stations

Ulster County Revitalization Opportunities Overview



Countywide Screening process identified Kerhonkson as one of 5 areas for further study.

575-acres

Hamlet of Kerhonkson areas in both Rochester and Wawarsing





Preliminary Analysis

- Land Uses
- Zoning Districts
- Property Ownership
(public/private)
- Natural Features
- Underutilized properties
 - Vacant Commercial / Industrial
 - For-sale-properties
 - Inactive uses
- Economic distress factors



Revitalization Opportunities

- Clusters of underutilized properties identified as zones within the Hamlet.
- Strategies for revitalization will rely on private-public coordination and partnerships.
- Input from tonight's meeting will help to define these opportunities.

Draft Revitalization Opportunities Report Available Online:

<http://ulstercountyny.gov/planning/ulster-county-revitalization-opportunity-areas>

Land Use

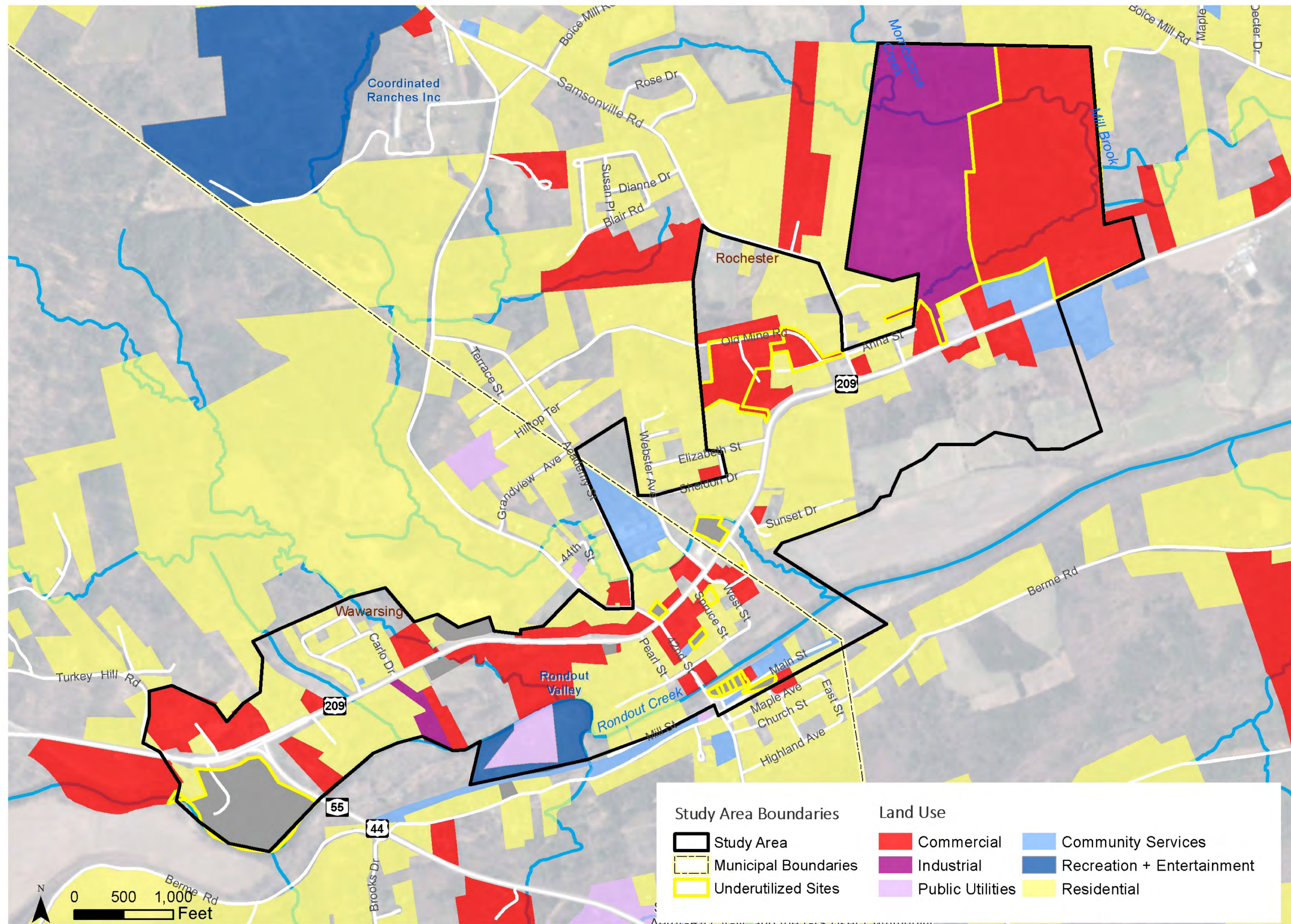


Figure 2. Land Use

Zoning

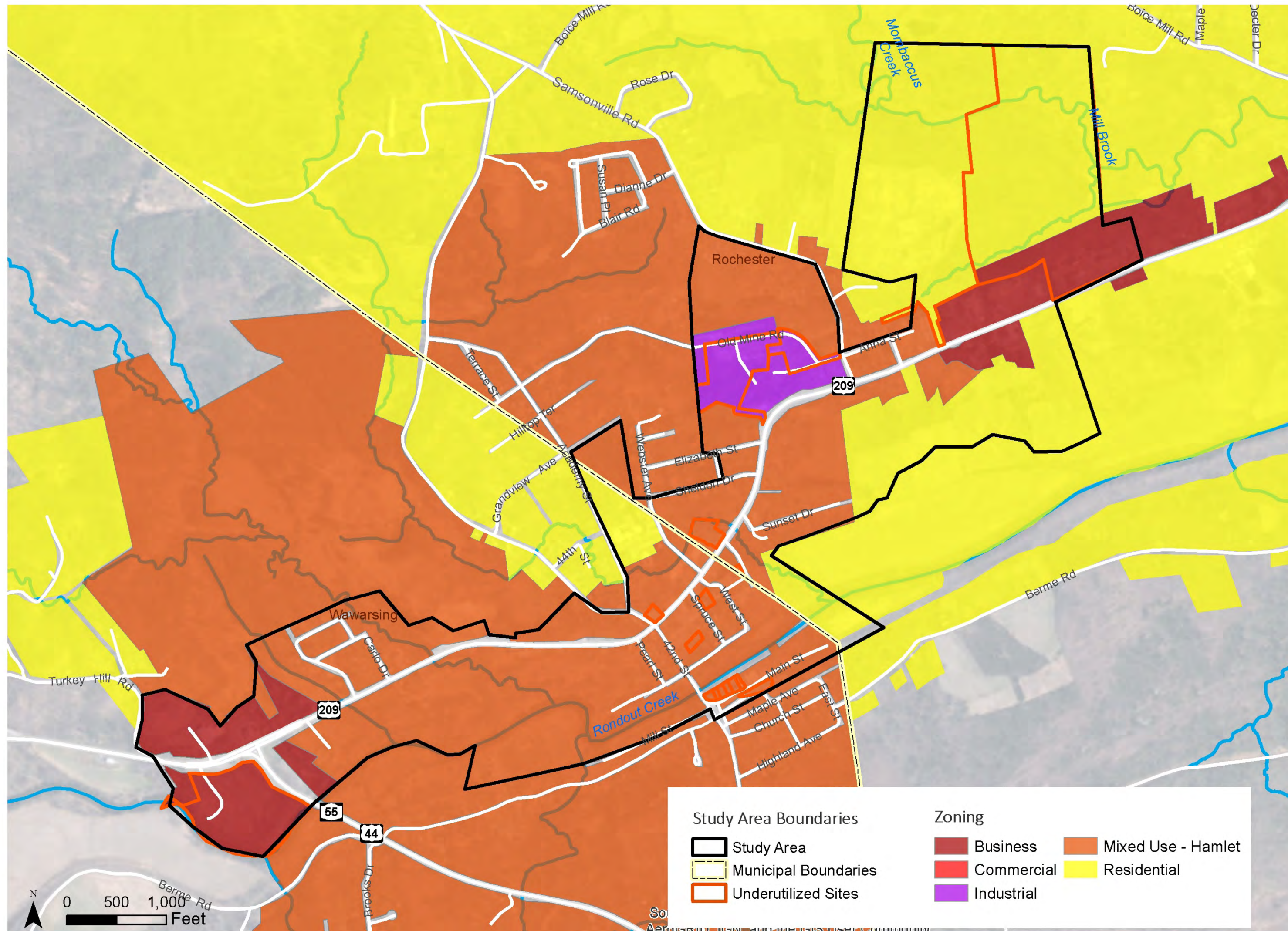
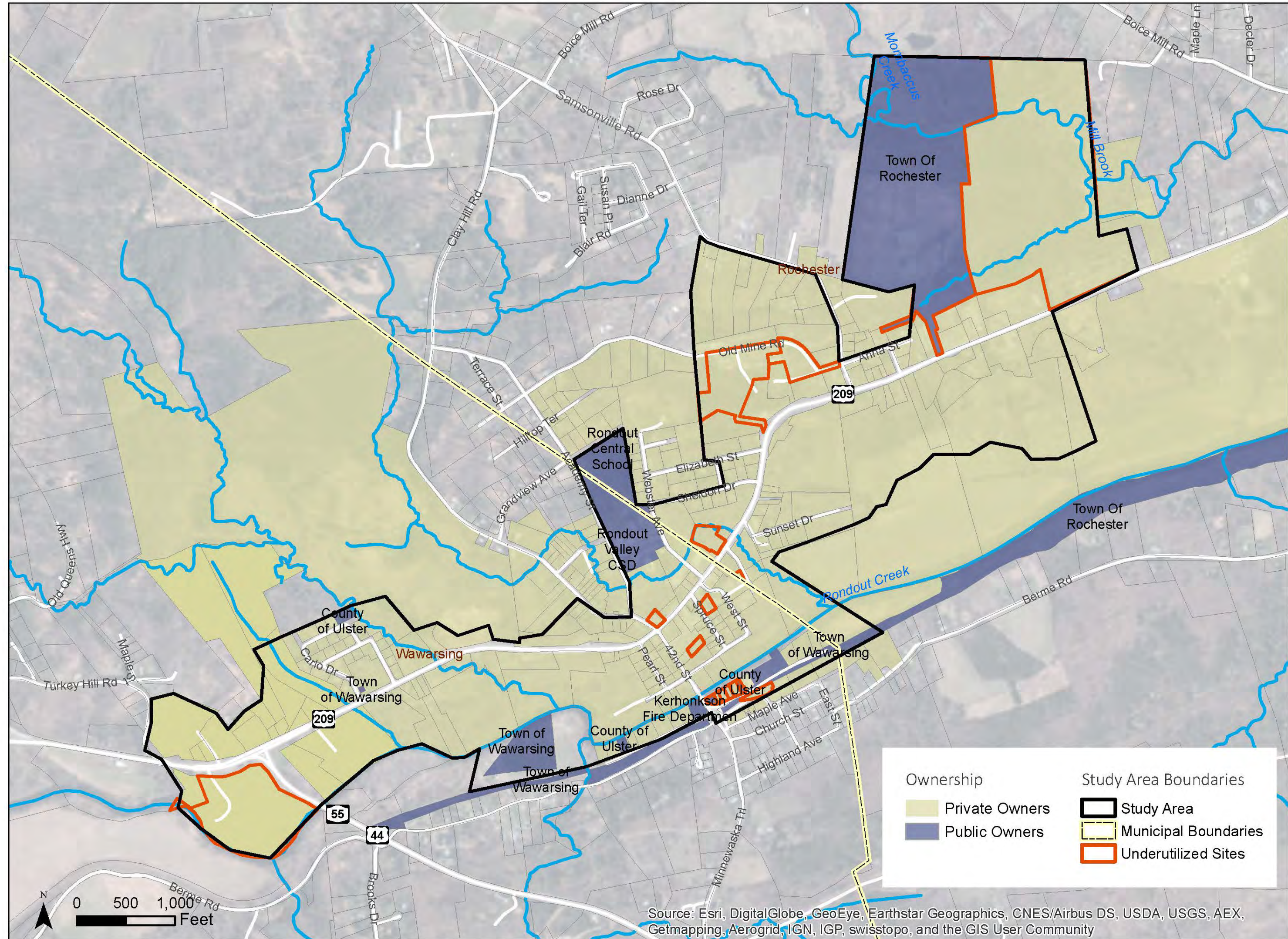
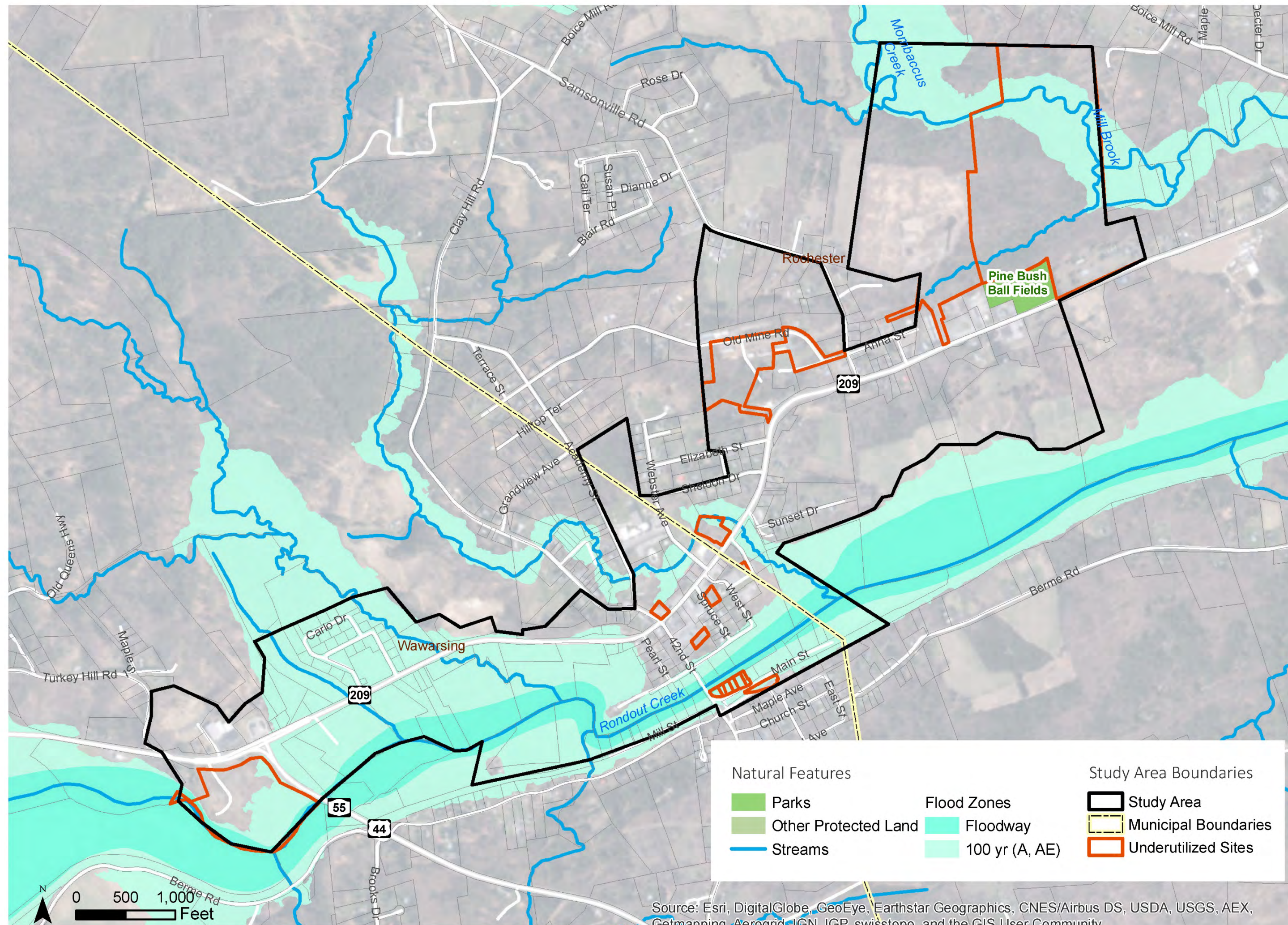


