

NYS DEC Remedial Sites

Two sites located within the Cohoes Boulevard BOA currently participate in NYS DEC remedial programs. Both sites are former or existing MGP sites and are enlisted in the Voluntary Cleanup Program. Byproducts from coal gas production are likely of concern at these locations.

- *Site 1: 8 Linden Avenue – Former MGP Site*

This site is located on Linden Street near Route 787 North. The Mohawk River borders the site on the east, and Route 787 forms the western boundary. The property is currently vacant, and is surrounded primarily by residential properties. A Remedial Investigation (RI) and Supplemental RI program were completed by early 2007 to delineate contamination at the site. Data gaps required additional investigation at the site and a comprehensive RI report was anticipated during the fall of 2009. Known site contamination includes polycyclic aromatic hydrocarbons (PAHs) and volatile organic compounds benzene, toluene, ethylbenzene and xylene (BTEX). There are known exceedences of both PAHs and BTEXs in the soil and groundwater at the site. The river is additionally being evaluated to assess potential impacts from site contamination. Depending on the level of on-site remediation, it is likely that environmental easements will be placed on the property severely limiting the potential redevelopment of the property for residential or commercial uses.

The site's strategic location along the Mohawk River and proximity to downtown Cohoes presents an opportunity for a waterfront park with canoe and kayak access to the whitewater run that is located along the eastern boundary of the property.

- *Site 2: NM Cohoes – Sargent Street MGP*

The Sargent Street site is a vacant property located near the intersection of Sargent Street and White Street. The property operated as an MGP site from 1854 to 1870. The site was added to National Grid's multi-site Consent Order beginning December 14, 2009. To date, no site investigations have been completed, however a site characterization is planned. It is likely that significant levels of PAHs and BTEXs may be found in the soil or groundwater based on historic site use. In addition, it is anticipated that coal tar may be present on site. Once site investigation is completed, recommendations for site remediation will be developed and implemented. It may be necessary to impose environmental easements following remediation. These easements are generally used to restrict future land uses or to require engineering controls for the protection of both public health and the environment.

Contingent on effective remediation and any environmental easements that may be necessary, the Sargent Street property is a potential candidate for residential redevelopment to capitalize on the existing demand in Cohoes for newer townhouse construction within close proximity to the City's central business district.

Community Identified Sites

In addition to sites listed in one of the NYS DEC or EPA databases, the community identified four additional sites known or suspected to have been environmentally impacted. Two of these sites are contiguous sites located in the eastern portion of the Study Area. The third site is located to the north on Linden Street. These three sites are also considered vacant or underutilized, providing a much greater potential for redevelopment. The fourth site, also in the northern portion of the Study Area, is an active business located on the corner of New Cortland Street and Route 32 (Saratoga Street). As an active business, no environmental investigations are recommended at this time.

- *Site 3: Linden Street*

This property is owned by St. Michael's Catholic Church, and is currently a vacant property that appears to have been excavated, adjacent to the Cohoes MGP site. Clusters of groundwater wells were visible throughout the site, which generally indicates that shallow and deep groundwater is being monitored on-site. In addition, floor slabs were visible remnants on the property. It is unclear whether or not remediation on-site has been completed. The site is being investigated as part of the Cohoes MGP site remediation project.

- *Site 4: Whitehall Street – Former Landfill*

The community identified this property located at Whitehall Street as a former landfill. The site is located east of State Route 787, west of the Mohawk River and between the Cohoes Safe Storage Facility and the NHK Scrap Recycling Facility. A berm hill located behind a fence line was observed on-site, however the site was poorly visible from the road. The extension of Whitehall Street that leads to the landfill is no longer visible.

A Phase I ESA was conducted on the property in the summer of 2012, which is included in Appendix I. The uncertainty of the types of materials disposed of while the site was an active landfill indicate that a Phase II ESA would be required if the site were to be targeted for redevelopment. A Phase II ESA is recommended for the investigation, design and remediation of the landfill including an evaluation of potential impacts to groundwater and other environmental media.

- *Site 3: 1 Whitehall Street – NHKelman Recycling Facility*

This property is located adjacent to the former Cohoes Landfill and is an active scrap yard. The scrapping of materials of unknown composition has the potential to release contaminants such as poly-chlorinated biphenyls (PCBs), heavy metals, or petroleum based compounds onto the site. This site would warrant a Phase II ESA if redevelopment were to become feasible, and future uses may be limited depending on the type and level of contamination that may be discovered.

