





Introduction

In February of 2015 the Town of Copake, represented by the Hamlet Revitalization Task Force, began the planning and design process to create a Design and Development Plan for the Hamlet of Copake.

The stated goal of the Plan is to:

“Develop a town center that attracts new business and residential opportunities; is inviting, viable, and pedestrian friendly; and exhibits a cohesive look and feel.”

The stated purpose of the Plan is to:

- 1. Develop a framework for the Hamlet’s future growth and development, consistent with the needs and desires of the people and with best environmental practices;**
- 2. Help residents, businesses, and town officials to anticipate and meet the challenges of developmental pressures;**
- 3. Maintain the Hamlet’s unique character and safeguard its environmental, architectural and historic resources.**

Creating a plan that will over time redevelop Copake’s Hamlet, bring about its full potential, and reflect the community’s vision required extensive community outreach by the Hamlet Revitalization Task Force and direct engagement with the community in order to gather ideas and address concerns, form recommendations, and prioritize future improvements. The passion, pride, and interest for Copake and its Hamlet were on display in early May 2015 when well over 200 year-round and part-time residents participated in an Intensive multi-day design and visioning workshop to kick-off the design process for the Hamlet Design and Development Plan.

The intensive workshop included a “walk-n-talk” of the Hamlet Core with residents and Task Force Members, where the Design and Planning Team could gain first hand local knowledge while interactively discussing the challenges and opportunities within the Hamlet. The site tour was followed immediately by a visioning and brainstorming session at the Town Hall that included a presentation by the Design and Planning Team, reviewing the Hamlet’s existing conditions, assets and liabilities, and key principles that demonstrate the “Anatomy of a Vibrant Hamlet”*. Following the presentation the participants were asked “what they liked” about the Hamlet and “what they would like to change” about the Hamlet. This frank discussion with the community proved to be an essential component of the process, as the

* See Appendix A: Presentations, Section I. Visioning Workshop Presentation Day 1



The design team presents their draft recommendations at the conclusion of the 2-day design charrette



A crowd gathers during the Walk-n-Talk

community provided our consultant team with tremendous insight and feedback about their desired vision for the future of the Hamlet. This provided the foundation for the design process and ultimately the framework for the Design and Development Plan.

The community's vision would look to create a charming Hamlet that respected its historic and agricultural heritage; a Hamlet that would be attractive and pedestrian friendly; that would be vibrant and have thriving businesses, restaurants, and amenities that would serve the local community, as well as become a destination for visitors from the surrounding region. It would:

- Be sensitive to its environment and natural resources
- Be accessible to residents and visitors of all ages and abilities
- Embrace local artists and artisans
- Capitalize on budding agricultural and educational organizations
- Explore opportunities to link the Town's agricultural heritage to the Hamlet Core
- Make connections to local and regional recreational assets
- Maintain a small-town feel
- Strengthen all of the things that make Copake unique and special while addressing and enhancing the areas where Copake can improve.



The Hamlet Core currently suffers from vast expanses of over-paved areas

Existing Conditions

Although the Design and Development Plan focuses on the area within the Hamlet Core, it is important to understand the Hamlet in its greater context. Copake is defined by its beautiful agricultural landscape, including rolling hills, hidden lakes, and wide open vistas of breathtaking farm land, while the Taconic Mountains to the East provide a stunning backdrop to the Town. Copake sits between the Town of Hillsdale, which is about 5 miles North of Copake along Route 22, and the Town of Millerton, which is approximately 11 miles South of Copake along Route 22. State Route 22 is a significant road as it not only connects the communities to the North and South of Copake, but it also links many part-time residents from downstate to the Columbia County Region, as well as to the Berkshires in Massachusetts. Route 22 runs directly through the Town of Copake—approximately $\frac{3}{4}$ miles East of Copake's Hamlet.

Nestled within that rich agricultural landscape at the cross-roads of Old Rt. 22, Main Street, Empire Road, and Church Street, sits the center of the Copake Hamlet. Being located at that intersection of secondary roads instead of along Route 22 is both an opportunity and a constraint. Because Copake's Hamlet is isolated and does not directly benefit from the traffic flow and visibility of Route 22, it could be easily bypassed by regional travelers—while at the same time the Hamlet's isolation and unique development pattern shaped by these cross-roads is what makes it distinctive and allows the Hamlet to maintain its small-town feel.

GATEWAYS & TRANSITIONS INTO THE HAMLET

The gateways and transition zones into a Town or Hamlet are just as important as the center as they are the first and last impression of a community. The impression entering and leaving a community has a direct impact and correlation on a visitor's experience and likelihood to return.

The primary gateways and transitions into the Hamlet branch off from Route 22—East Main Street coming from the North, and Old Route 22 coming from the South (See page 9). While the gateway at the intersection of East Main Street and Route 22 provides an attractive "Welcome to Copake" sign that functions adequately as a town identifier, it does very little to actually entice passersby to turn onto East Main Street and explore the Hamlet. Though the Northern gateway is lacking, the Northern transition is by far the better of the two, effectively integrating a mixture of residential and commercial properties along the East Main Street section before converting to a strong residential fabric along Main Street as it progresses toward the Hamlet Core. The properties along the Northern transition are well kept, attractive, and offer a pleasant mix of architectural styles. The final leg of the transition along Main Street includes a sidewalk on only one side of the street, and although a sidewalk on both sides is preferred, the progression toward the center of the Hamlet with very attractive, well maintained homes provides a welcoming transition into the Hamlet Core.