Figure 3. Zoning

Ownership



Natural Features



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Geomatics, AerGRID, IGN, IGP, swisstopo, and the GIS User Community

Figure 6. Natural Features

Underutilized

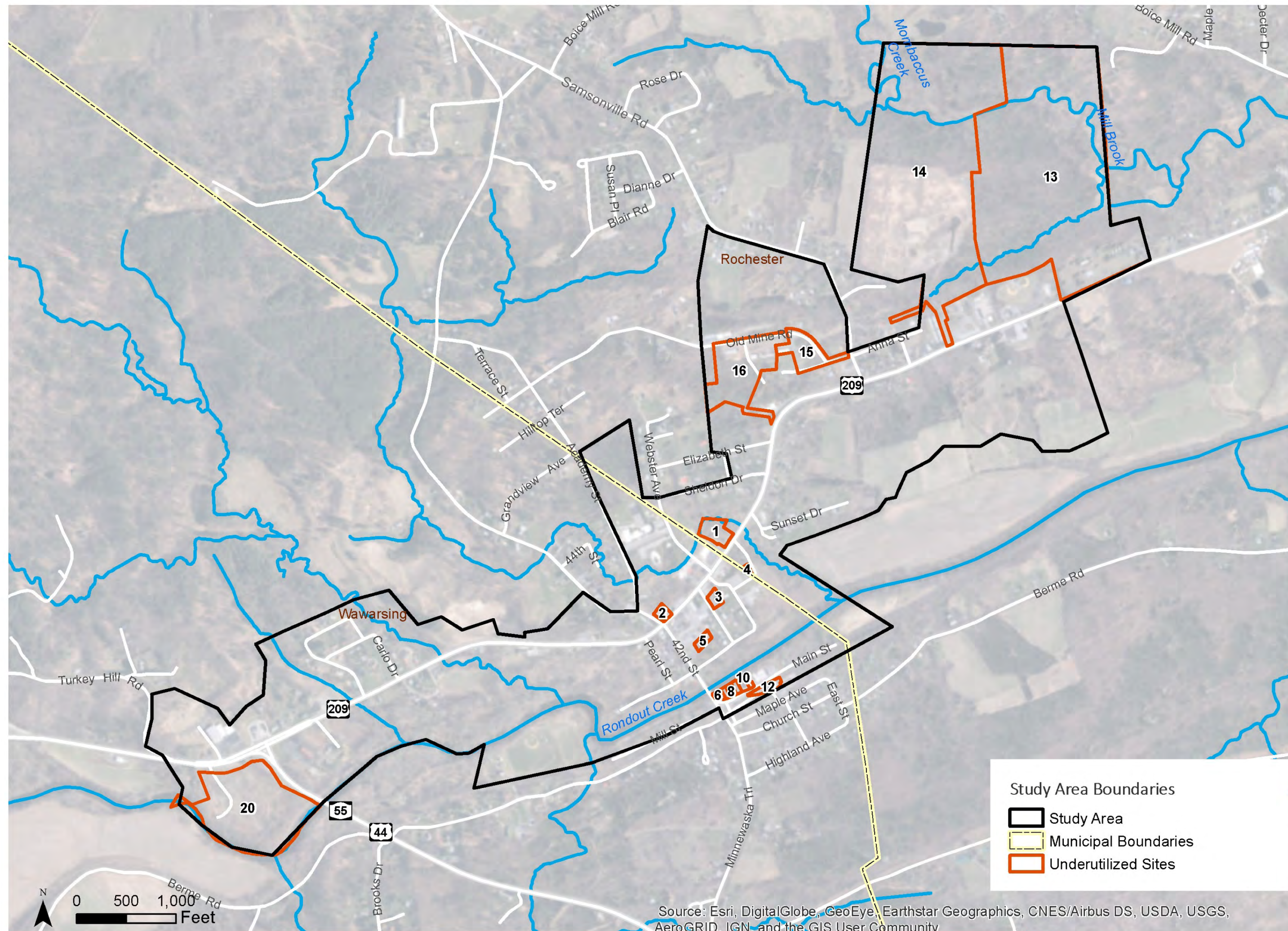


Figure 4. Underutilized Sites

Revitalization Opportunities

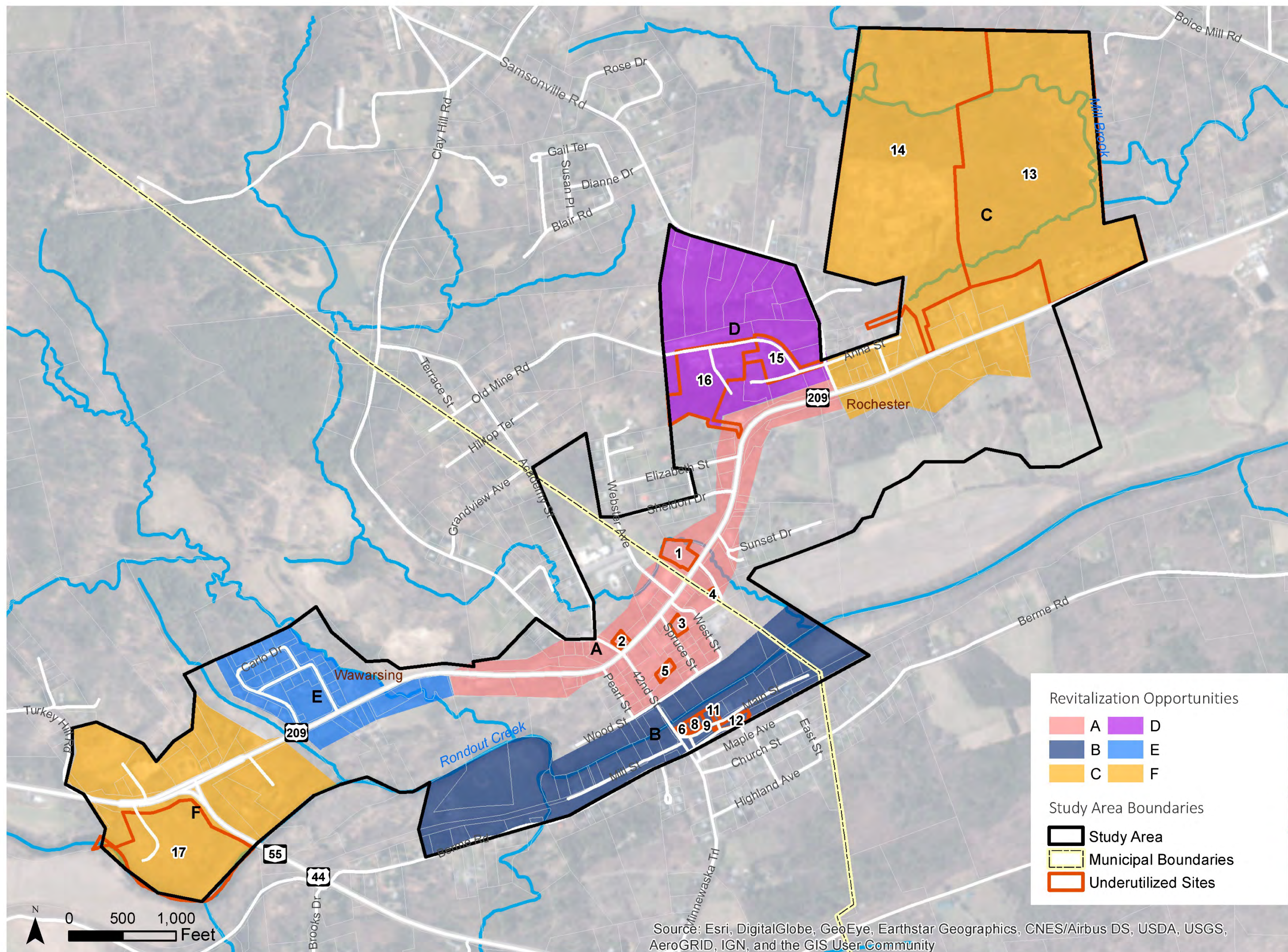
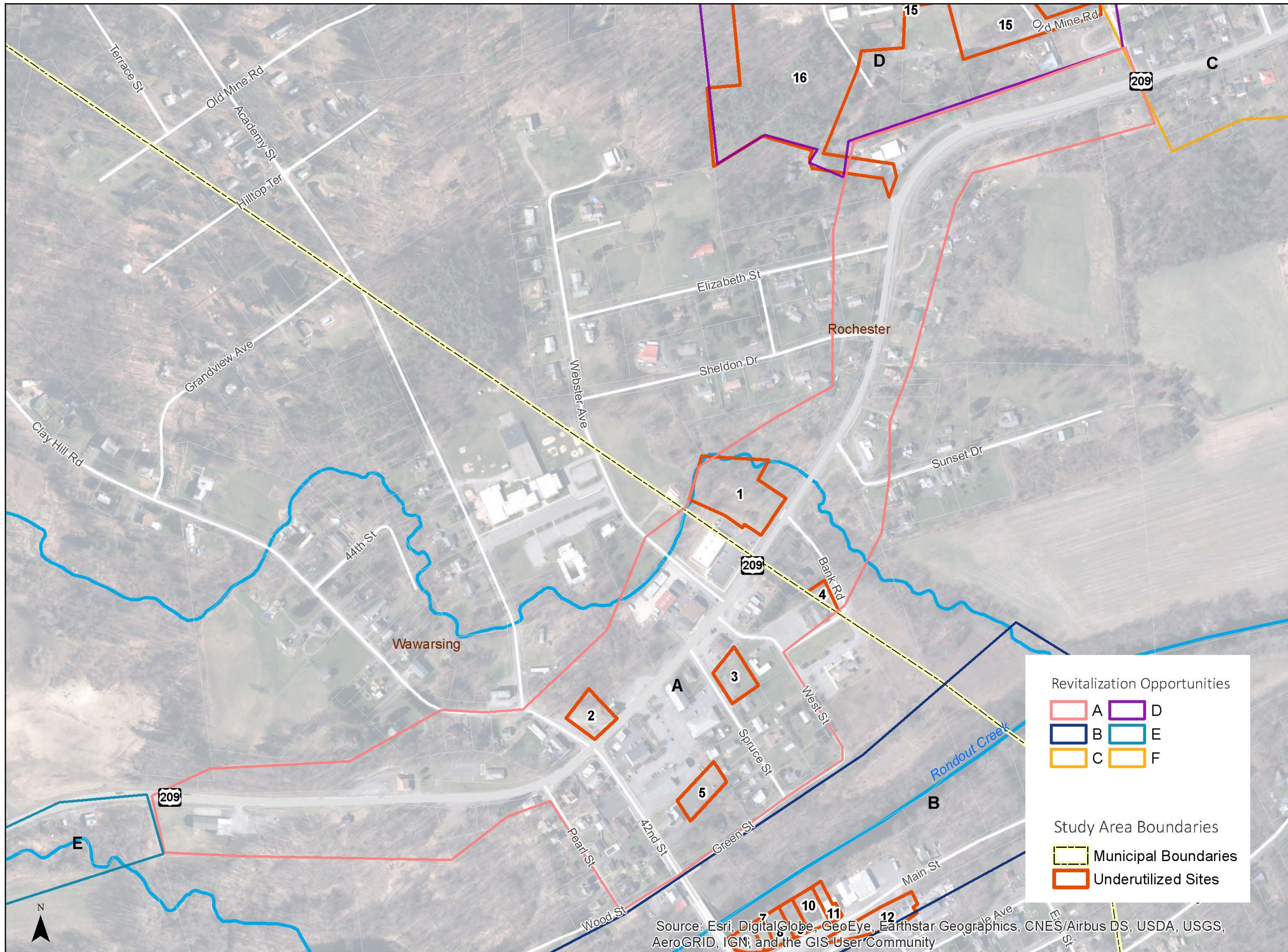