- *Site 4: 8 Saratoga Street – Sheltertherm*

This property is currently owned and actively operated by Sheltertherm, a homebuilding business that uses the site to produce expanded polystyrene products for home insulation, molds for concrete pours and ceiling tiles. Intensive industrial use of the property dates back to the mid 1800's, when a foundry operated on the property. The property consists of a large brick/block manufacturing facility which borders the river and railroad tracks to the north of Saratoga Street. To the south of Saratoga Street are two vacant parcels where buildings once stood.

Past property uses indicate a probability of site contamination. In addition, the age of the building suggests the presence of asbestos and lead. A Phase I ESA was conducted on the property in the summer of 2012. A copy of the Phase I ESA is located in Appendix J. The Phase I ESA concluded that due to the property's rich industrial history, a Phase II ESA would be required if the site were to be targeted for redevelopment. If any building renovations were to take place, a thorough survey of suspect asbestos, lead, and PCB containing materials would have to be conducted. A fire on the property during the fall of 2012 may have resulted in additional on-site impacts, and a Phase II ESA would further aid in determining the type and extent of additional potential contamination caused by the fire.

While redevelopment of the property is limited due to the existing industrial use, the property owner has expressed an interest in expansion of the Sheltertherm operation on the existing property due to the success of the business within the past decade.

3.4.3 Brownfield Summary and Next Steps

If redevelopment is proposed on any site listed as Level 1, additional investigations would be required to determine whether or not contamination exists on the property at levels that would require remedial action prior to redevelopment. Many of the sites have multiple environmental threats, including status as a hazardous waste generator, history of spill events, and listing as a bulk storage facility. While many of the potential brownfield sites identified in this study are active, viable businesses, a number of vacant brownfield sites that have the potential to serve as revitalization catalysts are present within the Study Area. For sites with existing businesses, the intent of this investigation is to identify actions that would be recommended if site redevelopment or reuse becomes a feasible option in the future. Many of the recommendations include conducting a Phase I Environmental Site Assessment, which is a voluntary, non-intrusive investigation. Several sites may require Phase 2 investigation, which should be combined with a Phase 1 ESA, completed to industry standards. These subsequent environmental investigations are activities that can be funded through the implementation phase of the BOA program.

KEY FINDINGS: BROWNFIELDS

1. Several active commercial and industrial properties within the Study Area are identified as potential brownfields. If these businesses should cease on these properties in the future, additional investigations would be encouraged before future reuse is considered.
 2. Any site identified in Table 5 should have a complete ASTM Phase I Environmental Site Assessment (ESA) conducted prior to undertaking any future redevelopment initiatives.
 3. A number of large, vacant brownfield properties exist along the Mohawk River waterfront, including the St. Michael's property and the former Municipal Landfill. Upon investigation and remediation of contamination concerns, the location of these vacant properties along the Mohawk River make these sites attractive redevelopment options important to the transformation of the City's waterfront.
-

3.5 Vacant & Underutilized Sites

Vacant and underutilized sites offer strategic, near-term opportunities for redevelopment. A vacant or underutilized site is defined as property with one or more of the following characteristics:

- Is vacant, according to NYS Real Property Classification System.
- Is improved, but with no active uses.
- Is improved, but not functioning to the highest and best use.
- Is partially developed/utilized.

Based upon the criteria above, 181 vacant and underutilized properties are identified within the Study Area, covering 40 acres (refer to Map 5, *Brownfield, Vacant & Underutilized Properties*). Of these 181 properties, 61 are commercial or industrial properties, with the remaining classified as residential.

There are a few notable clusters of underutilized properties in the Study Area, including north of Ontario Street and east of Cohoes Boulevard. Twenty-seven underutilized properties within the Study Area are publicly-owned, accounting for 9.7 acres, or 2.4 percent of total BOA land area. The majority of these properties are small parcels under 0.5 acres in size that are not located adjacent to one another, limiting the potential for near-term land assembly within the BOA.

However, several large publicly-owned underutilized or vacant parcels are located within the BOA, including the former Municipal Landfill property on Whitehall Street and the City DPW property north of Ontario Street. These large, publicly-owned waterfront properties present significant redevelopment opportunities that can reconnect the City to its waterfront and return these parcels back into actively used, economically viable properties.