The Southern transition from Route 22 into the Hamlet Core along Old Route 22 is less than ideal, with many auto-oriented, commercial properties that require a large amount of land and storage of vehicles and equipment—a common problem in small towns and villages throughout the region and the

The Hamlet Core currently suffers from vast expanses of over-paved areas



country. While these services are necessary and vital to the functionality and economic sustainability in any community, unfortunately, by their nature, they are not pleasing to the eye and can detract from the aesthetic quality and experience when entering or exiting a community. It is important to note that this type of use is in the appropriate location on the outskirts of the Hamlet Center. Auto-oriented businesses should be located outside of the community's pedestrian-oriented center. This condition can be addressed through design and zoning modifications by requiring simple screening measures. The challenge is to strike an appropriate balance between the importance and necessity of the businesses, and the fact that first and last impressions matter and have an impact on the overall success of the Hamlet.

STREETSCAPE & PARKING

At the center of the Hamlet Core sits the Town's most iconic element—its historic street clock. "The Clock" currently exists in a raised planting bed in the middle of the road, surrounded by a large expanse of asphalt paving. The Hamlet's abundance of paving is one of the key factors that influenced the Design and Development Plan, as it significantly impacts the safety, functionality, and aesthetic quality of the Hamlet Core. Currently there is no separation between the vehicular realm and the pedestrian realm as the asphalt pavement is continuous from the roadway, through the shoulder, and directly up to the face of most buildings. This condition of excessive pavement makes the Hamlet extremely unsafe to walk, drive, and park for the following primary reasons:

- It encourages much higher driving speeds through the center of the Hamlet, impacting:
 - a. The ability for drivers to see and react to oncoming pedestrians, and therefore the ability of pedestrians to safely cross the street
 - b. The ability for drivers to safely back out onto the roadway when leaving a "head-in" parking space in front of an existing business.
 - c. The ability for drivers to see the businesses and attractions within the Hamlet Core as they are less likely to slow down, impacting the viability of existing businesses.
 - d. The potential for residential and commercial development opportunities to function, as it currently not safe for residents and/or visitors of all ages and abilities to walk.
- Because the pavement often continues directly to the building face, it has created a condition of "head-in" parking in front of existing businesses, limiting the safety and functionality of the Hamlet. Hamlet parking, "head-in parking," and alternate parking strategies are further discussed in the Recommendations section of this report (see page 13).
- The lack of curbing, on-street parking, street trees, and sidewalks throughout most of the Hamlet Core leaves the pedestrian in an unsafe and vulnerable environment, as there is no visual

Looking Southwest at Fire Pond**Copake's iconic clock tower**

or physical separation between the vehicular traffic and the pedestrian. These elements offer a “defensible space” and their absence makes the Hamlet Core an unsafe and uninviting walking environment.

Additionally, the over-abundance of paving detracts from the aesthetic quality of the Hamlet.

- There is currently a lack of green space or greenery within the Hamlet core.
- The lack of site amenities such as street trees, sidewalks, decorative lighting, benches, and landscape emphasize the over-paved nature of the Hamlet, impacting the Hamlet’s sense of place.

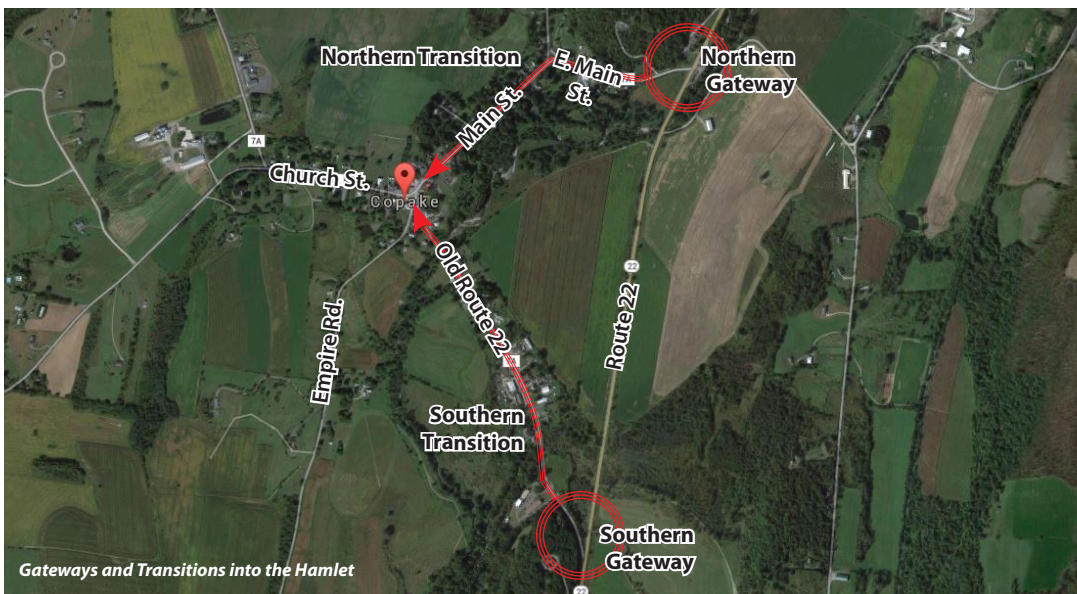
The existing lack of walkability (or degree to which a place is friendly to walking) in the Hamlet Core is in direct contradiction with the Hamlet’s inherently compact nature. In the current layout of the Hamlet, buildings are clustered tightly around the center and the cross-roads—creating a central “triangle” and the ideal environment for a pedestrian-oriented Hamlet Center. The buildings in the core of the Hamlet overlook the triangle and create a true sense of space surrounding it. This provides the opportunity for Copake’s Hamlet to offer its residents and visitors a unique experience, as most Hamlet development patterns in the Northeast are linear in nature with an archetypal “main street”, while Copake’s development pattern surrounding the triangle at the cross-roads creates a compact central space.

