
TOWN OF KINDERHOOK COMPREHENSIVE PLAN



Lindenwald: The Martin Van Buren Home, Kinderhook, NY

Adopted August, 2000

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The Hudson River Valley Greenway provides technical assistance and funding for projects which support the criteria in the Hudson River Valley Greenway Act. The Greenway is a New York State sponsored program which promotes voluntary regional cooperation among communities in the 13 county Greenway area.

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INTRODUCTION

WHY A COMPREHENSIVE PLAN?

■ PAST HISTORY

A variety of studies, surveys and plans have been undertaken in the Town since 1971. However, no comprehensive plan has been formally adopted by the Town.

Development and changes in Kinderhook since World War II have caused the Town to undertake a variety of studies and attempts at adopting a comprehensive plan. The first attempt was in the early 1970's. In response to a very large projected increase in population at that time, the Town and villages hired Murphy and Kren Planners to draft a Master Plan and Zoning Ordinance (Development Plan, 1971). The planners identified Kinderhook as a town in transition between rural and suburban, and proposed land use strategies for the Town and villages that established the present pattern of suburbanization and the current zoning. At that time, the proposed zoning was adopted, but the plan was not adopted as a comprehensive plan. The anticipated growth did not occur and the population growth leveled off after 1995 at about 5,500 people outside of the villages.

The Town of Kinderhook has since had numerous studies on its various resources, including a series of public surveys designed to gain insight into residents values and concerns. A report entitled Kinderhook 2000 was developed by the Kinderhook 2000 Commission in 1987. This report offered a variety of recommendations to help guide development of the Town of Kinderhook to the year 2010. This work was followed by a study on open spaces and aesthetic resources by Rudikoff Associates in 1989. This study resulted in both a map identifying important aesthetic resources and a series of recommendations designed to enhance open space and important vistas. In 1989, Ruth Piwonka did a comprehensive study of historical resources in the Town of Kinderhook. Also in 1989, Bagdon Environmental Associates updated the Murphy and Kren plan and prepared a revised master plan. The Bagdon plan recommended several changes in zoning, some of which have been implemented. However, the 1989 Revised Master Plan was not adopted as the Town's comprehensive plan. Finally, in 1996, a Cost of Community Services study and an economic development study were performed for the Town of Kinderhook by the Concerned Citizens of Kinderhook Subcommittee.

Public surveys done in conjunction with these planning efforts have been consistent in their results over the years. They have shown that residents' attitudes and values have changed little. There has been widespread awareness in Kinderhook that development has, and will bring, many changes, and that new efforts must be made to control the type and nature of these changes in order to maintain the high quality of life found in the Town and to retain Kinderhook's historic, agriculture, and rural character.

■ LEGAL BASIS FOR COMPREHENSIVE PLANS

This new comprehensive plan will serve as a guide to future public and private decisions.

In 1995, new laws were passed by the State of New York that elevated the importance of municipal comprehensive plans. Section 272-a of New York Town Law states "Among the most important powers and duties granted by the legislature to a town government is the authority and responsibility to undertake town comprehensive planning". "The development and enactment by the town government of a town comprehensive plan which can be readily identified, and is available for use by the public, is in the best interest of the people of each town." Further, Section 263 states that "such regulations (zoning) shall be made in accordance with a comprehensive plan".

The Town of Kinderhook recognizes that the comprehensive plan provides the legal basis for developing and implementing its' land use regulations. It also recognizes that a comprehensive plan is needed to serve as a long range guide for both public and private decisions that will influence the community in the future. Plans based on the needs and values of the community offer solid direction and focus for town decisions affecting long term growth and development.

■ RECENT ACTIONS

A committee was formed in 1996 to develop this plan with representatives of the Town and both villages.

Thus, the Town of Kinderhook formed a nine-member Comprehensive Plan Study Committee in 1996 to develop a comprehensive plan for the Town. The Comprehensive Plan Study Committee consists of representatives of the Town and the villages of Kinderhook and Valatie. This effort was assisted with funding from the Town of Kinderhook, the Rural New York Grant Program and the Hudson River Valley Greenway and with technical assistance from an independent planning consultant and Hudson River Valley Greenway staff.

The Town of Kinderhook voted to participate in the Hudson River Valley Greenway planning process in 1997. The Village of Kinderhook and the Village of Valatie voted to participate in 1998. The Greenway is a New York State-sponsored program which promotes voluntary regional cooperation among communities in the 13 county Greenway area. The Greenway provides technical assistance and funding for projects which support the criteria in the Hudson River Valley Greenway Act: natural and cultural resource protection; economic development, including agriculture, tourism, and urban and waterfront redevelopment; regional planning; enhancing access to the Hudson River; and heritage and environmental education. In addition to technical assistance provided by Greenway planning staff, the Town of Kinderhook, Village of Kinderhook and Village of Valatie each received Greenway planning grants in 1998 to support the preparation of Comprehensive Plans.

■ THE PLANNING PROCESS

A thorough planning process included both factual research on conditions in the town and opinions of residents and landowners. Public participation efforts included public meetings, surveys, a planning workshop, a visual preference survey and public hearings.

The Comprehensive Plan Study Committee carried out a planning process that included both data research and public participation. Sub-committees were formed to research and develop reports on major issues for topics identified from past studies and current conditions. These sub-committees were: Geology and Vistas, Library Resources, Transportation Facilities, Education Services, Parks and Recreation Facilities, Historic Preservation, Pedestrian Safety, Commercial and Industrial Growth, Environmental, Agriculture and Open Lands, and Community Center/Town Hall. Information from these reports form the major sections of this plan. Full reports from each sub-committee can be found at the Town Clerk's office. Facts gathered by the sub-committees came from local, county, state and federal data sources, interviews, public surveys and studies of local conditions. To help with this work, the Committee invited 14 experts from various organizations to provide details and background information through a series of presentations. A list of these presentations is provided in Appendix A.

■ COMMUNITY PARTICIPATION

This plan is based upon the values and concerns of residents and landowners in the Town of Kinderhook. Public participation was a significant component of the planning process. The most recent public participation efforts provide additional details on

how the people of the Town feel about their community. In general, recent public participation efforts reiterate and confirm earlier conclusions. Unique characteristics of the Town that people highly value are its rural, historical, and agricultural nature, friendly people, accessibility to urban areas and its beauty and quaintness.

Public participation efforts allowed the Committee to better understand the strengths and opportunities, weaknesses and critical issues in the Town. Expanded residential development, modest increases in population and traffic, and influences from Albany and New York City are considered to be factors that will highly influence the Town in the future. Critical issues revolve around protection of rural, agricultural and historical resources, enhancing recreational opportunities, maintaining environmental quality and safe drinking water supplies, and economic development.

The following public participation efforts contributed to the development of this plan:

September, 1996 to May, 1998

Committee and Sub-committee Interviews and Surveys

May 26, 1998

Visual Preference Survey (Slide and Written Survey)

July and August, 1998

Telephone and Mail Survey of Local Officials

September 22, 1998

*Presentation of Visual Preference Survey Results and
Planning Workshop to Develop Vision Statement*

January 12, 1999

*Joint Planning Workshop with
Villages of Kinderhook and Valatie*

March 9, 1999

Public Hearing on Draft Comprehensive Plan

March 30, 1999

Public Meeting on Draft Comprehensive Plan

April 28, 1999

Public Presentation of Revised Draft Plan to Town Board

■ COORDINATION WITH VILLAGES

The Town coordinated goals and recommendations with both the Village of Valatie and Kinderhook to understand and plan for mutual concerns.

Both Villages of Kinderhook and Valatie are undertaking similar planning programs to develop comprehensive plans in their communities. It was an important goal in development of this plan to understand the joint concerns of the three municipalities. Part IV of this plan outlines areas of mutual concern and areas where each municipality's long term planning should recognize and include influences from the larger region.

This plan discusses various issues in detail and meshes factual information with public desires to form a roadmap for the Town to follow during the next 15 years. The plan lays out the background information needed to clarify the current conditions in the Town, identifies issues, and offers goals and recommendations that, when implemented, will move the Town towards realizing its vision.

Kinderhook's Vision

We must preserve and maintain the Town of Kinderhook's unique historic, agricultural, and rural character. We must guide growth to meet the economic, social, and recreational needs of all residents, while controlling the location of commercial development and ensuring that the design and architecture reflects the town's heritage. We must foster a unified community tied together with roadways, sidewalks, biking, and hiking paths, while maintaining the ambiance of a small rural town with a uniqueness that is Kinderhook.

A BRIEF HISTORY OF THE TOWN OF KINDERHOOK

■ EARLY TOWN HISTORY

Kinderhook originated in 1614 and was named Kinderhoek, meaning children's corner. The Dutch name Kinderhoek was also applied to the major creek flowing into the Hudson. The land remained largely unsettled until about 1640. At the time the Dutch began settlements on the east side of the Hudson, only a few Mahican Indians remained at a small gathering place in what is now Valatie. By 1694, Benjamin Wadsworth reported three compact settlements; Stuyvesant Landing, Kinderhook Village, and Pompenick, east of present Valatie Village. The three major waterways in the town; Kinderhook Creek, Kline Kill, and Valatie Kill, have had much to do with the cultural and economic development of the area. These waterways served as important locations for Indian, and later, Dutch and English cultures. The earliest farms were located along the Kinderhook Creek and the Kline Kill in the 1670's.

In 1664, the English took over the Dutch colonies. In 1686, English Governor Thomas Dongen granted a charter for the Town of Kinderhook to the 31 landowners then living in the area. The town originally extended from the Hudson River to Massachusetts and was a part of Albany County. In 1786 Columbia County was formed and during the early 1800's, Kinderhook was broken apart, forming the towns of Kinderhook, Chatham, and parts of Ghent, and Stuyvesant in 1788. Kinderhook's boundaries have remained the same since 1823.

Prior to 1750, most of the population was Dutch, Mahican, and some English from Massachusetts. By 1779, Palatines and Germans had come to Kinderhook and names like Niver, Shoemaker, Best, Pockman, Shufelt, and Miller began to dominate land interests. Although half the population in the town had been born since the revolution and New Englanders now vastly outnumbered the old Dutch families, the Dutch continued to dominate town leadership until the 1820's.

■ EARLY LAND USE PATTERNS

Early land use in Kinderhook was restricted to the Hudson shoreline and along Kinderhook Creek. Agriculture, by both

Mahicans and Dutch, developed first in the plains adjacent to the Kinderhook Creek, then spread into the Kline Kill flood plain, and finally into the central and western plain portion of the town. Later, industries developed along the shores of the Hudson River, Kinderhook Creek, and Valatie Kill.

Waterpower near Valatie quickly resulted in early development of industries. Other commercial development such as marketing and trading were well developed by 1770. The area served as an important conduit to the Hudson River where goods were shipped to New York, Boston and even Europe. The coming of the railroad in the early 1800's made Niverville an important commercial hub.

Agriculture has been a prime industry in Kinderhook since the town's beginnings. Livestock and crops were the main agricultural products. River sloops regularly carried wheat to New York City for milling as early as 1670. When the waterpower of Kinderhook Creek and Valatie Kill was harnessed, saw mills, and soon after, gristmills, were developed. Up to the early 1800's, livestock and crops were still the mainstays of farming in Kinderhook. By 1850, however, many farms had introduced fruit trees, especially apples, to operations. Dairying at this time was not very important and practiced primarily for family reasons.

Original architecture in Kinderhook was the Dutch style, derived from a northern European Frankish formula. This particular style is represented in the Luykas VanAlen house, the only surviving example in the town. Pre-Revolutionary dwellings survive today. The widespread public perception of the Town of Kinderhook imbues it with quintessential "Dutchness", but the surviving architecture does not support the perception. Buildings designed by Germans and New Englanders gradually became more common and these new rural complexes replaced much of the Dutch architecture.



*Martin Van Buren's Home,
Lindenwald, in Kinderhook, NY*

Later, Georgian architecture developed. The David Van Schaak house and the Peter Van Ness home are prime examples. The Van Ness home was constructed after Georgian style ceased being fashionable, but was probably built in this style because of Van Ness' anti-federalist leanings. Martin Van Buren purchased and altered the house to his liking. Federal period style housing in America date from about 1786 to 1830. Surviving examples of

this kind of housing are located in the rural areas of the town as well as in the villages.

Greek Revival architecture replaced the Federal style after 1830. Rural Kinderhook has several surviving examples of this style of building. This particular style dominated construction through the Civil War period. The Shoemaker dwelling exemplifies an alternative form.

■ TRANSPORTATION

Early roads contributed to Kinderhook's development. By 1670, a public way between New York and Albany existed. In 1719, a bridge built over the Kinderhook Creek at its present location on Hudson Street in Kinderhook Village, became part of the Kings Highway, later known as Post Road. In 1792, another bridge built over the Kinderhook in Columbiaville diminished the importance of the Post Road. The new main route passed through the rapidly growing community of Hudson and entered Kinderhook by a highway that is now called Route 9.

The second major highway, called the New England Path, was in use as early as 1670. It connected points east on route to Hartford and Boston. A third major road led from the central villages to Kinderhook Landing, now Stuyvesant Landing, following the course of Route 9 and forked westward to the river on present County Route 26A. The southern fork led to the mills at Stuyvesant Falls.

■ SETTLEMENTS

➤ Niverville

On the Valatie Kill near the outlet of Kinderhook Lake, a sawmill was built in 1714 by Laurens VanAlen. In 1786 an iron forge was erected on the Valatie Kill near its opening on Kinderhook Lake. An earthen dam with sluiceway was built, raising the level of the lake. This is the precursor to the action that continues to this day. Iron ore (bog iron) was dug in several places, one of which was on the site of the Van Ness property, which is now Lindenwald.

In 1810, John Niver established a gristmill at the lake's outlet (Valatie Kill), and operated until 1888. Niver's mills later included a cotton factory and a plaster mill.

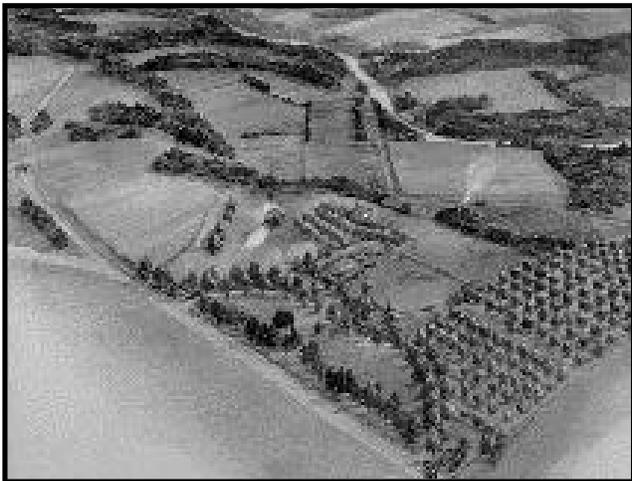
As late as 1873, only 19 dwellings were shown on Beers' Atlas map of the hamlet. But by 1888, the number of dwellings had grown to 35. Four new railroad tracks running through Niverville had been planned. With the coming of the railroads, Niverville became a focal point for tourism and many associated businesses sprouted along the route of the railway. The hamlet center was soon filled with rail tracks, new roads, more dwellings, and structures related to commerce, transportation, and lodging.

➤ **Kinderhook**

The village was incorporated in 1838. The original boundaries included considerable amounts of farmland. The "center" of the Village was formerly located at the junction of William and Hudson Streets where the original Dutch church was located until 1814. There is evidence of many former commercial establishments along Hudson Street. Finkle's Store near Maiden Lane and Hudson is proof of this. When the church moved to its present location on Broad Street, it sold properties that were developed into what is now the "center" of the Village. Much of the Village is listed on the National Register of Historic Places. The structures are well documented and archived by the Village.

Martin Van Buren

Martin Van Buren was born in the Village of Kinderhook in 1782. His parents kept a tavern, making a moderate living farming in the Hudson Valley. In 1804, he joined his half-brother's law practice in their home town. Three years later, he married his childhood sweetheart, Hannah Hoes. His first appointed post as a county official set him on a course that led to the highest offices in the state and the nation.



*President Van Buren's Lindenwald Farm, Kinderhook, NY c. 1850.
Drawn by Steve Patricia.*

He persistently advocated the principles of Jeffersonian Republicanism; states' rights, strict constitutional construction, and civil liberties. His efforts, along with those of like-minded politicians, brought about the alliance of the "planters of the south and the plain people of the north"

called the Democratic Party. Van Buren served as top advisor to the first president elected by this new party, the popular military officer and plantation owner, Andrew Jackson. Van Buren served as Secretary of State in Jackson's first term and Vice-President during Jackson's second term. He continued the policies of Jackson in his own term as eighth president of the United States

between 1837 and 1841. He was the first president born an American citizen.

Van Buren was a presidential candidate in 1844 and 1848. When defeated in his 1848 run for president as the candidate of the new “Free Soil Party” he settled at his beloved Lindenwald. Listed in the 1850 census as “farmer”, Van Buren resisted all efforts to lure him back into politics. He died at his home on July 24, 1862, as the Civil War raged. He is buried in the Kinderhook Reformed Cemetery near his parents, wife and son.

The National Park Service preserves and interprets Martin Van Buren’s home and the partial grounds of his farm at the Martin Van Buren National Historic Site. The site is open to the public between mid-May and the end of October, with weekend hours in November and early December.

➤ **Valatie**

Valatie was incorporated in 1856. Waterpower drove the village’s development for nearly 2 centuries before it incorporated. In the 1820’s, Nathan Wild and Ephraim Baldwin purchased lands uphill from Main Street and constructed textile mills. The mills were divided between two locations; the confluence of the Kinderhook with the Valatie Kill, and the upper end of the island in the center of the Kinderhook. Compact housing for employees was constructed near the factories. As in Kinderhook Village, farmland constituted a considerable amount of land in Valatie.

Historic dwellings are numerous and reflective of 19th century industrial history. Some are Dutch that have been transformed by later additions. Federal and Greek Revival style structures relate to early mill successes. Most structures have not been documented nor described. The Presbyterian Church is on the National Register of Historic Places. The Nathan Wild House is being considered as an amendment to the Valatie Mill Complex District, which is currently part of the National Historic District.

Martin H. Glynn

The son of an Irish immigrant, Martin H. Glynn (1871 to 1924) grew up in Valatie. His family owned a tavern on Main Street. He later moved to Albany and became editor and owner of the Albany Times Union. Martin Glynn later served as a Congressman, then State Comptroller, Lieutenant Governor and finally Governor of New York State (1913 to 1914). Glynn was New

York's first Roman Catholic governor. Under his leadership, the State's first Workers Compensation Laws were put into effect. Several locations in the Village are named after him (the Glynn School and Governor Glynn Village Square). After leaving the Governorship, he became a nationally famed orator and his speech at the Democratic convention got Woodrow Wilson elected in 1916. This speech, "He kept us out of war", became Wilson's campaign slogan. Just prior to his death in 1924, he arranged the first peace negotiations between the Irish Rebels and the British Government which lead to the Irish Free State.

A COMMUNITY PROFILE OF THE TOWN OF KINDERHOOK

This section provides details on current data and information collected about the Town of Kinderhook. Included are details on the various demographic and economic conditions as well as public attitudes and values about the Town. The profile details population trends, housing characteristics, and income levels. It further outlines economic conditions in Town including occupations and employment and results from the various public participation efforts conducted during the comprehensive planning process. The Comprehensive Plan Study Committee considered all of this information and meshed it with the stated goals and desires of the people of Kinderhook to develop recommendations that follow in the section on goals and recommendations.

■ DEMOGRAPHIC CONDITIONS

From the earliest period through the present, Columbia County has attracted people from Albany and New York City. The county's accessibility, first by the river, then by trains and later by auto, has made the region a crossroads for travelers and settlers alike. Its growth was rapid for a period following the Revolution. Population then stabilized and declined in the 1840's as people moved west. Industrialization caused population to increase after the Civil War. Later the eventual national dependence on steam power led many manufacturers to move elsewhere in the country. Throughout the first half of the twentieth century, population and economic decline caused the Town and entire county to fall into a state of benign neglect.

The Town of Kinderhook, outside of the villages, increased in population by 12% between 1980 and 1990. The number of households, families and female-headed households all increased as well.

Population:

The Town of Kinderhook has a distinctive place in the county growth pattern. The population has been relatively dense in the Town's two incorporated villages, while large areas of wooded and agricultural land were left intact. The Town of Kinderhook is valued for its preservation of traditional agriculture and historic communities. As demographic and economic factors have changed, the traditional and historic patterns long established in the county and town are now subjected to strong pressures

and change. The two villages—Kinderhook and Valatie— have retained the compact residential and commercial areas that developed in the nineteenth century.

From 1960 to 1990, the population outside the villages tripled from 1,870 to 5,332. In 1990, the total Town population was 8,112. Between 1980 and 1990, the population in town (including villages) increased about 6%, while that in the villages decreased. The 6% growth is a slower rate of growth than seen between 1970 and 1980 when the population more than doubled (141% increase). However, a closer look at the population statistics show that population of the Town, outside of the villages, increased about 12% during that time period, while population decreased in the villages (Table 1). As the overall population has increased, so to has the number of households and families, and demands for various services. The number of households headed by females with no male present, continues to rise at a high rate (23% of all households). This statistic is important to consider as female headed households often have very different issues and needs of married couple households. This demographic trend is very similar to that found in many locations throughout the United States. Projected population of the town, outside the villages is 5,877 in the year 2010.

Population is expected to increase at a slow, but steady pace.

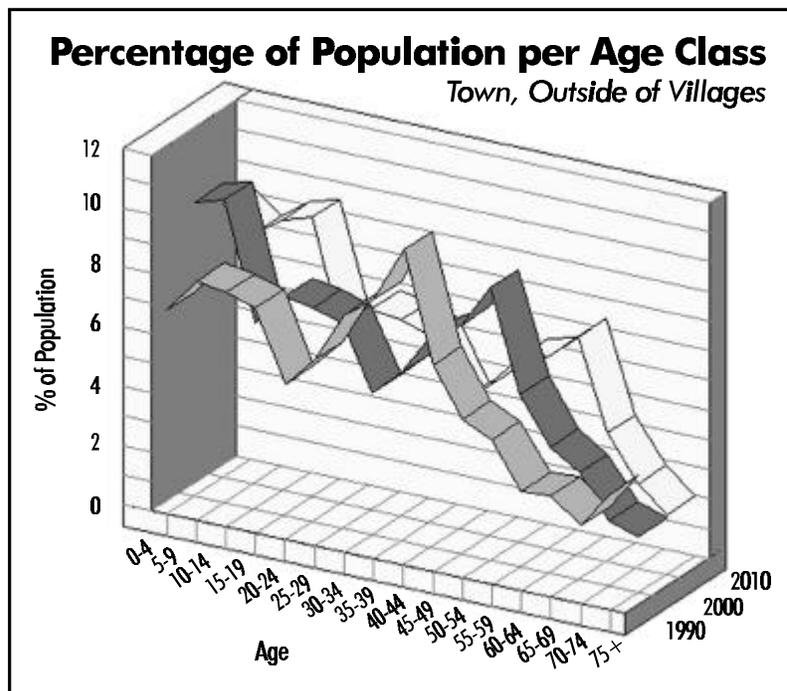
Other demographics that characterize the town include 98.9% of the population being white with other races representing less than one hundred people of Hispanic origin, and less than fifty people of Asian or pacific islander origin. In 1990, there were twenty-five black people. Median age in town is 36.4 years. Projected changes in the age structure of the town, including the villages, show increases in numbers of young children and young adults, with decreases in the population aged over 65. Population in the town, outside of villages, is expected to increase at a slow, steady pace to about 6246 in the year 2030. Table 2 offers a comparison of demographics.

◆ Table 1: Population Data - Town of Kinderhook

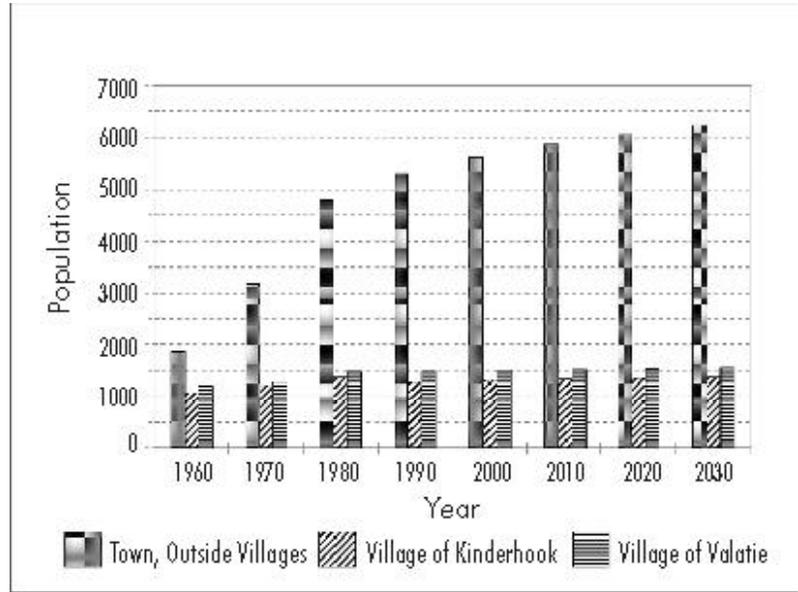
Description	Town of Kinderhook, Including Villages		Town of Kinderhook, Outside Villages		Village of Kinderhook		Village of Valatie	
	1980	1990	1980	1990	1980	1990	1980	1990
Total Population	7636	8120	4767	5340	1377	1293	1492	1487
No. of Households	2269	2885	1492	1917	307	496	470	472
Total No. of Families	2034	2217	1488	1508	217	372	329	337
No. Married-Couple Families	1765	1914	1148	1319	357	297	260	298
No. of Female Hd. of Household	170	209	81	118	28	53	61	38

Source: United States Census Bureau

► Figure 1: Percentage of Population Attributed to Each Age Class (Town, Outside Villages)



► **Figure 2: Population Projections: for the Town of Kinderhook, outside of villages, the Village of Kinderhook and the Village of Valatie**



◆ **Table 2: Comparison of Population Changes from 1980 to 1990**

Area	1980	1990	% Change
United States	226,546,000	248,710,000	+9.8
New York State	17,558,165	17,990,455	+2.5
Valatie Village	1,492	1,487	- .3
Kinderhook Village	1,377	1,293	-6.5
Town of Kinderhook, Outside Villages	4,767	5,340	+12.0

Source: United States Census Bureau

Income:

While median family income has doubled in Town since 1980 and the poverty rate has fallen, 19% of all female-headed households live below the poverty level in Kinderhook.

Income levels from all sources have increased in the Town of Kinderhook over the past several decades (Tables 3 and 4). The median family income has more than doubled since 1980. Since 1970, the number of families and individuals living below the poverty level has fallen. For example, 7.5% of all families lived below the poverty level in 1970. By 1990, that figure was 3.4%. Only 2.1% of all married couple families were living below the poverty in 1990. Poverty does not appear to be a significant issue in town. However, what is of significance is the 18%, town-wide, (19% for the town, outside of villages) of all female headed households living below the poverty level. This statistic reiterates the special concerns female headed households may have.

◆ **Table 3: Income Data - Town of Kinderhook, Including Villages**

Description	1980	1990
Median Income for Families	\$20,803	\$43,966
Per Capita Income (all individuals)	N/A	\$15,711
Mean Social Security Income	\$4,359	\$7,819
Mean Public Assistance Income	\$1,670	\$4,495
Mean Retirement Income	N/A	\$10,603
% of People Living Below Poverty Level	5.5%	4.3%
<i>Source: United States Census Bureau</i>		

◆ Table 4: Poverty Status

	1980			1990		
	Town of Kinderhook outside village	Village of Kinderhook	Village of Valatie	Town of Kinderhook outside village	Village of Kinderhook	Village of Valatie
# of Families Below Poverty Level	49	19	29	45	11	26
# of Married-Couple Families Below Poverty Level	N/A	N/A	N/A	22	0	18
# of Female Householder Families Below Poverty Level	20	4	17	23	7	8
# of Individuals Below Poverty Level	209	81	134	208	45	93

A=Town of Kinderhook, outside villages, B=Village of Kinderhook, C=Village of Valatie
 Source: *United States Cnsus Bureau*

With the increased population, the Town has a corresponding increase in the number of housing units. Most of these new housing units were built on former farmland and not in existing villages or built-up areas.