Figure 7. Revitalization Opportunities





A. Commercial Corridor



Opportunities

- Targeted market study for potential commercial businesses opportunities.
- Form Kerhonkson commercial business district.
- Establish farmers market, food truck or mobile vending options to test out new market opportunities.
- What services and amenities are needed in the community?

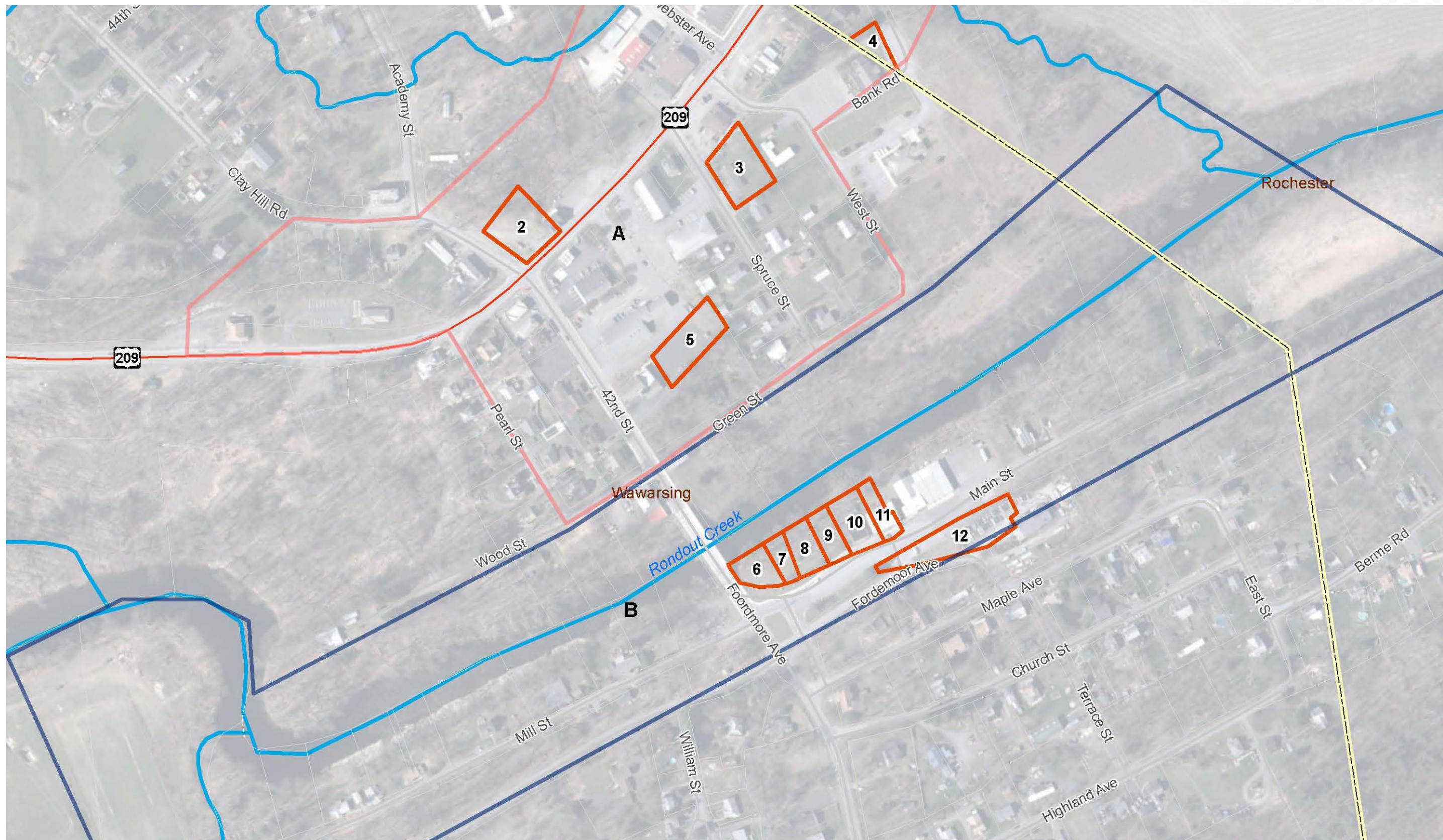








B. Historic Main Street

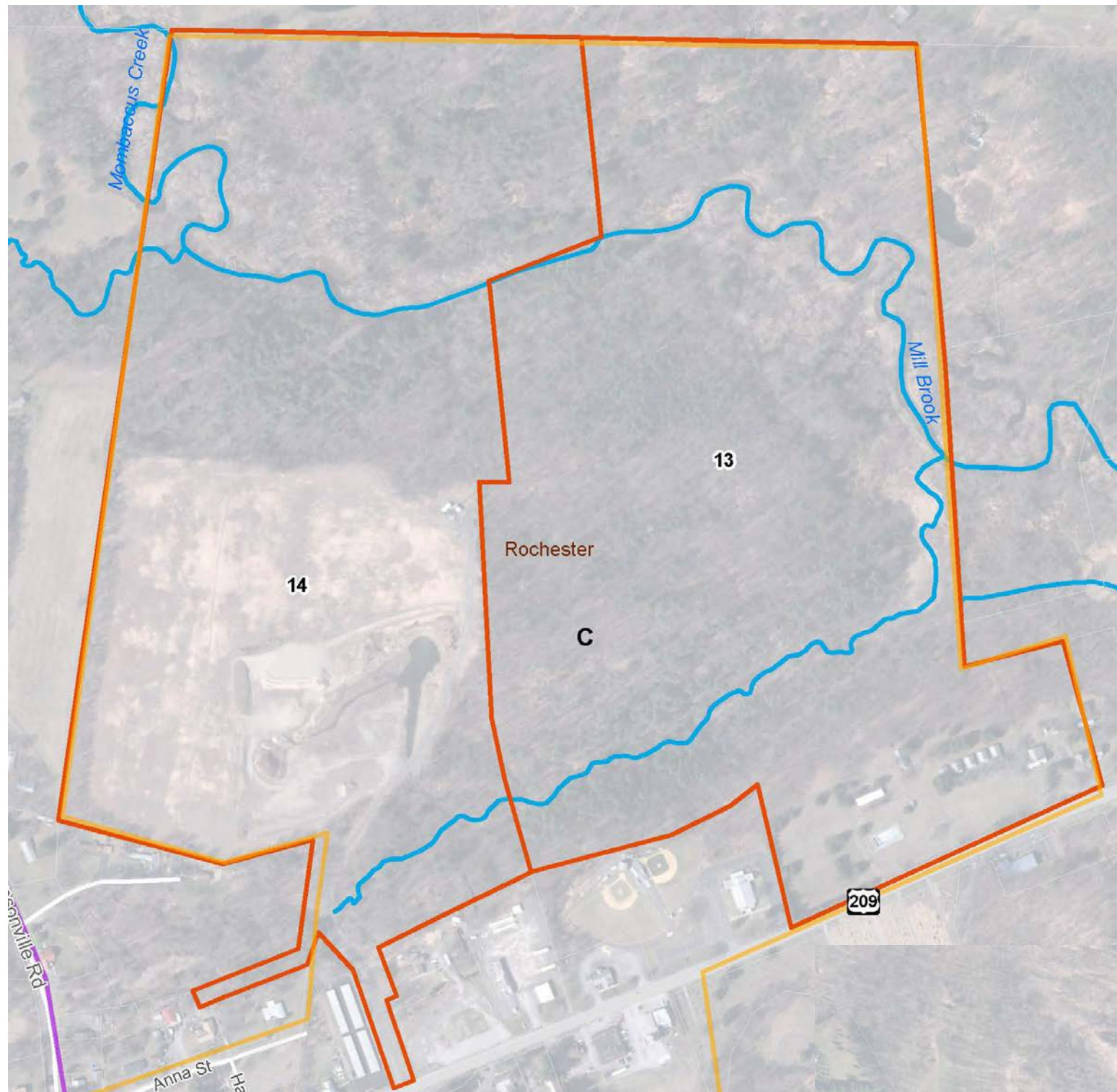


Opportunities

- Within 100-year flood plain
- Key features:
 - Fire station
 - Underutilized apartment buildings
 - Auto repair & salvage business
 - Parking & access point for O&W greenway trail
- Could benefit from evaluation of flood risk through further flood elevation delineation to determine appropriate future uses