FIRE POND

The tour of the Hamlet that took place during the Public Walk-n-Talk included visiting the Town’s Fire Pond, located Southwest of the Central Triangle, about a one-minute walk from the Hamlet Core. The Fire Pond is an active water source for the Town’s Fire Department and is on Town-owned property. The property is accessed through a driveway and municipal parking area, which are also owned by the Town. The land surrounding the pond has tremendous views of the beautiful agricultural landscape to the Southwest, which in combination with its connection to public parking and the short walking distance to the Hamlet Core provide an opportunity to consider expanding this property’s role within the Hamlet.

HAMLET ARCHITECTURE

Architecturally the Hamlet core is defined by a mixture of commercial and residential properties that reflect the community’s history and agricultural context. Although many of the Hamlet’s commercial buildings have undergone unfortunate renovations throughout their history—including improper proportions for window and door replacements that have negatively impacted the facades of several buildings—the general style and proportions of the buildings are intact and provide a clear foundation for proper restoration and enhancement.



The most noticeable detractor within the Hamlet regards the lack of architectural quality and lack of detail on the side elevations of the Hamlet's most prominent structures. This condition within a typical linear Hamlet development pattern is not a concern, as the side elevations of the buildings are far less prominent. But in Copake's compact, centrally-oriented Hamlet the buildings are viewed from multiple angles, making the side elevations more visible and more important as they relate to the architectural fabric and functionality of the Hamlet.



Prospective view into re-designed "Clock Triangle" from proposed "Front Porch Market"

Design & Development Plan Recommendations: Short Term

The primary goal for the Design and Development Plan is to provide the Town of Copake with an inspired and achievable plan, which will enhance the Hamlet's many strengths while significantly improving the Hamlet's aesthetics, walkability, functionality, and opportunities for future economic development and community re-investment. While the Plan does explore longer term recommendations, the primary charge is to work with the existing fabric of the Hamlet and provide a framework for the Town to move forward with implementable projects that reflect the community's cohesive vision.

A. STREETScape IMPROVEMENTS

The Hamlet's compact fabric and strong architectural framework is one of its greatest assets and provides a solid foundation to capitalize on enhancement opportunities. The compact fabric of the Hamlet Core is particularly relevant in terms of walkability. Copake's Hamlet is particularly walkable. From the Hamlet Center, it is approximately a one minute walk (1/16th of a mile) in any direction to the edge of the Hamlet Core—for example, from the Clock to the Church, or from the Clock to either of the banks. Because of the compact layout of the Hamlet, in combination with a goal to increase the number of people who circulate about it, it is important to improve the walking environment of the Hamlet as it relates to safety, accessibility, and aesthetics—encouraging more pedestrian activity and improving viability of the Hamlet businesses.

Streetscape Definition

At the core of the Design and Development Plan is a proposed streetscape project that would convert the over-paved nature of the Hamlet into a charming, pedestrian friendly Hamlet Center. One very achievable opportunity that would dramatically improve the appearance, safety, functionality, and overall sense of place within the Hamlet is to create visual and physical definition between the pedestrian and vehicular realms. As discussed in the Existing Conditions section, there is no distinction between the two, a condition that has eroded the aesthetic quality of the Hamlet and perhaps more importantly, makes it unsafe and undesirable for residents and visitors to walk as well as drive.

- Adding a raised sidewalk zone as well as curbing to designate on-street parking areas allows the Hamlet's functionality to relate to its compact layout. Adding street trees, decorative lighting, and hanging flower baskets and banners would not only make the Hamlet more attractive, but it would "tighten" the street's cross-section by slowing down traffic and further defining the pedestrian realm—ultimately creating an appealing and safe conduit for visitors of all ages and abilities to do business at a multitude of Hamlet shops and restaurants. Over time, the ability for visitors to park once and then visit multiple businesses by walking very short distances in a beautiful and safe environment will not only increase revenue for existing Hamlet businesses, but lead to spin-off economics by attracting new businesses to the Hamlet.
- Although the proposed street cross-section would effectively reduce traffic speeds and provide

Proposed “Tightened” Street Cross-Section Looking East



safe pedestrian sidewalk zones it is important to note that the streetscape enhancements would not require encroachment onto private property. The roadway drive aisle would meet the county’s standard minimums for width, and the on-street parking, utility strip (street tree and lighting zone) and public sidewalk would layout within the County Right of Way.

B. RECONFIGURED/ EXPANDED CLOCK TRIANGLE

The area surrounding the iconic clock provides an excellent opportunity to create a unique central community gathering space. Though currently the Hamlet’s beautiful clock and war monuments sit alone on a small island surrounded by a sea of pavement and fast moving cars, the proposed Design and Development Plan looks to significantly increase the area surrounding the clock with a raised curb, forcing drivers to slow down as they enter the Hamlet Core.

- The new “Clock Triangle” would provide the opportunity to display the clock in the center of a pedestrian plaza. Seating and landscaping around the perimeter would create an attractive insulation to pedestrians utilizing the space, and the existing war monuments would be showcased in the landscape beds, allowing them to be safely observed from the new plaza.
- The expanded Clock Triangle would also provide the opportunity for safe pedestrian crossings, linking the sidewalk systems on each side of the street and encouraging visitors of all ages and abilities to visit the various businesses and other Hamlet attractions.
- The expanded Clock Triangle would be designed to handle all of the required turning movements for local traffic including emergency and service vehicles.