Underutilized and vacant sites can have negative impacts on a neighborhood or Study Area by attracting vandalism and unauthorized dumping, decreasing perceptions of safety and driving down property values. However, these sites can also present some of the greatest opportunities for near-term redevelopment. Vacant and underutilized sites are often less expensive to acquire and in many instances require fewer site preparation activities, which can reduce development costs and increase investor interest. Underutilized properties should be viewed as key opportunities for redevelopment in the BOA. Property that is both vacant and occupying high-value locations are given priority in determining strategic sites for redevelopment and infill development within the Study Area.

KEY FINDINGS: VACANT & UNDERUTILIZED SITES

1. Vacant and underutilized properties account for 10 percent of the total BOA land area.
 2. Residential and downtown mixed use (commercial with residential) properties account for approximately 66 percent of all underutilized properties within the Cohoes Boulevard Study Area and may pose opportunities for land assembly and infill development.
 3. A number of large, underutilized brownfield properties are located along the Mohawk River waterfront, including the St. Michael's property, NHKelman Recycling and the former Municipal Landfill.
-

3.6 Land Ownership

Understanding property ownership and how it relates to future development opportunities within the Study Area is necessary when considering and identifying future projects and land uses. Specific projects may be more easily implemented and directed on lands owned by public entities. However, privately owned properties are equally important. Engaging property owners and working with them throughout the planning process is critical. If private property owners are involved in the process, they are more likely to willingly work toward an agreed upon vision, provide access easements, implement recommended design and site guidelines, sell property to investors interested in redeveloping, or redevelop the property themselves.

Table 6. Land Ownership

Parcel Ownership	Cohoes Boulevard BOA Study Area			
	No. of Parcels	Percent of Parcels	Acres	Percent Cover
Privately owned	1,233	93.4	328.6	85.1
Publicly owned	87	6.6	57.4	14.9
<i>Albany County</i>	5	0.4	1.1	0.3
<i>City of Cohoes</i>	51	3.9	34.9	9.0
<i>City of Cohoes IDA</i>	2	0.2	1.7	0.4
<i>State of New York</i>	22	1.7	18.8	4.9
<i>United States Government</i>	7	0.5	0.9	0.2
TOTAL	1,320		386.0	

As is provided in Table 6, the vast majority of land within the Study Area is under private ownership. Ownership patterns within the Cohoes Boulevard Study Area are illustrated on Map 6. The majority of these privately-owned parcels are small residential parcels 0.5 acres or smaller. A number of these parcels have been identified as underutilized, which presents opportunities for infill residential or mixed use development. However, the majority of these underutilized, privately-owned residential parcels are scattered throughout the BOA, limiting potential for land assembly.

The largest owner of publicly-held lands is the City of Cohoes (approximately 35 acres). The majority of the City's land is located in three areas:

- George Street Park, located between Lincoln Avenue, George Street, Central Avenue, and Spring Street (9.8 acres);
- The former Municipal Landfill located between SR 787 and the Mohawk River, south of a self-storage facility (4.3 acres); and

- The Department of Public Works garage located on Ontario Street between SR 787 and the Mohawk River (3.4 acres).

The State of New York is the second largest public landowner within the Cohoes Boulevard BOA, owning approximately 19 acres of land (approximately 5 percent of total BOA land area). Nearly all land owned by New York State within the BOA is encumbered. The 12.38 acres owned by NYS Office of Parks, Recreation & Historic Preservation is comprised of the Mohawk Hudson Bike-Hike Trail that forms the western boundary of the BOA. The remaining 6.41 acres are owned by the New York State Department of Transportation, and includes the former Champlain Canal route properties that now comprise the northern right of way of State Route 787. The land owned by NYSDOT includes a 1.3 acre linear parcel between the Cohoes Business Park and the current Cohoes DPW property. As the Cohoes Business Park properties are redeveloped, the strip owned by New York State provides a unique opportunity to reimagine the Champlain Canal, augmenting proposed private development with the renewed water feature while also providing the opportunity to interpret the rich history of the Champlain Canal in Cohoes.