C and F. Gateways

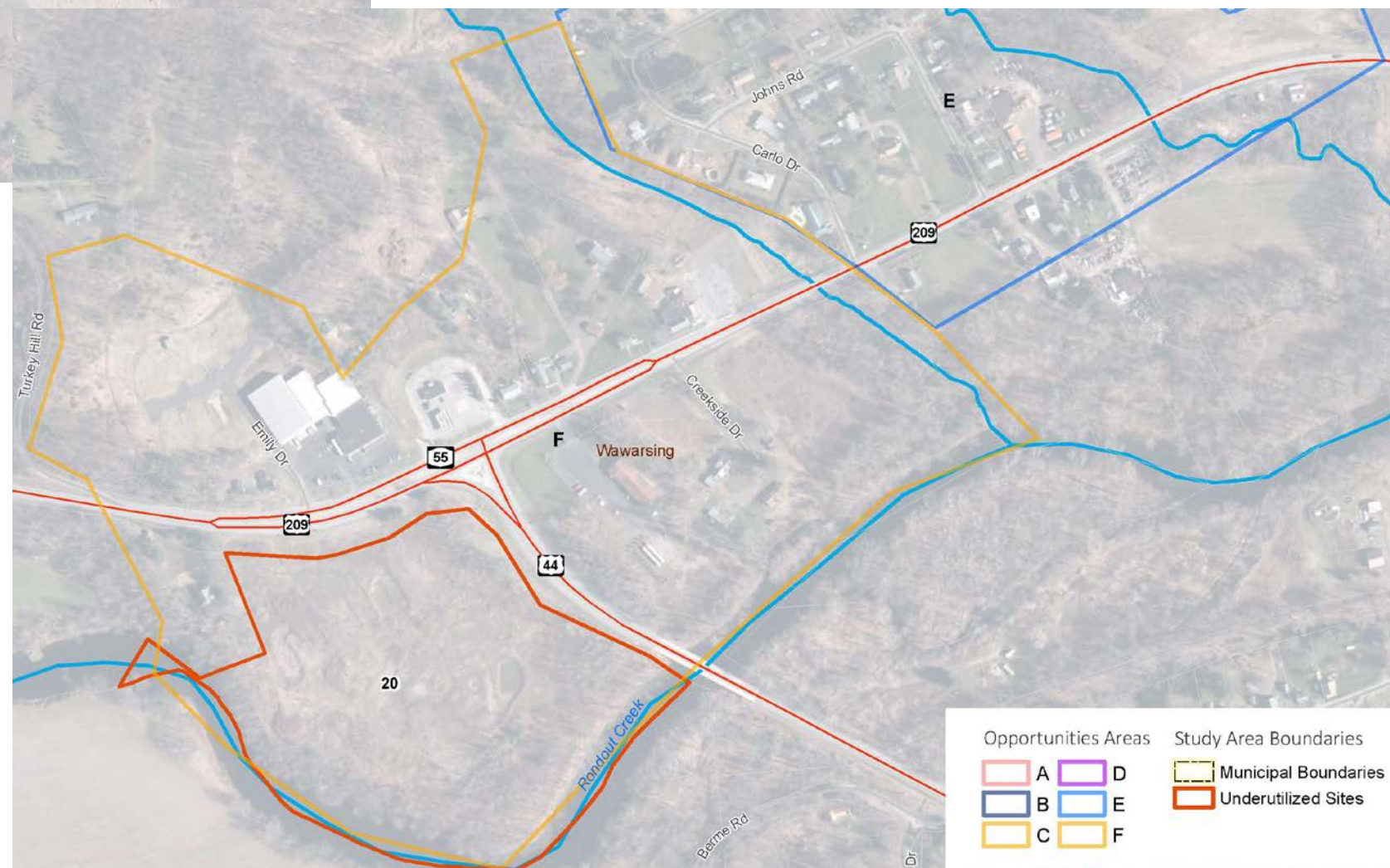


Zone C

- Former resort with vacant bungalows, Pine Blush Ball Park (gateway to Kerhonkson)
- Potential to enhance aesthetics of corridor & potential reuse focused on small scale tourism

Zone F Wawarsing gateway at SW end of area

- Contains one vacant parcel south of Rt 209
- Areas outside 100-year floodplain south of 209 are strategic revitalization opportunities.