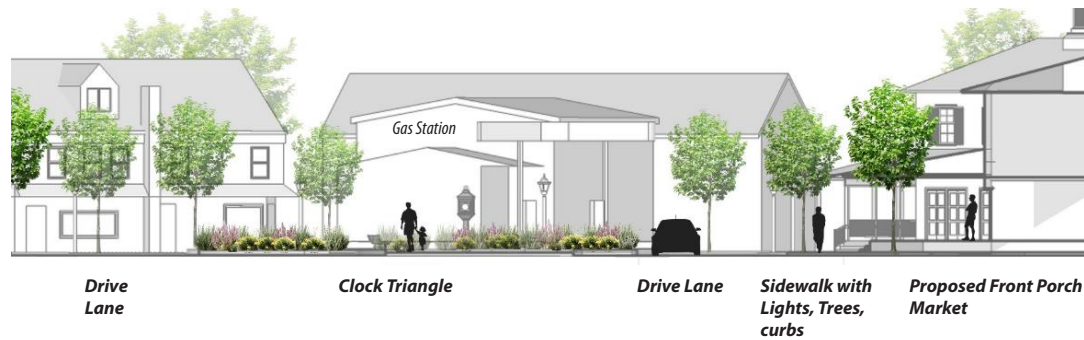
C. HAMLET PARKING

Head-In Parking vs. Shared Parking Areas

In addition to promoting faster driving speeds, the over-paved nature of the Hamlet Core also encourages and enable cars to pull “head-in” in front of businesses or residences. “Head-in” parking within a compact Hamlet such as Copake creates “gaps” and discontinuity within the pedestrian network, and forces the driver to back out into oncoming traffic across a zone that should be dedicated to pedestrians. Not only is this condition unsafe and less attractive, it is also technically illegal. While this condition often goes unenforced from a legal standpoint, it could potentially become a liability issue for the land owners, as well as the Town. Another important consideration regarding head-in parking is potential sources of funding. Monies, grants, and resources allocated for construction projects that support smart growth and pedestrian-oriented design would not likely endorse this condition in a compact Hamlet environment, potentially limiting the Town’s ability to fund implementation projects.

Shared Parking Areas

In an effort to reduce pavement, increase safety, and encourage pedestrian exploration and circulation, an alternative to the head-in parking currently in place is a combination of on-street parking and shared

Proposed "Tightened" Street Cross-Section Looking West

parking areas. The number of parking spaces serving multiple businesses in close proximity to each other can be significantly reduced through shared parking, in comparison to providing individually dedicated spaces for each business. Shared parking areas recognize that in a mixed-use environment such as the Hamlet, various stores and businesses have different peak operating hours and are able to consolidate those spaces, allowing for more efficient use of land.

- In addition to proposing on-street parking, throughout the Hamlet, the Design and Development Plan recommends implementing a shared-parking system, where visitors park behind existing buildings and use strong and short pedestrian connections to get to the Hamlet Core. This "park once" strategy provides a number of benefits:

- a. It alleviates some vehicular traffic, making for a safer environment for pedestrians and cyclists.
- b. It creates a more attractive and visually continuous streetscape that enforces a sense of place and entices shoppers and patrons.
- c. It gives business owners the chance to reclaim and re-utilize land previously dedicated to parking for possible revenue generating activities, such as outdoor dining or outdoor display of goods. These activities not only provide additional revenue opportunities for businesses but add to the improved aesthetic quality of the Hamlet by reducing excessive pavement and activating the street life and sense of vibrancy.
- d. It is designed to expose visitors to a myriad of other businesses on the way to their initial destination, heightening awareness of Hamlet stores and in turn an increase in business as the Hamlet gains exposure and becomes a more inviting and attractive place to be in.
- e. Finally, although there is a perceived convenience associated with parking directly in front of a business, parking once using on-street parking or a shared parking area and visiting multiple businesses within such a tight, compact Hamlet Core ultimately turns out to be more convenient than driving and parking at each individual business. For example, consider a customer who parks at the Church Street Deli to get a sandwich who would not be able to leave their car there while they go shop at the Front Porch Market and then go to have a drink at the future Sports Bar. In Copake, these three establishments are only within feet of each other, making it completely inconvenient to get in and out of the car multiple times to drive such short distances. This inconvenience discourages customers from doing business at multiple establishments within the same trip, whereas on-street parking and shared parking areas encourages it.

Recommended Parking Strategies



The Design and Development Plan proposes a combination of on-street and shared parking within the core of the Hamlet. Specifically the Short Term Plan recommends on-street parking throughout the Hamlet and shared parking in two locations within the Hamlet core:

- The first shared lot would utilize the existing parking area directly behind the Front Porch Market. Due to its location, this lot would directly serve the Front Porch Market, the Church Street Deli, and the Copake Wine Works, while also providing supplemental parking for the rest of the Hamlet business district. This parking area would have a direct pedestrian connection from the parking area back to the street to provide direct access to the Church Street Deli’s main entrance and the Hamlet core.
- The second shared parking lot proposes to combine the existing municipal parking area located behind the insurance building with the new parking area required for the new Copake Sports Bar. Combining these lots would provide efficiency in the parking layout resulting in an overall increase in parking spaces, and it would also provide access to the parking lot off of two streets, which would distribute the traffic flow and reduce the pressure around the triangle. This shared lot would not only directly service the patrons of the sports bar, but it would also provide parking for the proposed Fire Pond Park, for Church Street Deli patrons, and supplemental parking for visitors of the Hamlet Business District.
- Similar to the proposed pedestrian connection at the shared parking to the North, the Southern shared parking area would also have a strong pedestrian connection that would directly link the parking area and the proposed Fire Pond Park to the heart of the Hamlet.