Housing:

Between 1970 and 1980, 1,034 new living units (a 152% increase) were constructed in town (Table 5 and 6). According to town records, 188 new dwellings were built in the Town of Kinderhook including 167 single family, 4 two-family, and 8 multi-family (with an unknown number of dwelling units) dwellings; and 10 commercial buildings between 1983 and 1987. Overall, since 1980, there has been a 12.6% increase in the number of housing units in the town. This increase in building is reflected in land use changes where several major subdivisions and numerous minor subdivisions of former agricultural parcels have occurred and are scattered throughout the town. Except in Niverville, this growth was not directed to existing concentrations of populations.

Kinderhook has a high occupancy rate: in 1990, 90% of all housing units are occupied, and the vast majority of these units are owner-occupied (76%). Most of the housing units are single family detached. As a general “rule”, a vacancy rate over 5% is considered adequate. Thus, Kinderhook’s vacancy rate of about 10% is more than enough to meet future housing needs.

Over the past decade, there has been a slight decrease in multi-family units, but an increase in the number of mobile homes. 1970 to 1980 saw the largest increase in mobile homes when 28% more units were added. About 254, or 4.8% of all housing units in the town are mobile homes.

Affordability of housing is of concern to most people. Affordability of housing is often defined as the ratio between the median value of single family houses and household income. Nationally, a ratio of 2 or less is considered “affordable”. That means that less than half of a household’s income goes to housing costs. The affordability ratio in 1990 in the Town of Kinderhook was 2.7. This is up from the 1980 ratio of 2.2. To further examine this issue, the Town Assessor provided figures as of December 1998 on the number of homes with an assessed value of less than \$100,000. There are 599 parcels having residences assessed for less than \$100,000. In addition, there are approximately 100 mobile homes within mobile home parks. This represents a total of 699 potential residences in the town with a value of less than \$100,000. This represents about 35% of all residences in the Town of Kinderhook. This has been considered adequate to meet affordable housing needs.

◆ Table 5: Housing Data - Town of Kinderhook, Including Villages

Description	1970	1980	1990
# of Housing Units	1119	2822	3178
# of Occupied Housing Units	931	2519	2874
# of Owner Occupied Housing Units	782	1964	2212
# of Rental Units	148	555	662
Vacant Units	189	303	304
Numbers & Type of Unit:			
1 unit, detached	760	2021	2497
1 unit, attached	N/A	13	40
2 units	N/A	176	132
3-4 units	*102	135	85
5-9 units	N/A	**165	177
10-19	N/A	N/A	42
Mobile Homes/Trailers	116	149	154
Other	N/A	N/A	51
Median # of Persons in Owner-occupied Units	N/A	N/A	2.90
Median # of Persons in Rental Units	N/A	N/A	2.20
Housing Value, Median	N/A	\$ 46,522	\$ 116,100
Rental Prices, Mean Gross	N/A	227	381
*102 (1970) - this number represents 2 to 20 units			
**165 (1980) - this number represents 5 or more			
Source: <i>United States Census Bureau</i>			

◆ Table 6: Comparison of Housing Data

Description	Town of Kinderhook, Outside Villages	Village of Kinderhook	Village of Valatie
# of Housing Units	2139	530	509
# of Occupied Housing Units	1906	496	472
# of Owner Occupied Housing Units	1512	401	299
# of Rental Units	375	98	189
Vacant Units	233	34	37
#'s & Type of Unit:			
1 unit, detached	1714	464	319
1 unit, attached	29	6	5
2 units	51	13	68
3-4 units	22	10	53
5-9 units	118	24	35
10-19	38	0	4
Mobile Homes/Trailers	149	1	4
Other	18	12	21
Source: <i>Unites States Census Bureau</i>			

Analysis of building permits approved over the past eight years show the trend toward slower growth (Table 7). More recently, only nine permits outside the Villages have been issued for single family homes. This compares to 1993, when 23 were issued. Building permits for businesses has remained fairly steady over the past seven years at less than five permits issued per year.

◆ Table 7: Building Permit Activity in the Town of Kinderhook, Outside Villages, 1990-1999.

Year	Single Family	Two-Family	Business
1999	4	0	0
1998	9	0	4
1997	9	0	1
1996	13	0	0
1995	13	1	3
1994	20	0	4
1993	16	1	1
1992	23	0	1
1991	20	0	1
1990	19	0	2

Source: Local Municipal Records

◆ Table 7a: Building Permit Activity in the Town of Kinderhook and Villages, 1990-1998.

	Town, Outside of Villages	Village of Valatie	Village of Kinderhook	Total
1998	13	18	7	38
1997	10	11	0	21
1996	13	10	4	27
1995	17	n/a	2	19
1994	24	n/a	2	26
1993	18	n/a	4	22
1992	24	n/a	3	27
1991	21	n/a	0	21
1990	21	n/a	2	23

Source: Local Municipal Records

Comparison of Demographics :

Table 8 outlines a variety of demographic factors and allows a comparison to be made of the Town of Kinderhook to various other locations. Of note, is that in general, the Town of Kinderhook is more dense in population than the rest of the towns in Columbia County. The town has more married-couple families and fewer female-headed households than other locations. The median value of housing and median family income levels are higher in the Town of Kinderhook than either the County, the Village of Valatie, New York State or the United States. In this comparison, only the Village of Kinderhook has higher housing values and income levels than the Town of Kinderhook.

◆ Table 8: Comparison of Demographics of Region and United States (1990 Data)

Demographics	United States	New York State	Town of Kinderhook	Village of Kinderhook	Village of Valatie	Columbia County
No. Residents per sq. mi.	72.1	381.0	255	649	1487	99
% Married Couple Families	78%	67.6%	86% *(87.5%)	62%	59%	63%
% Female Householder Families	17%	13.8%	10.6% *(7.8%)	21%	23%	34%
% Owner-occupied Units	64.2%	47.9%	70% *(81.8%)	81%	59%	70%
Median Value of Housing Unit	\$79,100	\$82,900	\$116,100	\$126,900	\$97,300	\$103,100
Unemployment Rate	7.4%	8.5% (1992)	3.2%	3.0%	4.8%	4.8%
Median Family Income	\$36,841	\$37,590	\$42,966	\$48,889	\$38,095	\$35,144
% below poverty level	14.2%	13%	4.6%	3.4%	7.4%	21%
Vacant Housing Units	7%	8.1%	9.6%	6.4%	7.3%	18.7%

* Indicates percentages calculated for Town, outside villages

Source: United States Census Bureau

The Town has a lower unemployment rate than the County, New York State or the United States. Kinderhook has a much lower rate of families and individuals living below the poverty level than the County, Valatie, the United States or New York State. The Village of Kinderhook has the lowest rate.

ECONOMIC CONDITIONS

Dominant occupations of residents in the Town of Kinderhook are in administrative support, and in professional and executive positions.

Employment and Occupations :

Occupations of residents of the Town of Kinderhook have changed substantially over the years. A comparison of occupations between 1970 and 1990 shows a distinct shift. In the 1970's, craftsmen, foremen, and operators, professional occupations, and sales and clerical workers dominated. In 1990, domi-

Ranking of Occupations	
1990	1970
1. Administrative Support (19.5%)	1. Craftsmen, Foremen, Operators & Kindred Workers (38.7%)
2. Professional (18%)	2. Professional, Technical, Managers & Administrators (21.5%)
3. Executive/ Manager (14%)	3. Sales, Clerical & Kindred Workers (13.9%)
4. Sales (12%)	4. Service Workers including Private Household Workers (12.8%)
5. Craft/ Repair (11.8%)	5. Farmers, Farm Managers/ Laborers/ Foremen (11.3%)
6. Other	6. Laborers, Except Farm & Mine (1.8%)
7. Transport/ Moving	
8. Technical	
9. Laborer	
10. Farming/ Forestry (1.3%)	
11. Private household	
12. Protective Service	

A Community Profile - Economic Conditions

nant occupations shifted to administrative support, professional and executive occupations. The chart below outlines these changes. Of note is the change from 11.3% of workers in 1970 with occupations in farming and forestry, while in 1990, only 1.3% did so. Table 9 illustrates a comparison of occupations for the town and villages with Columbia County and New York State.

◆ Table 9: 1990 Occupations of Employed Persons 16 Years or Older

Occupation for Employed Persons 16+	New York State	Columbia County	Total Town of Kinderhook	Town of Kinderhook, Outside Villages	Village of Kinderhook	Village of Valatie
Executive/Manager	13.3%	3128 (10.6%)	570 (14%)	392 (14%)	113 (17.7%)	65 (10%)
Professional	16.7%	4508 (15.3%)	710 (18%)	435 (16%)	155 (24.3%)	120 (18.5%)
Technical	3.5%	877 (3%)	120 (3%)	77 (3%)	32 (5%)	11 (1.7%)
Sales	11.2%	2917 (9.9%)	490 (12%)	346 (13%)	74 (11.6%)	70 (10.8%)
Admin. Support, incl. Clerical	18.4%	4304 (14.6%)	780 (19.5%)	578 (21%)	118 (18.4%)	84 (12.9%)
Service:						
Private Household	.5%	171 (.6%)	20 (.5%)	8 (.3%)	7 (1.1%)	5 (.8%)
Protective Service	2.5%	528 (1.8%)	20 (.5%)	2	6 (.94%)	12 (1.9%)
Other	11.4%	3694 (12.5%)	360 (9%)	254 (9.4%)	29 (4.5%)	77 (11.9%)
Farming/Forestry	1.1%	1164 (3.9%)	50 (1.3%)	37 (1.3%)	11 (1.7%)	2 (.3%)
Craft/Repair	9.4%	3653 (12.4%)	470 (11.8%)	323 (11.9%)	51 (8%)	96 (14.8%)
Operator/Inspector	5.1%	1742 (5.9%)	150 (3.8%)	86 (3.2%)	22 (3.4%)	42 (6.5%)
Transport/Moving	3.7%	1668 (5.7%)	160 (4%)	125 (4.6%)	5 (.8%)	30 (4.6%)
Laborer	3.2%	1166 (3.9%)	100 (2.5%)	51 (1.9%)	16 (2.5%)	33 (5.1%)

Source: United States Census Bureau

68% of persons aged 16 and older are in the labor force while 2.2% are unemployed.

In 1990, over 65% of residents, aged 16 and over, in the Town of Kinderhook were employed and the unemployment rate was very low (Table 10). There were slightly more people working within the county in 1990 than in previous years. Statistics show an increase in the number of females in the workforce.

◆ TABLE 10: Employment Data for Town of Kinderhook, Including Villages

Description	1970	1980	1990
Mean Travel Time	N/A	25.1 min.	24 min.
Worked in the County	N/A	1,376 (41%)	1,951 (49%)
Persons 16+ Years of Age:	1,480	5,541	6,179
Number in Labor Force	755 (51%)	3461 (63%)	4,204 (68%)
Number Unemployed	13 (1.7%)	187 (3.4%)	137 (2.2%)
Number of Females in Labor Force	232 (33.3%)	1,386 (25%)	1,905 (45%)
Total No. of Employed Persons	742 (50%)	3,274 (59.1%)	4,057 (65.7%)
Source: United States Census Bureau			

Municipal Finances and the Tax Base

Information on the municipal budget and tax base illustrate areas of community emphasis, levels of indebtedness and offer insight into overall community wealth. Table 11 outlines actual figures for 1997 and 1998 for the Town of Kinderhook.

◆ Table 11: Actual Figures for the Town of Kinderhook .

Category	1997	1998
Town Revenues		
Total Real Property Taxes Collected	536,392.00	549,406.00
Total sales tax receipts	502,074.00	537,076.00
Total State Aid	190,970.00	218,067.00
Total Interest	27,325.00	23,958.00
Total fees, fines, etc.	14,228.00	17,654.00
Total penalties on taxes	9,311.00	10,441.00
Total licenses and permits	13,340.00	16,047.00
Total departmental income	25,087.00	36,390.00
Other	18,221.00	22,565.00
Total Revenue	1,336,948.00	1,431,604.00
Town Expenditures		
Total highway maintenance	580,778.00	607,842.00
Total transportation	58,270.00	57,871.00
General gov't. support	222,260.00	212,218.00
Total fire protection	148,844.00	153,947.00
Total Health	1,671.00	1,270.00
Total cultural and recreation	28,505.00	23,803.00
Total youth program	58,043.00	63,155.00
Total ambulance	37,710.00	38,000.00
Total benefits	131,511.00	136,398.00
Total public safety	42,370.00	43,190.00
Total debt	17,060.00	16,362.00
Total economic assistance	5,021.00	10,434.00
Total home and community	22,400.00	41,767.00
Capital reserve	10,000.00	10,000.00
Total Expenditures	1,364,443.00	1,416,257.00

Source: Office of Supervisor, Town of Kinderhook

The majority of revenues come from either real property taxes or sales tax revenue. About 38% of Town revenues come from real property taxes. About half of the Town's budget is allocated to highway needs, with general government support being the next largest expenditure of funds. Expenditures for public safety (fire, ambulance, safety, etc.) account for 15% of the budget. Over \$78,000 is spent on youth, cultural and recreational programming.

Real Property Values

Real property valuation provides an estimate of the wealth of the community. Tax assessment data from the local assessor also gives an estimate of land use patterns in town. In 1991, the total assessed value for real property in the town was \$112,331,911.00. In 1998, after revaluation, was done, this figure was \$300,847,385.00. In 1998, land value for all land uses was \$90,605,385.00.

Cost of Community Services in Kinderhook

The American Farmland Trust developed a technique called a "Cost of Community Services Study" to better understand municipal revenues and expenditures, and to see how different land uses contribute to and use municipal services. The technique results in a ratio between taxes generated and services required for each land use. In 1996, such a study was done in the Town of Kinderhook. Residential, commercial, and farms/open lands were land uses studied.

The study resulted in the findings that for every \$1.00 collected in revenues for residential land uses, it cost the town \$1.05 to provide them with services. The commercial land use ratio of revenues to expenditures was \$1.00 in revenue for every \$.21 of expenditures. In the agricultural/open land category, for every \$1.00 in revenue, the cost of providing services to those land uses was \$.17.

These findings show that while residential development does increase the tax base, the cost of supporting this land use exceeds the increased revenues it brings. Commercial and agricultural development increases the tax base without putting undue strain on available resources. It is important to note however, that some commercial activities may require an increase in residential space to house employees, so not all kinds of com-

It costs the Town more to provide services to residential land uses than it receives from them in taxes. However, agriculture and open space uses provide more in tax revenues than they require in services. Thus, agriculture and open space are uses that can help maintain or expand the Town's tax base.

mercial development are equally beneficial. Finally, the study shows that taxes collected from agriculture and open lands are less than for commercial or residential uses, but it costs the town little to support them. Cost of Community Service studies conducted throughout the northeast show similar patterns.

Thus, residential development is not a land use that will ultimately help expand the tax base in Kinderhook. Favorable ratios in revenues compared to expenses in commercial and in agricultural/open land mean that these land uses actually subsidize residential development. Further, as residential development increases, tax levels will rise for everyone. There are definite economic benefits of preserving farms and open spaces, and moving towards desirable commercial growth.

■ ATTITUDES AND VALUES OF THE PUBLIC AND LOCAL GOVERNMENT OFFICIALS

Public sentiments discovered during this planning effort closely mirrors that from the past two decades. It is clear that the unique charm of Kinderhook is highly valued and desired to be maintained. There is a strong preference for rural landscapes that include working farms, and natural features such as ponds, lakes, and rural roads. Visual preferences favor traditional looking buildings that are heavily landscaped and that fit into small communities. Newer style buildings with large parking lots, flat-topped roofs, modern-looking signage, and strip malls are not favored. People are concerned about the impacts growth will have on the small, rural and historic nature of Kinderhook. Factors associated with increased business and population growth such as traffic, losses of agriculture, increased taxes and deterioration of environmental quality are on-going concerns of both residents and municipal officials.

Visioning and Visual Preference Slide Survey

In order to identify and document people's preferences for design styles and various scenes and landscapes in the Town of Kinderhook, a visual survey was done at publicly advertised meeting attended by 61 people. Over 190 35 mm slides were shown. Participants rated each on a scale of -5 to +5 according to how the scene was aesthetically pleasing to them. A variety of scenes were portrayed in the visual preference slide survey. The results allow us to evaluate people's visual preference for commercial buildings, including stand-alone and strip mall designs,

A visual image survey was done to document people's preferences for design styles and development patterns.

multi-family housing, single family housing sited on individual lots and in subdivisions, and views from a variety of common local roads. We can also assess preferences for signs, general building design, landscapes, and other factors that influence our visual preferences such as utility poles and wires, sidewalks, road width, and preferred setbacks.

Participants gave slides showing commercial and large subdivisions generally lower ratings than single family residences or undeveloped landscapes common to the Town of Kinderhook. Commercial buildings were given lower ratings than all other types of scenes while the highest scores were given to very rural, active agricultural and natural scenes such as rural roads with farms and fields. Lakes, ponds, and forested scenes always received high scores. When a commercial scene received a high, positive score, the rating was still lower than high scores for other scenes. Scenes portraying both active agriculture and residential uses received higher ratings than those where no active agriculture was seen. Screened or heavily landscaped areas also received consistently higher ratings.

In rural scenes, single family houses were rated the most positive if they were set back far from the road near a treeline. Participants did not like “out of place” buildings such as a gas station on a country road. Narrow, rural, tree-lined roads received very high ratings. Wide, roads lined with commercial buildings did not. Commercial properties where parking was along the road received higher scores than those having no cars parked on them.

Overall, negative commercial scenes portrayed flat-topped buildings, large parking lots and signs, and strip malls. Commercial buildings that were rated positive had more traditional architecture such as peaked roofs, traditional windows and doors, and parking lots to the rear or side. Participants were negative about all multi-family houses except those that looked like a single family house. Multi-family houses did receive higher ratings, however, if there was more landscaping and green space in the scene. The more a multi-house resembled a single-house, the higher the rating. Scenes with large parking lots and visible garage doors received consistently low ratings.

Large subdivisions were generally rated low. Especially negative were large, uniform, tree-less subdivisions. Subdivisions with ample vegetation received higher positive scores than those without, but still not as high as single family houses on indi-

Strip style malls and modern, flat-topped commercial buildings were not preferred and received negative ratings in the survey. Traditional buildings with peaked roofs were preferred. Designs with narrow setbacks, landscaping and sidewalks were also preferred.

vidual lots. Streets with trees, having narrow pavements and narrower setbacks received higher positive ratings than other street types. Single family houses on individual lots were rated more positive if they were screened or had mature trees. Houses with narrow setbacks were rated the highest. However, a house with a narrow setback with no trees was rated lower.

The local scene that received the most negative rating was the Route 9 strip mall in Valatie. Other negatively rated scenes include the Kwik Mart, mini-storage on Route 9, the multi-story senior citizen building in Valatie, and a general scene of Route 9. For the most part, commercial scenes currently found within the Town of Kinderhook were rated negative. The exception was the Hudson City Savings Bank (+1.29 average score) and the McDonalds (+.13). Sixty-one and 82 percent of participants, respectively, rated the McDonalds and the Bank marginally positive. Positive local scenes were all the rural roads, farms and scenic views. The highest rated slide from Kinderhook was of Kinderhook Lake. Other very positive scenes were of a wetland, a rural road, and the view of the Catskill mountains.

Highest ratings were given to open space, natural areas and agricultural lands.

A short written survey was also part of the visual preference slide survey. Participants were asked four questions designed to determine what people feel are the strengths, weaknesses, opportunities and threats to the Town of Kinderhook. The written responses confirmed the visual rankings and indicated that the majority of people who participated highly value 1) their historic resources and the historical character of the area, 2) active agriculture including farm stands, 3) rural and small community amenities such as the rural and small community atmosphere, open space, and Kinderhook's natural resources, 4) friendly and civic minded citizens, 5) accessibility to more urban areas for jobs and cultural activities, and finally 6) Kinderhook's sense of place which includes the areas architecture, beauty, safety, quietness, and slow pace of life.

Over 29 factors thought to influence the Town of Kinderhook in the coming years were identified. Primary among them was expanded residential development, increases in population, increased traffic, and economic trends of the County and the region. To a lesser degree, people felt that taxes, the area's historic/cultural/scenic resources, agriculture, access to major transportation systems, zoning, and community needs would influence Kinderhook's future.

People felt that changes were needed in the areas of commercial development, planning and zoning, recreational opportunities, the public school, transportation and infrastructure, and government operations and policies. About 26% of respondents felt that they would like to see an increase in the number and diversity of shopping opportunities. Others were fearful of new business growth. In the planning and zoning area, many people desire better control of building design and wish to protect historic resources, agriculture and rural character in Kinderhook. Twenty three per cent felt that new community facilities including a pool, bike and walking opportunities, and other community facilities were needed, especially for youth. A need for public transportation was also identified. A variety of changes in government were suggested including more cooperation between the Town and Villages, more attention paid to water and sewer, and more communication with residents.

Survey of Appointed and Elected Officials

A telephone and mail-in survey of municipal officials was also conducted to determine what they felt are the strengths, weakness, opportunities and threats in Kinderhook. The survey included both elected and appointed officials from the town board, planning board, zoning board of appeals and other local committees or departments. Sixteen out of forty officials responded (a 40% return). The following observations resulted from this survey effort:

The Capital District, primarily, followed by New York City, were felt to have the most influence in the Town of Kinderhook in the future. Most officials felt that these influences had both good and bad consequences. Officials felt that some potential negatives of urban influence were impacts on rural character, increased demand for services, and commercial construction in a community without the will to direct or control it.

Every official that participated said that agriculture plays a role in Kinderhook. Important roles mentioned included provision of locally grown food, rural character, open space, and landscape diversity. Officials recognized that agriculture requires few government services compared with other land uses. There was concern that loss of agriculture may mean that Kinderhook will succumb to being a bedroom community. Officials desired to see farmers maintain and enhance their livelihood, and recognized that farm stands and agriculture bring people to Kinderhook

(tourism) and form an important economic base in town.

When asked what ideas they had to help agriculture maintain these roles, officials offered the following ideas: more economic incentives, help farmers get better prices for products, encourage value-added projects and niche farming, encourage more people to buy locally, encourage zoning and code enforcement that allows both farming and growth simultaneously, allow for conservation easements, ease tax burdens, use right to farm laws, and accelerate the review process for agriculture uses. Several people mentioned the idea that other areas should be allowed to develop as retail to take the burden off the farmer and to promote Route 9 and 9H for business uses. This idea included a re-configuration of the Route 9 business district to locations where the soils are not so suitable for agriculture.

Eighty percent of participants in this survey indicated that historic buildings and cultural facilities are important to the town (ranking this feature an 8, 9 or 10 out of 10). Of special significance to the residents of Kinderhook were Lindenwald, the Van Alen House, historic farms and houses, the museum, North Pointe, and the James Vanderpoel House. There were concerns relating to historic and cultural resources in town and participants offered a variety of ideas to improve protection of historical and cultural resources. The creation of historic or cultural districts in the town was mentioned by several participants. Other individual comments included (not in priority order): make code changes to protect present structures and surrounding areas; don't get in the way of new growth that will also become historical later; preserve and protect historic sites; continue and support these resources through promotional projects, better design and placement of commercial and residential development; designate the four historic districts outlined by Ruth Piwonka in her report; increase support for local libraries; support a heritage trail from Kinderhook to Lindenwald; and identify individual buildings, sites and districts in zoning plan. 75% of participants felt that it is important to protect historic resources located throughout the Town.

Natural resources, utilities and infrastructure and public services in the town were ranked by participants on a scale of 1 to 10 (10 being the best). Table 12 illustrates the results.

◆ Table 12: Summary of Rankings by Kinderhook Elected and Appointed Officials

Area of Concern	Average Rank	Range of Ranks	Most Frequent Rank
Quality of Water	6.8	3-10	5 (25%)
Quality of Air	7.8	5-10	9 (31%)
Quality of Wildlife Habitats	7.1	5-9	8 (43%)
Quality of Open Space	7.2	2-10	8 (43%)
Utilities	6.5	2-10	7 (43%)
Drinking Water	7.0	5-10	5 (39%)
Waste Disposal	4.6	0-8	8 (19%)
Affordable Housing	5.1	1-8	5 (25%)
Fire Protection	7.7	1-10	8 (36%)
Admin. of Land Use Regs.	5.9	1-9	5 (40%)
Ambulance Protection	8.7	5-10	9 (38%)
Police Protection	5.8	1-9	unclear-equally spread across ranks
Building Inspection	6.4	0-10	5 (25%)
Town-Owned Buildings and Equipment	5.4	1-9	7 (25%)
Solid Waste Collection	5.8	0-10	unclear - equally spread across ranks

When asked how important is it to consider natural resources as the Town grows and develops, 88% of participants said that it is very important (ranking them an 8, 9, or 10). In general, officials felt the Town should give natural resources higher priority. Particular problems or concerns mentioned were centered around water quality and the lack of sewers. Others included congestion, traffic, continuous self-interest pressures to use up the natural resources, the tendency to exclude people or build walls to protect from “intruders”, badly damaged areas (open space) due to poor planned development, lack of landscape

design principles that can be used to protect open space, and lack of planning board training to adequately review Site Plans.

About half of the participants felt that future population will increase slightly, while the other half said it would increase significantly. Population increases were thought to be a slight to a large problem, mainly by changing the character of the community, driving taxes up, and increasing resources and stress on roads. Additionally, some felt that Kinderhook is not ready to accept large population increases due to lack of water and sewer. Others felt that population increases would not be a large problem if farms can be maintained and that proper development and adequately zoned areas can easily accommodate increases in population.

Road conditions were felt to be good, but not excellent (average ranking of 7). Concerns or problems related to roads or highways included: poorly maintained roads and some unsafe intersections; drainage ditch work needed; speeding is a problem for both cars, bikers and pedestrians; more enforcement needed; increased use of Route 9 is changing character of town; and some dirt roads need redoing or paving.

Some ideas offered to solve these problems included the need for more money for repairs and not patches; more stop lights at Route 9 and CR28, Rapp Road and 9, and Maple Lanes and Route 9; and that the Town and the two villages can work together to “rent a cop” with Sheriff’s department to concentrate on speed enforcement. To increase safety and use of roads by pedestrians and bikers, officials felt that sidewalks and shoulders should be better planned. Seventy-five per cent felt that provisions for bicycling and pedestrians in the Town were not adequate. People felt that there is a need for more sidewalks, shared roadways and a system of bike paths and trails.

To address problems associated with utilities and infrastructure, officials offered ideas including putting electric lines underground, developing public water and sewer, and more frequent pick up of waste and greater hours at town dump are needed.

Concerns related to housing revolved around the low quantity and quality available in town, especially for senior citizens and young families. A majority of officials felt that there is not adequate affordable housing for the elderly.

Sixty-two percent felt that there are not enough parks and recreation facilities in town. Ball fields, running trails, a swimming pool, better walking and biking access on all state, county and town roads, and ice-skating facilities were the most common responses to what is needed. When asked about parks and recreation programs available in the town, slightly more officials felt programs were adequate than not. More affordable after school programs, and programs for teens and senior citizens were listed as needs, but the majority who felt the need for more programs said they were limited by facilities.

Over 90% of officials felt that there are not adequate job opportunities in Kinderhook. Desired businesses were those that produce goods, white collar jobs, light to medium manufacturing, more industry, and tourism related businesses. Other comments included: almost any type of low impact commercial or industrial if properly zoned and regulated should be encouraged, something other than minimum wage jobs, businesses committed to the community, and small cottage industries with less physical impact and demand than large manufacturing plants. Over 90% felt the town should be actively involved in economic development activities.