KEY FINDINGS: LAND OWNERSHIP

1. Approximately 93 percent of all land within the Cohoes Boulevard Study Area is privately-owned.
 2. Brownfield properties that are publicly-owned account for 18 of all publicly-owned properties, and include strategically-located parcels such as the Cohoes DPW property and the former Municipal Landfill.
 3. While most publicly-owned parcels are actively used, 27 properties covering 9.7 acres are underutilized, accounting for 17 percent of all publicly-owned land area within the Cohoes Boulevard Study Area.
 4. Public ownership of vacant properties can often expedite redevelopment initiatives and provide additional public control over the future development of a parcel.
-

3.7 Parks and Trails

As noted during the discussion of land uses, the Cohoes Boulevard BOA Study Area is home to several public parks and trails utilized by residents within the Study Area and visitors from across the region. Parks and trails, both existing and proposed, are highlighted on Map 7.

Parks

GEORGE STREET PARK

The large, ten-acre George Street Park is owned by the City of Cohoes. Located between Lincoln Avenue, George Street, Central Avenue, and Spring Street, this park offers one baseball/softball diamond and a large amount of open space (see Figure 16). Nearly 30 percent of Study Area residents are within 0.1 mile of this park. Further analysis reveals that almost two-thirds of Study Area residents are within 0.25 mile of the park.

Average human walking speed is 3 miles per hour, or 264 feet per minute. At this speed, it takes the average human 2 minutes to walk 1/10 of one mile, and 5 minutes to walk 1/4 of one mile. Therefore, a significant number of residents live within a 2 to 5 minute walk of the George Street Park.

GRESTINI PARK

Grestini Park is a small, 0.84-acre park located between Ogden Mills Plaza and Olmsted Street, in the northeastern portion of the Study Area. This City-owned park is utilized primarily by the residents of Ogden Mills and the surrounding mill housing brownstones, as well as children from the nearby Cohoes Community Center. The park was renovated and rededicated in 2007, and now contains benches, a dog walk and several jungle gyms and other playground structures.

SILLIMAN PARK

The 0.39 acre Silliman Park is a City-owned park located directly across Mohawk Street from City Hall. This park sits at the site of the former Silliman Memorial Presbyterian Church. The property remains on the National Register of Historic Places despite the demolition of the church in 1998. Silliman Park was constructed in 2004 and contains benches and paved paths for passive recreation, as well as decorative light fixtures, landscaping and interpretive signage.

Based on Standards devised by the US National Recreation and Park Association, a neighborhood with the population of the BOA Study Area should have approximately 24 acres of close-to-home parks such as playgrounds, pocket parks and neighborhood parks.

Although park space south of Columbia Street appears to be adequate, a lack of programmed public open space has been observed within the Central Business District between Ontario Street and Columbia Street. As this portion of the Study Area is comprised primarily of dense residential, commercial and mixed use development, formal and informal open space opportunities are limited. Opportunities for expanded public open space between Remsen

Street and Lancaster Street should be investigated as part of future community revitalization efforts. In addition, the BOA lacks formal parks or public access opportunities to the Mohawk River waterfront. As one of the City's most significant potential recreational resources, the BOA Master Plan should identify opportunities for public access to the waterfront through the development of additional parks to meet the recreation needs of the community.

Trails

Like most traditional urban neighborhoods in the northeastern United States, much of the Study Area is characterized by an extensive sidewalk network. Residents of the Study Area also have access to an expansive network of trails through their direct connection to the Mohawk Hudson Bike-Hike Trail. The Mohawk-Hudson Bike-Hike Trail began in the 1970s as an effort to establish trails along the Mohawk River and the NYS canal system. There are currently more than 130 miles of trail in this system. Specific to the Study Area, this trail travels along the abandoned railroad corridor that forms a portion of the area's western boundary.

The design phase was completed in 2012 for the Cohoes Heritage Trail that will connect Harmony Mills and the Cohoes Falls Overlook Park to downtown Cohoes and the Delaware Avenue multi-use trail located on Van Schaick Island. This trail will tie into the Mohawk Hudson Bike-Hike Trail in the western portion of the Study Area and travel east along Columbia Street. After crossing Bridge Avenue over the Mohawk River onto Van Schaick Island, the trail will continue along Bridge Avenue to Van Schaick Park and then to Delaware Avenue. The New York National Guard, in cooperation with the City of Cohoes, has been actively clearing the proposed right-of-way in 2011 and 2012. Construction of the trail and installation of kiosks interpreting the rich history of the Erie Canal and the City of Cohoes is anticipated to be completed in 2013.