D. FIRE POND PARK

Currently the Fire Pond is land dedicated to the Town to serve as a water source for the Fire Department. This, of course, is the primary function of the pond and this function needs to be maintained; however, the land has a stunning view over the Fire Pond of the agricultural landscape to the South. The fact that this asset is owned by the Town, has a direct connection to municipal parking, and is within a one-minute walk to the core of the Hamlet Business District makes it an ideal location for a passive recreational park.

- The Design and Development Plan proposes expanding the Fire Pond to create a park within the core of the Hamlet. It would be a tremendous asset for the community, not only enriching the quality of life for Hamlet residents and visitors, but also benefitting local businesses by providing an added attraction to the Hamlet Core and promoting spin-off economics.
- The park could have simple amenities such as a picnic pavilion, barbeque pits, picnic tables, horse shoe pits, and a small playground.

Example of pedestrian connection to shared parking lot



Example of simple amphitheater



BBQ Pits & picnic areas



- The existing topography surrounding the pond would make it very conducive to a simple amphitheater that could utilize a small deck as a stage while also functioning as an overlook.
- A small gazebo structure on the Southern side of the pond would terminate the axis of the proposed pedestrian connection from the Hamlet Core to the Park, drawing pedestrians into the park and strengthening its connection to the Hamlet Core visually and physically.
- The Visioning Plan recognizes that providing safe fire truck access to the pond is the priority. The plan proposes to work with the Fire Department and the adjacent Bank property to provide a dedicated easement along their Western property line to provide a dedicated fire access lane to the pond, eliminating any pedestrian conflicts with fire trucks within the proposed park.

E. HAMLET ARCHITECTURE

The architecture within the Hamlet core has the potential to be a tremendous asset to the Hamlet. Though many of the existing buildings within the Hamlet core need a significant amount of work as they have been neglected and poorly modified over time, the majority of the buildings have “good bones,” meaning they have quality proportions and an architectural style that once restored can fit beautifully within the fabric of the Hamlet.

Facade Proportions

Most of the architectural issues within the Hamlet have to do with improper window replacements and/or window removals that distort the proportions of the building facades and limit the uses within the buildings, making them less marketable. Additionally, many of the Hamlet’s key buildings historically had large front porches, which are an attractive architectural element that lends itself perfectly to a vibrant pedestrian friendly Hamlet Streetscape.

- The Design and Development Plan recommends to restore, enhance, and in some instances rebuild the front porches within the Hamlet Core to take full advantage of the compact fabric and direct visual and physical proximity to the proposed Clock Triangle, adjacent businesses, and proposed enhancements to the public realm.

Facade Orientation

Currently, most of the key buildings that surround the “triangle” at the Hamlet’s core have one primary front facing façade, which in most cases can be fairly attractive and have not completely lost their original character. The side façades of the buildings, however, are much less developed and in several instances are detracting from the architectural fabric of the Hamlet. As discussed in the Existing Conditions section, the oblique orientation of the buildings within the Hamlet is what makes Copake’s Hamlet truly unique and provides a tremendous opportunity to capitalize on what already exists. Many of the most unique, walkable places are those that have a tight architectural fabric and the opportunity to view architecture from oblique angles, allowing more than one façade of the building to be seen

Proposed architectural character for the Front Porch Market



from a particular view. Copake's triangle and corresponding intersections of roads creates many oblique views of the buildings—making them more interesting, but at the same time making them more exposed if the side facades are not attractive or contributing to the architectural fabric of the community.

- It is the recommendation of the Design and Development Plan that the Town looks to take advantage of this opportunity and look for funding opportunities to address the side facades of several of the key buildings within the Hamlet Core. This can be accomplished with the addition of windows and doors, as well as consideration of the front porches, which could have the ability to wrap around the sides of the buildings.
- Perhaps the best example of this could be at the Front Porch Market, which is viewed from many different angles. By wrapping the porch along the side of the façade and adding a few windows the building would directly engage the Clock Triangle, as well as the other buildings within the Hamlet core and create a stronger connection to the community and potential customers. These enhancements, as well as potentially reconstructing the historic cupola on top of the building could make the Front Porch Market eligible for an Anchor Building Grant, which can fund projects up to \$250,000.00. Specific recommendations for the Front Porch Market Building are as follows:
 - a. Wrap Front Porch: To take advantage of the building's important location on the triangle and the fact that due to the nature of the triangle the building is viewed from multiple angles exposing multiple facades of the building, the Design and Development Plan proposes to wrap the front porch around the sides of the building. This would greatly enhance the building's side elevations and provide a much better visual and physical connection to the proposed Clock Triangle and adjacent businesses. This enhancement would also enable the handicap ramp to connect to the front porch along the parking lot side of the building, which strengthens the connection to the parking lot while also providing more usable space on the front porch.
 - b. Modify Roof Line and Windows: In addition to expanding the building's front porch the Vision Plan also recommends that the building replace the windows on the front and side facades to be architecturally proportioned and functionally responsive to the nature of retail on the first floor. To make the second floor of the building marketable as a modern day office space, the roof line could be modified to raise the low ceiling height on the second floor. This would improve the overall proportion of the building and make the upper floor of the building a viable rental space.
 - c. Historic Cupola: As part of the building's proposed renovations the Design and Development Plan recommends that the building bring back the building's iconic cupola. This would provide a unique architectural detail to the building and greatly enhance the architectural fabric of the Hamlet.

Proposed architectural character for the Front Porch

F. SPUR TRAIL CONNECTION TO RAIL TRAIL

The Hamlet Design and Development Plan also demonstrates the community's idea for a multi-purpose spur trail that would link the Hamlet Core to the Rail Trail. This would be a tremendous asset to the Hamlet as it would provide a critical connection to one of the region's top recreational features and provide the regional users of the Rail Trail the opportunity to visit Copake's Hamlet.