Officials were asked what they felt were the most pressing needs in Kinderhook. The most frequent answers were lack of good paying jobs with benefits, protecting agricultural lands and open space, and protecting heritage areas. Others included: control school and county taxes; control drugs in school; adopt architectural standards, provide for safety and health needs, offer children more local opportunities for growth so they stay in the area; consolidate government to curtail expenses; pursue a water district in town; offer more recreational opportunities, develop water and sewage and provide information to the public regarding dangers of uncontrolled residential and commercial growth.

Fifty-six per cent of participants felt that there should be shared efforts between municipalities. Possible activities to share included recreation facilities; public services such as fire, water, sewer, roads and building departments; library support; road maintenance; and coordinate commercial planning efforts. For those who felt that sharing should not happen, reasons given included interests of the Village of Kinderhook are very different from rest of town; neither village wants to share for betterment of all residents; lots of persuasion will be needed; and that the planning and ZBA boards should not be shared.

Visioning Workshop

The Comprehensive Plan Study Committee hosted a workshop where all officials, residents, landowners and business owners from the town were invited to develop a long range vision statement. Thirty-five participants worked in small discussion groups after hearing the results of the Visual Preference Slide Survey. Vision statements developed by these groups were:

A planning workshop was held and resulted in the development of a vision statement for the Town of Kinderhook.

- ❶ Growth and development should be planned to enhance the quality of life. The agricultural and historic districts should be preserved and promoted while balancing commercial growth in selective areas with residential development which fosters a sense of a united community that is tied together with roadways, sidewalks, biking and hiking paths.
- ❷ Develop a plan that preserves desirable attributes of the town such as historical, agricultural, and natural areas. Control location of commercial development and the design/architecture that reflects the town's heritage. Assure that Kinderhook is unique and remains a good place to live.
- ❸ Our vision for the Town of Kinderhook is to maintain its unique, historic, and rural character, while providing for guided commercial growth and increased services and recreational opportunities.
- ❹ Our Town shall continue to preserve and maintain our valuable historical and agricultural resources. Decisions on growth should meet the economic, social and recreational needs of our residents. We will broaden the Town's tax base without destroying the ambience of our small town community.
- ❺ The overall goal of the Town of Kinderhook is to preserve the historic, scenic and agricultural lands. Our Town shall encourage economic development while preserving the unique character and sense of community.

The Comprehensive Plan Study Committee then developed one common vision statement (page 11) using both the draft statements above, and information about town demographics, natural resources, economics, and research conducted by various sub-committees.

ISSUES, GOALS AND RECOMMENDATIONS

■ THE LAND

Physical characteristics and natural resources have played an important role in land use in the Town of Kinderhook throughout its long history. Environmental features of significance generally include steep slopes concentrated in the southern portion of town, wetlands, prime soils, and sections of three major creeks with associated floodplains.

The Town of Kinderhook is located in northwestern Columbia County. Kinderhook has a rural landscape that is partially open, with numerous farms, surrounded by relatively steep slopes, forested areas, and scattered residential development. The two incorporated villages of Valatie and Kinderhook are located within the town. Route 9 is a major arterial, extending through Columbia County and the Town. It provides access to the New York State Thruway (Route 90) and Albany to the north. Routes 9H and 203 are other major arterials in the Town. The Taconic State Parkway, to the east of town, provides access to New York City.

Geology/Topography

The Town's topography and geology are a compact and complex example of landscapes in the Hudson Valley. The highest elevation is 550 feet, located in the south-central part of town, east of Mile Hill Road, and just south of the Wallace Road intersection. The lowest elevation is 190 feet in the floodplain of the Kinderhook Creek in the southwest section of the town. Slopes of 15 percent and more are scattered within the Town.

The central part of town is characterized by a relatively flat plain. It spreads to the east and south over the drainage areas of the creeks, and north to the gravelly hills along the Town's northern and eastern borders and to the west to deep ravines draining into the Hudson River. South of Kinderhook Creek, in the southeastern part of the town, a large mass of shale ridges, punctuated with some gravel banks, rises to both gentle and steep slopes.

Soils

There are approximately 56 different soil types in Kinderhook. Thirteen of these are considered prime farmland soils and are of particular importance to agricultural production. The most abundant soil types are the Knickerbocker fine sandy loams and the Hoosick soils - a gravelly sand loam. Both the Hoosick and Knickerbocker soils are found on valley floors or in outwash plains. A major area of shale bedrock-controlled till runs north-south through both the town and county. The soils in this area are on complex slopes and bedrock is generally between the surface and a depth of 40 inches. Drainage patterns generally follow the natural north-south oriented folds in the bedrock. Most soils in this area used for farming are in hay or pasture; some are better suited for corn than others. Table 1 in Appendix B summarizes the soil types found in the Town of Kinderhook and their characteristics and limitations.

■ WATER RESOURCES

Creeks

The Town of Kinderhook is traversed by two major meandering streams: the Valatie Kill which drains Nassau Lake and flows southward through Kinderhook Lake, and Kinderhook Creek which drains most of southern Rensselaer County and northern Columbia County and flows southward collecting the Valatie Kill in the Village of Valatie. A third creek, the Kline Kill, flows along the southeast portion of the town and flows into the Kinderhook Creek. The Kinderhook Creek continues through Stuyvesant Falls en route to the Hudson River. The Valatie Kill is partially impounded in Wilds Pond located just north of the Valatie Kill's confluence with Kinderhook Creek at Valatie.

The Valatie Kill is classified by the New York State Department of Environmental Conservation as a class C stream (fishing and swimming) from the outlet of Kinderhook Lake to Kinderhook Creek. Kinderhook Lake is defined as a Class B water body, and its best use is for swimming. Some tributaries of the Valatie Kill above Kinderhook Lake are Class C (T) whose standards preserve water quality for the propagation of trout. Knickerbocker Lake is Class B. The Kinderhook Creek is Class C as it flows through the Town. Additional information on water quality standards for various waters is included in Water Quality Regulations, Title 6,

Chapter X, Parts 700-705, available from the local office of the NYS Department of Environmental Conservation.

Large acreage of land along the Valatie Kill and Kinderhook Creek are subject to flooding every spring. The Kinderhook Creek floodplain exists along the main channel of the creek from Stuyvesant Falls to Valatie. Above this reach, the floodplain narrows and the stream gradients increase. Flood prone areas have been mapped by the U.S. Department of Interior, Geological Survey, in cooperation with the U.S. Department of Housing and Urban Development, Federal Insurance Administration and are subject to special floodplain regulations. Severe erosion has occurred along the entire length of the Kinderhook Creek within the Town and the villages.

Several major floods have occurred in the past, namely in September of 1938 and in December of 1948. The 1938 was the second largest flood on record in the Kinderhook basin and caused flooding throughout the valley. Flood depth of over 15 feet east of Valatie are delineated on Federal Flood Insurance maps. In the Village of Kinderhook, meadows near the creek have been under one to three feet of water and some damage to crops has occurred. In the Village of Valatie, damages have been mainly to agriculture and limited in extent.

Wetlands

There are 66 wetlands in the Town of Kinderhook, 31 of which are regulated by NYS DEC (See Box 1). Many of the wetlands occur along the floodplains of the Kinderhook Creek, Valatie Kill and other streams. Kinderhook Lake, Knickerbocker Lake, Round Lake and Merwin Lake also contain extensive areas of wetland along their borders. Other wetlands occur in glacial depressions or along the floodplain of small streams. Wetlands are also prevalent in the northwest and southeast corners of town, and in the northeast corner of the Valatie Kill watershed.

Box 1: Explanation of New York State and Federal Wetland Regulations

In New York State, wetlands that are 12.4 acres in size or larger are regulated by the Freshwater Wetlands Act, (Article 24 of the New York State Environmental Conservation Law), for the purpose of preserving, protecting and conserving freshwater wetlands and the benefits derived from them. Most wetlands provide a variety of benefits such as flood protection, wildlife habitat, water quality enhancement, nutrient cycling, recreation, education, open space and aesthetic appreciation. A permit process is designed to minimize impacts to regulated wetlands and maintain their inherent values. Many proposed activities in or adjacent to a regulated wetland require a permit from the Department of Environmental Conservation (NYS DEC) prior to commencing work.

Activities in and around wetlands are also regulated under Section 404 of the federal Clean Water Act. Administered through the U.S. Army Corps of Engineers, Section 404 regulates activities related to all wetlands, no matter the size. For wetlands 12.4 acres or larger, the Army Corps and NYS DEC coordinate reviews, if necessary, of wetland permit applications. For wetlands less than 12.4 acres, many development activities are covered and allowed under a Nationwide Permit. Wetland related activities that are not covered under a nationwide permit need Army Corps review and permits prior to construction.

Groundwater Resources

The largest quantities of groundwater in Columbia County are obtained from alluvial deposits in the Kinderhook Creek Valley. This is where the wells supplying the Villages of Valatie and Kinderhook are located. The average yield from these municipal wells is about 130 gallons per minute.

Recent well water tests have indicated the presence of nitrates in wells along Kinderhook Lake and in the hamlet of Niverville. Conversion of summer camps to year-round residences around Kinderhook Lake has caused several potentially serious problems with drinking water quality and sewage disposal. The water quality of Kinderhook Lake and surrounding areas is being negatively impacted by nitrate contamination. It is common for

the groundwater feeding Kinderhook Lake to contain 30 to 40 mg/l (milligrams per liter) of nitrate which is quite elevated from the drinking water standard of 10 mg/l. High nitrate levels of around 40mg/l have been detected near the fertilizer plant in Niverville. Elevated levels of 3-7 mg/l have also been detected at the Village of Kinderhook wells. Health risks have been reported from the consumption of drinking water containing high levels of nitrates (See Appendix D, items 15, 16, and 17). A recent study of the Town's aquifers has been completed by the New York State Department of Environmental Conservation.

Water quality is challenged in several town locations, especially in Niverville and in the Village of Kinderhook. These locations show increased nitrate levels, which could come from leaching septic systems.

Drinking Water

There are four community water supplies in the Town of Kinderhook: the municipal systems of the villages of Valatie and Kinderhook; and the private systems known as Hill Water Works; and Grandview Water Works. Also, six mobile home parks and one apartment complex have on-site water systems that are considered public water supplies. The remaining population in the town receives their potable water from private household wells.

Water quality for individual household wells in the town south of Kinderhook Creek varies widely according to local well drillers. There is, however, nearly always an adequate quantity to support a household well. Softeners and/or iron removal units are sometimes required. Nearly all (95%+) of private household wells pass the bacteriological screening required by mortgage lenders.

➤ **The Village of Valatie Municipal Water Supply**

The Village of Valatie obtains its water from two wells with depths between 25 and 35 feet. Their combined capacity is approximately 430 gallons per minute and 619,200 gallons per day, adequate to serve the Village. A new third well is available. An existing water storage tank can hold approximately 362,000 gallons of water. Studies have shown this tank to be inadequate to meet water flow and storage needs. A new additional storage tank is being built in the Village with a capacity of 375,000 gallons. Village water is chlorinated and generally meets sanitary code requirements. During the past several years, the Village of Valatie has been working to correct corrosion problems, improve the wells and storage capacity, and provide additional well maintenance.

➤ **The Village of Kinderhook Public Water Supply**

The water source for the Village consists of four gravel wells. These wells more than satisfy the water demand in the Village. The well water is chlorinated and meets the sanitary code on distribution. A 1996 water sampling resulted in a value of 7.1 mg/l of nitrate, in 1997 a value of 5.8 mg/l and in 1998, a value of 6.5 mg/l. This is an increase over the level found in 1989 (Bagdon Report) where nitrate levels at that time were 3-5 mg/l. Although still below the drinking water standard of 10 mg/l, the increasing nitrate levels are cause for further consideration and study to understand the source(s) of this nitrate. The source of these nitrates is uncertain. On-site septic systems, agricultural run-off, and sewage effluent from Valatie's sanitary facility may contribute to the nitrate loading.

➤ **Private Water Companies**

The Grandview Water Works is a public water supply consisting of three drilled wells -- two of which are adequate to serve the 61 residences on the distribution system. The third well is maintained as an emergency supply. This supply meets chemical quality standards, has exceptional bacteriological quality, and has been granted a waiver from disinfection from the County Health Department who oversees the supply. The Hill Water Works public water supply consists of two drilled wells which produce enough water to supply the 46 residences on the distribution system. This supply also has been granted an annual bacterial disinfection waiver from the Health Department. However, in 1989 (Bagdon Report), nitrates were detected at levels above the drinking water standard of 10 mg/l.

The remaining public water supplies are those found at Hansen's, Burton's, Stone's, Dwarf Orchards, Presidential Estates and Heimroth Mobile Home parks, and at the Blue Spruce Apartments and Motel. These systems serve over 138 residential units. All are served by at least one drilled well. Four of these systems are currently not in need of disinfection, according to the County Health Department (Hansen's, Stone's, Dwarf Orchards, and Heimroth) while the other two are disinfected. All meet sanitary codes and chemical standards. Attention has been paid to specific issues such as testing for synthetic organic chemicals at those mobile home parks near active apple orchards, and studying the slight increase in nitrate levels at Heimroth Mobile Home Park.

Sewage Disposal

All Town residences outside the Village of Valatie have private, on-lot sewage disposal. The only public sewage disposal facility in the Town of Kinderhook is operated by the Village of Valatie. This system, built in the 1970's, provides primary and secondary waste treatment. The unit provides primary treatment, a secondary clarifier, and sludge handling facilities including a greenhouse and drying beds. The effluent does not require disinfection. The system has a design capacity of 250,000 gallons per day. Approximately 125,000 gallons per day are currently treated. The most pressing issue related to the sewage system is handling of end-product sludge. During November to March, the drying beds are not useable and the sludge digesters reach their maximum capacity. At this time, the system is at its operating capacity but does not violate effluent standards regulated by New York State through the State Pollution Discharge Elimination System (SPDES). Storm water is not included in the collection system but is conveyed separately to the groundwater, the Valatie Kill, or the Kinderhook Creek. A State Pollutant Discharge Elimination System (SPDES) Permit is in effect for these discharges.

■ WATER RESOURCE ISSUES, GOALS AND RECOMMENDATIONS

Issues

The Town of Kinderhook has excellent groundwater quantity. In many instances, however, water quality is challenged. Areas in the northern part of Town, where groundwater is plentiful, are experiencing water quality problems which could result in serious health problems if not solved. The hamlet of Niverville and the Village of Kinderhook have experienced drinking water quality deterioration over the years.

Because septic systems in Niverville are close to shallow driven well points, there is concern that septics may be leaching into water supplies. Bacteriological screening, at least for coliform count, should be conducted to evaluate the situation. A second area in Niverville, in the middle of the hamlet near the fertilizer distributorship, should be tested for nitrate. Niverville should be considered a high priority area for installation of public water and sewer, given the small lots, close septic systems and the numerous shallow water supply wells.

Nassau Lake which flows into Kinderhook Lake through the Valatie Kill has been reported to be contaminated with PCB's. Although much of the Town is agricultural, none of the chemicals such as fertilizers, herbicides and pesticides commonly used have been detected in groundwater or surface water so far. Although all of the public water supplies in the Town have satisfactory sanitary water quality, some such as the Hill Water Works, need to be monitored for nitrate levels.

In general, water quantity is more than enough to support residential or industrial expansion. Future residential or commercial growth may require provision of municipal water to locations in the Town of Kinderhook. However, should water from the Kinderhook Creek ever be considered as a source of drinking water, this surface water would need complete treatment including filtration. Should large quantities of groundwater be needed in the northern-most portion of the Town, evaluation of the Schodack aquifer, located in extreme southern Rensselaer County, and the northwest corner of the Town, should be considered.

Goals

- Provide for the health and safety of the residents of the town.
- Ensure safe and adequate water supplies.
- Protect aquifers and water resources from development.
- Minimize nonpoint source pollution such as erosion and sedimentation.

Recommendations

1. The Town should form a Conservation Advisory Council, made up of representatives from the Town and both villages. This council can play a vital role in providing information, inventories, recommendations, and advice to the municipal boards, planning boards and zoning board of appeals on environmental matters. It is recommended that the Conservation Advisory Council develop an inventory of critical environmental areas such as aquifer recharge areas and important wildlife habitats.

This plan recommends an ongoing program to track and evaluate nitrate levels, evaluate and implement public water and sewer systems to serve Niverville, implement nonpoint source pollution prevention programs, and designate environmental overlay zones around known aquifer locations to protect groundwater resources.

2. The Town should protect all state and federally designated wetlands, and should be aware of and ensure compliance with all applicable state and federal regulations relating to wetlands. Among those regulations needing local attention are Section 404 of the federal Clean Water Act (requires permits for discharges of dredged or fill materials including excavation into all wetlands); Section 401 of the federal Clean Water Act (as a condition of any federal permit approval, requires state certification that the permit meets state water quality standards and is applied to all wetlands that are affected by a federally permitted activity.); New York State Freshwater Wetlands Act (protects freshwater wetlands and requires a 100 foot adjacent buffer area and applies to all wetlands 12.4 acres or larger); Use and Protection of Waters Program (In New York, protects the bed and banks of water bodies, including navigable and protected waters of the state including wetlands adjacent to water bodies); and SEQR (requires full disclosure of potential impacts associated with proposed actions and applies to all federal, state and local actions, including permit issuance).

3. Institute a program to evaluate water quality and nitrate contamination where state or county officials indicate potential health risks. Water quality conditions should be clearly understood prior to implementing any public water or sewer infrastructure programs. Components of study include: the Town should establish a voluntary program to test wells on a periodic basis. This will provide data necessary to evaluate water quality and permit detection of changes over time. It is recommended that nitrate tests of private drinking water supply wells be encouraged at the time of property transfer. It is also encouraged that wells near industrial/commercial operations be tested periodically for nitrate and/or other contaminants as a follow-up and expansion of the earlier Columbia County Health Department report done in the Niverville area.

4. Should the need arise to consider using the Kinderhook Creek as a public water supply, the town should develop and implement a set of watershed rules and regulations to maintain surface water quality in the Kinderhook Creek and the Valatie Kill. Such a program should be discussed and coordinated with the Columbia County Department of Health and the villages. The Town should also be aware of any EPA requirements for use of surface waters, such as filtration.

Lot Size versus Density

The plan recommends that density, rather than lot size, be used in zoning. It is very important that lot size be separated from density. Density is the measure of the number of houses allowed in any given area. It is described as the number of dwellings per unit area. (For example, one dwelling unit per two acres.) Current Town zoning also calls for a minimum lot size that is equal to that figure. (For example, one dwelling per two acres with a minimum lot size of two acres.)

However, a smarter way to develop in rural areas is to separate density and lot size. For example, you could have the same density of one dwelling per two acres, with a minimum lot size of one-half acre. Lot sizes should be based on the conditions of the site and what area is needed for a septic system.

5. The proposed 1971 Master Plan recommended the establishment of a 1 acre, R-1 Zone throughout much of the area at the north end of Kinderhook Lake, due to its good location and developable soils. However, present day concerns over groundwater contamination around the lake and in private wells, make it expedient to recommend decreasing this density. Density at this location is currently AR with a density of one dwelling per two acres and it is recommended that it be changed to one dwelling per five acres.

6. Zoning and subdivision laws should be amended to implement clustering or conservation subdivisions to protect environmental quality. (See Box 2). Enhance the use of the existing cluster ordinance for new major subdivisions. In environmentally sensitive areas, require mandatory clustering or use of conservation subdivisions.

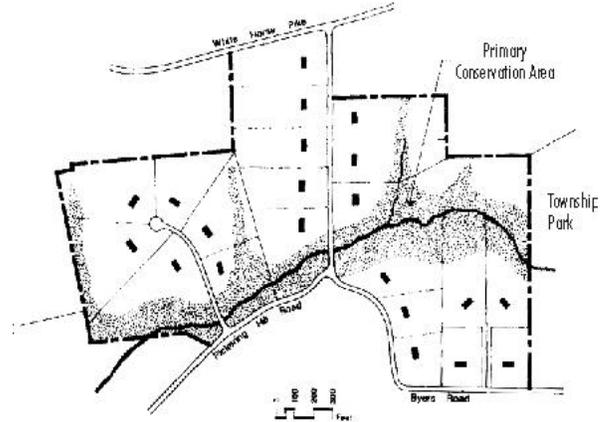
Box 2: Description of Conservation Subdivision

Conservation subdivision is an approach in which land conservation becomes the central organizing principle around which houselots and streets are sensitively designed. As a general rule, this approach conserves land at each site, in addition to the wetlands, floodplains and steep slopes that are typically already protected under existing laws. Such subdivisions typically have a community or decentralized sewer collection and treatment system. Conservation subdivisions allow landowners to receive full density of building as allowed by zoning and protects land at the same time. (See Illustration 1). Such alternative layouts designed to protect open space, agriculture, water quality or other environmental features should be an integral part of zoning throughout the Town. Where mandated in this plan, conservation subdivisions will apply to parcels of twelve acres or more and will result in conservation of at least fifty percent of land.

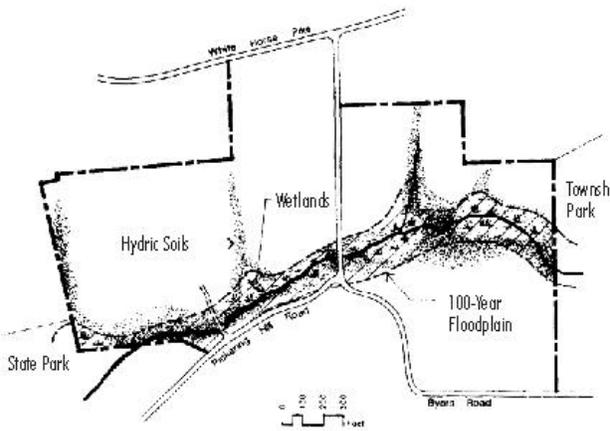
Illustration 1: Conservation Subdivisions (Source: *Conservation Design For Subdivisions* by Randall Arendt)



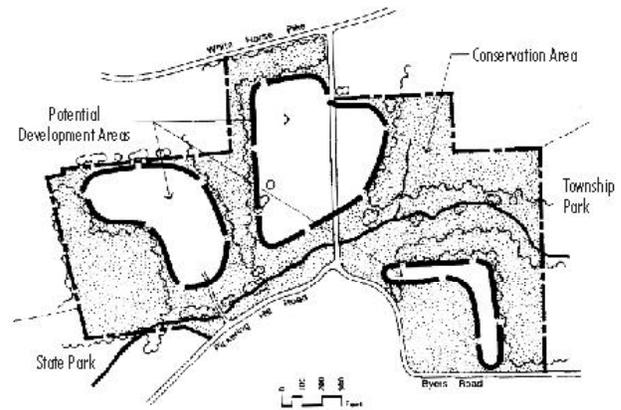
A) Example of a site before development.



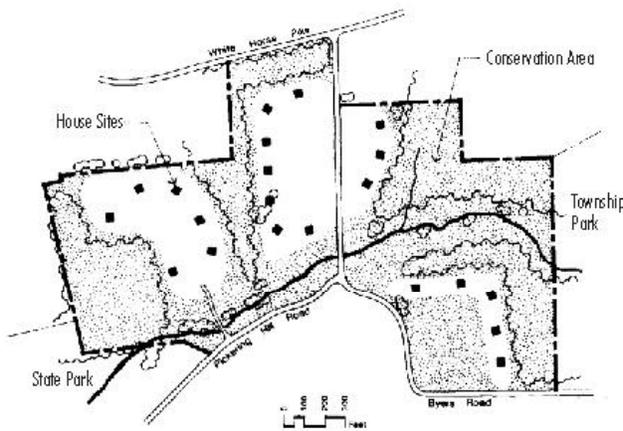
B) Typical layout of a conventional subdivision.



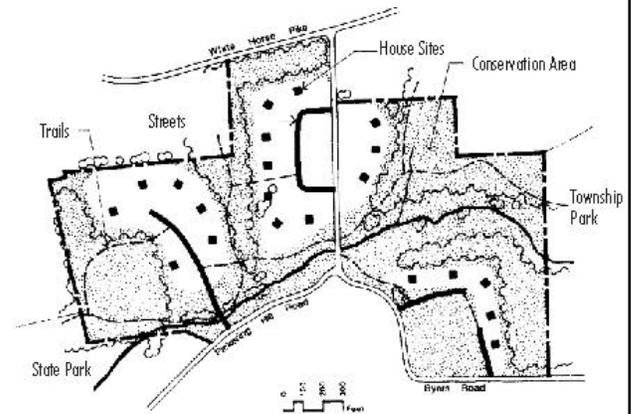
C) First step to developing a conservation subdivision: identifying important areas to conserve.



D) Second step to developing a conservation subdivision: identifying potential development areas.



E) Third step to developing a conservation subdivision: locate potential house sites.



F) Fourth and final step to developing a conservation subdivision: design roads and trails.

7. Designate Critical Environmental Overlay Zones around known aquifer locations, and ensure that zoning and subdivision regulations for these areas protect groundwater resources and ensure future access to water supplies. Requiring mandatory clustering, reduced density, conservation subdivisions and required open spaces in these areas will help ensure that aquifers will not be damaged in the future.

8. Should any aquifer be tapped for water supplies, the Town should enact wellhead protection measures to ensure long term water quality.

9. To further minimize future risks of groundwater contamination:

a. Consider banning new seepage pits in the Kinderhook Lake delta and elsewhere since they permit rapid, deep infiltrations of septic tank effluent. The Town should coordinate local regulations with the County Department of Health.

b. Water quality conditions should be clearly understood prior to implementation of any public water or sewer infrastructure programs. If further study warrants, the Town should work with county and state authorities to develop remediation programs. If federal, state, or county authorities require further action, consider municipal management of on-site septic systems in effected areas as an option for public sewage treatments. This method can be less costly and less environmentally intrusive than centralized sewer systems. It involves a local inspection and permit program or full municipal management of septic systems through formation of one or more on-site septic districts, or both.

c. The Town should examine and implement alternatives to public water and sewage systems to serve the Niverville and Kinderhook Lake area. Decentralized or on-site systems should be evaluated since this system is especially suited to rural areas and is cost effective. Any approach to expanding or providing water or sewer should include communication and partnership, when needed, with both villages. Decentralized systems manage collection, treatment and/or reuse of waste water from individual homes or businesses, isolated communities, industries or other facilities. Niverville is a high priority for such consideration. The Town should update the 1979 Arlen Associates sewer study as a starting point in evaluating the suitable technique to apply. An updating of cost figures for a centralized system

should be compared with costs and techniques associated with newer systems preferred by the United States Environmental Protection Agency. Other options include exploring feasibility of expansion of the Valatie Sewage Treatment plant to serve Niverville and other areas east of the Valatie Kill.

- d. The sand/salt pile at the 9H overpass to Route 9 should be covered to prevent salts from leaching into ground and surface waters. Additionally, the town salt pile on Rapp Road South should be enclosed.

10. A program to register location, well log and flow rates of the Town's new private water supplies should be instituted to improve the information base of new wells.

11. The town should implement nonpoint source pollution programs and regulations to control stormwater and erosion/sedimentation. This could be accomplished through a new, stand-alone local law, or through amendments to the zoning, subdivision and site plan codes. Ensure that the following are referenced for appropriate standards and techniques to accomplish goals:

- a. Guidelines for Urban Erosion and Sediment Control: New York, 1991.
- b. Reducing the impacts of stormwater runoff from new development. NYS DEC, Bureau of Water Quality Management, 1992.
- c. Controlling agricultural nonpoint source water pollution in New York State: A guide to selection of best management practices to improve and protect water quality. NYS DEC, Division of Water, Bureau of Technical Services and Research. 1991.
- d. SPDES General Permit for stormwater discharges from construction activities. NYS DEC, Division of Water. 1993.
- e. Individual residential wastewater treatment systems design handbook. NYS Department of Health. 1996.

12. It is recommended that either an on-site, decentralized system be developed at the intersection of Route 9 and Route 9H to facilitate expansion in this area or the Village of Valatie's sewage collection system be extended only to this point. Infrastructure beyond this point should not occur to control sprawl up Route 9.

13. Ensure that environmental regulations for wetlands, stormwater, erosion and sedimentation, and SEQR are referenced to avoid possibilities of loopholes from state and federal regulations.