KEY FINDINGS: PARKS AND TRAILS

1. The Cohoes Boulevard Study Area contains numerous public parks within close walking distance of most residential properties, yet lacks a sufficient amount of overall park land to adequately service the needs of residents.
 2. Residential areas between Columbia Street and Ontario Street lack sufficient public recreation space.
 3. Residents within the Study Area have easy access to pedestrian trails, including the existing Mohawk-Hudson Bike Path and the proposed Cohoes Heritage Trail.
 4. Opportunities to provide additional park space within neighborhoods and along the waterfront should be explored.
-

3.8 Building Inventory

The Cohoes Boulevard Study Area contains a number of significant buildings with the potential to stimulate revitalization. Significant buildings included within this inventory have been identified using one or more of the following criteria:

- Buildings of significant size;
- Historically/culturally-important buildings;
- Buildings with adaptive reuse potential; and/or
- Buildings with the potential to serve as a revitalization catalyst in the neighborhoods surrounding the building.

The location of each building identified through this inventory is illustrated on Map 8, and a brief description of each building is included below.

Cohoes Commons

Opened in 1987, the Cohoes Commons was an enclosed outlet mall located on the corner of Mohawk Street and New Courtland Street. The 121,000 square foot building was anchored by Cohoes Fashions, a boutique department store. During operation as a mall, other tenants included Ralph Lauren, Corningware and Dansk Crystal. Most retail businesses left the mall by 2000. In the years since, the building has been primarily underutilized, though it has served as office space for the Cohoes Family Health Center, the Seton Health Business Office and the New York State Department of Civil Service Employee Health Service Facility. *The Cohoes Commons building is a large structure with the potential for adaptive reuse and/or expansion on underutilized portions of the site, and is a high value location near SR 32.*

Cohoes Music Hall

The Cohoes Music Hall is located at the northern end of Remsen Street, in the heart of the central business district. The five-story Cohoes Music Hall was constructed in 1874, serving as a music hall between 1874 and 1905, before the theater portion of the building was closed for safety concerns. The building remained in use as a bank until 1975, when the theater was restored to its historic grandeur. The building continues to operate as a theater today and serves as an anchor destination within downtown Cohoes. The building was added to the National Register of Historic Places in 1971. *This large building is significant due to its rich history and potential to serve as a hub for economic development and heritage-tourism in downtown Cohoes.*

Ogden Mill Complex

The Ogden Mill Complex is located at the intersection of Ogden Mills Plaza and Ontario Street in the northeastern portion of the Study Area. Built in the 1840's, the Ogden Mill complex encompasses the main mill building as well as the former mill worker brownstones located west of the main mill building. The original route of the enlarged Erie Canal traveled between the

main mill building and the brownstone units. The main mill building served as a knitting mill from its opening until 1973. The mill remained empty until 1980, when it was converted into senior apartments. *The Ogden Mill Complex adds a significant population density to the northern portions of the Study Area which could be leveraged during revitalization efforts.*

Cohoes Savings Bank Building

Located at 75 Remsen Street in the northern portion of the Study Area, the beaux art Cohoes Savings Bank Building was constructed in 1905. The building contains a number of historic murals that interpret the history of Cohoes and the Mohawk River. Over the past decade the building served as a satellite office for the Albany County Sherriff's Department. The Albany County Sherriff's Department recently closed their office at the former Cohoes Savings Bank Building, yet the building has been purchased by a local businessman for use as a jewelry store. *The adaptive reuse potential of this structure and its status as a local historic landmark make it an important economic development catalyst along Remsen Street, and a potential destination for heritage-tourism in the BOA.*

Manufacturers Bank Building

Constructed in 1906, the former Manufacturers Bank Building is located on the corner of Remsen Street and Ontario Street in the northern portion of the Study Area. Most recently, the 5,000 square foot, three-story building served as a branch for Bank of America, however this branch was closed in 2012. *Similar to the Cohoes Savings Bank, the Manufacturers Bank Building at full occupancy could provide significant economic development spin off activity to the BOA.*