- Once transformed into a charming, safe, and walkable environment, Copake's Hamlet would be an attractive destination for Rail Trail users to visit, shop, and dine.

G. MULTI-PURPOSE PATH CONNECTION TO TOWN PARK AND TOWN HALL

The Plan recommends connecting the Hamlet Core to the Town's Recreation Park and Town Hall on Mountain View Road by implementing a multi-purpose path that would utilize a future easement through the agricultural lands to the North of the Hamlet Core and immediately to the South of the Recreation Park. This path would provide the Town and Hamlet neighborhoods with a safe alternative to travel off the road between the communities key assets.



Proposed view of re-designed "Clock Triangle" and proposed "Front Porch Market" as they relate to the Hamlet streetscape

Design & Development Plan Recommendations: Long Term

The Long Term Recommendations demonstrated in the Hamlet's Design and Development Plan explore the Hamlet's full potential by visualizing how the Hamlet could develop over time if there is market demand for increased commercial and residential development. The Long Term Plan expands upon the anticipated success of the Short Term Recommendations and demonstrates how future growth could be integrated into the fabric of the Hamlet. This includes incorporation of a Regional Farm Co-op & Agricultural Education and Tourism Center, which could capitalize on the Hamlet's unique development pattern and direct proximity to active agricultural properties. It incorporates a mixture of single family, multi-family, and senior housing residential development, as well as the possibility to locate a distinct area of small artisan shops to celebrate local artists and craftsman within the Core of the Hamlet. The Long Term Plan demonstration of potential Hamlet build-out also integrates the reality of expanding the Hamlet's parking capacity. An outline of the Hamlet's Long Term Recommendations for the Design and Development Plan is as follows:

A. REGIONAL FARM CO-OP & AGRICULTURAL EDUCATION AND TOURISM CENTER:

One of the Hamlet's greatest assets is its direct physical connection to its surrounding active agricultural landscape. Copake's Hamlet is literally connected to active farmland on all sides, providing an excellent opportunity to capitalize on the uniquely compact development pattern and marry the Town's rich farming heritage and the existing programs at the Copake Agricultural Center with the Hamlet's core business district. The Design and Development Plan proposes the exploration of creating a Regional Farm Co-op & Agricultural Education and Tourism Center in the heart of Copake's Hamlet.

- This facility could bring goods and produce from local and regional farms together in one centralized location. Its location in the heart of the Hamlet combined with its direct physical relationship to active farmland would make it a truly unique experience, capable of becoming a regional destination. A regional destination would provide the opportunity for spin-off economics by benefiting existing businesses and attracting new businesses to open.

- The facility could begin by utilizing existing barn structures located behind the old pharmacy building next door to the Front Porch Market. This location could provide maximum flexibility as during the week the shared parking area behind the Front Porch Market would be utilized for parking, but on weekends during select hours the paved area could function like an outdoor market and festival space. Additionally, from this location a direct connection to the active farmland to the North can be accessed, providing the opportunity for interactive educational programs, as well as the opportunity for agricultural tourism.

- Seasonal tourism opportunities such as strawberry and blueberry picking in the summer months, and fall activities such as a pumpkin patch, hay rides, and corn maze could activate the facility and bring a regional awareness to Copake.

- A new regional destination located within the charming pedestrian friendly Hamlet core outlined in the Short Term Recommendations would set Copake apart from other small Towns

Existing Barn



Proposed architectural character for Agricultural Co-op buildings



and Hamlets in the region.

MIXED-INCOME SENIOR HOUSING AND MARKET RATE HOUSING

As partially articulated in the stated goal for the Hamlet's Design and Development Plan, the Plan "is to develop a town center that attracts new business and residential opportunities." The Long Term Plan explores the possibility that once the Hamlet becomes more inviting and walkable for residents and visitors for all ages and abilities that it could experience market driven development pressures for different residential options.

- The combination of the Hamlet's relatively flat topography and the opportunity to undergo a streetscape project that would transform the Hamlet Center into a safe and walkable environment, makes the Hamlet an ideal place to locate a mixture of housing options—including senior housing types ranging from market-driven active senior cottages to apartments.
- Having a safe and walkable Hamlet Center in direct adjacency to senior housing is a growing trend and provides seniors with the ability to walk to the goods and services provided within the Hamlet. This ability greatly increases their quality of life and sense of independence as it greatly reduces their reliance on others to drive them into town.
- The ability for the Hamlet to serve residents and visitors of all ages and abilities is also very good for business as it would locate residents within a one-minute walk to the center of the Hamlet and all that it offers. In addition to walking to all of the Hamlet Businesses, Hamlet Core residents could walk to church, the Post Office, the banks, the new Fire Pond Park, the new Spur Trail Connection, the Mixed-use Path connection to the Recreation Park, and perhaps a future Farm Co-op facility.

ARTISAN SHOP & COURTYARD

A community driven idea that surfaced during the multi-day design workshop was to integrate the opportunity to embrace local artist, artisans, and craftsman within the fabric of the Hamlet Core. This idea was well received and was integrated into the Long Term Plan. Drawing inspiration from one of the Hamlet's existing businesses, the Design and Development Plan locates several small cottage buildings around a central courtyard space. These small buildings would be charming but relatively inexpensive structures and collectively create the opportunity to create a terrific "Artisan Courtyard" that would be a truly unique feature within the heart of the Hamlet.

- Local artists, wood workers, glass blowers, potters, jewelry makers, etc. could be centrally located and within a very short walking distance to all of the other businesses and features within the Hamlet.
- The creative energy and quaintness of the artisan cottages in combination with the other features of the revitalized Hamlet would set Copake apart as a completely unique destination within the region.

"Linda's Hair Care," an inspiration for the character of new artisan cottages **Small artisan shops would attract local and regional visitors**



LONG TERM EXPANDED SHARED PARKING

In addition to exploring the potential build-out of commercial and residential opportunities, the Long Term Plan acknowledges the reality that with added Hamlet vibrancy and increased business viability, the Hamlet would have to plan for additional parking. Due to the existing development pattern and geographic limitation there are very few opportunities to expand the Hamlet's parking accommodations. The best opportunity to create a large and efficient shared parking lot that would have a direct connection to the heart of the Hamlet would be by connecting the existing parking lot in the rear of Dad's Diner and connect it with the existing large paved area behind one of the existing businesses on Old Route 22. By connecting these lots the parking area would gain significant efficiency and be able to accommodate the larger demand represented in the Long Term Hamlet Design and Development Plan. Similar to the proposed shared parking area in the Southwestern zone of the Hamlet, the parking area would have the ability to be accessed from multiple streets increasing its efficiency, connectivity, while reducing the vehicular pressure around the "triangle".

- As emphasized throughout the document and on both the Short Term and Long Term Hamlet Design and Development Plan the combination of on-street parking with shared parking in a pedestrian friendly Hamlet Center provides the Hamlet visitors with the ability to park once and walk to all of the goods, services, and amenities offered in the Hamlet Core. This increases the visitor's ability and likelihood of visiting more than one establishment at a time, enabling existing and future businesses to benefit from one another, which is the intended functionality of this compact development pattern.

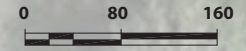
Copake Hamlet Development Plan

SHORT TERM RECOMMENDATIONS

1"=80'-0"



LEGEND



1. RECONFIGURED/EXPANDED CLOCK TRIANGLE

- Decorated paver seating area
- Safe pedestrian crossings
- Landscaping
- Granite curb edging

2. GENERAL STORE

- Wrap front porch to engage Triangle Green
- Modify roof/windows
- Add historic cupola
- Relocate parking to rear shared lot

3. STREETScape IMPROVEMENTS

- Granite curb, sidewalks, street trees, decorative lighting, & safe pedestrian crossings

4. SHARED PARKING AREA

5. PEDESTRIAN CONNECTION FROM SHARED PARKING

6. ON-STREET PARKING OPPORTUNITIES

7. OUTDOOR DINING OPPORTUNITIES

8. PEDESTRIAN CONNECTION TO FIRE POND PARK

9. RESTAURANT BUILDING

- Outdoor dining
- Front porch
- Facade improvement

10. FIRE POND PARK

- Barbeque pits
- Picnic tables
- Natural amphitheater
- Stage/overlook
- Gazebo
- Picnic pavilion
- Pedestrian connection to Hamlet Core

11. FIRE TRUCK ACCESS DRIVE

12. FUTURE CONNECTION TO MULTI-PURPOSE PATH

13. FUTURE SPUR TRAIL

Copake Hamlet Development Plan

LONG TERM RECOMMENDATIONS

1"=80'-0"



LEGEND 

- 1. RECONFIGURED/EXPANDED CLOCK TRIANGLE**
 - Decorated paver seating area
 - Safe pedestrian crossings
 - Landscaping
 - Granite curb edging
- 2. GENERAL STORE**
 - Wrap front porch to engage Triangle Green
 - Modify roof/windows
 - Add historic cupola
 - Relocate parking to rear shared lot
- 3. STREETScape IMPROVEMENTS**
 - Granite curb, sidewalks, street trees, decorative lighting, & safe pedestrian crossings
- 4. SHARED PARKING AREA**
- 5. PEDESTRIAN CONNECTION FROM SHARED PARKING**
- 6. REGIONAL FARM CO-OP & AGRICULTURAL TOURISM CENTER**
 - Market for local farms and farmers to sell year-round
 - Opportunity for seasonal tourism
 - Courtyard for market set-up and event space/daily shared parking
 - Permanent structures for vendors
- 7. PEDESTRIAN CONNECTION TO CO-OP & AG CENTER/SHARED PARKING**
- 8. ON-STREET PARKING OPPORTUNITIES**
- 9. OUTDOOR DINING OPPORTUNITIES**
- 10. RESTAURANT BUILDING**
 - Outdoor dining
 - Front porch
 - Facade improvement
- 11. ARTISAN SHOPS & COURTYARD**
 - Permanent structure for artisan shops
 - Courtyard with seating area and landscaping
- 12. EXPANDED FIRE POND PARK**
 - BBQ pits, picnic tables, natural amphitheater, stage/overlook, gazebo, pavilion, pedestrian connection to Hamlet Core, connection to artisan shops and courtyard, playground, open lawn space, additional pathways/trails
- 13. PEDESTRIAN CONNECTION TO FIRE POND PARK**
- 14. FIRE TRUCK ACCESS DRIVE**
- 15. SPUR TRAIL TO CONNECT TO RAIL TRAIL**
- 16. MIXED-INCOME SENIOR HOUSING & MARKET RATE HOUSING**
- 17. CONNECTION TO MULTI-PURPOSE PATH & SEASONAL/AGRICULTURAL TOURISM**

Copake Hamlet Development Plan

VIEW LOOKING NORTH



Copake Hamlet Development Plan

VIEW LOOKING WEST



Copake Hamlet Development Plan

VIEW LOOKING WEST



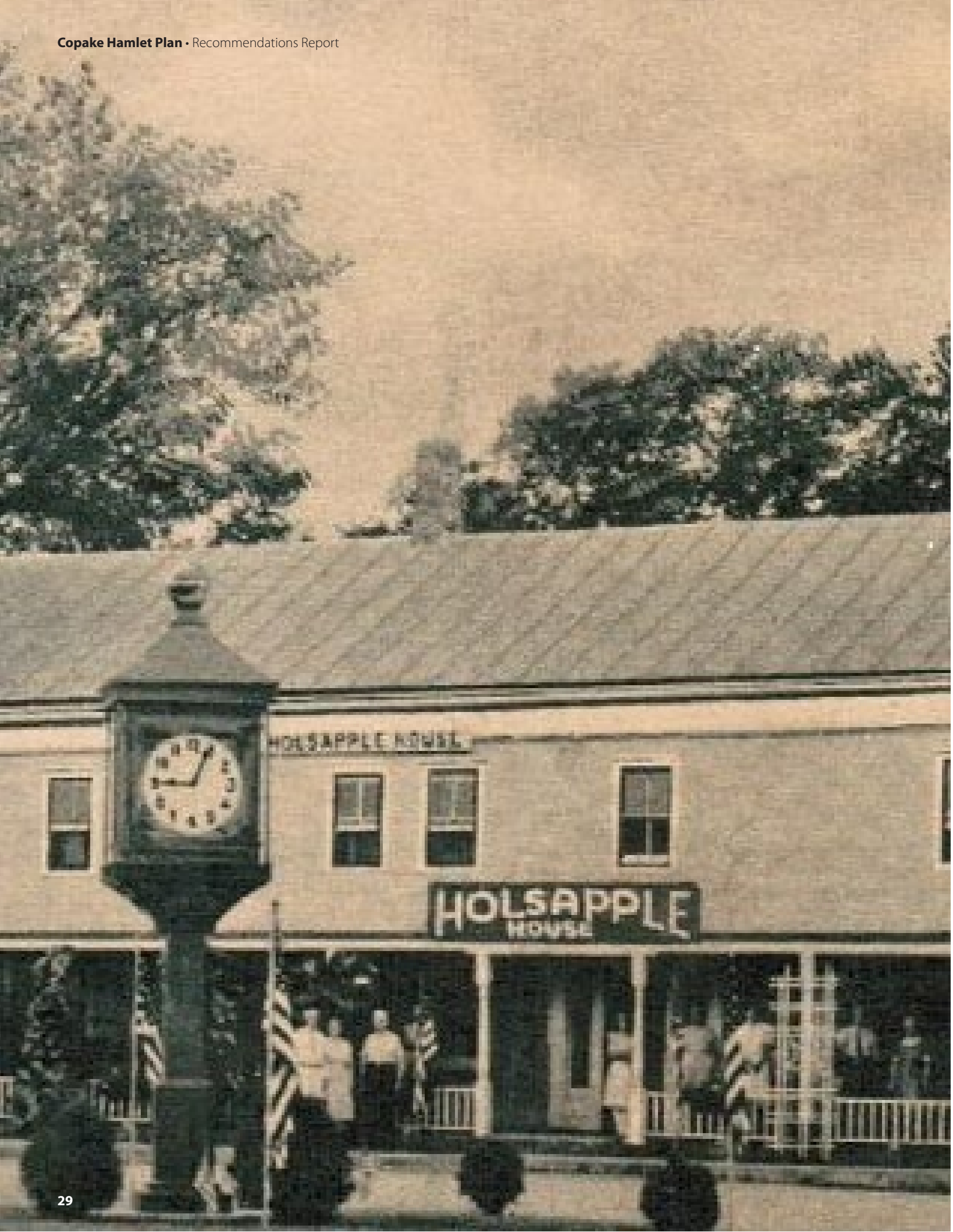
Implementation Strategies & Potential Funding Sources

In an effort for the Town of Copake to put itself in the best position possible to apply for grant funding, the Town should consider the following strategies:

- The Town should work with State legislators to pass legislation to have the Roe Jan Kill and Bash Bish Brook designated as New York State “Inland Waterways” to open access to New York State Department of State Funding.
- The Town should conduct an income survey of Hamlet residents to establish eligibility for programs.
 - a. Currently the available income data is based upon Census data, which combines adjacent municipalities within Columbia County. This does not provide an accurate data for the income of Hamlet residents, which would likely make the community appear to be ineligible when in reality the Hamlet would likely meet eligibility requirements.
- The Town should conduct a similar survey for Hamlet businesses to provide accurate data for the eligibility of funding programs; and
- Lastly, the Town should consider a Request for Proposal for the procurement of a Preferred Hamlet Housing Developer.
 - a. This would assist the Town in developing a realistic market driven strategy for future Housing opportunities within the Hamlet.

FUNDING RESOURCES

- Environmental Facilities Corporation Feasibility Study: Alternate Water/Wastewater
- ESD Feasibility Study/Economic Growth Grants: Agricultural Center
- Streetscape Construction: NYS DOS and NYS DOT
- CDBG Main Street Program: Main Street/Anchor Buildings Exterior Restoration
- Rail Trail connection to the Hamlet: NYS OPRHP Trails Grant





COPAKE HAMLET DEVELOPMENT PLAN: Design Charrete Short Term Recommendations







PLACE
alliance

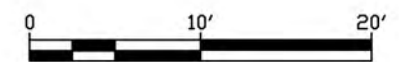
RIVER STREET
PLANNING & DEVELOPMENT

COPAKE HAMLET DEVELOPMENT PLAN: Proposed Street Section 01



TRIANGLE GREEN

6'	5"	24'
SIDEWALK	UTILITY STRIP	ROADWAY



COPAKE HAMLET DEVELOPMENT PLAN: Proposed Street Section 02



TRIANGLE GREEN

24'
ROADWAY

5' 6'
SIDEWALK

UTILITY
STRIP