■ OPEN SPACE AND SCENIC RESOURCES

Open Space

Open space contributes greatly to the quality of life in the Town of Kinderhook. Open space refers to much more than vacant land. Lakes, streams, wetlands, undeveloped forests, public parks, and farmland are all considered open space. Many of the historic locations in Kinderhook also qualify as important open space resources.

Both past and present public participation efforts in Kinderhook confirm that people want to maintain these open spaces. People recognize that there are many benefits derived from open spaces that relate to the social, environmental, and economic health of the area. Kinderhook's open spaces help define the community and add to the area's rural and attractive qualities so valued by residents. Open spaces conserve important natural resources, wildlife habitats, and ecological health. They also can serve as a magnet for attracting tourists and high value development.

Open space in the form of farmland actually enhances the Town's tax base more than residential or commercial development. Open space planning such as creating greenways and other linkages between existing open spaces are important techniques that can enhance and protect such resources.



Van Alen House

In 1989, open space and aesthetic resources in the Town of Kinderhook were evaluated by Rudikoff Associates. They identified several important open spaces and opportunities to enhance these resources in the Town.

The Rudikoff study outlined a central section of the town along the Kinderhook Creek as an important open space for conservation and recreational purposes.

This proposed area links the two villages and the hamlet of Niverville, as well as the Valatie Kill and the Kinderhook Creek. Of critical concern in this open space area are the lands immediately west of the Van Alen House, access points to the

Kinderhook Creek and the Valatie Kill, and access between the school district land and the Valatie Kill. Rudikoff recommended that tools such as conservation easements or land purchases be put to work here to establish this area as a permanent greenway and linkage of open space areas.

Other areas identified by Rudikoff as contributing to the aesthetic quality and open spaces in the Town include sites in the public domain such as town recreation areas, school district lands (on State Farm Road) and historic sites.

Scenic Resources

Several scenic resources are found within the Town of Kinderhook. These include natural features such as lakes and wetlands, open spaces, and agricultural fields as seen from public rights-of-way as well as scenic vistas of the Catskill, Berkshire and Taghanic mountains. The Rudikoff study identified areas such as working farms and fields, roadways, and vistas of hills, mountains, lakes and streams as important contributors to the scenic quality of Kinderhook. Commercial areas, and signs in general, were identified as needing improvement to enhance the visual quality of development throughout the town. This report also identified the gateways into the town along Route 9 and 9H as important aesthetic areas. These entryways help define the town's borders, contribute to the image of Kinderhook, and make a statement about the town to visitors.

The Visual Preference Slide Survey documented how people feel about various scenes. The survey resulted in the highest aesthetic rankings being given to scenes with such features as wetlands, streams and lakes, vistas of mountains, hills, active agricultural lands, and other open spaces such as undeveloped fields and forests. In the survey, very high rankings were given to all of these features. The written portion of the survey also confirmed people's strong positive feelings and desire to protect them.

Table 13 outlines areas in the Town of Kinderhook that the Subcommittee on Scenic and Open Spaces identified as scenic locations. Note that this list was not generated through a public participation or other scenic resource survey process.

◆ Table 13: Potential Scenic Locations in the Town of Kinderhook .

Scenic Location	Scenic Importance
Lakes	Knickerbocker Lake, Round Pond/Lake, Kinderhook Lake, and Merwin Lake
Wetlands	Wetlands were highly rated in the Visual Preference Slide Survey
Valatie Gorge	In Village of Valatie and is an important feature of the area
Fox Hollow Road	Open spaces, vista of Catskill Mountains
Herrick Road	Open spaces, meadows
Route 9	Open spaces, vista of Catskill Mountains
Maple Lane	Open spaces, vista (Catskills), orchards
Muitzeskill Road	Open spaces, vista (Catskills), orchards
Best Road	Open spaces, vista (Catskills), orchards
Route 9H	Scenic views
Route 32	Scenic road, open spaces
Rapp Road	Wetlands, scenic road
Route 28B	Golf course, lake, open spaces
Route 203	Golf course, open spaces, Kline Kill floodplain
McCagg Road	Golf course, open spaces
Hennett Road	Wetlands, scenic road, open spaces
Merwin Lake Road	Lake, rural road
Mason Road	Open spaces, vista of Catskills & Berkshires, and Kline Kill, rural road
Mile Hill (Route 21)	Open spaces, vista of Catskills & Berkshires
Southeastern 1/3 of Town	Rural roads, wetlands, small mountains
Route 9	Drumlin
Maple Lane	Drumlin
Route 28	Drumlin
Route 203	Drumlin
Rod & Gun Club Rd.	Drumlin

■ OPEN SPACE AND SCENIC ISSUES, GOALS AND RECOMMENDATIONS

Open space and scenic locations are of critical importance to residents of Kinderhook.

Issues

Open space for recreation, wildlife, and environmental quality is considered to be of great importance in Kinderhook. The visual resources of the Town of Kinderhook are highly valued by residents. There is concern that population increases and/or commercial and residential growth will negatively impact these highly valued resources. Quality open space has been recognized as contributing to Kinderhook's economy, environmental health and overall quality of life.

Goals

Ensure that critical open spaces, natural areas, and vistas be maintained, especially open spaces and vistas of long views to the hills and mountains within and outside of the town, views of bodies of water, active agricultural areas, and views of historic areas and sites.

Ensure that new development is done in an appropriate manner consistent with the rural, small town nature of Kinderhook.

Protect important historic and heritage areas from negative aesthetic impacts. Historic settlement patterns and site features should be protected.

Better define the entryways into the Town of Kinderhook and develop signage and landscaping to enhance the image of the place.

Recommendations

1. Conduct an inventory and map important open space and scenic views. The Sub-Committee's list of scenic resources, as well as information from the Rudikoff study and this comprehensive plan should provide a sound basis for completing a full inventory. Development of such an inventory will lead to the identification of important components in the landscape, key parcels or areas that need protection, and areas that may need improvement. The inventory should organize open space resources by categories, and set priorities for their protection.

An inventory of open space and scenic resources is a recommended first step to target areas for open space protection.

When completed, the recommendations from this comprehensive plan can be applied and implemented. The inventory and prioritization of open spaces and scenic resources is recommended to be done through creation of a Conservation Advisory Council. This advisory council has, according to state authorizing legislation, the ability to inventory and advise the municipality on environmental matters, including open space and scenic resources. Refer to the New York State Department of Environmental Conservation “Open Space Planning: A Guide to the Process” for information on open space inventory and analysis.

2. Target areas for open space protection through use of conservation easements or purchase of properties to include the corridor linking Kinderhook Creek and the Valatie Kill, and to provide visual and physical access to various lakes and streams. Protection of these natural areas is also important for wildlife habitat and compatible recreation. Important scenic and open space locations identified in this plan and in the above recommended inventory should receive priority. Seek to link the school district’s land on State Farm Road with Lindenwald, the Village of Kinderhook and the Village of Valatie. An open space greenway in this location would facilitate development of paths, bike trails and nature areas. Tools which can be employed as a means of achieving protection include land acquisition, conservation easements, transfer of development rights, use of land trusts, and zoning and subdivision techniques. Purchase of development rights could also be used in conjunction with other tools. The Town should work with Scenic Hudson, the Hudson River Valley Greenway, the Columbia Land Conservancy and other organizations for technical and funding assistance to implement these programs.

3. Revise the Town’s subdivision regulations and zoning law to allow flexible subdivisions (such as conservation subdivision designs) to preserve important open spaces and vistas. Prime soils for agriculture, environmentally sensitive areas, historic areas, and locations with scenic views should be the priority consideration for open space preservation. The town-wide inventory should be used as a base for decisions on where conservation subdivisions, mandatory clustering or other methods should be applied. Parcels identified as important open space, scenic or agricultural areas, if developed, should be required to develop via conservation subdivisions, mandatory clustering or other open space techniques. Flexibility in setbacks and lot sizes will allow subdivisions or other developments to

Use of conservation easements or purchase of properties are long term solutions recommended to be used in Kinderhook to protect open space.

Town subdivision and zoning codes are recommended to be amended to protect open spaces in Town. Use of flexible subdivisions, clustering, density incentives and building envelopes are specific recommended tools for open space protection.

efficiently use the land and ensure permanent protection of open space through conservation easements. For smaller developments (one or two lot subdivisions, consider allowing use of building envelopes to site the developed portion of a parcel in the location that best preserves open space and environmental quality. Density bonuses or other zoning incentives can be granted to further encourage clustering or conservation subdivisions.

4. Coordination with adjacent towns and with the villages of Valatie and Kinderhook should occur. The concern for quality and visual protection and enhancement of the Town extends beyond the town's borders. This coordination should be with the governing bodies and planning boards to ensure that approaches to new construction and development are consistent, and should be formalized through inter-municipal agreements or memoranda of understanding. Given the potential impact of future development projects, the Villages of Valatie and Kinderhook as well as the towns of Schodack, Ghent, Chatham and Stuyvesant are among the first with which coordination should be sought.

5. All ordinances related to development, e.g., zoning, signage, etc., should be reviewed at five to ten year intervals and whenever the comprehensive plan is amended to assure that the requirements for town development are consistent with current town and village philosophies, this comprehensive plan, and to provide the opportunity to evaluate the successes or limitations of these requirements.

6. Use of the Visual Assessment form, or other similar tool, should become a standard element in the SEQR review process. A goal should be to ensure that vistas of priority resources identified in this plan and in future inventories be maintained. Open space and vistas can be retained by careful viewshed analysis of proposed developments to assure that all new site development is located to minimize its impact on open spaces and vistas.

7. Consider developing a local list of activities that would be required to be reviewed in more detail for environmental impacts. This is called a Type I list under SEQRA. It outlines which actions should be considered potentially more impacting, and thus require a higher level of environmental review.

8. Overhead wires are visually intrusive and are not preferred aesthetically. To enhance the visual character of the Town's new

development, require the burying of wires. When utility lines and roads are being upgraded or maintained, encourage the burying of wires. When this is not feasible, consider requiring that utility lines be placed at the back end of the property, rather than along the roadway.

9. Explore the possibility of landscape improvements in such areas in the public domain as the Van Alen House, town recreation areas, school district properties, and on State Farm Road. Increasing green spaces that are protected from development around historic resources will buffer and protect them and enhance the visitor's experience.

10. Initiate a project to design and place signs at important entryways to the Town, especially along Route 9 and 9H. Signage should be such that residents and visitors can recognize the town's boundaries. The signs should be placed with appropriate surrounding landscaping, and designed with a consistent theme. The signs and landscaping should be maintained on a regular basis so that these entry markers make a positive contribution to the visual environment.

■ AGRICULTURE IN KINDERHOOK

A Regional Perspective

Agriculture is a significant industry in New York and generates more than \$3 billion in revenues annually. In the Hudson River Valley alone, the annual market value of agricultural products exceeds \$200 million. Moreover, agriculture accounts for about 20% of the land base of the five county mid-Hudson region, or approximately 490,000 acres. During the building boom of the 1980's, 18,000 acres of Hudson Valley farm land was lost to development annually. According to the 1992 Agriculture Census for Columbia County, there were 484 farms, and 111,974 acres of land in farms. That represents a 19% decrease in the number of farms, and a decrease in almost 27% in farmland acres since 1982. In 1992, 79,378 acres of farmland was croplands, of which 60,244 acres are actually harvested. These figures represent about a 20% decline in the past decade.

Local Conditions

Census data specific to the Town of Kinderhook is sparse. In 1992, 48 farms were counted, 39 of which had active cropland

harvested. There were 17 farms less than 49 acres in size, 29 between 50 and 999 acres, and 2 over 1,000 acres. Eleven farms had some idle land. Of those, two farms had over 100 acres that were idle. Twenty-four of the 48 farms had woodland acres on the farm. Eighteen farms had a market value of agricultural products sold of less than \$10,000, 14 sold \$10,000 to \$99,999 in products, and 16 farms sold \$100,000 or more. Most of the farms are operated by full owners (32), while 16 had part owners. Likewise, operators of 33 farms had farming as their principal occupation, while 15 had part-time operators. Unfortunately, no census figures were available on a town-wide basis in past years to show a comparison.

At the minimum, 26% of Kinderhook's land base is in agriculture. These figures represent a significant land use in the Town of Kinderhook. According to the Town of Kinderhook Assessor's Office, there were 47 farms totaling 5,592 acres in 1998. Sixty-three farms, with a total of 5,359 farmland acres (8.37 square miles, or 26% of total town acreage) are eligible for reduction in assessments under the NYS Agriculture and Markets program. There are additional acres of land which are actively farmed for which no exemption has been granted.

Farms have far reaching impacts on a regions economic base. As farmers go out of business, other local businesses such as feed and seed dealers, implement sales, and veterinarians are forced to go out of business, move, or diversify. Over the years, a long list of farm-related industries have left the Kinderhook area. Many farm equipment businesses and feed supply stores are no longer in the Kinderhook area. While not studied in detail in Kinderhook, research from other similar areas from around New York and New England have shown a strong economic connection between farm and non-farm economies. Non-farm related stores such as supermarkets, hardware stores, auto dealerships, banks, gas stations, and clothing stores can be negatively impacted when farms go out of business.

Farmers face many obstacles and difficulties. These range from lack of adequate farm infrastructure to tax and regulatory burdens. Changing technologies have had a large impact on farming as well, especially in the dairy industry. Many farmers in Kinderhook, and the region, now must supplement their agricultural income with non-traditional revenue sources. Extended agricultural operations such as tourist events, farmers markets, or pick-your-own operations are becoming common. Locally, farmers are concerned about the regulation of new

construction, renovation or change in use in some manner and its impact on their ability to continue farming. Most state and federal economic, environmental and administrative programs are beyond the realm of what a local government can do to enhance farming. However, there are many steps that can be taken locally to ensure the continued success of agriculture in Kinderhook.

■ AGRICULTURAL ISSUES, GOALS AND RECOMMENDATIONS

Issues

Input from both the public and municipal officials have shown that the residents of Kinderhook highly value farms in Kinderhook. Farms are recognized for their role in supporting the tax base by paying more in property tax than they require in services, preserving open space and rural character, and contributing to the local environment. While the public highly values active agriculture, farming activity has and continues to decrease. Many remaining farmers are finding it increasingly difficult to remain profitable. Additionally, prime soils, which are the most productive and efficient to farm are often converted to non-farm uses. This is especially prevalent in the central section of the Town north of the villages. Many of the newest subdivisions in Kinderhook have occurred on prime soils. As suburban type development spreads in a random fashion throughout the Town, farm parcels are fragmented. This loss of agricultural infrastructure makes it more difficult for the farmer. Farm-nonfarm conflicts have the potential to increase as residential growth spreads into traditional farming areas.

Many farmers in the Town of Kinderhook have expressed their concerns that current town zoning restrictions limit a farmer's ability to profitably produce and sell their products. Current regulations, especially those that relate to accessory and alternative uses on active farms, are considered by many farmers to be burdensome, and in conflict with intended purposes of the zoning law, namely to preserve open space and rural character.

Goals

Encourage the continuation of the agricultural industry in the Town of Kinderhook.

Farm and farmland protection are important goals of the community.

Protect the agricultural landscape and prime agricultural lands.

Ensure that local regulations are farm-friendly and can increase the viability of agriculture.

Recommendations

1. Implement zoning and subdivision changes as suggested below:

a. The Town should ensure that local regulations are “farm-friendly”, especially those regulations related to direct sales and building permits. Farm-based businesses including traditional and accessory farm uses should be clearly provided for in the Town zoning code. Zoning should permit on-farm enterprises and agricultural support businesses, which can provide jobs and supplemental income. Farm-based businesses not related to production such as farm stands or U-Pick operations, should remain an accessory use, and secondary to the farming operation, and should not interfere with adjacent farms or cause nuisances for nearby neighbors. However, these accessory uses of agriculture should be allowed to include those activities, whether year round or seasonal, that involves utilization of farmland or structures that complement and supplement the farm entity. Allow farmers to expand their business with non-traditional off season or complementary seasonal uses. Zoning must be relaxed enough to encourage the expansion of diversified agriculture business as outlined in the preceding text.

b. Preserve the soils of statewide and local significance for agriculture and minimize residential development pressures on these lands. Open and agricultural lands should be identified as prime agriculture lands (based on soils, location or size of parcel), wood lot, streams, ponds, old fields, wildlife habitat, wetlands and possible recreational areas (including waterways for boating and hills for skiing) and prioritized for preservation.

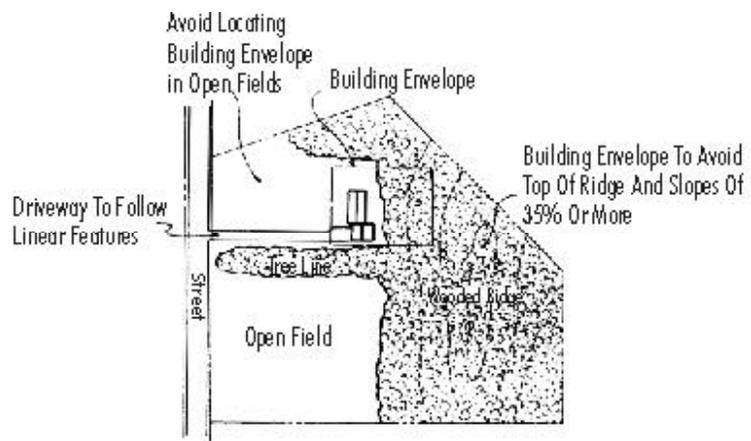
Preserve these priority sites through mechanisms such as donation of development rights and use of conservation easements (either donated or purchased) to a conservation organization, purchasing the land by the town or other local government to protect it from development, or other incentive, and mandatory clustering techniques to maintain the most productive lands for agriculture. Reduce

The Town should ensure that local codes are farm-friendly and that they allow for the preservation of the most productive lands. Density of residential development in these locations should be limited to preserve farms.

allowable density in priority locations identified as overlay zones.

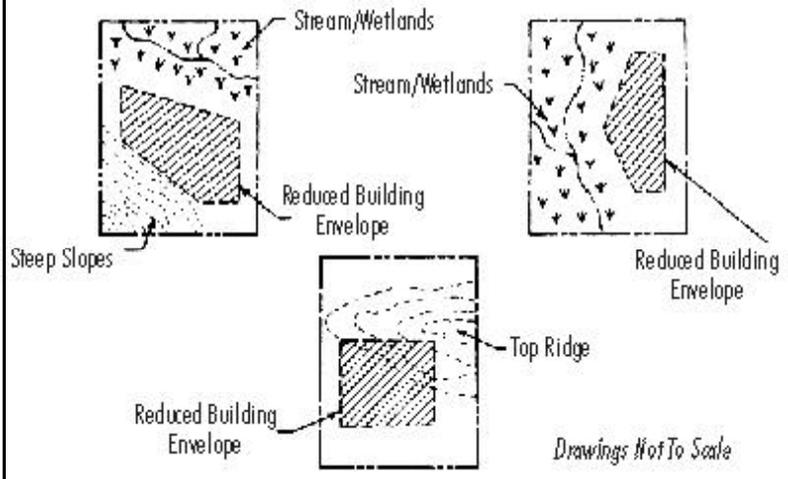
The town should implement new subdivision regulations and design standards that would require nonfarm development to be located on lower quality soils and in places where there will be little interference with farming operations. Splitting of land into nonfarm house lots should be limited. Where it occurs, it should be limited to areas not on prime soils. Use of the building envelope technique

Illustration 2: Building Envelopes (Source: *Preserving Rural Character*, by Federick Heyer)



Example of how a reduced building envelope can protect important features on a single parcel.

Use of reduced building envelopes to minimize site disruption.



defines specific actions that disturb the land (driveway, house, septic, well, lawn area) and encloses them in an “envelope”. The planning board and/or the building inspector can be given authority to place this building envelope in the best location on the parcel to protect farmland, views, or environmentally sensitive areas.

- c. Any changes made to the zoning map should be carefully drawn so that landowners can see if their land is included in a specific zone or not.
- d. Setbacks from farm property lines should apply to both new farm buildings and new housing developments. As a performance standard, zoning should consider requiring buffering of new uses from farm operations. For example, setbacks, existing vegetation, hedgerows or woods should be maintained between a new use and a farm. In cases where there is no existing vegetation, berms and landscaping can be used as buffers.

2. Set up a mechanism to allow, and encourage use of conservation easements. These are voluntary agreements with landowners that permanently restrict the type and amount of development that may take place on a parcel of land. The land remains in private hands and on the tax rolls. The owner is free to sell, lease or rent it out just as before but the easement will limit the use of the property to agricultural production and related uses and compatible uses. Work with Scenic Hudson, American Farmland Trust, and the Columbia Land Conservancy to implement conservation easement programs.

3. Develop incentives to protect agriculture and discourage uses adjacent to farms that are not compatible. Farmers often feel the community must be willing to purchase or reimburse land owners for any restrictions placed upon that land for the good of the public. The community should assume its share of any financial burden needed for preservation of priority areas. As such, the Town should consider offering incentives including lowering taxes for those landowners who offer voluntary conservation easements for long term protection. Zoning and subdivision regulations should offer density bonuses when open spaces and agricultural lands are protected through conservation easements.

4. Urge Columbia County to develop a farmland protection plan. If a county plan is not feasible, the town should petition the NYS Department of Agriculture and Markets to accept this

The plan recommends that the Town set up a mechanism to allow and encourage the use of conservation easements to protect farmlands from development.

comprehensive plan as a local agricultural protection plan. If accepted, Kinderhook could be eligible for State and federal matching funds for agriculture and farmland protection.

5. Encourage farmers to participate in the Agriculture District Program from the NYS Agriculture and Markets to take advantage of reduced tax assessments.

6. Ensure that the town follow required procedures from the NYS Agriculture and Markets Law 25AA, Section 305 and 305-a for zoning, subdivision and site plan reviews in and within 500 feet of an agricultural district. This provision, commonly referred to as “Notice of Intent” recognizes that it is important to analyze the effect of proposed projects on agriculture and to avoid or minimize adverse farm impacts before public dollars are spent or land is acquired for projects. Section 305 includes a preliminary notice, a final notice and agricultural impact statement, and review by the county agriculture and farmland protection board. Section 305-a requires local planning and land use decision making to recognize the policy and goals of the agricultural district’s law and to avoid unreasonable restrictions or regulations on farm operations within agricultural districts. It requires an agricultural data statement, notice to affected landowners, and an evaluation of the possible impacts of the proposed project so that local land use decisions are not at odds with the policies of the Agriculture Districts Law.

7. Apply current ag-exemptions to fire and ambulance district taxes to qualifying agricultural lands.

■ LAND USE IN KINDERHOOK

Seventy two percent of all parcels in the Town are used for residential purposes (Table 14). Vacant lands account for an additional 17% of the parcels, while parcels assessed as agricultural account for 4%. Likewise, total assessed value (land plus improvements) for residential properties contribute the most to overall assessed values in Town.

◆ Table 14: Tax Parcels and Land Values from Tax Assessment Data

	Parcels		Land Value		Total Value	
	Number	% of Total	Dollar Value	% of Total	Dollar Value	% of Total
Agriculture	99	4.07	7,013,510	7.74	12,268,433	4.08
Residential	1774	72.90	60,121,000	66.40	221,392,240	73.60
Vacant Land	430	17.70	11,599,500	12.80	12,197,100	4.05
Commercial	84	3.45	661,875	7.30	25,894,000	8.61
Amusement	2	0.08	976,000	0.08	2,329,000	0.77
Community Service	18	0.74	30,030,000	3.31	20,120,100	6.69
Industrial	2	0.08	571,000	0.63	1,433,000	0.48
Public Service	25	1.03	644,500	0.71	5,198,472	1.73
Forest Lands	1	0.04	15,000	0.02	15,000	0.01
TOTALS	2435		90,605,385		300,847,345	

Source: Town of Kinderhook Assessor

Three major population centers exist in the Town: the Village of Kinderhook, the Village of Valatie and the hamlet of Niverville. Outside of these areas, there are several large subdivisions scattered throughout the town, especially in the central to northern sections around Route 9 and Maple Lane. Most residential uses are in single family houses. Several mobile home parks are located throughout the town and two overlay zones for multi-family uses exists. There are several business zones (B-1) scattered along Route 9 and in other locations south of the Kinderhook Creek. Commercial development has been limited, but is most robust at the Route 9 and 9H intersection. Agriculture, is dominated by orchards and nurseries, is scattered throughout the town, and is the primary use on much of the larger, undeveloped parcels.

Commercial and Industrial Development and Mining in Kinderhook

Light industries and larger commercial developments generally require adequate transportation links, and suitable land for development, both of which Kinderhook has in abundance. Since 1979 there has been limited commercial growth in the Town, most likely due to lack of water and sewer infrastructure. Approximately 12 new commercial facilities have been added during this period. New businesses have generally been smaller, strip development along Route 9.

Presently, 810 acres of the Town are zoned for business and industrial use: 325 acres for industrial, 265 acres zoned B-1, and 220 acres zoned B-1 with allowances for multiple family uses. The area zoned B-1 at the intersection of Routes 9 and 9H is centrally located, has excellent road access, adequate land area, and already has considerable commercial development nearby. Other B-1 zones are located between the villages and the northern boundary of the town along Route 9. Several small pockets of B-1 are also located south of the Kinderhook Creek. Most areas zoned B-1 are not fully developed with commercial uses at this point in time, and have not been so for many years.

That portion of the current Town Code (Section 81-27 D-9) which deals with extractive mining operations, restricts these operations to RC, AR, B1, I-1, and F zones. In the AR zone this activity may only be an accessory use to an active farm and in the RC zone this operation can only occur if the mine has frontage or access to a state or county highway. In the past few years several permit applications for mining operations have been sought from the town planning board. Much controversy has been associated with these requests. The property owners feel they have a right to operate such mines. Residents cite safety hazards, environmental damage, reduction in land values, and the unsightly, obtrusive, noisy nature of these operations as reasons for the denial of these permits. Additionally the use of town roads by heavy gravel laden trucks would destroy those roadways which were never designed nor constructed for this purpose. Within the town there are a number of abandoned or little used gravel mine sites.

Present Land Use Designations

Presently the Town Code utilizes the designation's RC, A/R, R-2, B-1, I-1, F and MP to define land use within the Town of

Kinderhook. These are defined as resources conservation (minimum residential lot area of 5 acres), agricultural/residential (minimum lot area of 2 acres), residence (1 family per 20,000 sf.), general business (minimum lot area of 2 acres), light industrial (minimum lot area of 40,000 sf.), floodplain, and mobile home parks (minimum area 350,000 sf.) respectively. Presently there is no designation for multifamily zones, however, multifamily buildings may be constructed in A/R and RC zones after receiving a special use permit.

Also included in the zoning regulations are a detailed schedule of allowable uses for each district, area and bulk regulations for each district, regulations for home occupations, excavation, agriculture, off-street parking and loading, signs, mobile home parks, cluster developments, floodplains, telecommunication towers, and administrative requirements. The zoning code is based on a strict separation of uses where many zones are not allowed to have residential and commercial uses mixed together.

Other provisions relate to landscape protection and aesthetic concerns. For example, the zoning law includes minimal requirements for buffering (by landscaping) residences from business uses, landscaping in parking lots, and landscaping requirements for light industrial uses. The Town's clustering provision gives the planning board authority to grant a developer the ability to cluster residential developments with mandatory open space set-asides. A variety of special use requirements are outlined for specific uses to meet specific district goals.