Cohoes Armory

The Cohoes Armory is located at the corner of Columbia Street and Main Street in the central portion of the Study Area. Constructed in 1892, the armory served as the home of Company B of the New York National Guard until 1964. The armory also served as a uniform apparel store between 1972 and the 1990's. *The 22,000 square foot building has recently been purchased for adaptive reuse and conversion into a brewery, adding significant economic activity and investment to the Main/Congress Street neighborhood.*

Cohoes City Hall

Cohoes City Hall is located on the northeastern corner of Main Street and Ontario Street in the north-central portion of the Study Area. Completed in 1895, the gothic building was constructed primarily of Indiana limestone. The building is generally three stories in height and includes an ornamental tower on the buildings southwest corner. The building is listed as a contributing structure to the National Register-listed Downtown Cohoes Historic District. *City Hall is classified as a significant building because of its size, its historical significance and its status as the center of government in the City of Cohoes.*

Cohoes Public Library

Built in 1865, the Cohoes Public Library is located on the corner of Van Rensselaer Street and Mohawk Street in the north-central portion of the Study Area. The building originally served as the location of St. John's Episcopal Church, before closing in the 1960's. The City of Cohoes purchased the property in the 1970's and uses approximately 5,500 square feet of the building as the Cohoes Public Library. *This large building is significant because of its role as a nationally-recognized example as a successfully implemented adaptive reuse project and its historic character.*

St. Bernard's Church

The former St. Bernard's Church is located at 250 Ontario Street in the northeastern portion of the Study Area. Dedicated in the 1868, the Roman Catholic Church actively served the Cohoes community until its closure in 2009. *The vacant building is currently under private ownership. This building was determined to be significant because of its size, adaptive reuse potential, historic significance and proximity to downtown Cohoes.*

St. Joseph's Church

The former St. Joseph's Roman Catholic Church is located at 65 Congress Street in the west-central portion of the Study Area. St. Joseph's Church was constructed in 1868 and operated until the Roman Catholic Diocese of Albany closed the church in 2009. Now privately-owned, the church portion of the building remains vacant, while the rectory portion of the building has been repurposed for residential use. *The vacant St. Josephs Church is a significant opportunity to capitalize upon the pending adaptive reuse of the adjacent Armory building and infuse the surrounding neighborhood with investment and activity.*

Carter Building

Located at 57 Remsen Street, the three-story Carter Building historically served as a department store serving downtown Cohoes. More recently, the 10,299 square foot building contained Calkins Pharmacy on the ground floor, until it closed in 2010, and offices and apartments on the upper two floors. The building is vacant and currently listed for sale by Weichert Realtors. *The Carter Building, in conjunction with adjacent historic structures such as the Manufacturers Bank Building and the Cohoes Saving Bank Building, offers the potential for significant mixed use density in the northern block of Remsen Street.*

Former Carlson Pool & Skating Rink Building

The former Carlson Pool & Skating Rink Building is located at the corner of Cedar Street and Bridge Avenue in the east-central portion of the Study Area. The 2-story wood building with red terra cotta roof was once part of the Carlson Pool complex. The building included residential units on the second floor and pool/skating rink locker and dressing rooms on the ground floor. After the closing of the pool, the building served as a restaurant. The privately-owned building is currently vacant. *The building was deemed significant due to its strategic location in one of the Study Area's most visible gateways, its vacancy status and its historical significance.*

Vineyard Community Church

Located at 121 Remsen Street, the former First United Methodist Church was constructed in 1860. The approximately 5,000 square foot church building is approximately 4 stories in height, exclusive of the steeple, and is constructed from red brick manufactured in Cohoes. The building has been home to the Vineyard Community Church since 2000. *The Vineyard Community Church was deemed significant because of its ability to attract people into downtown Cohoes.*

St. Rita's Church

St. Rita's Church is located at 50 Lansing Street in the west-central portion of the Study Area. The existing 1-story brick building was constructed in the 1960's as a replacement for the original St. Rita's Church that previously existed on the site between 1940 and 1961. The building currently houses Heritage Baptist Church, which has occupied the site since 2009. *Similar to the Vineyard Community Church, the active use of St. Rita's Church draws people into the Study Area and may attract retail/restaurant spending.*