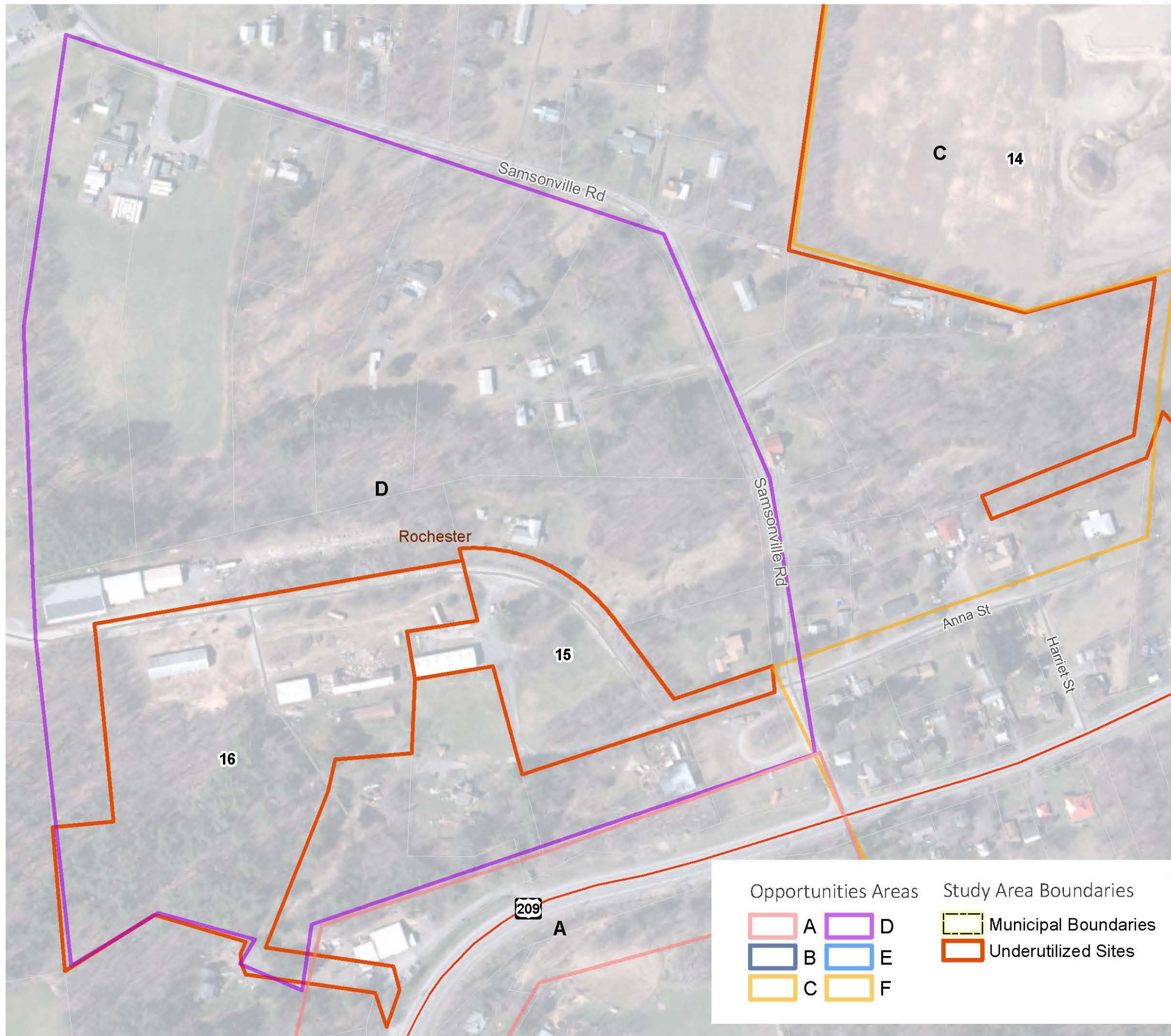








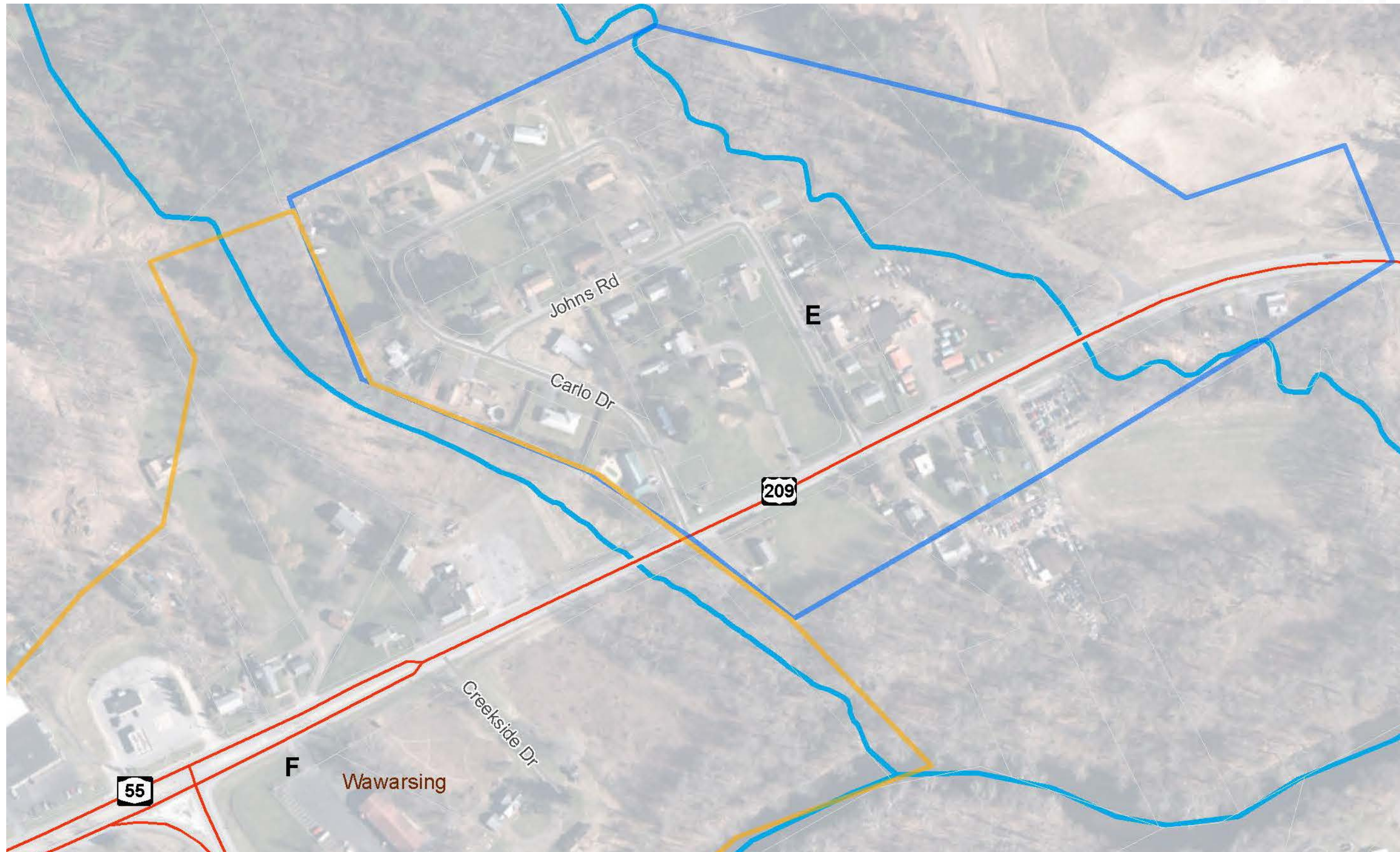
D. Light Industrial Zone



- North of Rt 209
- Granite processing facility occupies area
- Zoned for industrial use (possibility of expansion)
- Determine interest and market potential for light industrial expansion



E. Residential Flood Impacts



- Cluster of residential properties along Carlo Drive
- Experienced flood impacts, causing residents to relocate

| Open House

Stations

- Wawarsing Gateway
- Route 209 and Main Street Corridors
- Rochester Gateway

Questions for Discussion

- Hopes for Kerhonkson in the future?
- What would you like to see in the Hamlet that is missing?
- Priorities for improvement?
- Potential development or redevelopment opportunities?

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| For More Information

Project website:

<http://www.ulstercountyny.gov/planning>

Full Draft Report

Maps

Presentation to be posted

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