■ LAND USE ISSUES, GOALS AND RECOMMENDATIONS

Issues

Analysis of the code indicates that it has limited use in meeting many of the goals stated in this comprehensive plan. In particular, the code:

- ❶ Does not protect open space because important areas are neither identified nor protected with regulatory mechanisms;
- ❷ Does not mitigate the destruction of soil resources;
- ❸ Does not protect or stimulate agricultural activity because it does not distinguish important agricultural lands or control

The current Town of Kinderhook code has limited use in meeting many of the goals stated in this comprehensive plan. This plan outlines a variety of changes that will enhance zoning and subdivisions regulations to meet stated goals.

development on them. The current code would allow a full build out of development that could accommodate a population of approximately 30,000 people and would cover the entire town in either two or five acre parcels. Zoning districts and their regulations therefore, may not be adequately designed to meet realistic needs and goals. Such a situation would ultimately result in sprawl;

④ Does not protect scenic vistas or historic resources because they are neither identified nor protected in any way;

⑤ Does not clearly delineate boundaries of business and industrial zones and allows for strip commercial development along major portions of Route 9;

⑥ Residential development in lands zoned agriculture will increase financial burdens for residents due to loss of farms, open spaces and will require increased services to support residential development;

⑦ Has not taken into consideration any coordination with either village;

⑧ Has allowed for dense building in and around Niverville which threatens water quality in that location from individual septic systems;

⑨ Residential and commercial development within the Town of Kinderhook has occurred in absence of an overall vision of how, the town should appear. Little attention has been paid to the appearance of new construction, including design features and materials, siting, and landscaping, or the protection of older buildings and features that give the town its unique character. As a result, primarily unplanned and expedient development has occurred, which threatens to destroy the rural and unique character of the town. Should such haphazard development continue, and be allowed to include developments that are largely unrestricted with respect to maintaining and enhancing the rural and historic character of the town, the town will likely lose its rural character. An acceleration of strip development along Route 9 and isolated suburban subdivisions will also diminish the unique character of Kinderhook.

⑩ Increase in population will have negative consequences to the Town. More residences require more costly services such as police and fire protection. Young families with children require

additional school classrooms, buses and teachers. New roads increase highway maintenance costs. Additional government, recreation and community services will be required. All of these factors contribute to the fact that taxes received for residential properties do not cover needed additional municipal expenses to services (see Cost of Community Study on page 33). In the long run, the burden of funding these additional services falls on existing, not new, taxpayers.

⑪ There is a demand for additional senior citizen housing in the Town of Kinderhook. There are currently limited opportunities for affordable housing for seniors as evidenced by the long waiting list at one of the few facilities in the Town at Valatie Woods in Valatie. The public has expressed its desire to provide affordable and functional housing for senior citizens so that they may remain active as residents in the Town of Kinderhook. There are 1,802 senior citizens in the Town of Kinderhook (aged 55 and older). This represents 22.2% of the population. Twenty-eight per cent of senior citizens live below the poverty level (1990 data). The mean income of households with social security income is \$7,819.00 and with retirement income is \$10,603.00. This compares to a mean income of \$42,960.00 for those households having wage or salary income. A Town-wide median rent averaging \$381.00 (\$4,572.00 per year), means it is likely that many senior citizens that do not own their own home may have difficulties finding affordable housing.

The comprehensive plan lays out a smart growth strategy to meet the goals and vision of the Town. These strategies do not stop growth, but offer ways to accommodate growth so that it preserves the rural character of the community, protects the environment and enhances economic vitality.

Goals

Create a land use pattern that strengthens the traditional patterns and that strengthen the communities of Valatie and Village of Kinderhook.

Protect rural character and at the same time accommodate development appropriate to the economic well being of the town.

Protect open space, scenic vistas, agriculture and historical locations.

Conserve soils of statewide and local significance and current agricultural lands.

Continue light industrial accessibility and use of properties adjacent to rail line.

Recommended land use tools meet the goals and vision of the town as determined from factual information and public values.

Identify densely populated regions in the Town of Kinderhook and apply zoning at these locations which continues established patterns but prevents similar densities from sprawling into more rural areas of the town.

Delineate boundaries between zones by use of parcel, natural or other man-made boundaries.

Recognize that zoning outside of the villages impacts economic health, character, and infrastructure needs in the villages. Create a limited number of commercial nodes for small businesses to prevent highway sprawl of commercial development and to coordinate with business needs and zoning in the villages.

Permit extractive mining operations only in industrial areas and as currently allowed in the town zoning for farm operations. The zoning law should be amended to provide for reclamation of mines on farmlands.

Protect traditional building forms and visible development patterns to retain the rural character of the town. All construction, in its siting, size, and architectural forms, should reflect the traditional patterns and designs. Traditional building forms and layouts should serve as a model for new construction in town.

Protect and enhance vegetation and landscape features as essential elements of the rural landscape. This includes plantings, topography, and water and geological features that are unique to the area, as well as those that contribute to the Town's rural character.

Enhance housing opportunities for all residents and income groups. Seek affordable and functional housing opportunities for senior citizens.

Recommendations

In addition to the various land use recommendations specifically mentioned in other sections of this plan, the following are recommended. The proposed future land use map illustrates many of these concepts. Overall, zoning should base the use classification, density recommendations and boundaries of base zones on natural constraints of land, existing land use patterns, and should mesh with goals identified in this plan.

◆ Table 15: Comparison of Current and Proposed Zoning

Current Zoning	Proposed Zoning
Residential Uses and Designation	Residential Uses and Designation
AR density is 1 dwelling per 2 acres.	Change designation to R2 with density of 1 dwelling per 2 acres.
RC density is 1 dwelling per 5 acres.	Change designation to AR with density staying the same (1 dwelling per 5 acres).
R2 density is one dwelling per 20,000 sf.	Change designation to H with density of 1 dwelling per 30,000 sf.
B-1 residential density is 1 dwelling per 2 acres.	STAYS THE SAME.
I does not allow residential uses.	STAYS THE SAME.
F does not allow residential uses.	FP STAYS THE SAME.
MFO density is same as base zoning.	STAYS THE SAME.
MP allows 10,000 sf per home and parks require a minimum of 350,000 sf.	STAYS THE SAME..
	Add R-3 density, 1 dwelling per 3 acres
	Add B-1/MFO.5 density is 1 dwelling per .5 acres
Non-Residential Uses	Non-Residential Uses
AR minimum lot size is 2 acres.	R2 SAME.
RC minimum lot size is 2 acres.	AR SAME.
R2 minimum lot size is 20,000 sf.	H SAME.
B-1 minimum lot size is 40,000 sf.	B-1 maximum building size is 80,000 sf.
I minimum lot size is 40,000 sf.	I SAME.
F minimum lot size is 40,000 sf.	FP No commercial development allowed. Agriculture and recreation allowed.
	B-1A maximum building size is 20,000 sf for commercial, retail and wholesale uses and 30,000 sf for office and warehouse uses.

The recommended purposes for each zoning district in the Town of Kinderhook are:

Agriculture and Residential (A/R): The purpose of this land use district is to promote environmental quality, and agricultural and open space uses by discouraging large-scale residential development and commercial development that conflict with environmental quality and agricultural uses, while allowing a variety of new agri-businesses that complement existing farms and residential uses.

Hamlet (H): The purpose of this land use district is to maintain the traditional character of the hamlet-type development in Niverville.

Residential (R-2): The purpose of this land use district is to allow low-density residential uses in rural areas where the land has already been largely subdivided and fragmented, making the landscape less conducive to long term agricultural use and to allow them to expand as an extension of their current configuration.

Residential (R-3): The purpose of this land use district is to promote agriculture and allow low density residential uses and open space, especially that along the major transportation routes in the Town by discouraging large-scale residential development and commercial development that might result in loss of rural character.

Business (B-1): The purpose of this land use district is to allow commercial uses that are not compatible with village or hamlet commercial areas. Additional purposes of the business district are to function as a transition district between the more intensive villages or developed area and the rural land uses surrounding them, and in certain B-1 areas, to allow multi-family and mixed uses to enhance affordable housing and to enhance commercial developments built in the traditional, more compact style. These areas are intended for small business development.

Business (B-1A): The purpose of this district is identical to that of the B-1 zone with the following exceptions: new commercial development will be restricted to low traffic volume business uses. The goal is to limit traffic problems associated with suburban sprawl along the highway in this transitional area between commercial, agricultural, and residential zones. The maximum

Conservation subdivision is an approach in which land conservation becomes the central organizing principle around which houselots and streets are sensitively designed. As a general rule, this approach conserves land at each site, in addition to the wetlands, floodplains and steep slopes that are typically already protected under existing laws. Such subdivisions typically have a community or decentralized sewer collection and treatment system. Conservation subdivisions allow landowners to receive full density of building as allowed by zoning and protects land at the same time. (See Illustration 1, page 53). Such alternative layouts designed to protect open space, agriculture, water quality or other environmental features should be an integral part of zoning throughout the Town. Where mandated in this plan, Conservation subdivisions will apply to parcels of twelve acres or more and will result in conservation of at least fifty percent of land.

building footprint for new commercial, retail, and wholesale use structures in the B-1A zone will be 20,000 square feet covering no more than 75 percent of the lot. The maximum building footprint for new office and warehouse use structures will be 30,000 square feet covering no more than 75 percent of the lot.

Industrial (I): The purpose of this land use district is to allow areas for light industry, warehouse, and research facilities on large tracts of land. This area may also include other limited commercial development intended to support the primary uses.

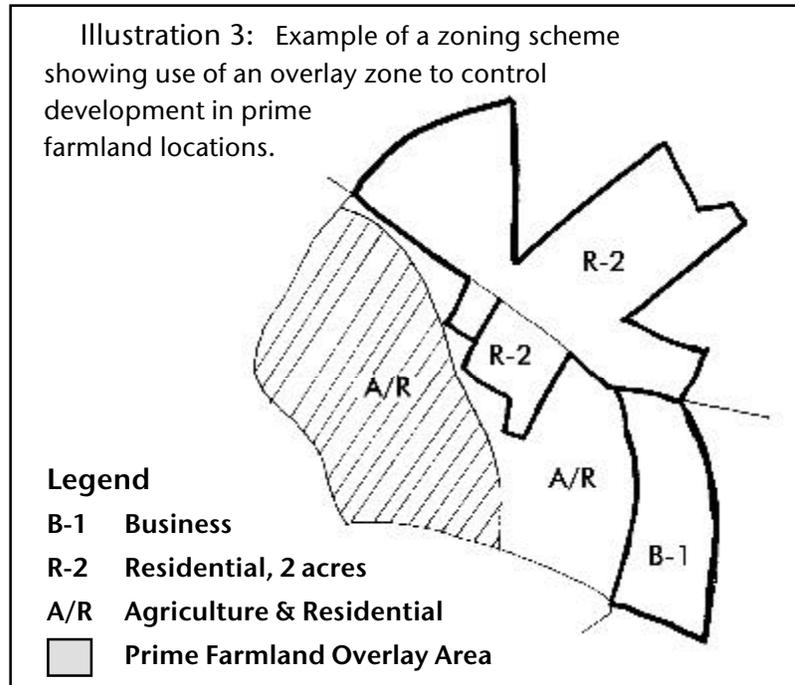
Floodplain (F): This district incorporates the Town’s existing floodplain protection regulations and reflects boundaries delineated by U.S. Department of Interior, Geologic Survey, U.S. Department of Housing and Urban Development, Federal Insurance Administration. For health and safety, only agricultural uses and open space/recreational uses are allowed in this district.

Mobile Home Park (MHP): The purpose of this district is to promote the health, safety, protection and general welfare of the residents of the town including those residents living in mobile homes. This is accomplished by regulating manufactured homes in communities. The town recognizes that mobile homes offer an opportunity to provide affordable housing. The town desires to balance the need for affordable housing with the need to maintain the attractive appearance by allowing mobile homes only when certain conditions are satisfied. Mobile homes are allowed only in designated mobile home parks that have a minimum of 350,000 square feet of land.

In addition to the above land use districts, the following overlay districts are proposed:

Multi-Family Overlay (Multi-family Overlay): This purpose of this overlay zone is to provide for development of multi-family developments including duplexes, townhouses, condominiums, and apartments. No more than eight units per building are allowed and a community septic system should be considered.

Prime Farmland Overlay (PFO): The purpose of this overlay zone is to promote agricultural uses, protect prime production soils, and to discourage non-agricultural uses from negatively impacting continuation of farming as the primary use. Mandatory clustering or use of conservation subdivisions are the preferred zoning tools.



Heritage Overlay (HO): The purpose of this overlay zone is to protect important historical areas of the town. Development guidelines will guide all construction activity in these areas so historical characteristics are not lost.

Environmental Area Overlay (EAO): The purpose of this overlay zone is to protect important environmental areas in the town including aquifer recharge and wellhead locations, wetlands less than 12.4 acres, or other identified areas. Use of mandatory clustering, conservation subdivisions, buffering, designated setbacks and requiring alternative septic system design are tools that should be used in this area.

Overlay districts do not change the use and dimensional requirements of the underlying land use district unless specifically stated in the zoning code. They are not intended to prohibit development, but rather to assure that the siting and design of development are sensitive to important resources. On any given parcel of land, more than one overlay district may apply.

Recommended Zoning Changes

1. Business/industrial. The northern Industrial Zone should be redrawn to conform to existing lot lines. Continue the light industrial zones along railroad right of way and Route 9. To

The strategy is locally-based, and integrated with environmental conditions to ensure the most efficient use of Kinderhook’s resources.

enhance the industrial zone for business and light industry, seek to have natural gas lines provided. Expand the B-1-MFO zone just north of the villages only so that entire parcels are included in that zone and apply bulk and dimension standards to coordinate commercial development so that competition between the Town and the villages for commercial uses is lessened. Retain other current business zone designations. All commercial zones should allow mixed uses. Restrict new business uses in the B-1A zone, between Maple Lane south and the intersection with Rapp Road to low traffic volume business uses. The goal is to limit the traffic problems associated with suburban sprawl along the highway in this transitional area between commercial, agricultural, and residential zones. The maximum building footprint for new commercial, retail, and wholesale use structures in the B-1A zone will be 20,000 square feet covering no more than 75 percent of the lot. The maximum building footprint for new office and warehouse use structures will be 30,000 square feet covering no more than 75 percent of the lot. Multi-family uses should be allowed in all business zones at a density of one dwelling unit per 1/2 acre (MF-1). A maximum building size of 80,000 square feet should be set for the B-1 zones. Maintain the minimum lot size at one acre in the I zone. Other B-1 bulk and density standards should be amended to coordinate business development goals with the villages.

2. Due to the many potential negative impacts mining can have on a community and its members, extractive mining operations should be restricted to the industrial zone which lies along state roads. Such locations would have the least negative impact on residential and recreational areas and the town's infrastructure. This would not affect current regulations that allow smaller-scale mining on agricultural lands.

3. Mobile Homes. Retain present code regulations on mobile homes.

4. Residential. The goal is to limit suburban patterns of growth in less developed rural, agricultural, historic and open space areas and to direct growth to those areas that are already developed.

a. For consistency, it is recommended that the following name changes in zoning districts be made to better reflect real conditions: change the RC (Resource Conservation) designation to AR (Agriculture and Residential); change the current AR designation to R2; change the current R2 density to H (Hamlet); change the F to FP (Floodplain). The area around Niverville should be

The plan also recommends that zoning be consistent with current population projections rather than previous, unrealized projections, and that new residential growth be fostered in areas adjacent to existing concentrated residential uses.

A combination of densities ranging from one dwelling unit per 30,000 square feet (in Niverville) to one dwelling unit per five acres (in undeveloped and sensitive lands with flexible lot sizes) is a recommended density scheme that offers both resource protection and a wide range of options for housing.

The plan specifically recommends that land use regulations be amended to be resource-based and centered on natural features and their limitations, to preserve prime agricultural areas, historic resources, open spaces and sensitive lands, and to concentrate commercial uses within existing business area clusters.

designated a Hamlet (H) zone. As illustrated on the Proposed Land Use Map, add an R3 and a B-1/MFO zone.

b. The zoning law should be amended so that lot size and density are separated. Lot sizes should be allowed to be flexible and dictated by site conditions for septic system construction. Flexible lot sizes from one half acre and up will allow the application of clustering or conservation subdivisions. The following are the densities recommended for each area.

c. The proposed zoning densities, as illustrated on the Town Of Kinderhook Proposed Future Land Use Map, are: R2 - one dwelling per two acres; R-3 - one dwelling per three acres; AR one dwelling per five acres; H - one dwelling per 30,000 square feet; residential development in the B-1 zone - one dwelling per two acres; MFO - stays the same to reflect the base zoning; MP - stays the same at 10,000 square feet per home and parks require a minimum of 350,000 square feet. No residential development is allowed in the industrial or floodplain zones.

d. Other recommended changes are as follows. Use of clustering or conservation subdivisions should be encouraged in the AR zone. From Route 32 south to Niverville in the northeastern portion of town, designate that area as AR with a density of one dwelling unit per five acres and include it as part of the critical environmental area overlay zone and require mandatory use of clustering on parcels of 12 acres or larger, such as conservation subdivisions, to protect water quality in that important location of the town. Delineate an R-2 zone to direct more dense growth to the area of Route 9 and Maple Lane and encourage use of clustering such as conservation subdivisions on the remaining large parcels there. Maintain the current densities in and around Niverville.

5. Create overlay zones for agriculture, environmental protection and historic preservation. Densities and other requirements should be set to reflect goals in this plan. Decrease densities in these areas and/or protect such parcels through mandatory conservation subdivision techniques on parcels of 12 acres or larger. Reducing density not only enhances the Towns' ability to maintain agriculture, open space, rural character and protects the environment, but reduces the need for costly infrastructure and services. These are also priority locations for application of conservation easements or outright land purchases. For subdivisions where 75 percent or more of the soil type is listed as "Prime Farmland" in the Columbia County Soil Survey, then that parcel must utilize cluster development or conservation subdivisions where 50 percent of the land is preserved for agriculture, open space, historic, recreational or scenic uses.

6. Multifamily. Maintain the current MFO zone near Niverville. Multifamily zones (MFO) would include town houses, condominiums and conventional multifamily structures. Multifamily units should be limited to eight units or fewer. Multifamily buildings are to be constructed only in multifamily or business zones and with on-site, community sewer systems recommended to serve that area. All business zones should allow multifamily housing at a density of one dwelling unit per .5 acres in mixed use buildings. Such commercial buildings are encouraged to have commercial uses downstairs and residential uses upstairs.

7. Floodplain regions. No residential, business or industrial construction should occur in the 100-year flood plain areas. For smaller, year-round streams with no mapped floodplain, establish stream corridor setbacks of 100 feet from the streambank and retain vegetation in this stream corridor to prevent erosion and protect stream water quality.

8. Coordinate project review, goals and definitions with village zoning codes to ensure consistency and coordination of implementing each municipalities comprehensive plan. Procedures for this coordination should be formalized through inter-municipal agreements or memoranda of understanding and should include timelines, roles, and other specifics needed to guide smooth coordinated review.

9. Amend zoning to include clearer purpose and goal statements for each district and add illustrations or pictures where needed to clarify requirements.

10. Consider delineating hamlet and village growth boundaries and village buffers. Village buffers are designed to maintain a sharp distinction between rural and more dense areas. They will define village growth boundaries. Growth in these areas is allowed, but should be such to reinforce, not overwhelm village character. Small businesses and offices, elderly housing, a mix of housing and small shops in a pedestrian atmosphere is desired in buffer areas. Development in the village buffer should be sensitive to the role of open space and cluster buildings away from village entrances and away from prime ag soils. Village buffers can be applied as an overlay zone.

11. Consider using low-volume road standards for Town roads (as defined by the Local Roads Research and Coordination Council), and shared driveways. Utilize the *Design Guide for Rural Roads* by the Dutchess County Land Conservancy, Inc. for guidance on appropriate rural road standards.

The distinct boundaries of the existing villages and hamlets should be maintained.

12. Consider allowing for planned unit developments in the zoning code for innovative design and use of larger parcels in the industrial and business districts. (See Box 3)

Box 3: Explanation of Planned Unit Developments

The intent of a planned unit development is to allow more flexibility in development than is available under the general zoning provisions, to provide for necessary commercial and recreational facilities, to provide for well-located, clean, safe and pleasant industrial sites involving a minimum strain on the environment.

Planned Unit Developments can be used to encourage innovations in residential, commercial and industrial development by a greater variety in type, design, and layout of buildings and by the conservation and more efficient use of open space near such buildings.

Planned Unit Developments clearly outline the procedures required to relate the type, design and layout to the particular site and to encourage long term, integrated planning. Planned Unit Developments could allow mixed uses.

13. Amend zoning code so that there is a “sunset” provision for projects that have received site plan approval, but have not been constructed. It is recommended that when a project receives site plan approval from the planning board, but construction has not commenced after 18 months, then the permit becomes invalid.

14. Educate the general public and potential developers on the importance of shaping the visual appearance of the town. This should be conveyed to the general public and landowners in such ways as public workshops, brochures, and school-based programs. Designed for both potential developers of land and for general public education, these programs should review the building forms and traditions of the town, and explain the intent and specifics of the design guidelines.

15. Encourage home occupations that have minimal impact on residential areas, with strict restrictions on facets such as traffic, parking, number of employees, maximum square footage, expansion of existing facilities, and generation of noise, or other adverse environmental impacts.

The plan also calls for encouraging multi-family housing in business areas and use of clustering new subdivisions to protect open space and rural character.

16. Affordable housing. To meet affordable housing goals, allow mixed uses in business zones to promote additional, affordable housing. Allow multi-family uses in all business zones and in mixed-use buildings. Also, through local code amendments, the Town should encourage the use of clustered housing options that will reduce the cost of housing per unit. Clustered housing which adjusts lot sizes, parking standards and street specifications in new subdivisions will also reduce new housing costs.

The Town should seek State and Federal funds to reduce housing costs, especially for senior citizens. Kinderhook should maximize participation in existing federal and state housing programs aimed at providing rehabilitation funding and affordable rental or home ownership units. Kinderhook should encourage private markets to provide for a broad spectrum of residential development with a variety of unit types, sizes and densities throughout the Town. The Town should employ use of positive incentives, such as density bonuses, for provision of senior housing, especially in locations suitable for more dense development. Multi-family units designed and dedicated for senior citizens should be allowed throughout the entire town. However, they should be subject to specific performance standards in non-business zones. New senior citizen facilities located near existing neighborhoods with infrastructure and services would be encouraged.

Development is recommended to be compatible with rural character through adoption of siting and building standards.

17. Revise the Town's site plan standards, subdivision regulations and zoning, and ensure equitable and uniform enforcement of them to ensure that new development is in keeping with the unique rural and historical nature of the Town. Among the most attractive qualities noted by the visual preference survey are the Town's vista, open spaces, natural features, and the traditional scale and character of the built environment. Design guidelines that address all construction activity in the Town will allow the Town to shape the appearance and character of its built environment. Guidelines can be used to promote these and other desired traditional patterns. Without these, the Town is susceptible to new construction that is little more than the least expensive and most expedient means of building. In the long term, such buildings will not retain their value, and will thus discourage the construction of other, carefully conceived residential and commercial development. Such design guidelines have been successfully used throughout the nation.

18. Design Standards for Siting and Buildings, as included in this plan, should be adopted by the Town for application to construction and site development projects. These design standards will ensure the quality and compatibility of new construction and rehabilitation. Other guidelines that should be utilized by the planning board are, a summary of traditional Kinderhook Building Forms based on R. Piwonka's 1989 *Historic Resources in the Town of Kinderhook*, and, by reference, *Building Form Guidelines*, *Hamlet Design*, *Rural Design Guidelines*, and *Rural Development Guidelines* published by the New York Planning Federation.

New construction, including commercial and industrial development, should be designed to enrich the Town by reflecting traditional built forms. Careful siting, site modifications, and extensive landscape treatment should be incorporated to minimize the visual impact. The continued use, expansion, rehabilitation and maintenance of existing structures and properties should be encouraged.

The Town should adopt the following design standards which should be mandatory for all commercial and multi-family development throughout the Town and encouraged as voluntary standards for all new development in the proposed heritage overlay areas. In other instances, the standards should be considered voluntary guidelines. Standards should address site layout, view sheds, architectural compatibility, landscaping, placement of parking, conservation of open spaces and natural scenic features, maintenance of existing structures, and other important facets of project design. The focus should be to define the concept of architectural compatibility, to provide guidance to applicants, and to help streamline the development review process.

Revision of land use regulations in Kinderhook in the following areas will enhance the aesthetic character of development in Kinderhook. Specific standards to be included in land use regulations can be found below. Highlights of recommended design standards are:

➤ **Sign standards.** Signage should reinforce the concept that quality and appropriate development is expected within the Town. Signage should also be provided to identify historic areas and features of the Town. All entry points to the Town should be posted with information signage. Ensure that sign standards are appropriate in size and design for rural roads. It is recommended that the Town secure funding to retain a design consultant to

develop a town-wide signage plan. The plan should include a thematically related standard for gateways, historic areas and buildings, and significant natural features.

➤ **Lighting.** Ensure that lighting prevents glare and light pollution, and fits into rural character.

➤ **Setbacks and curb cuts.** Ensure they are properly formatted to preserve rural character and open space as seen from roads. Setbacks may need to be flexible depending on location within the Town. For example, some locations need large setbacks to preserve aesthetics and open space as seen from the road. In other locations, narrow setbacks would be more in keeping with existing, traditional patterns. Curb cuts should be minimized wherever possible. Multiple curb cuts increase traffic congestion and clutter roadsides.

➤ **Landscape and street tree requirements.** Ensure that adequate landscaping is done to buffer, screen, and enhance the aesthetic character, especially for commercial buildings, and that street trees are planted to preserve rural character. Landscaping requirements should be increased and made more specific.

➤ **Parking lot design and layout.** Ensure that parking lots are behind buildings or screened from roads, not just adjacent land uses. No parking should be allowed between the building and the road and parking lots should be designed with proper lighting, signage and landscaping.

➤ **Buffer new land uses from adjacent uses,** especially in active agricultural areas. Both farms and new residential users will be protected with adequate buffers between adjacent land uses. It should be the responsibility of the new land use to provide the buffer.

➤ **Site Density.** Sections of the Town Law should be modified to include approaches that meet siting and building design goals while allowing landholders maximum choice and flexibility, (e.g., flexible lot subdivisions and transfer of development rights). The *Rural Siting Guidelines*, published by the New York Planning Federation, should be referenced as providing instruction on development alternatives.

■ **RECOMMENDED BUILDING AND SITE DESIGN STANDARDS**

These standards are applicable to all commercial and multi-family construction within the Town of Kinderhook and in new residential and commercial development in the heritage overlay area. In the Industrial zone, the following design standards should not apply if the site is buffered from view. The primary intent of these standards is the protection and enhancement of the rural and historic character of the Town. More specific goals are to: A.) Encourage retention of existing open spaces visible from public places or roadways, B.) Protect important visual resources, including vistas of hills, mountains and water bodies, and historic resources, and C.) Minimize the visual impact of proposed new construction, additions, or major alterations from public rights of way.

① **Roadways and Utilities:** All Zones

- A. Replicate the Town’s traditional rural settlement pattern in new site layouts. This can be accomplished by having developments adjacent to the villages, hamlets, or areas of denser residences follow the scale, density and pattern of development in that area. Where not feasible, or where development is proposed in areas that are not adjacent to village, hamlets or existing residential areas, site layout and/or site modifications should minimize the visual presence of new construction from public roadways and lands.
- B. For new development, and when existing lines are upgraded or repaired, locate wires underground, where feasible.
- C. Use old roads and lanes where feasible. Where new roads and sidewalks are necessary, their design should promote traditional and rural characteristics.
- D. New water and sewer systems should also be planned to maximize development in accordance with the above principles.

② **Site Features:** All Zones

- A. Protect significant vegetation (specimen trees, open fields, wetlands, etc.).
- B. When mature trees are removed as part of a development project, such trees should be replaced with trees of not less than two inches in diameter.

- C. Landscaping with new vegetation is vital in new development projects.
- D. Retain and restore traditional features such as trees, hedge rows, stone walls, fences, and signposts.
- E. Maintain existing vegetation and topography and/or add new vegetation and site features to all development projects.
- F. Minimize vegetation clearing at edges of road.
- G. Maximum landscape planting is most effective at property edges.
- H. Minimize changes to natural topographic features.

⑥ Heritage Overlay Zone, Business and Industrial Zones, Multi-Family and Commercial Uses.

These standards in subsections A-F, below, should be used by the Planning Board when determining the compatibility of proposed new construction, additions, or major alterations with adjacent buildings and the rural and historic character of the Town. For all commercial and multi-family buildings, developers shall site and build buildings in a manner consistent with the goals and standards established in this section and with the following standards. For residential development in other locations these standards are recommended, but not mandatory.