Delaware & Hudson Railroad Depot

The former Delaware & Hudson Railroad Depot is located at 116 Saratoga Street in the east-central portion of the Study Area. The brick building was constructed in 1910 and was used by Delaware & Hudson for their Cohoes Freight Yard, immediately east of the Queen Anne-style Delaware & Hudson Rail Station. The building was added to the National Register of Historic Places in 1998. Applied Labels, a label, coupon and direct mail printing facility currently occupies the building. *This structure occupies a key location within close proximity to Cohoes Boulevard and along SR 32, making its adaptive reuse a continued priority.*

Joshua Clarke House

The Joshua Clarke House is located at 112 Mohawk Street in the north-central portion of the Study Area. The 4,139 square foot house was home to Joshua Clarke, one of the first trustees of the former Village of Cohoes and an architect of a number of historic buildings in Cohoes, including portions of the Harmony Mill complex, the Egbert & Bailey Mill and the First Episcopal Church. *The building is currently privately-owned and rented out as apartment space. The Clarke House was deemed significant due to its historic nature, proximity to downtown and ability to become a heritage-tourism destination within the BOA.*

Sheltertherm

The Sheltertherm building is located at 8 Saratoga Street in the northern portion of the Study Area. The 89,000 square foot complex houses Sheltertherm, a local manufacturer of polystyrene building materials. The western portion of the building has been used for industrial purposes since 1880, and has been home to the Cohoes Iron Foundry & Machine Co., Peck Edge Tool Works, Mohawk Conduit and Star Woolen, Inc. *The Sheltertherm building was deemed significant due to its status as a major business and employer within Cohoes and its strategic location along the Mohawk River and Route 787.*

KEY FINDINGS: BUILDING INVENTORY

1. The Cohoes Boulevard Study Area contains a number of large historic buildings. Several of these buildings, including the former Manufacturers Bank, the Cohoes Armory and the former Carlson Pool Building are currently vacant. The adaptive reuse of these structures within the Cohoes Boulevard Study Area will contribute to revitalization efforts while at the same time ensuring the preservation of historic structures within the City of Cohoes.
 2. Some significant buildings within the Study Area, including the Cohoes Music Hall, the former Armory, and City Hall are actively used. Capitalizing upon this activity through the revitalization of adjacent parcels should be a key strategy within the Master Plan.
 3. Opportunities exist to capitalize on the significant buildings within the Study Area to enhance the economy and overall quality of life within the City of Cohoes, including the promoting and marketing of these buildings as viable locations for adaptive reuse.
-

3.9 Historic & Cultural Resources

Historic resources are a physical reminder that connects the past to the present. They help form individual and collective identities, and contribute to a sense of place. In addition to their social and economic importance, these resources also have educational and recreational value. The cultural and historic heritage of the City has played an important role in defining its character, particularly along its waterfront and in its downtown business district. Specific to the Study Area are four historic districts and three historic sites, all of which are listed on the National Register of Historic Places (refer to Map 9 – *Historic or Archeologically-Significant Areas*). Given the number of resources within the Study Area, the City of Cohoes should use the BOA process to leverage these assets to market and promote this portion of the City as a heritage tourism destination.



Figure 10. The Cohoes Music Hall is one of several properties located within the Study Area listed on the National Register of Historic Place

The City's vast collection of cultural and historic resources can make it a destination for heritage tourism and contribute to the overall experience of visitors to the Central Business District.

3.9.1 Historic Districts

Historic districts are groups of buildings, properties or sites that have been designated as historically or architecturally significant. Within designated districts, individual properties are classified as being contributing or non-contributing resources. Contributing resources are those buildings, structures, or objects that add to the historic integrity of architectural qualities that make the district significant. Additional information on each of the Historic Districts within the Study Area listed on the National Register is summarized below:

Downtown Cohoes Historic District

The Downtown Cohoes Historic District covers approximately 30 acres, encompassing most of the City's downtown business district. Of the 175 properties located within this district, 165 are considered to be contributing properties. Most of these contributing properties date to the period from 1820 to 1930, when both the Erie Canal and Harmony Mills were mainstays of the City's economy. In terms of architectural style, properties in the district range from Federal to Art Moderne, with only a few late 20th century intrusions. The Downtown Cohoes Historic District was officially recognized and added to the National Register of Historic Places in 1984. The Downtown Cohoes Historic District also contains a number of locally and state-designated historic sites, deemed contributing structures or sites to the historic district. These include: