

# Welcome to Cohoes

An overview of residential  
and business development



Remsen Street—Historic Postcard

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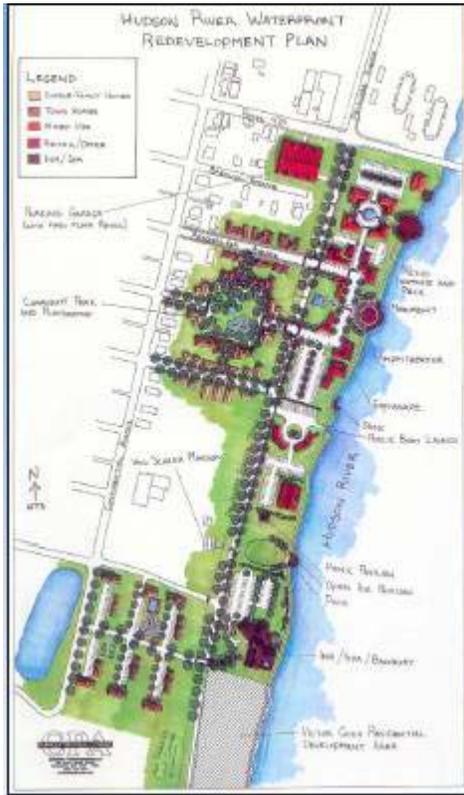
# City of Cohoes

Within Cohoes lie some of the most intriguing development opportunities in the Region. The City of Cohoes is full of historic remnants of the past industrial era, particularly relating to the textile industry. Cohoes' most prominent landmark is the former Harmony Mills textile complex located along North Mohawk Street. Historic mill workers' housing can be found adjacent to Harmony Mills and in other neighborhoods in the City. There are several other former mills located in the City, some of which have been adapted into new uses such as the Ogden Mills, which now functions as an apartment building. Remnants from the Erie Canal, which originally ran through the City—including recently rediscovered canal locks that were last used 150 years ago and the historic Matton Shipyard on Van Schaick Island—stand witness to Cohoes' industrial heritage.

In addition to its industrial and architectural charm, Cohoes has a wealth of waterfront land. Though the Capital Region contains large swaths of shoreline along the Hudson and Mohawk Rivers, very few waterfront properties in the Region are readily developable. Much of the Region's shoreline is obstructed by transportation infrastructure, such as the I-787 highway that runs along the western shore of the Hudson River. In addition, the Region's industrial past has left a legacy of contamination, yielding few build-ready waterfront development sites. Though Cohoes also has an industrial past, a number of its waterfront properties are considered buildable, with only minor environmental remediation necessary.

The City of Cohoes, originally developed as a “mill-town,” is strategically located along the Cohoes Falls, which initially powered the City's textile industry and now provides electrical power to the City. More recently, Cohoes has functioned as a bedroom suburb, primarily to the City of Albany, but also to employment centers in Troy, Schenectady and Saratoga Springs. Located in the center of the Capital Region, Cohoes is strategically positioned to expand its role as a residential community.

# Waterfront Development



*Excerpt from Waterfront Study completed 2005*

The City of Cohoes has over 7 miles of waterfront. Residential and retail development will once again provide access to the Hudson and Mohawk Rivers.

Currently, there are 225 condominium apartments approved for the north end of Van Schaick Island. *Waters View Condos* will have views of the Mohawk River and is within walking distance of Peebles Island State Park.



Peebles Island State Park has picnic facilities, a two mile walking path and a Visitors Center that explains the history of the island and is the headquarters for the New York State Office of Parks and Recreation. Across the street from this development is the Matton Shipyard, a historic boat and tug builder. This property is slated for development by the State of New York in the near future as a working museum.

On the south end of Van Schaick Island is the Admiral's Walk condominium project. With construction currently underway this project when complete, will provide 105 units on the Hudson Riverfront. Phase two of this project, was just approved and will add an additional 148 traditional and condominium apartments over the next few years. Construction is slated for fall of 2007.

Directly across from this project will be a hiking and bike path which will provide access to Peebles Island to the north and to the south, cross the refurbished rail road bridge to connect with the Mohawk Hudson Bike Path. This regional bike path can be followed southerly to the City of Albany and west to Schenectady.

Additional development planned includes a riverfront restaurant, a mix of retail and commercial businesses, and a waterfront park.



Artist concept of future waterfront restaurant to be located near 112<sup>th</sup> Street Bridge

# Cohoes Waterfront Trail



Waterfront trail from Green Island to Peebles Island to be built in 2007. This trail will provide access from the Hudson Mohawk Bike trail to the Champlain Trail in Waterford.



The Van Schaick Mansion, located on Delaware Avenue is a State Historic Site operated by the Daughters of the Revolution. Battle plans for the battle of Saratoga were compiled here. George Washington stayed here on the way to accept the British surrender.

# Harmony Mills Riverview Lofts

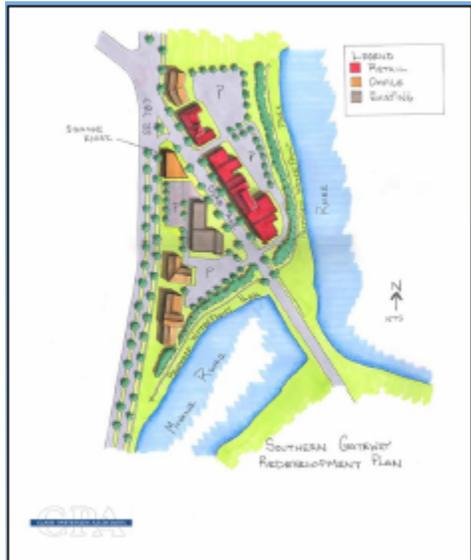


Work is currently under way for the Harmony Mills Riverview Lofts. Ninety-six loft style apartments were constructed in the Mill 3 building. The Harmony Mills were once the largest cotton textile manufacturer in the country. This Mill is listed on the National Historic Register is being returned to its glory with this exciting project. The area is rich in history and is built adjacent to the original Erie Canal and the expanded Erie Canal. The first residents moved into the Mill on December 1, 2005. The project is currently fully leased. Plans are under way for Phase II which will build an additional 140 + units. Construction is planned to begin this summer.



This project is in the middle of an award winning road reconstruction that was completed last year. This 10 million dollar project included refurbishing of the highway, installation of all new utilities and period lighting. This road also leads to the overlook for the Cohoes Falls, the largest waterfall east of Niagara Falls. The National Park Service is also working with the City of Cohoes to develop access to two original Erie Canal locks in this area. Close to \$1 million dollars of trail development is planned for this area.

## Southern Gateway



This six acre site is planned for future development along the 787 Corridor. A project has been submitted for approval to build 125 senior (50+) apartments overlooking the Mohawk River. Construction is under way and occupancy will begin late this summer.

## Cottage Avenue



The Michael's Group, an established capital area builder, is building nineteen single family homes in the northern end of Cohoes. This custom Hamilton is a 1634sf carriage-style floor-plan. This classic home features an entry foyer, spacious family room, dining room, and eat-in gourmet kitchen. The Hamilton also offers a master suite including a private master bath & walk-in closet. There are also two additional spacious bedrooms & another full bath.

Luxury features include a walk-out bay window at the home office, master suite, & 2nd bedroom. The 2nd bedroom also provides a cathedral ceiling. The family room offers a gas fireplace w/ a media niche & transom windows. The custom Hamilton offers all this and more.

These homes are being built in an established neighborhood. The project provides easy access to either the downtown business district or access to the west to Colonie.

## Brighton Pointe

In 2005 Marini Builders are built homes starting at \$230,000 in a quiet cul-de-sac in southern Cohoes. These homes are less than 4 miles from Exit 7 of Rt 87, the Northway. Beautiful views of the southern end of Cohoes and the City of Troy can be seen from this property.



## Seasons at Mohawk Point



The Seasons at Mohawk Pointe is the area's newest condominium community. Enjoy living in a maintenance free community where everything is done for you. This property is located adjacent

to the Mohawk Hudson Bike Trail and has great views of the falls. This new community features 37 condominiums with a variety of floor plans. There are many upgrades to choose from to customize your new home. Units are currently for sale.

## Additional Development

In addition to the above development there are several areas within the City where reasonably priced twin homes are being built in areas that had empty lots from older homes that have been removed. These homes give individuals a chance to buy a reasonably priced home in older established neighborhoods.

A planned development will add 90 new town homes for younger families in the Capital District.

The City of Cohoes also has several programs that can encourage home buyers to purchase an older home and receive tax breaks for major improvements. The City is working on a program that would allow a homebuyer to purchase a two family home and modify the home into a single family. This allows individuals to purchase a reasonably priced home and with improvements, have a very good sized residence. The City Assessor has information on these programs.

# Downtown Redevelopment

## REDISCOVERING



## REMSEN STREET

The City of Cohoes has adopted a plan to redevelop the downtown business district. This plan includes street scraping, signage, parking and façade improvement. The Cohoes Local Development Corporation sponsored a façade grant program for painting in 2003. This resulted in over \$100,000 of improvements. The City received a Governors Office for Small Cities façade grant in 2004 which resulted in \$200,000 of improvements to Remsen Street facades. The City has received an additional \$650,000 in funding that will allow building owners to invest in improving the rental units above their businesses. The City of Cohoes is following the MAIN Street guidelines in making these improvements. The City will also receive a MAIN Street grant of \$148,000 from the State of New York. Our program is called **“Rediscovering Remsen Street.”**

The plan is to have the downtown area a mix of office, retail and residential units that will work together for an improved district. This year there are already plans for over a million dollars in personal investment in this district. Currently there are seventeen building undergoing renovation on Remsen Street. Some have existing businesses and others will house new businesses and still others are there waiting for a new exciting opportunities

A new 14,600 square foot Rite Aid is being built on Route 470 one block from the downtown district. The opening is scheduled for May of 2007.

The State of New York in the spring of 2006 opened State Offices in the Cohoes Professional Building on Mohawk Street. Approximately 35 employees of the Department of Civil Service work at this facility. The developer is currently creating an additional 30 thousand square feet of additional office space.

Several new businesses have opened over the last year in the downtown area including a tile store, a Russian and Ukrainian import store, and a New York State Wine Shop. Coming soon are a Market Place/ Bakery, a Café/Bistro and a hand made jewelry store.

Starting in June of 2007 a Farmers Market will be held every Friday evening from 4:00 to 7:00 PM.

# Tourism



*The new Cohoes Overlook Park*

The City of Cohoes has a very unique history of both natural and industrial sites. The City through a series of grants and working with both private and community partners are working to make Cohoes not only a great City, but also a tourism destination.

The RiverSpark Visitor Center at the Cohoes Music Hall makes a great starting place for any visit to Cohoes.

The City has recently been granted three grants totaling \$1 million dollars to build a new Heritage trail through the Harmony Mill District. This loop system will provide walking and

bike paths that will link the Mohawk Hudson Bike Path with the downtown area and with signage lead people to the Riverfront Trail and the New York State Canal Corporation Champlain Bike Trail.

## Community Arts

The Historic 1874 Cohoes Music Hall is an anchor in the downtown business district. Located above the Cohoes Visitor Center, this building is home to C-R Productions, a local theater company that produces a season of established musicals. This theater group also offers an arts and educational program that is coordinated with the Cohoes School System. This program offers after school programs, summer camps and brings thousands of students to matinee performances of the arts.



**Times Union's Readers Poll BEST OF 2006  
C-R Productions at Cohoes Music Hall #1  
- BEST DEVELOPMENT ON THE LOCAL ARTS SCENE  
- BEST THEATER COMPANY**

In addition to the Music Hall the Spindle City Historic Society maintains an office in the RiverSpark Visitor Center. This group sponsors historic seminars, programs and art shows in the Visitor Center throughout the year.

### **Cohoes Caretakers**

The Cohoes Caretakers is a local non-profit organization that promotes special events in the business district. Each summer free concerts are held in Canal Square. The music included Polka, Irish, Big Band and even a Zydeco Band. They also sponsor a Christmas Tree lighting and visits with Santa Claus at the Visitor Center.

### **Business Council of Cohoes**

The City of Cohoes is part of the Albany Colonie Regional Chamber of Commerce. Businesses can enjoy the same benefits as other companies in the Albany Region. In addition the City of Cohoes has a business council that addresses issues that are unique to Cohoes. The BCC runs monthly meetings and sponsors a number of projects with the community.

### **Cohoes Local Development Corporation**

This 501c3 non profit works with the many community groups to coordinate a series of events through out the community. In addition this organization maintains a small business loan fund to help with the establishment of new businesses.



## A Brief History of Cohoes

Cohoes began as a Dutch farming community in the 1700's and remained one well into the early 1800's with gristmills and light industry. Cohoes also played an important strategic role in the planning of the battle of Saratoga at the still existing Van Schaick Mansion.

During the 1800's Cohoes became an industrial center due to its proximity to the rivers. The Hudson River was used for transportation and the Mohawk River for water power. The Cohoes Company built a series of power canals that led to the development of one of the greatest manufacturing communities in the world. At its peak the Harmony Mills would produce 1.6 million yards of cloth a week. With the opportunity for employment Cohoes attracted Irish, French Canadian, Italian, Polish, Russian and Ukrainian immigrants. Cohoes became a melting pot for the industrial revolution.

Today Cohoes is reshaping its history to move from an industrial center to a new role in the technology revolution in the middle of Tech Valley. The city is geographically equidistant on the North-South corridor between New York City and Montreal and East-West between Buffalo and Boston. This location along with the revitalization of River front property from industrial to recreational and residential gives Cohoes an opportunity to build an ideal community for the 21st century.

History, heritage and a strong housing stock will be the catalyst for the future. Welcome to Cohoes...a community that cares.



**A Character Counts community**