A. Siting Standards

1. Residential and Commercial Development
 - a. Locate new construction at edges of fields or in cleared areas next to fields. This requires adoption of approaches that provide maximum choice and flexibility, e.g., flexible lot subdivisions and transfer of development rights.
 - b. Site new buildings and additions to minimize their visibility .
 - c. Use curves in driveways and topography to reduce visibility.
 - d. Achieve views from sites by selective clearing of small trees and lower branches.
 - e. Minimize crossing of steep slopes with visible roads and drives.

- f. Establish setbacks that are consistent with adjacent structures.
- g. Use open space and buffer planting between differing land uses.

2. Commercial Development.

- a. Use setbacks, controlled curb cuts, landscaping and signage controls to raise the visual quality of the town and provide safe and efficient traffic movement.
- b. Provide cross access between properties and joint access to streets to minimize disruption of highway traffic, especially where land uses are similar or compatible.
- c. Use roadways, sidewalks, and landscaping to control and separate vehicles and pedestrian movement.

B. Parking

- 1. Locate parking behind structures and away from highways.
- 2. If parking must be so located due to site constraints, provide a dense ten foot wide landscape buffer (wall, hedge, berm, or combination) to minimize visual prominence of parking areas.

C. Service and Accessory Uses

- 1. Use dense continuous plants and architectural elements to screen or hide from the street or other residential uses all outdoor storage, service and related paved areas.

D. Signage

- 1. Signs should be used to promote a healthy business climate, while deterring the clutter and confusion associated with commercial roadside districts, and should be designed to protect the aesthetic environment of the Town. The size, location and character of signs should be controlled so they will not confuse, distract, mislead or obstruct traffic.

E. Existing Buildings and Sites

- 1. Maintain existing buildings and sites.
- 2. Retain buildings and other features that reflect the traditional and agricultural landscape of the area, including orchards, cultivated fields, farm buildings and barnyards.
- 3. Use building materials that are traditional in appearance, and traditional features and designs in all new construction and additions. Rehabilitation of older buildings that retain

their original designs, e.g., barns and pre-1940's structures, should also follow these principles related to materials, features and design.

F. Building Form

Traditional building designs should be required for all new commercial and multi-family construction and considered voluntary for residential development throughout the Town.

1. The following materials provide additional building and site design guidelines which may be consulted.

Building Form, Hamlet Design and Rural Design Guidelines (published by the New York Planning Federation).

2. The following standards should apply to new construction, additions and major alterations where roofs and/or exterior walls are altered.
 - a. Prohibit trademarked architecture which identifies a specific company by building design features.
 - b. The size of new buildings and major additions shall be determined by considering the ability of the project to meet the goals of the zoning district in which it is located; the ability of the project to meet these design and siting standards to preserve rural character; and environmental impacts.
 - c. Structures shall be compatible with traditional structures in the area in architecture, design, massing, materials and details.
 - d. Architectural design shall be in keeping with the small-town architectural character of the Town. Avoid large expanses of undifferentiated facades and long plain wall sections. For larger buildings, the scale and form of new construction, additions and major alterations should mimic that of traditional barns, large houses, and extended farm houses in the Town.
 - e. Create an interesting visual impression of the facade by the use of complementary colors, shadow lines, and traditional detailing. Blank walls are not permitted.
 - f. Follow the roof details and pitch of traditional structures in the Town. Hip roofs (pitches 4/12 to 9/12), gable roofs (pitches 8/12 to 14/12) and gambrel roofs (upper pitch: 5/12 to 8/12; lower pitch 18/12 to 20/12) are acceptable. Flat roofs and shed roofs (except on secondary roofs where pitch should be 4/12 to 14/12) are not traditional roof types and are not permitted. Non-traditional mansard roofs are not allowed.

On non single-family structures, and on commercial development with a total foot print greater than 4000 square feet, single hinge roofs are not permitted. Instead, use different levels of roofs to diminish the mass.

Have roof overhangs that have horizontal measurements of 6"-18"

g. For commercial uses, the height of building eaves should not exceed 2 stories in height, and should be a minimum of 10' above grade at building front entry.

h. The following additional design features are encouraged:

Setback dormers, lanterns, turrets.

Bay windows, porticos, porches and historic style facades when in scale with the building.

Masonry chimneys

i. Balance windows and doors so they are generally symmetric in their placement on building facades. In addition:

Glazing of no less than 12% and no more than 35% on the foremost, front facing facade is recommended.

For commercial uses, glass areas at the ground floor should be greater than those at upper floors.

Except at first floor levels of commercial use, windows should be vertical in proportion, and have a ratio of width to height between 1:2 and 1:5. Small pane windows divided by muntins are preferred. Non-rectangular windows and windows of a 1:1 ratio are recommended within the triangle created by converging roof plan and decorative entries and where combined in a Palladian configuration.

For commercial uses, windows wider than 3' are not acceptable except on the entry levels, where a maximum width of 6' is acceptable. For large windows, muntins should be used to break the expanse of glass into smaller panes.

"Eyebrow" windows of a 1-1/2:1 to 3:1 ratio range are acceptable below roof eaves.

Sliding glass doors should not be permitted on building facades.

j. Exterior materials of wood siding and trim or visually similar materials, brick, or stone masonry are preferred. Material selection should generally be consistent across the entire building. Varied bands of siding materials and patterns are not acceptable.

■ TRANSPORTATION FACILITIES AND SERVICES

Town Roads

The Town of Kinderhook Highway Department maintains 55.5 miles of Town roads as well as 5.5 miles of roads in the Village of Valatie. The Village of Kinderhook, which has approximately 7 miles of roads, maintains these independently of the Town.

Most Town roads are narrow two-lane roads winding through historic farm areas. Some (13 percent) are narrow enough to be designated single-lane. Approximately 79 percent of Town roads are paved and the remainder are gravel. One hundred percent of the Villages' roads are paved. The Town's paved roads, reportedly, require major care on a 10-year rotational basis. The Town roads experiencing the greatest traffic volumes are not definitely known since traffic counts on these roads have not apparently been performed. Anecdotal evidence suggests that State Farm Road and McCagg Road are the most heavily traveled.

County Roads

Columbia County operates and maintains approximately 17 miles of roads in the Town. They recently completed the replacement of a bridge over the Kline Kill on Merwin Rd. Future projects to be done by the County are to replace the two bridges over the Kinderhook Creek and the overflow channel on County Route 21 at the eastern boundary of the Village of Kinderhook, replace the bridge on Route 28 over the Valatie Kill, and resurface/rehabilitate Route 28 from State Route 9 to State Route 203. These projects are expected to be completed by 2002.

State Roads

New York State operates and maintains approximately 21 miles of roads in the Town of Kinderhook. In 1999, the only major project road scheduled is for a resurfacing/shoulder reconstruction project along Route 9 from the Rensselaer County line to the intersection of Routes 9 and 9H including regrading. This project initially included replacing the railroad bridge at the County line. Although the bridge replacement has been postponed, there is concern about the proposed bridge aesthetics and character not fitting in with adjacent historic properties. The Town had requested that the NYS Department of Transportation consider the installation of sidewalks along Route 9 south

of the intersection of Routes 9 and 9H to Main Street in Valatie as part of this project. To date, the state has declined that request.

There is one park and ride facility in Town. It falls between both Routes 9 and 9H with access only a few hundred feet from each. This facility has approximately 69 parking spaces. This location has been used in the past as a stop for a bus line. Currently a commuter bus line is operated from Hudson to Albany. Although this facility appears to be under-utilized, future increases in individual transportation costs may place an increased demand on this lot.

Several residents on private roads (having 4 or more residences along them) have requested that the Town take over these roads. Since these roads do not meet current Town code specifications, the Town is reluctant to accept them. Current Town code requirements are stringent (Section 63-14) with regard to width (60' wide right-of-way with 40' of pavement if designated a collector road).

Research and investigation by the Comprehensive Plan Study Committee has led to the conclusion that these dimensions tend to result in more "suburban" looking roads. Current Town code encourages the construction of dead end roads, or cul-de-sacs, which are also typical suburban features and may be out of place in a rural landscape. Reductions of width requirements to those guidelines found in the Manual for Guidelines for Rural and Country Roads would provide for adequate local traffic yet allow for more attractive developments. (See: Guidelines for Rural Town and County Roads. December 1992. Local Roads Research and Coordination Council).

◆ Table 16: Traffic Counts in the Town of Kinderhook

ROUTE	LOCATION	AADT(date)**	%VOL/CAP*
9	Lindenwald Court	5900	40
9	Bond's Funeral	6100	40
9	Main St, Valatie	10100	80
9	Rathbone	10100	90
9	Route 28	10679 (4/90)	
9-H	Co Route 25	6900	30
9-H	President Estates	6900	10
9-H	Keegan Road	7200	10
203	County Route 21B	3500	20
203	Rod & Gun Road	4600	30
203	Whitney Drive	4600	30
* Ratio of traffic volume to capacity, expressed in percent			
** Current New York State Department of Transportation Data			
Source: New York State Department of Transportation			

Traffic Counts

NYS Department of Transportation has completed traffic counts for motor vehicles periodically on all state highways in the Town since the mid-1970's. The traffic volume is expressed as annual average daily traffic (AADT) counts. These represent the average traffic flow during a 24-hour period adjusted for seasonal and daily differences. Table 16 shows counts at specific locations along the specified routes.

The most heavily traveled route in Kinderhook is Route 9. North of the intersection with Main Street in Valatie, it carries over 10,000 vehicles on average per day. This volume is at 80 to 90% of road capacity and indicates that sections of Route 9 are close to capacity now.

According to NYS Department of Transportation data, various changes in traffic volume have been documented on Town roads over the years. For example, between 1992 and 1995 there was a 15% change in volume on Route 9 near Bonds Funeral Home.

On Route 9 near Wilderness Dr., there was a 12% increase between 1990 and 1994. Other changes in traffic volume generally showed increases ranging from 4 to 6% in other locations. However, Route 28 showed a decrease by 7% in traffic volume between 1990 and 1995.

Interstate Rail Lines

The Conrail rail line is a major east-west passenger and freight line north of New York City and running from Boston to Chicago. The hamlet of Niverville was, at one time, a significant rail terminal. During the 19th century there were five to six sidings in Niverville which moved those products manufactured or grown in this area to distant destinations. The Albany Southern rail line, as it was last known, was completed in 1891 and ran from Albany to the City of Hudson. It was a single rail line, initially steam then electric, and had multiple depots in the Villages of Kinderhook, Valatie, Niverville and Electric Park. This line served both passengers and freight. During its later years, there were as many as 12 trolleys in each direction daily. All service was discontinued in 1929. Most of this rail lines former right of way still exists and has been suggested as a potential walking/bicycle trail.

The rail line running along the northern-most border of the Town continues to function and carries mostly freight. There is one siding in Niverville which serves Caro-Vail Ag Chemicals. As late as 1963, passenger and commuter service was available in Niverville.

■ TRANSPORTATION ISSUES, GOALS AND RECOMMENDATIONS

Issues

Residents, officials, and business owners are concerned about the impacts of increased traffic through the Town of Kinderhook. Automobile and pedestrian safety are key issues as is the economic impact of new roads, and increased road maintenance needs. As traffic flow increases, access and egress from businesses and residences along major routes in town will be adversely affected. There is concern about the aesthetic design of proposed new bridges and its impact on nearby historic districts and buildings on Route 21.

Goals

Provide town roads which calm traffic and are safe for vehicular and pedestrian traffic.

Mitigate vehicular traffic congestion at intersections and entrances to places of business or major subdivisions through the application of access management techniques.

Retain the rural character of existing town roads by retaining gravel roads and stone walls adjacent to them.

Provide for opportunities for alternate forms of transportation such as biking and walking.

Provide for commercial use of properties adjacent to present rail line.

Provide for pedestrian safety.

In future developments, provide a road system which is designed relative to the traffic volume, and that encourage a traditional road system that maintains the rural character of Kinderhook.

Recommendations

1. Access management techniques should be applied, through zoning and/or subdivision regulations, along all areas of state and county routes. Access management limits the number of new driveways and/or spaces curb cuts along these routes. Such techniques should be codified in town local laws. The standards established by the towns of Canandaigua and Farmington are applicable but should be viewed as minimal separation distances of curb cuts. Recommended standards are shown in Table 17.

Kinderhook should implement access management techniques to reduce impacts of traffic on local roads.

◆ Table 17: Driveway Spacing Standards

POSTED SPEED	SMALL GENERATOR	MEDIUM GENERATOR	LARGE GENERATOR
	0 to 100 PHT*	101 to 200 PHT	201 PHT or more
Less than 45 mph	220 Feet	330 Feet	550 Feet
45 mph or more	330 Feet	440 Feet	660 Feet

* PHT refers to peak trips in one hour

2. The Town should incorporate other acceptable access management and pedestrian access methods. Some of these concepts methods should be incorporated into zoning and other local laws. Where traffic calming is necessary, refer to the New York State Department of Transportation Highway Design Manual's chapter on traffic calming for guidance. Traffic calming is the combination of mainly physical measures that reduce the negative effects of motor vehicle use, alter driver behavior, and improve conditions for non-motorized street users.

3. Require new commercial development in target areas to install sidewalks.

4. Encourage the development of regular bus/rail transportation and link local efforts with any county programs. Long range consideration for another park and ride, mass transit terminal/facility may be necessary. Investigate a local (Town and villages) bus for elderly or others without cars to provide access to shopping, medical services, etc. Explore local options for providing such service including use of school buses.

5. Study rural road standards and consider modifying the width and material specifications regarding the construction of existing or new roads in new subdivisions so that they are consistent with rural road standards. More emphasis should be placed on aesthetics and rural character of these roads. Adopt standards from the Cornell Local Roads Program (Classifying and Managing Low Volume Roads), Local Roads Research and Coordinating Council (Manual for Guidelines for Rural Town and County Roads for rehabilitation of existing roads), and Rural Road Standards published by the Dutchess County Land Conservancy shall apply to new roads. Ensure that repair, replacement and maintenance of town, county and state roads and bridges are consistent with the existing rural, historical and aesthetic character of Kinderhook. Expansion of roads and bridges to three or more lanes is discouraged.

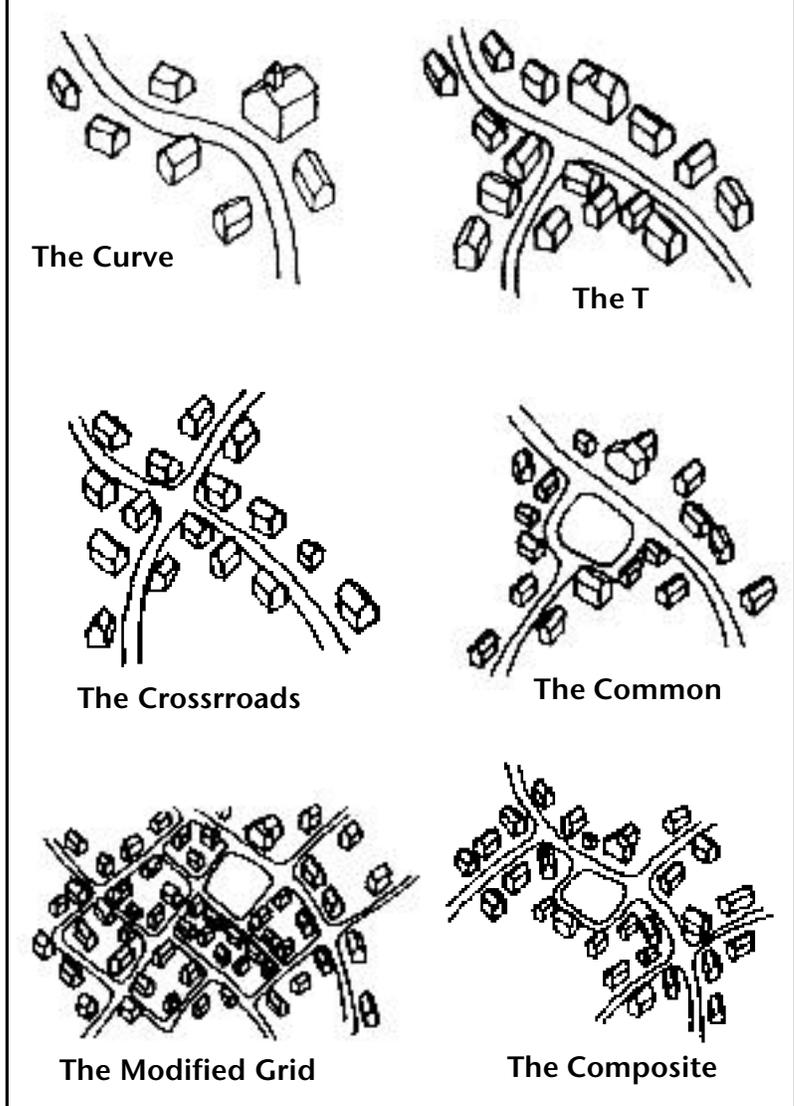
6. Retain adjacent stone walls where they exist.

7. Where possible, roadways should be interconnected for public safety. Discourage the construction of cul-de-sacs in new residential developments. Cul-de-sacs have the effect of isolating residents and making it difficult for routine maintenance and access by school buses and emergency vehicles. Such designs should be discouraged while grid systems and interconnections are encouraged. Traffic access management should be a priority

More emphasis should be placed on aesthetics and rural character of new roads when developed. The Town should encourage interconnections of roadways rather than use isolated cul-de-sacs.

by encouraging or requiring joint access between commercial roadways and parking lots.

Illustration 4: Basic street forms in traditional developments. (Source: *Visions For A New American Dream: Process, Principles, and an Ordinance Plan to Plan and Design Small Communities*, by Anton C. Nelessen. 1993)



8. Utilize the railroad for creating a concentrated commercial and light industrial node. The rail line represents a valuable asset for the economic future of the town. Those areas immediately adjacent to this line should be protected through zoning changes so that future commercial uses of select portions of these lands are not precluded. Provide for the development of

the current industrial site with regard to the rail line. Also, provide for a buffer zone adjacent to the present rail line.

9. Design and placement of future transportation facilities should give serious consideration to the future with regard to energy cost and its relation to modes of transportation.

■ MUNICIPAL AND PUBLIC FACILITIES

Town Hall

The present Town Hall was once a public school that served the Niverville area. It houses the offices of the Town Clerk, Assessor, Building Inspector, Town Supervisor, Town Justices, and a single meeting room which may hold a maximum of 49 persons. This meeting room is used for town board meetings, court, planning board and zoning board meetings, immunization clinics, and all other local town related public meetings. Local community groups use this facility occasionally when it is available. All town records are housed in this building. Unfortunately, Town records of historic significance stored in the basement, were destroyed due to flooding.

The building has several limitations. These include being an old, high maintenance wood structure, energy inefficient, not secure, small, and not fireproof to adequately protect town records. Additionally, it is located in a very difficult, if not dangerous, location for access. The parking area serves both the town hall and an adjacent town park which contain a ball field, tennis courts, and playground. The lot is accessed by a single driveway with dangerous and poor sight distance access to County Route 28. During peak usages of the building or park, the parking area cannot accommodate all the vehicles, and local roads outside this lot are used for parking.

Rescue Services and Safety

Currently, the Town of Kinderhook does not operate its own police department. Police services are provided by the Columbia County Sheriff's Department and the New York State Police. Some have expressed concern over the level of police protection throughout the Town and Villages.

Fire protection is provided by five volunteer departments. The Kinderhook and Valatie Departments cover their own Villages and portions of the Town outside the Villages. The Niverville Fire Department covers much of the remaining area. The Town has two fire districts, one for the Niverville Department and a second shared by the two village departments and the Chatham Village and Stuyvesant Falls Departments. All departments are well- equipped and manpower shortages are less of a problem here than in other towns in the County. The departments all support each other with mutual aid agreements.

Emergency medical services are provided to the Town and Villages by the Valatie Rescue Squad.

The Valatie Rescue Squad made 1,200 calls in 1998. It has three fully equipped rescue vehicles, plus others. They have a 38-member squad, and adequately handle necessary emergencies for the Town.

The Hawley Point section of Niverville is home to a sizeable population of townspeople. Unfortunately, this developed area relies on Camp Hawley Road exclusively for access. This is a potential public safety issue as rescue vehicles could be delayed in responding to emergency situations. The Town should explore and develop alternate emergency access ways.

Town Highway Department Facilities

The Town of Kinderhook Highway Department was contacted to evaluate highway department needs and programs. All Town roads are inspected each April and a determination made then as to which roads are going to be repaired or rebuilt. The Department's goal is to have a good surface on all Town roads within 10 years as time and budgets allow. There are no other long term plans or schedules for road maintenance. The Highway Department did not feel there were any specific road safety hazards that need addressing at this time. They indicated however, that there are a variety of needs for updated facilities, equipment replacement and addition of more modern equipment.

The current Highway Department Garage is an old fruit storage barn, and is deteriorating. Given the costs to maintain the building, the Department desires to see a rebuilding or replacement of that building for highway purposes.

Local Government Administration

The Town of Kinderhook has in place a planning board, zoning board of appeals and code enforcement officer to administer the land use and building codes of the Town. There are additional committees set up to accomplish specific tasks such as the code’s committee, to update Town codes, and the recreation committee, to explore opportunities for new recreational facilities. The Town Board oversees all this work.

■ MUNICIPAL AND PUBLIC FACILITIES ISSUES, GOALS AND RECOMMENDATIONS

Issues

Presently the Town Hall functions at or beyond capacity with regard to storage, office use, and for public group meetings. The office space cannot presently accommodate the storage of records or offer adequate room for municipal workers. When large groups are expected for public hearings or other large functions, other facilities, such as the Niverville Firehouse, must be utilized. Any additional Town agencies that hold regular meetings cannot be scheduled in the Town Hall due to conflicting use. Meetings of larger groups such as senior citizens, for example, must be scheduled for the firehouse or in meeting rooms in other communities. The Town Hall is located in a dangerous location and has inadequate parking.

There is no long-term plan for highway maintenance and paving, nor is there a policy to guide replacement of equipment used in highway work. The Highway Department Garage is inadequate for the long-term future due to the deteriorating condition of the building.

Public services related to administration of planning and zoning, communication with residents of Kinderhook, and problems with enforcement of regulations have been identified as concerns relating to Town administration. Some feel that certain administrative tasks could be shared with the Villages, while others feel differently.

Goals:

Provide for a safe, fireproof, secure, energy efficient, easily accessible municipal structure,

Ensure that the municipal building has sufficient office space for all Town officials at one location,

Provide for sufficient, secure space for storage of present and future records,

Provide for adequate, safe parking,

Provide for multiple meeting rooms to accommodate community needs, larger groups such as senior citizens for recreation, and meetings

To ensure that Town roads are maintained and highway facilities adequate for future road building and repair.

Ensure that adequate fire, ambulance and public safety services are provided.

To improve the administration, implementation and enforcement of local land use regulations,

To improve communication with residents and landowners,

To ensure compatibility of planning and administrative policies between the Town and Villages.

Recommendations:

1. The Town Board should investigate a new location for a Town Hall. This location should be easily accessible and large enough for future expansion. The building should be sufficiently large to accommodate all local governmental agencies and functions. Consideration should be given to the addition of space for use by senior citizens, youth groups, and other local citizen groups. Ample parking and multiple rooms should be included to meet the needs of community groups. Authorize and create a capital improvement fund for large capital expenses such as the recommended Town Hall. Tax dollars, grants and funds from fees (for example) can be placed in this fund on an annual basis for capital projects.
2. Develop a five to ten-year Capital Improvement Plan for the Town of Kinderhook that includes planning and budgeting for highway needs. This should outline both highway department needs for equipment, facilities and labor, as well as outline

The plan recommends identifying, funding via a long term capital improvement fund, and building a new multi-purpose town hall.

budgetary needs for long term upkeep and improvement of Town roads.

3. Implement an equipment replacement policy for the Town Highway Department so that equipment can be replaced both when needed, and when there is still trade-in value. Ensure that the Capital Improvement Plan incorporates new machinery or equipment needs.

4. Locate, budget and build a new building for highway department needs.

5. Work with the Village of Kinderhook and the Village of Valatie to increase police protection.

6. Ensure proper training of zoning and planning officials and orient Town elected officials to planning issues. It is recommended that the Town enact a local law requiring training of all building inspectors, code enforcement officers, planning board and zoning board of appeals members. The Department of State has examples of local laws for review. This training should be provided at the earliest possible time after members take office, preferably within the first few months. Include provisions in the town budget to reimburse for training expenses or arrange for local training. Consider contacting the Department of State, Office of Local Government Assistance, and organizations such as the New York Planning Federation for training opportunities. Such training should be a joint effort for the Town and both Villages.

7. Each member of the Town Board, planning board and zoning board of appeals, as well as the code enforcement officer and the Villages, should have a copy of and understand the contents of this comprehensive plan.

8. Town Board members should use this plan regularly as the basis for policy decisions. To ensure that the plan remains relevant, the Town Board should ensure that this comprehensive plan is reviewed and updated, if necessary, every five years.

9. Consider a town-wide newsletter on a bi-annual basis. Such a newsletter could be used successfully to communicate with residents about municipal actions, functions, and policies. Set up additional, formal mechanisms to have annual or bi-annual meetings with all boards and agencies of the Town and Villages to foster sharing of information, concerns, and ideas.

All elected and appointed officials should receive annual training and should be familiar with the goals and policies of this comprehensive plan.

10. Revise and adopt new land use regulations (including zoning, subdivision and site plan review) to implement the recommendations of this comprehensive plan. To ensure consistency between regulations, ensure that no conflicts exist between the Town and Villages' zoning and subdivision codes. Further, as codes are amended, consider using standard definitions so that there is clarity from one regulation to the next. Lines of communication between planning boards from the three municipalities should be opened and maintained. Joint meetings to discuss mutual issues on an annual basis, or as needed, is recommended. Also recommended is a joint meeting among the boards within the Town (Town Board, planning board, zoning board of appeals, recreation committee, etc.) to be held on an annual or as-needed basis.

11. Assure proper SEQRA actions are taken when required for various actions by the Town Board, planning board, and zoning board of appeals.

■ ECONOMIC DEVELOPMENT ISSUES, GOALS AND RECOMMENDATIONS

Issues

Little economic development has taken place in the Town of Kinderhook, while residential development has increased. Agriculture is still an important contributor to the town's economy, but continues to undergo restructuring and changes. The Cost of Community Services Study showed that commercial and agricultural development are more beneficial to the Town's tax base than residential development. Several areas in Town may be desirable for commercial development: namely sites with good access to I-90 and the railroad. However, lack of municipal water and sewer are seen as hindrances for economic development. At the same time, residents are concerned that increased commercial growth will negatively impact the small town and rural character of Kinderhook and the Villages. Although agriculture and agri-businesses are desired land uses, and highly valued by both residents and local officials, little new development or incentives for this type of economic development have been promoted.

A new, pro-active emphasis on economic development is called for.

Goals

To define needs and attract appropriate economic development including agri-businesses and tourism, commercial, and light industrial businesses,

To set up an atmosphere that welcomes new business while, at the same time, expecting them to perform at Town standards to ensure that new development is in keeping with the rural character of Kinderhook.

To clarify rules, expectations and regulatory procedures to ensure business success.

Recommendations

1. The Town of Kinderhook should shape its own economic destiny. Promote appropriate commercial and agri-business development by appointing an economic development committee to be responsible for promoting both the Town of Kinderhook and the Villages, actively recruiting needed businesses, and promoting Town resources for tourists. This committee should include representation from both the Village of Kinderhook and Valatie. The historical resources of the Town and Villages should be used to promote tourism. The Town should emphasize in its economic development policies development of agriculture, agri-business and agri-tourism activities, and build on historic resources. As such, existing agricultural and open lands should be seen as a strength.

For tourist promotion, the committee can undertake such activities as designing a new and updated promotional brochure for the Town, encourage development of overnight lodging and bed and breakfast operations, work with the Columbia County Board of Tourism, and promote local events and activities. The committee should explore all ways to promote Kinderhook through the Internet as well.

2. Develop an economic development policy based on an expressed goal of welcoming businesses while ensuring that new development does not negatively impact quality of life and rural character.

3. As part of development of an economic plan, a survey should be done to document products and activities desired. One immediate role of the economic development committee should

The Town should initiate an economic development committee to promote appropriate commercial, agri-business and tourism enterprises. They should also capitalize on existing historic resources and programs as part of the economic development package.

New economic activities should not negatively impact the quality of life and rural character in Kinderhook.

be to further define specific types of commercial and agri-businesses that are both desired and that fit in with the expressed goals of this plan and to develop a coordinated economic development plan. Given past and current surveys, tourism, agriculture, non-retail sales, distribution and service businesses are likely to be desired. Given the regional competition of malls and stores, and the low population base in Kinderhook, small, specialty or niche businesses may be appropriate. The committee should also work towards economic development activities that compliments and strengthens the Town and Villages. It is appropriate for this committee to understand the strengths and opportunities for businesses in a main street or downtown location versus commercial development in the B-1 districts and work towards attracting appropriate development.

4. Prevent strip highway development. Do not allow commercial zones to stretch along all lengths of Route 9 and 9H. Develop appropriate zoning patterns to encourage nodal, or cluster development of commercial centers and maintain residential, agricultural, or open space in between. Nodal development together with appropriate access control will help mitigate traffic impacts, will prevent commercialization of the entire length of the highway, and will be more efficient for supplying municipal services or shared water or sewer systems.

5. Review and update where necessary, zoning, site plan and subdivision regulations so that regulatory processes are clear and consistent as to time lines, requirements, expectations, and procedures. The recommended philosophy towards business development should be that if Town codes, standards and goals are fully met, then there should be no roadblocks to development. The Town should develop a checklist for commercial zoning permit applicants outlining all the requirements and steps needed for permitting. These steps will help promote more of a business friendly environment.

6. Additionally, all new commercial uses should be subject to site plan review, site layout, and design standards that will ensure these businesses fit in to the rural landscape (see Section on Land Use for specifics on building design guidelines).

7. Zoning and building codes should be vigorously, equitably and uniformly enforced.

The Town should consider incentives, start-up loans and other programs to encourage the rehabilitation of existing buildings and/or for activities that fit into the rural landscape of the area.

8. To help increase the likelihood of economic success, consider providing short term real tax incentives, start-up loans, or programs to offer incentives for rehabilitation of existing buildings to local businesses including agricultural operations which invest in positive renovations or expansions that fit into the rural character of the Town. Criteria for such a program must reflect the community's desire to improve the area visually and aesthetically, and to provide increased employment and an expanded tax base. Designation of heritage overlay zones may allow the Town of Kinderhook to be eligible for participating in the State deferred assessment program for historic renovations.

9. In order to attract desired commercial and light industrial land uses in Kinderhook, consider providing municipal water and sewer to serve locations only in the industrial and B-1 zones. Such a municipal system could be either a centralized system or decentralized to serve these specific nodes desired to be developed. If a centralized system is determined to be feasible and acceptable, the Town and Village of Valatie should explore cooperatively methods for supplying infrastructure needs for a commercial node on Route 9 north of Valatie. An expanded central system from Valatie is likely to be more growth inducing in the long term and may lead to commercial sprawl along the highway. A decentralized system can promote nodal development and will likely be less growth inducing.

10. Encourage a more involved working relationship with the Columbia-Hudson Partnership.

11. Support creation of a Greenway for recreation, canoeing, hiking and preservation of Kinderhook's heritage.

12. Promote public transportation (see transportation section) to help bring people to shopping, and cultural activities.

13. Cooperate with neighboring villages and towns on promoting the area and events.

14. To promote tourism, the economic development committee should assess needs for and, as needed, promote lodging facilities such as bed and breakfast inns that are consistent with the rural and historical character of the Town.

15. The Town of Kinderhook is home to a designated national historic site: the President Martin Van Buren home. This historic



Tourists visiting Lindenwald.

site is preserved and managed by the National Park Service. As a result of this designation, the Town is considered a “Rural Gateway Community” and thus qualifies for a considerable number of federal funding and technical assistance programs. Programs and potential funding exists for a) economic development, including feasibility studies for businesses, infrastructure and planning, b) conservation easements and land acquisition, including wetlands, farmlands and recreation, c) infrastructure, including water treatment and provision of community buildings, d) recreation, including construction of trails, picnic areas and bike paths, e) transportation, including parks, and scenic

byway construction, f) cultural resource management, including assessments for restoration and educational activities, g) natural resource management, including wildlife habitat, watersheds and wetlands, h) job training, including courses in small business and tourism management, i) environmental education, including teacher training and curricula development, and j) community planning. The Town should proceed to initiate a formal relationship with the National Park Service and develop plans for implementing appropriate programs which will benefit the community.

■ HISTORICAL RESOURCES

1989 Historic Reconnaissance Survey for the Town of Kinderhook

In 1989, Ruth Piwonka prepared a reconnaissance level survey of the Town of Kinderhook to identify and evaluate significant or potentially significant archeological, historic, and architectural resources in the Town. The survey follows the New York State Historic Preservation Office’s guidelines for reconnaissance level surveys. It offers an historic overview of Town history along with commentary on property types associated with major themes; a description of existing conditions; an annotated list of historic resources keyed to a Town map; and a set of recommendations for using the data. Maps and photographs of historic structures supplement the report. Eighty-six individual properties were described and photographed and can be considered an initial inventory of historic properties.

■ HISTORIC RESOURCE ISSUES, GOALS AND RECOMMENDATIONS

Issues

All past and current public input, including that from local officials, strongly indicates that historic preservation is an important goal in the Town of Kinderhook. There is an expressed desire to retain the rural, agricultural, and historic assets that exist within the Town and Villages. While some historical features in the Village of Kinderhook are protected, many of those found throughout the Town are not. Individual historic buildings and sites are felt to contribute to the Town's quality. There is potential for loss of these resources due to inadequate programs and regulations within the Town. However, there is great potential for enhancing these resources to further benefit the Town economically.

Goals

To identify and protect historic sites and structures within the Town and their immediate surrounding areas.

To retain the rural and historic assets existing within the Town.

To discourage the intrusion of development and/or construction that is inconsistent with the rural and historic character of the Town.

Recommendations

1. To protect important historical areas, define, designate and implement development standards (see pages 86 to 91) for a heritage overlay district.

A. Define a heritage overlay district that encompasses 1,000 feet from each side of the following roads (See Appendix C for descriptive information about these proposed areas):

1. Route 9H from Ghent town line north to County Route 21.
2. Route 203 from Novak Road east to the Chatham town line.

This plan calls for a heritage overlay district to be designated to protect important historical areas in Niverville, Pompenick, and along specific roads in the southern portion of Kinderhook.

3. County Route 25 from Rabbit Lane to Route 9H on the east, and along Route 25 from Stuyvesant to 9H on the west side.
4. County Route 28A from Garrigan Road east to Chatham town line.
5. Route 21 north of the Village of Kinderhook.

B. Designate these areas as heritage overlay districts in the local zoning code and adopt design standards to guide all construction activity in these areas so that historical characteristics are not lost.

C. Designate scenic or heritage routes through the Town and promote them.

2. Review and evaluate those areas, structures, and sites which have been identified as being historical in nature. Determine eligibility for listing in the state and federal Registers of Historic Places. Recognize the Piwonka document (Historic Resources in the Town of Kinderhook, A Reconnaissance Survey prepared by Ruth Piwonka in 1989) as the preliminary list of historic resources in the Town of Kinderhook and adopt it as a partial inventory of historical resources. Construct a more detailed map indicating all those sites and structures of historical significance as documented. A more intensive level of study for these inventoried historic properties should be undertaken.

3. Work towards listing eligible properties on the federal and state register to provide a sound basis for future protection of these resources.

4. Appoint a committee to coordinate historic preservation efforts and to ensure proper local review of development projects. This committee should ensure that these listed areas are protected through coordinated review of projects by the Town board, planning board and zoning board of appeals. They should provide recommendations for all projects that have the potential to impact those portions of the Town deemed sensitive because of their natural and/or historical importance. It should be Town policy that this group's opinions be sought by the Town board, planning board, and zoning board of appeals. Recommendations of this committee should be requested for all National/State Register listed buildings, all projects within heritage areas, and all projects adjacent to both.

The Town should work towards listing eligible properties on the federal and state historic registers.

Two options for setting this committee up should be considered:

- a. Create an advisory committee that includes seven (7) appointed citizens, including the historians from each municipality. This committee will advise the Town on matters relating to the historical features or heritage areas.
- b. Alternatively, set up a Conservation Advisory Council, which could also advise the boards on other environmental matters. New York State town law authorizes local municipalities to set up a conservation advisory council.

5. Encourage the Town to preserve the following sites and/or buildings of original Albany families: Barheyt, Boghardt, Bossie, Bye, Collier, Craven, deBruyn, DeLaGrange, Dingman, Gardenier, Goes, Huyck, Jacobse, Klauw, Scherp, Schuyler, Silksen, Van Alen, Van Alstyne, Van Buren, Van Schaack, Van Valkenburgh, Van Vechten, Vanderpoel, and Vosburg. Kinderhook's five original schoolhouses should be located for preservation as well. The Town should consider protecting these important locations via buffering, subdivision and zoning regulations or via conservation easements of land purchases.

■ EDUCATION RESOURCES

The majority of the Town of Kinderhook's educational needs are serviced by the Ichabod Crane Central School District. The ICCSD was formed in 1954, and serves a population of 13,900 in the areas of northern Columbia and southern Rensselaer counties.

The district has five buildings serving approximately 2,500 students. Student growth for the next five years is projected to be stable and remain at 2,400 to 2,500 students. Throughout all three levels (primary, middle, and high school), classroom sizes are between 23 and 25. There are 180 professional staff and 140 support staff.

The ICCSD supports diverse and innovative programs and teaching methods. Among these are full day kindergarten, child centered programs, multi-age classrooms (third and fourth grades), team teaching (in the primary school), advanced placement and college level courses, special education programs with an emphasis on the least restrictive environment, and integration of technology in all areas of instruction. Art, music, and physical education are also emphasized in the schools.

Remedial services are given to 24 per cent of students overall, and 12 percent are enrolled in special educational programs.

Fifty seven percent of high school students earn Regents diplomas, and 69 percent go on to further their education. In the Ninth grade 74 percent are enrolled in Regents courses and 90 percent of those pass the Regents exams. In the Tenth grade the numbers are 69 percent and 88 percent, and Eleventh grade has 48 percent and 86 percent respectively. The drop-out rate is 1.7 percent.

The majority of funding for the Ichabod Crane School District is provided by property taxes, although state and federal aid is accepted. The annual budget is approximately \$20,000,000, with 48 percent coming from State Aid. The average cost per child is \$8,300, which rates on the low end compared with comparable schools in the area.

■ EDUCATIONAL ISSUES, GOALS AND RECOMMENDATIONS

Since the School District is a separate entity from the town, and therefore not under Town control or jurisdiction, no specific recommendations for educational services are provided here. However, the town and its agencies such as the planning board, should evaluate, be aware of, and seek solutions to mitigate potential impacts that development permits may have on increasing demands on the school system.

■ LIBRARY RESOURCES

There are two association libraries in the town; the Kinderhook Memorial Library and the Valatie Free Library. The former has a collection of 10,996 volumes and a yearly circulation of 22,194. The latter has a collection of 3,200 volumes and a yearly circulation of 6,759. Additionally, there are two research libraries in the town; the library at the Martin Van Buren Historic Site, and the library at the Columbia County Historical Society. The former has more than a thousand volumes pertaining to Martin Van Buren and his home, Lindenwald. The latter has more than 3,000 volumes pertaining to local history and genealogy. The ICCSD High School Library has a collection of 9,600 volumes and a monthly circulation of 800. The school and lending libraries have computers for public use with access to the Internet.

A study was undertaken to determine the adequacy of Kinderhook’s library facilities. It was based upon the “Library Space Planning guide”, provided by the Mid-Hudson Library. The study included ten steps that evaluated standards for each of the following: collection space, computer workstations, meeting room space, special use space, user seating space and staff work area space. Table 18 shows results for the library analysis done for the Kinderhook Memorial Library.

◆ Table 18: Library Analysis for the Kinderhook Memorial Library.

Current Space Allocation	Recommended Level of Service	Existing square footage
10,996 volume collection	18,000 volumes	1,099
1 public access computer in 30 sq. ft	4 to 6 work stations	30
16 user seating spaces per 30 sq. ft	55 seats	480
2 staff work areas per 150 sq. ft	10 such areas	300
child program area with 7 seats per 10 sq. ft	25 child seats, 60 seat lecture hall and 25 seat conference area	70
special use spaces	none	799

Based on the analysis for the Kinderhook Memorial Library, it is recommended that the total square footage for current services be 2,778 square feet. The actual square footage of the library is 2,108 square feet. That leaves a deficit in library space of 670 square feet. Even with a limited collection and limited services, the library still has a space deficit for the services it currently offers. The Valatie Free Library has roughly half the floor area of the Kinderhook Library. Together, there is a total available floor area for libraries in the town of slightly over 3,000 square feet. However, for a town with the population of Kinderhook, the planning guide recommends a total of 12,197 square feet town-wide. The rural charm of our two association libraries belies the fact that both libraries are severely limited in their collections, services and funding by a lack of physical space and an inadequate funding stream.

■ LIBRARY RESOURCE ISSUES, GOALS AND RECOMMENDATIONS

Issues

There is a shortage of space for adequate library facilities in the Town of Kinderhook. Both libraries also have difficulty with funding. The two association libraries are beginning talks on the future of library development in the Town. In 1999, a referendum was passed which converted the Town's libraries to Section 414 tax-supported libraries.

Goal

To increase library facilities and services to the recommended levels for a town the size of Kinderhook, as outlined in this plan.

Recommendations

1. Increase the Town role in future library development.
2. Encourage cooperation between the association libraries on the future of library development in the Town of Kinderhook.
3. Study alternatives and implement programs for increasing library facilities.
4. Encourage the Columbia County Historical Society and the National Park Service at Lindenwald to participate in any library development program.

■ PARKS AND RECREATION FACILITIES

The Town of Kinderhook has two major municipal recreation facilities. One is a town park near the Town Hall in Niverville with a playground, two tennis courts, a basketball court and a Little League field. The second is Knickerbocker Lake where the Town has a five-year lease allowing facilities for swimming, boating, picnic areas, and a refreshment stand. There is a new 10.8 acre Town Park on State Farm Road.

Municipal facilities available for recreation in the Village of Kinderhook include a park on Rothermel Ave, Mills Park on Albany Avenue, the Village Square and Bandstand, and the

Village Hall second floor facility. Rothermel Avenue park has a playground, pavilion, two Little League fields, one baseball field, a tennis court, and a basketball court/ice skating rink. Mills Park is a 25-acre passive recreation park (mostly wetlands) with picnic tables.

The Village of Valatie also has several facilities including Callan Park on Mechanic Street with a playground, pavilion, softball field, Little League field, basketball court, and sleigh riding hill; and Glynn Park and gazebo on Church Street.

The school and other semi-public facilities offer other recreational facilities. The Ichabod Crane Central School District main campus on Route 9 and State Farm Road has a baseball field, three softball fields, track & field facilities, two tennis courts, three soccer fields, one field hockey field, cross country course, creative playground, one outdoor basketball court, and three indoor basketball courts. The Martin Van Buren School on Route 9 in the Village of Kinderhook has a playground, small outdoor basketball court, small baseball field, and indoor basketball court. Likewise, the Martin H. Glynn School on Church Street in the Village of Valatie has a playground, outdoor basketball court, small baseball field, and indoor basketball court.

Other facilities include:

- The Van Buren Nature Trails and recreational area near Lindenwald with 2 miles of hiking and nature trails and a pavilion.
- The sidewalk and street systems in the Villages of Kinderhook and Valatie provide continuous, well used routes for recreational walking, jogging, biking and roller blading. Many people use town roads for such purposes as well but they are generally insufficient and unsafe for these due to the absence of sidewalks and, in many cases, road shoulders.
- Winding Brook Country Club on Route 203 is a semi-public 18 hole golf course with swimming pool, tennis court, and clubhouse/banquet facility.
- Kinderhook Lake (controlled by Kinderhook Lake Corporation) allows swimming, boating, fishing, and ice skating.
- St. John the Baptist Church has a small basketball court.
- St. Joseph Novitiate on Maple Lane North has 2 tennis courts.
- A private 18 hole golf course under construction off County Route 32 on the former Irish farm.

Numerous studies and plans have been developed over the years for enhancing park and recreation facilities. The 1971 Murphy and Kren Development Plan identified various recreational needs in town. The Joint Parks and Recreation Committee (JPARC) committee developed a number of additional strategies and recommendations. These included:

1. develop a plan for the procurement of land for use in a system of parks;
2. obtain and develop land for a large central park;
3. establish a committee of prominent citizens that are interested in development of recreational facilities and charge them to seek a large parcel of donated land for a park;
4. develop closer cooperation between the school system and the recreation committee to facilitate the scheduling and use of the available facilities and the development of new facilities;
5. develop the Niagara Mohawk right-of-way as a jogging, walking and bicycling path;
6. develop lighted, pay as you go areas for night recreation such as tennis, basketball, baseball and ice skating;
7. obtain or convert land whenever possible for parks and rec purposes;
8. establish bicycle trails throughout the town; and
9. when considering the future development of the town, view the town as a park and develop all future resources using the concept of providing recreational living space for the citizens of the town.

The Bagdon Report (1989) referenced recommendations of the Murphy and Kren Development Plan and the JPARC report. It noted the JPARC report offered a sound basis for creating a system of town-wide parks and recreational facilities. It further noted that the Murphy and Kren Development Plan offered equally important guidance to create a balanced network of recreational facilities and nature areas and trails.

In 1998, the Town of Kinderhook Bicycling and Walking Committee identified a variety of needs relating to biking and walking and presented a report to the town entitled "A Report on the Encouragement and Improvement of Bicycling and Walking in the Town of Kinderhook". This report documented the strong desire for additional bicycling and walking facilities including

better and wider sidewalks to accommodate walking two abreast, and the desire for conversion of the old Albany and Southern trolley line into a walking/bicycling trail. The committee's goal was that plans and recommendations would, when implemented, result in a system of safe walking routes, a system of signed bicycle routes throughout the Town to connect the villages, schools, businesses and recreation areas, and an education program for cyclists and motorists to help develop skills and attitudes to ensure safety.

A comparison with national standards for recreation is helpful to evaluate current recreational resources in Kinderhook. The national recreation standards are ten acres per 1,000 population. This would mean that there should be about 80 to 90 acres of recreational land within the town. Currently, the total municipally-owned land for active recreation in the town is about 19 acres (Town of Kinderhook - 4 acres, Village of Kinderhook - 6 acres, Village of Valatie - 9 acres). The needs for recreational lands in the town are somewhat offset by the playing fields at the Ichabod Crane Central School main campus (about 65 acres are mowed) and the Martin Van Buren and Martin Glynn Schools (about 5 acres each), the town-leased swimming facilities at Knickerbocker Lake and other areas such as the passive recreational land at Lindenwald (about 60 acres). However these facilities are used by a broader population than just residents of the Town of Kinderhook and Villages of Kinderhook and Valatie. Also, the municipalities have no control over these facilities.

■ PARK AND RECREATION ISSUES, GOALS AND RECOMMENDATIONS

Issues

Public opinion is that there are inadequate facilities for recreation in Kinderhook. Recommendations to enhance park and recreation facilities from past studies and plans have not yet been implemented, but are still valid. The joint committee from the Town of Kinderhook and Villages of Kinderhook and Valatie (the Joint Parks & Recreation Committee, JPARC) determined that there is a high interest in the Town for an expanded system of parks and recreational facilities; that there is strong public support for a large public park and several smaller parks or for one large park; and that people desired facilities including swimming, ice skating, picnicking, nature areas and trails, tennis, bike trails, children's playgrounds, baseball and softball fields, cross-country skiing, jogging and fitness trails, basketball

and hiking; and indoor activities were also of interest to some, including an indoor pool and multi-purpose gymnasium. The Bagdon Report (1989) also noted the validity of both the Murphy & Kren Development Plan and the Joint Parks and Recreation Committee recommendations. Bagdon further recommended acquisition of a large parcel for a central park and natural areas be undertaken in the near future. Finally, the Town of Kinderhook does not meet national recreation standards of ten acres per 1,000 population.

In 1998, the Town of Kinderhook Bicycling and Walking Committee identified a variety of needs relating to biking and walking and presented a report entitled “A Report on the Encouragement and Improvement of Bicycling and Walking in the Town of Kinderhook”. This report documented the strong desire for additional bicycling and walking paths. Presently there is approximately 855 feet of concrete sidewalks in the Town of Kinderhook. The section of New York State Route 9 between Main Street in Valatie and the Grand Union complex and north to the Ichabod School site has significant pedestrian traffic. An absence of sidewalks north of Mario’s Home Center, poses a particular safety hazard to pedestrians. There is also significant pedestrian/bicyclist use in the hamlet of Niverville and other more populated areas of the town.

Goals

Provide additional active recreational facilities such as additional softball and little league fields, tennis courts, and a swimming pool to meet the needs of town residents.

Provide new and extend existing pedestrian and bicycle routes to meet recreational and safety needs. Provide sidewalks and shared roadways along select state, county, and town roads which provide a continuous connection between population centers, schools, and business areas for use by pedestrians and bicyclists. These facilities would be most critical where the presence of significant vehicular traffic jeopardizes the safety of pedestrians and bicyclists.

Improve opportunities for passive recreational uses of natural areas.

Provide a large central park and a community center for all age groups.

The plan offers a variety of recommendations to increase pedestrian activities and cycling including development of a 13 mile loop bicycle trail and supporting provision of a trail along the Niagara Mohawk right-of-way.

Additional coordination of recreational programs/facilities among the town, villages and school district.

Recommendations

1. Assign the Town Recreation Committee the task of developing goals and recommendations outlined in this plan into a coordinated park and recreation plan that includes feasibility and funding possibilities. Such a plan will be necessary to meet requirements for certain grants such as the Federal TEA-21 program.
2. Encourage and facilitate safe walking and cycling via:
 - a. Development of a 13 mile loop bicycle route.
 - b. Supporting provision of a continuous bicycle/pedestrian trail on the Niagara Mohawk right-of-way from Niverville through Valatie to the Village of Kinderhook park on Rothermel Ave. This could be extended to the south into the Town of Stuyvesant, including connections to bikeways developed with the Hudson River Greenway. It could also be extended to the north to North Chatham. There are places for pocket parks along this trail such as at Wilds Pond in the Village of Valatie and Mills Park in the Village of Kinderhook.
 - c. Encouraging the extension of the sidewalk along Route 9 from Valatie past the Ichabod Crane campus to State Farm Road and the connection of the sidewalks between the Villages of Kinderhook and Valatie along Route 9, for safety as well as recreation purposes and where the population density warrants. It is recommended that this be a project jointly coordinated between the town and the villages of Valatie and Kinderhook.
 - d. Construct a shared roadway with a four foot minimum shoulder along the entire length of State Farm Road continuing east along County Route 28 in the Hamlet of Niverville to State Route 203. A shared roadway should also be constructed along Maple Lane from Running Creek Road to State Route 9 and continue to the intersection of Routes 9 and 9H. It is recommended that the town periodically evaluate other regions of the town for potential sidewalks or shared roadways. Shared roadways should have adequate signage to identify it is a safe pedestrian/bicycle location.
 - e. Support development of a heritage trail from the Village of Kinderhook to Lindenwald.

Sidewalks along Route 9, especially between the Villages of Kinderhook and Valatie, and near the Ichabod Crane campus are recommended.

New trails in Kinderhook should be designated as part of the Hudson River Valley Greenway Trail System.

- f. Develop an education program for cyclists and motorists to develop safe skills and attitudes.
 - g. Pedestrian crosswalks should be designated at intersections and other critical points along highly traveled roads for use by pedestrians and bicyclists.
 - h. Evaluate current posted speed limits along these routes and adjust to provide increased safety for cars and pedestrians.
3. Work towards designating the above trails as part of the Hudson River Valley Greenway Trail system. Local trails will be eligible if they are designed so that they connect to other existing, or possible trail segments, provide connections to spur trails, offer alternate trail segments in order to prevent conflicting multiple use, and provide long-term physical viability through proper construction of the trail.
4. Provide boat/canoe/kayak access to bodies of water within the town.
5. Encourage additional coordination of recreational programs/facilities among Town, villages and school district.
6. Investigate sharing resources for recreational purposes with:
- a. Ichabod Crane Central School, including its lands along the Valatie Kill
 - b. The friends of Lindenwald at the Van Buren Nature Trails
 - c. St. Joseph's Novitiate
7. Continue and accelerate efforts to obtain an accessible, centrally located town park to include an active recreational facility including a swimming pool, ball fields, and tennis courts. The site choice should include adequate land for aesthetic, passive recreational uses. In addition the site should be accessible from the bike trails. In past plans, the State Farm property on State Farm Road was cited as a site that would make an excellent active town park due to its size, terrain and location. Park strips along the Kinderhook Creek, the Valatie Kill and Wilds Pond were also recommended, connecting the Villages of Kinderhook and Valatie and hamlet of Niverville.
8. Provide areas for passive recreation by acquiring ownership of or easements to areas such as strip or pocket parks along the Kinderhook Creek, Valatie Kill and Wilds Pond.

The plan calls for the support of a centrally located park for active recreation.

9. Provide a community center, preferably at the centrally located town park. This should especially provide programs for teenagers and senior citizens. (The potential to combine this facility with a Town Hall should also be explored.)

10. Restore Wilds Pond by repair of the dam at the outlet and develop its recreational potential.

■ ART, MUSIC, AND OTHER CULTURAL RESOURCES

There are a variety of art, music and other cultural resources in the Town of Kinderhook. These include:

Little Falls School of Music:

Private instrumental music lessons, art classes, theater workshops, and children's choir.

Ichabod Crane High School:

Student concerts, student drama productions.

St. Luke's Lutheran Church:

Community Theater Productions

Kinderhook Memorial Library:

Film Showings

Kinderhook Village Bandstand:

Ghent Band Concerts

Governor Martin H. Glynn Village Square:

Valatie: Summer Arts Festival Concerts

North Pointe Cultural Arts Center:

Robin's Academy of Dance, North Point Studios - Private Instrumental Music Lessons, Formal Concerts & Informal Coffeehouse Entertainment, Dance Bands, Theater Productions, Play Readings, Art Exhibits, Private Student Concerts

Martin Van Buren National Historic Site:

Concert Series, Living History Events

Columbia County Historical Society Museum:

Exhibits featuring: Paintings, Photographs, Objects from museum collections, Annual Gallery of Wreaths Display Educational Contributions by Columbia County Historical Society are varied. They include such programs as tours, hands-on experiences, workshops, exhibit based programs and summer day camps. These programs follow the New York State History Curriculum and are held at the Van Alen House, Ichabod Crane Schoolhouse, James Vanderpoel House, and at Lindenwald.

James Vanderpoel House:

KinderCrafter Fair featuring crafts of all kinds, art exhibits, music, and the Annual Holiday Greens Show where tours are offered to see holiday decorations and hear local musicians.

■ ART, MUSIC AND CULTURAL RESOURCES ISSUES, GOALS AND RECOMMENDATIONS

Issues

There are many cultural opportunities in the Town of Kinderhook. Although there is always room for some expansion and some further variety, cultural venues and events need to mirror the size and population of the town in which they exist. Rather, a lack of awareness of what is available is of concern to many in the town.

Goals

To continue to provide town residents of all ages varied opportunities to experience art in all its forms.

To slowly and carefully expand the opportunities for cultural expression.

To increase awareness of existing and new cultural opportunities.

Recommendations

1. All venues should support and encourage one another in their efforts to bring cultural opportunities to the town.
2. An effort should be made on the town level to create awareness and interest in all events occurring within the town. Formation of a cultural committee is recommended to coordinate and publicize events' town-wide, especially those for children.
3. Explore mechanisms to promote local cultural opportunities such as through newsletters or coordination with chamber of commerce or tourism groups.

INTER-RELATIONSHIPS AMONG THE TOWN OF KINDERHOOK, THE VILLAGE OF KINDERHOOK AND THE VILLAGE OF VALATIE

In order to increase communication and cooperation with the Villages of Valatie and Kinderhook, the plan recommends developing inter-municipal agreements relating to project review, planning and other areas of concern. The plan encourages regular communication between the municipal boards.

The Town of Kinderhook and the Villages of Valatie and Kinderhook have recognized that the three municipalities are inter-related and dependent upon each other in a number of areas. The planning process for development of this comprehensive plan has brought to light several goals and long term desires that are common to all three municipalities. Resident surveys done in both the villages resulted in many common responses, and although characteristics and demographics are different between the communities, common visions and goals have resulted from the planning process. Additionally, this comprehensive plan was developed with representation on the Town Comprehensive Plan Study Committee by members from both villages.

For several years, there has been inter-municipal cooperation, especially between the Town and the Village of Valatie.

Shared programs and services that are currently in place include:

1. Town maintenance of Valatie roads.
2. Joint participation of the two villages in solid waste pick-up contract.
3. Joint Village of Valatie/Town of Kinderhook joint summer recreation program.
4. Joint training programs (example New York Planning Federation and Department of State courses).
5. Town support of Village's libraries.
6. Town of Kinderhook support to Village of Kinderhook for state police substation.
7. Sharing of highway equipment when needed.
8. Joint fire protection and rescue squad.
9. Provision of water from Valatie to parts of the Town.
10. Joint use of recreation facilities among the three municipalities and the school district.

As part of the Town's comprehensive planning process, an effort was made to involve officials from both villages in helping refine

and develop recommendations that will meet mutual needs and goals. On January 12, 1999, a workshop was held where members from town and village boards as well as members from each municipality's comprehensive plan committees were invited. A summary of recommendations under consideration by the Town were reviewed. This important workshop focused on opening lines of communication, and reviewing those recommendations that impact, or have the potential to impact, either village. More importantly, the workshop resulted in a series of comments and additional recommendations that those present felt would strengthen the Town's plan, as well as positively strengthen the inter-relationships between the municipalities. As a result of this effort, various recommendations in this comprehensive plan were revised to reflect those concerns and ideas addressed. The comprehensive plan's recommendations incorporate these suggestions. The following is a summary of results from this workshop.

1. Recommendation Discussed: Set up mechanism to coordinate reviews with the Villages of Valatie and Kinderhook to protect mutual goals, environmental and scenic quality.

Comments: Participants liked this recommendation. It was desired that the plan offer more specific recommendations on how this would be accomplished. They suggested that the best course of action be to have a set procedure with timelines, membership, joint review procedures, etc. be adopted by each of the municipalities. In other words, the group felt it was important that procedures for each governing body be clear and formally in place to ensure that this coordination happens.

2. Recommendation Discussed: Set up formal mechanisms to communicate on a regular basis with Valatie and Kinderhook and nearby towns to ensure that actions relating to land use are coordinated.

Comments:

- a. There should be joint training opportunities for members from all three municipal planning boards, zoning board of appeals and governing boards.
- b. One conservation advisory council should be formed to serve all three municipalities with equal representation from each.

- c. Communication is critical to keep this process moving forward. The group wanted to see coordination and communication continue from town to adjacent towns as well. It was suggested that planning proposals that are being considered in Kinderhook should be passed along to neighboring towns as well.
- d. Have an annual or periodic “coming together” of the boards and committees working in government and on implementation of the plans.

3. Recommendation Discussed: Appoint an economic development committee, with members from both villages.

Comments: It was discussed that it would be beneficial to encourage formation of a business group for the whole town to work on town-wide projects and business development.

4. Recommendation Discussed: Increase support of local libraries.

Comments: Participants felt very positive about the inclusion of this recommendation in the Town plan and fully supported it.

5. Recommendation Discussed: Develop a community or decentralized sewer collection and septic management system.

Comments: The village of Valatie is concerned about the impacts of expansion of the current sewage treatment plant. Concerns revolved around taxes and growth inducing aspects. It was stated that Valatie does not want to expand the system. There was strong feeling that in order to solve this particular issue, that a partnership between the three municipalities is vital. It was felt that longstanding barriers need to come down in order to move forward and that communication is the key. The group requested that language in this plan be strengthened to include this partnership aspect. It was also mentioned that it may be technologically difficult to expand the system from Valatie given the fact that the Village of Kinderhook’s water supply is downstream from the effluent discharge from the Valatie sewage treatment plant.

6. Recommendation Discussed: Work with the county to develop regular bus or rail transportation in town.

Comments: It was suggested that the town explore other alternatives than just working with the county. For example, use of school buses for in-town transportation may be feasible.

7. Recommendation Discussed: Become more involved in library development, establish the 13 mile loop bike trail, develop a shared roadway system for bikes and pedestrians, develop sidewalks and develop a heritage trail from Lindenwald north through Kinderhook.

Comments: There was unanimous agreement that these were positive recommendations able to be supported by all. One suggestion was made to be sure that sidewalks were included to the Grand Union plaza.

8. Recommendation Discussed: Acquire ownership or easements for strip or pocket parks on Kinderhook Creek, Valatie Kill and at Wilds Pond.

Comments: The group liked the idea but agreed that if implemented, it will probably mean that more police protection will be needed to patrol these areas. Discussion led to the general opinion that a joint police protection program may be necessary throughout the town and villages.

9. Comments Relating to Land Use:

- a. Regarding agricultural lands, the Village of Kinderhook should look very carefully and work with the Town to protect agricultural lands, especially since areas of farmland overlap. They should look for consistency in regulations. The group also mentioned that having farmers use conservation easements would be beneficial to agriculture. There is desire to foster agriculture development and the group supported the idea that it is important for the Town to have an agriculture and farmland protection plan in place.
- b. The major land use issue discussed related to how commercial uses in the Town impacts economic and main street development in the villages. The workshop participants agreed that the following points should be considered in the Town plan:
 - look at zoning in the town with an eye to impact on villages,
 - maintain the dense villages with rural landscapes surrounding them,

➡ recognize there is need for more commercial development in town, but that it should not compete with villages. The town must decide what type of commercial development is desired. Village representatives felt that the villages are appropriate for commercial office centers serving the entire town. Participants did not want to see total commercial development of Route 9. Overall, they wanted the plan to address this issue and to set zoning goals to balance town and village needs so that the two downtown areas are first for commercial development before new areas in the town are. They suggested that the plan offer general recommendations or ideas on what could be done to accomplish this goal.

c. Transportation issues, especially regarding Route 9 were of concern. The group felt that the plan should reflect that an increase in Route 9 width is not desired for character and safety reasons. Bridges and how they are to be treated should also be included in the plan. For example, the train trestle is currently proposed to become four lane. It was discussed that this may not be desirable for character and aesthetics and the suggestion was made to not support four lane highway development in the town.

ACTION AND IMPLEMENTATION PLAN

This chapter presents, in chart form, the actions that have been recommended as part of the comprehensive plan. The actions are listed in an implementation matrix which shows the time frame (short term, intermediate and on-going) and who is responsible for each action. Short term actions should take place within three years of adoption of the comprehensive plan. Intermediate actions should take place 4 to 8 years after adoption of the comprehensive plan. On-going actions should take place through each year. Additionally, the type of action (Policy, Administrative, Program, Legal Amendment) and the page in the plan to refer to are offered. Policy actions refer to those that require the town to state a specific policy and then work towards implementing that policy. Administrative actions refer to those that require administrative procedures to be implemented to carry out the recommendation. Program actions are those that are specific programs, activities and tasks to be accomplished. Legal Amendment actions are those that require making amendments to the zoning, subdivision, highway or other local laws. The actions are show in the order they appear in the plan, under the headings of the sections in which they appear.

S= Actions to be implemented in the Short Term of 0-3 years after adoption

I= Actions to be implemented in the Intermediate Term Actions of 4-8 years after adoption

O=Actions that are ongoing throughout the life of the comprehensive plan.

Action	Type	Time Frame	Responsibility
Water Resources			
Decrease density of development north and west of Kinderhook Lake.	Legal Amendment	S	Town Board, Planning Board, Codes Committee
Consider banning use of seepage pits near Kinderhook Lake. (Coordinate with County Health Department: County rules may supercede local control).	Legal Amendment	S	Town Board, Planning Board, Codes Committee
			(Continued)

Action and Implementation Plan

Action	Type	Time Frame	Responsibility
Water Resources (continued)			
Develop, through a partnership with the Village of Valatie, water and sewer at the intersection of Route 9 and 9H. Consider use of decentralized facility or public on-site management.	Policy and Administrative	I	Town Board, Valatie Village Board
Form Conservation Advisory Council with members from the town and villages.	Administrative	S	Town Board, Village Boards
Develop erosion/sedimentation and stormwater controls in zoning and subdivision ordinances.	Legal Amendment	S	Town Board, Planning Board, Codes Committee
Designate a critical environmental area overlay and use clustering, conservation subdivisions and other zoning tools to protect important aquifers and critical environmental areas.	Legal Amendment	S	Town Board, Planning Board, Codes Committee
Conduct studies to evaluate water quality in areas where public health officials indicate a problem.	Program	S	Town Board
Develop program to register new wells for information purposes on water quantity.	Program	S	Town Board
Refer to state and federal environmental laws to prevent loopholes.	Legal Amendment	I	Town Board, Code Committee, CAC
Cover sand and salt piles to prevent leaching and erosion.	Program	I	Town Board, Village Board, County Highway Department
If necessary, before committing the Town to construction of large scale water or sewerage systems, consider alternative programs to pump, inspect, or manage on-site septic systems in areas where the public water supply has been compromised.	Program	I	Town Board
Consider the need for water and sewer in Kinderhook Lake area. Consider use of decentralized systems.	Program	I	Town Board
Initiate voluntary program to test wells for nitrates in areas where the state or county have identified potential water quality problems.	Program	S	Town Board
Comply with all state and federal wetlands , stormwater, erosion, sedimentation, and SEQR laws.	Policy and Administrative	O	Town Board, Planning Board, Zoning Board of Appeals

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Action	Type	Time Frame	Responsibility
Open Space and Vistas			
Inventory and map open spaces and scenic vistas	Program	I	CAC
Design, place, and maintain signs and landscaping at important gateway entrances to the town.	Program	S	Town Board
Allow flexible subdivisions and a variety of lot sizes and use building envelopes to locate new development to maximize open space.	Legal Amendment	S	Town Board, Planning Board, Codes Committee
Require that wires be buried in new development or placed on poles to the rear of the lot.	Legal Amendment	S	Town Board, Planning Board, Codes Committee
Develop a local Type I SEQR list for specific actions in town to ensure adequate environmental review.	Policy and Administrative	S	Town Board, Planning Board, CAC
Use conservation easements or outright purchases to protect important open spaces.	Policy and Program	I/O	Town Board
Implement use of the Visual Assessment Form in all SEQR reviews.	Administrative	O	Planning Board and Zoning Board of Appeals
Coordinate review of projects with adjacent towns and villages.	Policy and Administrative	O	Town & Village Planning Boards and Zoning Boards of Appeals
Review all ordinances periodically to ensure they are current and meet goals of comprehensive plan.	Administrative	O	Town Board
Agriculture			
Revise zoning to be more farm friendly and to allow use of accessory buildings and businesses on farm premises.	Legal Amendment	S	Town Board, Planning Board, Codes Committee, Kinderhook Farmers
Develop and implement a prime farmland overlay zone to protect important agricultural areas.	Legal Amendment	S	Town Board, Planning Board, Codes Committee, CAC, Kinderhook Farmers
<i>Continued</i>			

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Action and Implementation Plan

Action	Type	Time Frame	Responsibility
Agriculture (continued)			
Require new uses to be buffered from existing agricultural uses.	Legal Amendment	S	Town Board, Planning Board, Codes Committee, Kinderhook Farmers
Establish procedural and funding mechanisms to allow use of conservation easements and purchase of important farmlands.	Policy, Administrative and Legal Amendment	S/I	Town Board, Kinderhook Farmers
Develop local incentives to protect agricultural lands.	Policy, Administrative and Legal Amendment	S/I	Town Board, Kinderhook Farmers
Encourage county to develop farmland protection plan, or adopt this comprehensive plan.	Policy	S	Town Board, County Farmland Protection Board
Encourage farmers to enroll their land in the Ag District program and to take advantage of reduced assessment programs.	Policy and Administrative	S	Town Board, Town Assessor, Kinderhook Farmers
Amend zoning and subdivision ordinances to reflect the land use recommendations in this plan.	Legal Amendment	S	Town Board, Planning Board, Codes Committee
Coordinate zoning goals, tools and language with villages.	Policy	S/O	Town and Village Planning Boards
Ensure that all procedures and requirements of NY Ag and Markets Law 25-AA are followed.	Policy and Administrative	O	Town Board, Planning Board, Zoning Board of Appeals, Code Enforcement Officer
Apply current ag exemptions to fire and ambulance district taxes to qualifying agricultural lands.	Policy and Administrative	I	Town Board
Land Use			
Amend zoning to reflect the zoning district goals as outlined.	Legal Amendment	S	Town Board
<i>Continued</i>			

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Action	Type	Time Frame	Responsibility
Land Use (continued)			
Amend zoning to create recommended zoning overlay districts (MFO, HO, PFO, EAO).	Legal Amendment	S	Town Board
Amend zoning map to show overlays and proposed zoning as outlined on future land use map.	Legal Amendment	S	Town Board
Make amendments as listed in the plan (pages 71-83) in terms of district name changes, density changes, bulk requirements, design standards, and floodplain setbacks.	Legal Amendment	S	Town Board
When amending zoning, coordinate with Village codes to ensure consistency.	Legal Amendment	S	Town Board
Set up procedures for inter-municipal review of projects.	Legal Amendment	S	Town Board
Amend zoning to include sunset provisions for projects.	Legal Amendment	S	Town Board
Through zoning, encourage home occupations that have minimal impact and affordable housing options.	Legal Amendment	S	Town Board
Amend subdivision and zoning to allow/mandate conservation subdivisions.	Legal Amendment	S	Town Board
Transportation			
Require sidewalks in the B-1 zones.	Legal Amendment	S	Town Board, Planning Board, Codes Committee
Study and if feasible amend highway specifications to reflect rural road standards.	Legal Amendment	S	Town Board, Codes Committee, Planning Board, Highway Department
<i>Continued</i>			

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Action and Implementation Plan

Action	Type	Time Frame	Responsibility
Transportation (continued)			
Apply access management techniques in the zoning code, especially in the I and B-1 zones. Apply traffic calming techniques in residential zones.	Legal Amendment	S	Town Board, Planning Board, Codes Committee
Develop a local bus or van transportation system.	Program	I	Town Board, Village Board, County Office for Aging, Social Service Organizations
Municipal Buildings			
Expand or build new town hall, allowing for additional community uses in the structure.	Program	I	Town Boards, local organizations and groups
Rescue Services			
Coordinate administration and funding of increased police protection with villages.	Program and Administrative	S	Town and Village Boards, State Police and Sheriff Department
Highway Facilities			
Develop an equipment replacement policy to guide highway purchases.	Policy	S	Highway Department and Town Board, Village of Valatie
Locate and build a new highway department facility to accommodate equipment and highway needs.	Program	I	Highway Department and Town Board, Village of Valatie
Develop a Highway Capital Improvement Plan to manage and budget for highway needs.	Program and Policy	I	Town Board and Highway Department, Village of Valatie
Local Government Administration			
Develop and pass a local law requiring training of all government officials.	Legal Amendment	S	Town Board
<i>Continued</i>			

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Action	Type	Time Frame	Responsibility
Local Government Administration (continued)			
Ensure that all government officials have a copy of the comprehensive plan.	Policy and Administrative	S/O	Town Board
Ensure that the comprehensive plan is used as the basis for all decision making in the Town of Kinderhook.	Policy	O	Town Board
Economic Development			
Develop an economic policy directive for the town and villages.	Policy	S	Town and Village boards
Through a community survey, determine desired businesses and industries.	Program	S	Economic Development Committee, County tourism organizations and agencies, local businesses
Ensure that zoning prevents further strip development along major highways.	Legal Amendment	S	Town Board, Planning Board, Codes Committee
Clarify zoning guidelines, procedures, and requirements and develop a checklist for applicants to make the zoning permit process more friendly.	Legal Amendment and Administrative	S/O	Planning Board, Codes Committee
Ensure that all new commercial development is subject to site plan review and design standards.	Legal Amendment	S	Town Board, Planning Board, Codes Committee
Set up a joint town/village economic development committee.	Program	S	Town and village boards, local business people
Consider water and decentralized sewer systems or public on-site management in the I and B-1 zones.	Program	I	Town and Village Boards
Increase enforcement of zoning and subdivision laws.	Policy and Administrative	O	Town Board, Village Boards, Code Enforcement Officer
Provide incentives such as tax reductions, loans, etc. to encourage economic development.	Program	O	Town Board, County IDA and other economic development agencies

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Action and Implementation Plan

Action	Type	Time Frame	Responsibility
Historic Resources			
Identify historic sites and nominate to local, state and national Registers of Historic Places.	Program	S/O	CAC or Historic Committee
Designate heritage overlays and adopt voluntary standards to guide development within.	Legal Amendment	S	Town Board, Planning Board, Codes Committee
Locate, designate, and promote scenic/heritage routes.	Program	I	CAC or Historic Committee, Hudson Valley Greenway
Establish a local committee to review and offer advisory opinions on development proposals impacting historic resources.	Policy and Administrative	O	CAC or Historic Committee
Library Resources			
Increase the town's role in developing additional library resources.	Program	O	Town Board, Library Boards, School
Parks and Recreation			
Request the Town Recreation Committee finalize a parks and recreation plan and seek funding for implementation.	Program	S	Town Recreation Committee
Fully develop the proposed bike and pedestrian trail system and sidewalks.	Program	S	Town Board, Village Boards, Town Recreation Committee, Hudson Valley Greenway
Acquire easements along creeks for public access and small strip parks.	Program	S	Town Board, Village Boards, Town Recreation Committee, Hudson Valley Greenway, Columbia County Land Conservancy
			<i>Continued</i>

S= Actions to be implemented in the Short Term of 0-3 years after adoption. I= Actions to be implemented in the Intermediate Term Actions of 4-8 years after adoption. O=Actions that are ongoing throughout the life of the comprehensive plan.

Action	Type	Time Frame	Responsibility
Parks and Recreation <i>(continued)</i>			
Work with the Village of Valatie to repair Wilds Pond.	Program	I	Town Board and Village of Valatie
Provide access to the creeks for small boats and canoes.	Policy and Program	I	Town Board, Village Boards, Town Recreation Committee, Hudson Valley Greenway
Designate all trails in Kinderhook as part of the Hudson River Greenway Trail System.	Program	I	Town Board, Village Boards, Town Recreation Committee, Hudson Valley Greenway
Encourage additional coordination and sharing of recreational programs with villages.	Program and Policy	O	Town Board, Village Boards, Town Recreation Committee
Art, Music and Other Cultural Resources			
Coordinate promotion of events and activities throughout the town and villages.	Program	O	Chamber of Commerce, Cultural Organizations, Town and Village Boards, Kinderhook Promotional Association, etc.

S= Actions to be implemented in the Short Term of 0-3 years after adoption. I= Actions to be implemented in the Intermediate Term Actions of 4-8 years after adoption. O=Actions that are ongoing throughout the life of the comprehensive plan.

Appendix A

Presentations Made to the Comprehensive Plan Study Committee

David Church	New York Planning Federation	The Comprehensive Planning Process	12/12/96
Ed Stiffler	Columbia County Planning Department	The Comprehensive Planning Process	1/14/97
Dale Rowe	Columbia County Department of Health	Potential areas of concern in Kinderhook	1/28/97
Mike Borges	Town, part time Planner	Areas to be addressed in Kinderhook	2/25/97
Ruth Piwonka	Town Historian	Historic resources	3/11/97
Hank Stebbins	Scenic Hudson	Purchase of Development Rights (PDR)	4/22/97
Judy Anderson	Columbia Land Conservancy	Economics of PDR's	4/22/97
Paul McDowel	Farm Bureau	Future of Farming in Kinderhook	4/22/97
Michael Henderson	Curator, MVB Site	Van Buren Protection Plan	5/6/97
Tod Greci	Supervisor, Town of Stuyvesant	Planning in Stuyvesant	6/17/97
David Sampson	Director HRVG	Hudson River Valley Greenway	7/29/97
Maggie Vinciguerra	Executive Director, HRVG	Tourism and related topics	8/26/97
Ann Cooper	Columbia County Tourism Office	Tourism	8/26/97
Ed Stiffler	Columbia County Planning Department	Benefits of Tourism	8/26/97

Appendix B

Soils Found in the Town of Kinderhook

Soil Code	Percent Soils in County	Percent Slope	Prime Soil	Building Site Development *		Depth to Water Table (ft.)	Septic Tank	
				Limitation	Reason		Limitation	Reason
BeC	1.0	8 to 15		moderate	wetness	1.5-2.0	severe	slow perc
BeD	0.5	15 to 25		severe	slope	1.5-2.0	severe	slow perc
BeE	0.2	25 to 35		severe	slope	1.5-2.0	severe	slow perc
Bh	0.6			severe	ponding	1-1.0	severe	slow perc
BIA	1.7	0 to 3	yes	slight		>6.0	slight	
BIB	1.4	3 to 8	yes	slight		>6.0	slight	
Ca	0.9			severe	wetness	1-1.0	severe	slow perc
Cc	0.9			severe	low strength	.5-1.0	severe	slow perc
Ce	0.3		yes	mod/sev	wetness	1.5-2.0	severe	wetness
CoA	0.1	0 to 3	yes	mod/sev	wetness	1.5-2.0	severe	wetness
CoB	0.6	3 to 8		mod/sev	wetness	1.5-2.0	severe	wetness
CoC	0.2	8 to 15		mod/sev	wetness	1.5-2.0	severe	wetness
EIA	0.1	0 to 3	yes	mod/sev	wetness	1.5-3.0	severe	wetness
En	0.1		yes	mod/sev	wetness	1.5-2.0	severe	wetness
FaC	0.9			severe	depth bedrock	>6.0	severe	depth bedrock
FaD	0.8			severe	depth bedrock	>6.0	severe	depth bedrock
Fn	1.5							
Fr	0.4		yes	severe	wetness	0-1.5	severe	wetness
Ha	0.4			severe	wetness	0-0.5	severe	wetness
HoA	1.4	0 to 3		slight		>6.0	severe	poor filter
HoC	1.0			moderate	slopes	>6.0	severe	poor filter
HoD	0.3			severe	slope	>6.0	severe	poor filter
HoD	0.3			severe	slope	>6.0	severe	poor filter

continued

Soils Found in the Town of Kinderhook (continued)								
Soil Code	Percent Soils in County	Percent Slope	Prime Soil	Building Site Development *		Depth to Water Table (ft.)	Septic Tank	
				Limitation	Reason		Limitation	Reason
HvC	0.3	8 to 15		mod/sev	slope/wetness	1.5-2.0	severe	slow perc
KnA	1.3	0 to 3		severe	wetness	0.5-1.5	severe	slow perc
KrA	1.9	0 to 3	yes	slight		>6.0	severe	poor filter
KrB	0.6	3 to 8	yes	slight		>6.0	severe	poor filter
KrC	0.1			moderate	slope	>6.0	severe	poor filter
Ln	1.3			severe	wet/flood	0-1.5	severe	flooding
Lo	0.9		yes	severe	wet/flood	0.5-1.5	severe	flooding
MnA	0.1	0 to 3		mod/sev	depth bedrock	>6.0	severe	depth bedrock
MnB	1.5	3 to 8		mod/sev	depth bedrock	>6.0	severe	depth bedrock
MnC	1.7	8 to 15		mod/sev	depth bedrock	>6.0	severe	depth bedrock
NgA	0.8	0 to 3	yes	severe	wetness	0.5-1.5	severe	wetness
Om	1.0		yes	severe	flooding	4.0-6.0	severe	flooding
Pa	0.6			severe	low strength	1-1.0	severe	ponding
Ps	0.2							
PtB	0.8		yes	mod/sev	wetness	1.5-3.0	severe	slow perc
Ra	1.1		yes	severe	wetness	0.5-2.0	severe	slow perc
ScA	0.5	0 to 3	yes	mod/sev	wetness	1.5-2.0	severe	slow perc
Sh	0.1		yes	severe	wetness	0-1.5	severe	slow perc
StB	1.1	3 to 8	yes	slight		>6	severe	slow perc
StC	4.1	8 to 15		moderate	slope	>6	severe	slow perc
StD	2.4	15 to 25		severe	slope	>6	severe	slow perc
SuB	0.8			slight		>6	severe	slow perc
Sw	1.0			severe	wetness	1-0.5	severe	slow perc
UnA	0.1	0 to 3	yes	slight		>6	slight	
UnC	0.1	8 to 15		moderate	slope	>6	moderate	slope
UnD	0.1	15 to 25		severe	slope	>6	severe	slope
Wa	0.3		yes	severe	wetness	0-1.0	severe	poor filter

* Building Site Development shows the degree and kind of soil limitations that affect dwellings with or without basements, small commercial buildings, and local roads and streets. The limitations are considered slight if soil properties and site features are general favorable for the intended use and limitations are minor and easily overcome, moderate if soil or site properties are not favorable for the intended use and special planning or design is needed to overcome or minimize the limitations; and severe if soil properties or site features are so unfavorable or so difficult to overcome that special design, significant increases in cost, and possible increased maintenance are required.

APPENDIX C: DESCRIPTION OF PROPOSED HERITAGE OVERLAY DISTRICTS

The proposed heritage overlay district for the Town of Kinderhook encompasses several areas that have historic importance. These areas are:

■ POMPENICK:

Pompenick originated in a patent granted to Jan Hendrickse De Bruyn in 1679. The patent extended from the Valatie Kill eastward along the Kinderhook Creek to the offgevallen bergh, the steep hill that falls into the Kinderhook Creek a short distance from the town line on Silvernail Road in the Town of Chatham. The offgevallen bergh lies on the south side of the Penekoes Hills. The patent's eastern boundary extends from the offgevallen bergh north-northwesterly to Kinderhook Lake, coinciding closely with the town line.

The proposed district, includes dwellings and farm properties on Route 28B between Valatie Village and the Chatham Town line, extending from Kinderhook Creek and upland from the creek. The area retains very early land use patterns that can be characterized as "farm cluster" in which dwellings and farmsteads were located within a few hundred yards of each other. Six houses that appear to range in date from ca 1720 through the 1790s survive. Three have significant outbuildings. Extensive documentation for ownership and the social history of this area exists. The area also retains an unusually large number of 18th and 19th century farm complexes that have not been intruded upon by modern development. Future research should establish the actual number and sites of dwellings in this district.

■ KLINE KILL

As it flows north leaving the Ghent township, the Kline Kill serves as the boundary between the Towns of Kinderhook and Chatham until its confluence with Kinderhook Creek. Its west bank (Kinderhook) constitutes a broad, relatively flat valley. At the western perimeter of the flat land are six main farmsteads plus a dozen or so additional dwellings that were either tenant houses or farms subdivided from the original properties.

At Kline Kill, two significant Federal style barn complexes survive along with large rural dwellings representing Dutch (with significant Greek Revival additions), Federal, Greek Revival, Italianate and Queen Anne styles. Additional ancillary dwellings and a historic cemetery also exist.

■ OLD POST ROAD SOUTH

This district is distinguished by two National Historic Landmark properties. The district lies on the easterly side of Kinderhook Creek south of the Rte.9H and Co. Rte. 21 intersection and follows the course of the Old Post Road to the southerly town line. The district includes an area that represents some of the earliest settlement in the Town and includes outstanding examples of intact Dutch, Federal, Greek Revival, Italianate, and the hybrid Georgian-Italianate of Lindenwald.

An early stone and brick arch bridge survives on the Old Post Road. Additional evidence of Indian and early Dutch occupations have also been noted. These tracts were settled at an early date, but development was slow because of limited family ownership. The surviving architecture and archeological remains reflect early history as well as developments that occurred between the Revolutionary and Civil wars.

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