



# Furgary-Shantytown Park Vision Plan

Hudson, New York

January 2025

# Acknowledgment

**This Park Vision Plan was prepared with funding provided by the New York Department of State Downtown Revitalization Initiative.**

**DATE:** January 22, 2025

**PREPARED BY:**

Starr Whitehouse  
Landscape Architects and Planners PLLC

**FOR:**

The City of Hudson, New York  
The Honorable Kamal Johnson, Mayor

Common Council President Tom DePietro  
1st Ward

Councilmember Gary Purnhagen  
Councilmember Margaret Morris  
2nd Ward

Councilmember Dewan Sarowar  
Councilmember Mohammed Rony  
3rd Ward

Councilmember Shershah Mizan  
Councilmember Lola Roberts  
4th Ward

Councilmember Jennifer Belton  
Councilmember Rich Volo  
5th Ward

Councilmember Vicky Daskaloudi  
Councilmember Dominic Merante



Boat launch with timber bulkhead and existing shacks beyond, August 2024.

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View of North Bay at low tide, October 2024.

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Executive  
Summary



# Executive Summary

## INTRODUCTION

Hudson's North Bay has been a vital natural resource for people living on the Hudson River for centuries, from the indigenous Mahican tribe to commercial and recreational fisherman and outdoor enthusiasts. Today, remnants of the twentieth-century fishing village, known as the Furgary Boat Club, the Shacks, and Shantytown, cling precariously to the water's edge. While these structures are in decline, the site continues to be a magnet for people seeking contact with this dynamic wetland ecosystem adjacent to the city.

Located at the north end of Hudson's Bridge District at North Front and Dock Streets, the City of Hudson designated the site as a public waterfront access point in 2016. However, the structures' current condition present a risk to public safety. The high cost of remediating the remaining shacks make preservation of these fragile structures unfeasible. Furthermore, sea level rise and heavier rains present a pressing challenge to sustaining this as a waterfront park. This study proposes stabilizing the threatened shoreline while retaining traces of its built history.

The vision plan is rooted in community input with the goal of ushering in a new generation of North Bay stewards. The park will provide safe and equitable access to this rich natural resource with opportunities for the public to learn about the site's unique history and ecology. This study is funded through a grant from the New York State Downtown Revitalization Program (DRI) awarded to the City of Hudson.



View of shanties from the popular fishing location, August 2024.

# Executive Summary

## PROCESS

In July, 2024, the City of Hudson retained Starr Whitehouse Landscape Architects and Planners to lead a visioning process for Furgary-Shantytown Park. Starr Whitehouse held bi-weekly meetings with Hudson Mayor Kamal Johnson, the Mayor's Aide Justin Weaver, and representatives from the Department of Public Works.

Following an inventory and analysis phase, Starr Whitehouse performed community engagement online and in-person. Stakeholders and community members provided invaluable feedback on how they use the site today and what they would like to see in a future park.

Informed by public engagement, Starr Whitehouse then developed a park concept plan with recommendations for project phasing and possible funding sources and partnerships. The final vision plan was presented to the City of Hudson Common Council in December 2024.

## 2024



Purple Loosestrife at the boat launch with Amtrak bridge at high tide beyond.

# Executive Summary

## PROJECT TIMELINE + LOCATION

- 2012** The State of New York grants ownership of the property to the city of Hudson.
- 2015** The State Historic Preservation Office (SHPO) completes a Resource Evaluation, and the property is deemed eligible to be listed on the State and National Registers of Historic Places.
- 2016** The public boat launch opens as the North Bay Access Point.
- 2017** Hudson is awarded the Downtown Revitalization Initiative (DRI) grant, which includes funding for site cleanup, remediation, design services, and site preparation to re-purpose the historic fishing village as a city park.
- 2020** SHPO performs a site visit and makes informal recommendations.
- 2024**
  - January Hudson Cultural Services (HCS), retained by the DRI Manager Labella Associates, completes the Alternatives Analysis report as required by SHPO.
  - July The City of Hudson retains Starr Whitehouse for park visioning services under the DRI.
  - October NY State Office of Parks Recreation and Historic Preservation (OPRHP), the City of Hudson, and NY Department of State sign the Letter of Resolution (LOR) affirming documentation and mitigation stipulations.



DRI Bridge District, which includes the Furgary-Shantytown sit.

Image source: Hudson DRI Plan, 2018.



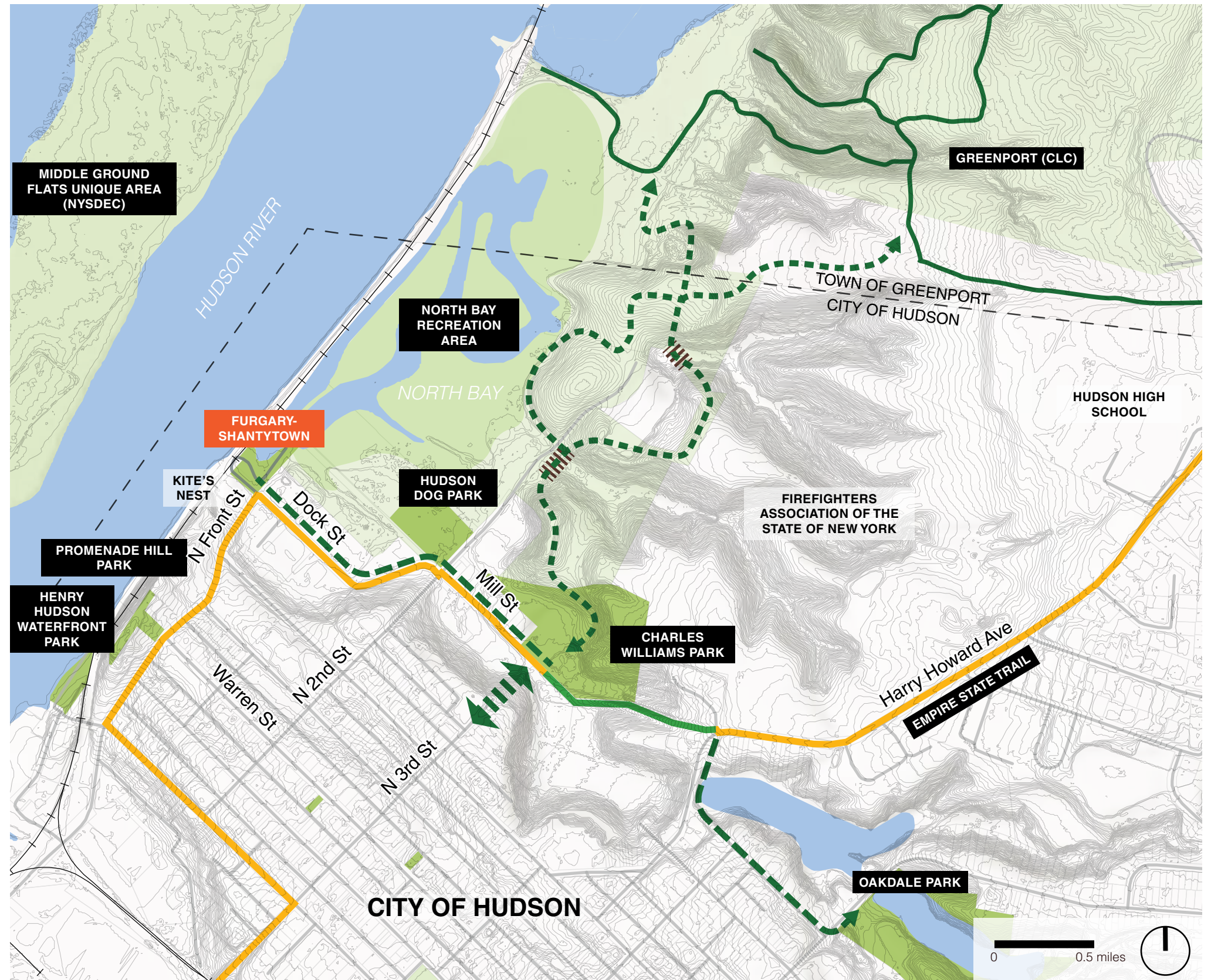
# Executive Summary

## NORTH BAY PARKS

A waterfront park at the site of the Furgary-Shantytown would be an integral piece of a larger open space network for North Bay. Different from the existing recreational amenities in the city, the park offers a quiet connection to river ecology and local history. Already a part of the Empire State Trail, streetscape improvements to Dock Street, including sidewalks, signage, lighting, and painted bike lanes would improve pedestrian safety. The Columbia Land Conservancy (CLC) is developing a trail connection from Charles Williams Park to Greenport, stitching an expanded North Bay green network.

### LEGEND

- Public Open Space
- Park
- Existing Hiking Trail
- Empire State Trail - On Road
- Empire State Trail - Off Road (Asphalt)
- Future Trail Connection
- Future Boardwalk
- Future Sidewalk + Streetscape Improvements
- Future Stair/Ramp Connection





02

# Inventory + Analysis



*Two men on boats in the Hudson River by Shantytown during a 1948 flood.*  
**Image Source:** Hudson Area Library Ciancetta/Rowles Photo Collection

# Inventory + Analysis

## AERIAL - HUDSON, NY



Image source: Nearmap

# Inventory + Analysis

## SITE HISTORY

**Pre-Colonial** Indigenous Mahicans cultivate the fertile soils around South and North Bays.

**1609** Henry Hudson visits the area that will be the city of Hudson.

**1785** A busy whaler and merchant port on the Hudson River, Hudson is chartered as a city.

**Early 1800s** Shad fishing is a major economic activity.

**1850** The railroad from New York to Albany transects South and North Bays in Hudson making the harbors inaccessible to ships.

**1889** Earliest mapped depiction of the fishing shacks on the Sanborn Fire Insurance maps, labeled “Fish Market.”

**Early 1900s** Dredging of ship channels and industrial development on the Hudson remove spawning grounds, and native shad populations decline.

**1930s-60s** Fishing is revived out of economic necessity during the Great Depression and World War II. Fish markets serve city residents and provide a livelihood to many.

**Late 1900s** Commercial fishing ends in the early 1960s, but site use continues for recreation, seasonal camps, and boat storage. Activities include hunting, trapping, fishing, and social gathering.



1960 Aerial of Shantytown. **Photo Credit:** Leo Bower.














Hudson River Fish Market c. 1962. This image depicts the Hudson River Fish Market owned by Philip Bower. Shad along with trout and herring are sold. **Photo Credit:** Leo Bower.

# Inventory + Analysis

## EXISTING CONDITIONS PLAN

### LEGEND

-  Building
-  Concrete
-  Wood Deck
-  Gravel
-  Mean High Water (MHW)
-  Amtrak
-  Bollard
-  Utility Pole
-  Parcel Boundary
-  Deciduous Tree
-  Evergreen Tree



# Inventory + Analysis

## EXISTING CONDITIONS PHOTOS



Park entrance at the intersection of Dock St and N Front St. The Kite's Nest garden fence is to the left and wastewater treatment plant is out of frame right. The site is on the Empire State Trail.

# Inventory + Analysis

## EXISTING CONDITIONS PHOTOS



Open lawn area with mature silver maples and cottonwoods, bound by a mix of metal and wood bollards. Amtrak rail line beyond.

# Inventory + Analysis

## EXISTING CONDITIONS PHOTOS



Access road to the boat launch and fishing shacks. A Combined Sewer Overflow (CSO) pipe runs parallel right of the road and the waste treatment plant is out of frame right. Masses of non-native knotweed are a buffer to the treatment plant.

# Inventory + Analysis

## EXISTING CONDITIONS PHOTOS



The existing boat launch with a timber bulkhead in decline. The depth and pitch of the ramp are reported to be too shallow for easy water access.



# Inventory + Analysis

## EXISTING CONDITIONS PHOTOS



View toward North Bay. The remnant concrete slab is a popular fishing spot today. Catfish are the most common species caught. Fish should not be eaten.

# Inventory + Analysis

## EXISTING CONDITIONS PHOTOS



View looking east towards existing fishing shacks across North Bay.

# Inventory + Analysis

## FLORA



*Acer Saccharinum*  
Silver Maple



*Catalpa speciosa*  
Northern Catalpa



*Pinus strobus*  
White Pine



*Platanus occidentalis*  
American Sycamore



*Populus deltoides*  
Eastern Cottonwood



*Salix alba*  
White Willow

# Inventory + Analysis

## FLORA



*Artemisia vulgaris*  
Mugwort



*Cornus amomum*  
Silky Dogwood



*Lythrum salicari*  
Purple Loosestrife



*Solidago canadensis*  
Goldenrod



*Vitis riparia*  
Riverbank Grape



*Toxicodendron radicans*  
Poison Ivy

# Inventory + Analysis

## FAUNA



*Haliaeetus leucocephalus*  
Bald Eagle



*Ardea herodias*  
Great Blue Heron



*Agelaius phoeniceus*  
Red-winged Blackbird



*Cistothorus palustris*  
Marsh Wren



*Actitis macularius*  
Spotted Sandpiper



*Megaceryle alcyon*  
Belted Kingfisher

# Inventory + Analysis

## FAUNA



*Anas platyrhynchos*  
Mallard



*Phalacrocorax auritus*  
Double-Crested Cormorant



*Branta canadensis*  
Canada Goose



*Alosa sapidissima*  
American Shad



*Morone saxatilis*  
Striped Bass









*Ameiurus catus*  
White Catfish

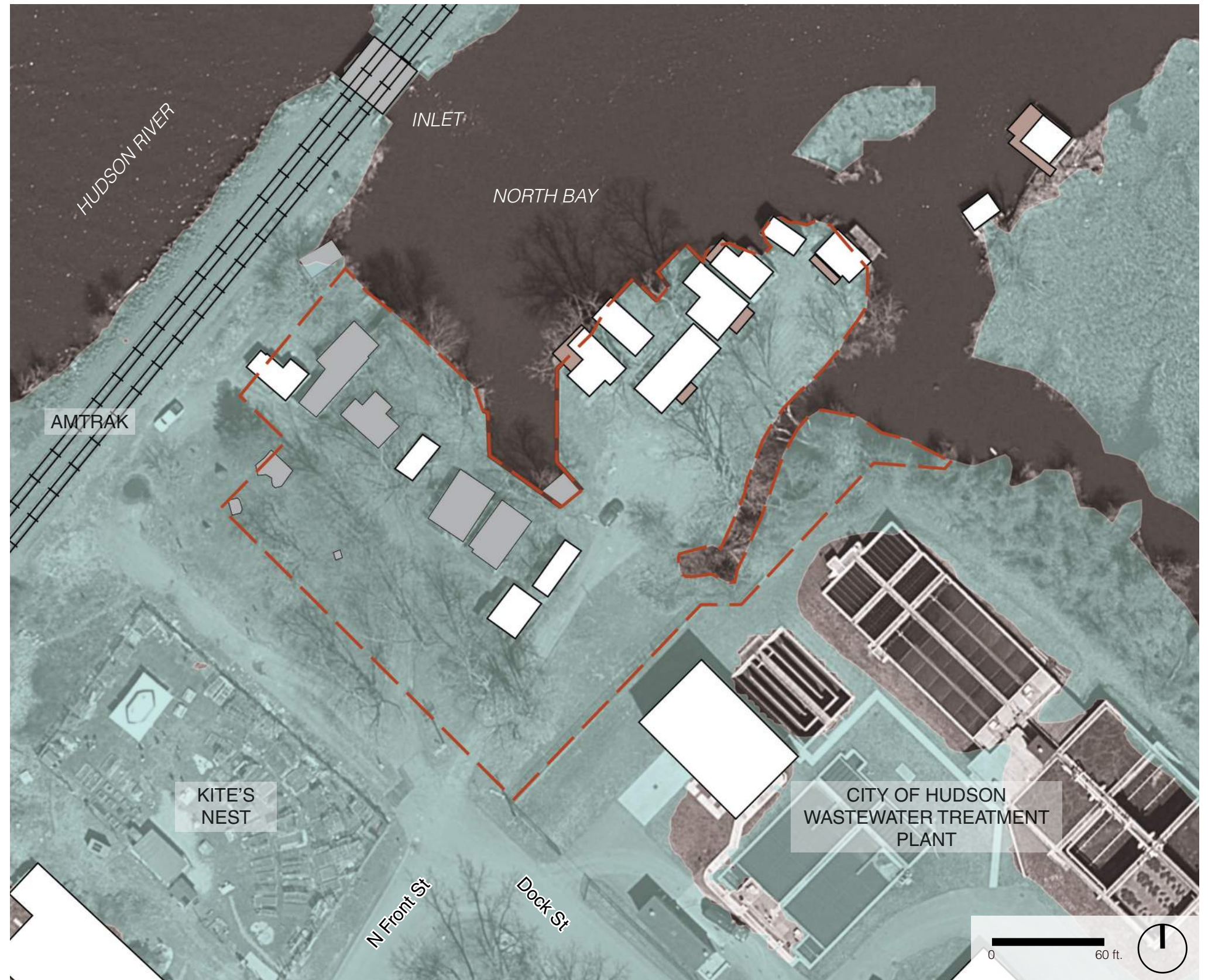
# Inventory + Analysis

## 100-YEAR FLOOD ZONE

The entire park sits within the Federal Emergency Management Agency (FEMA) 100-Year flood zone. Frequent flooding inundates the park, which has been observed underwater in both archival photos and as recent as April 2024. The frequency and intensity of flood events are expected to increase with climate change. Flooding is not only a risk to public safety and the historic buildings, it also demands the park design be resilient. Proposed planting should be native to riparian floodplains and structures and paving floodable.

### LEGEND

-  Building
-  Concrete
-  Wood Deck
-  Amtrak
-  Project Boundary
-  Areas Inundated by 100-Year Flood












Source: Federal Emergency Management Agency (FEMA)

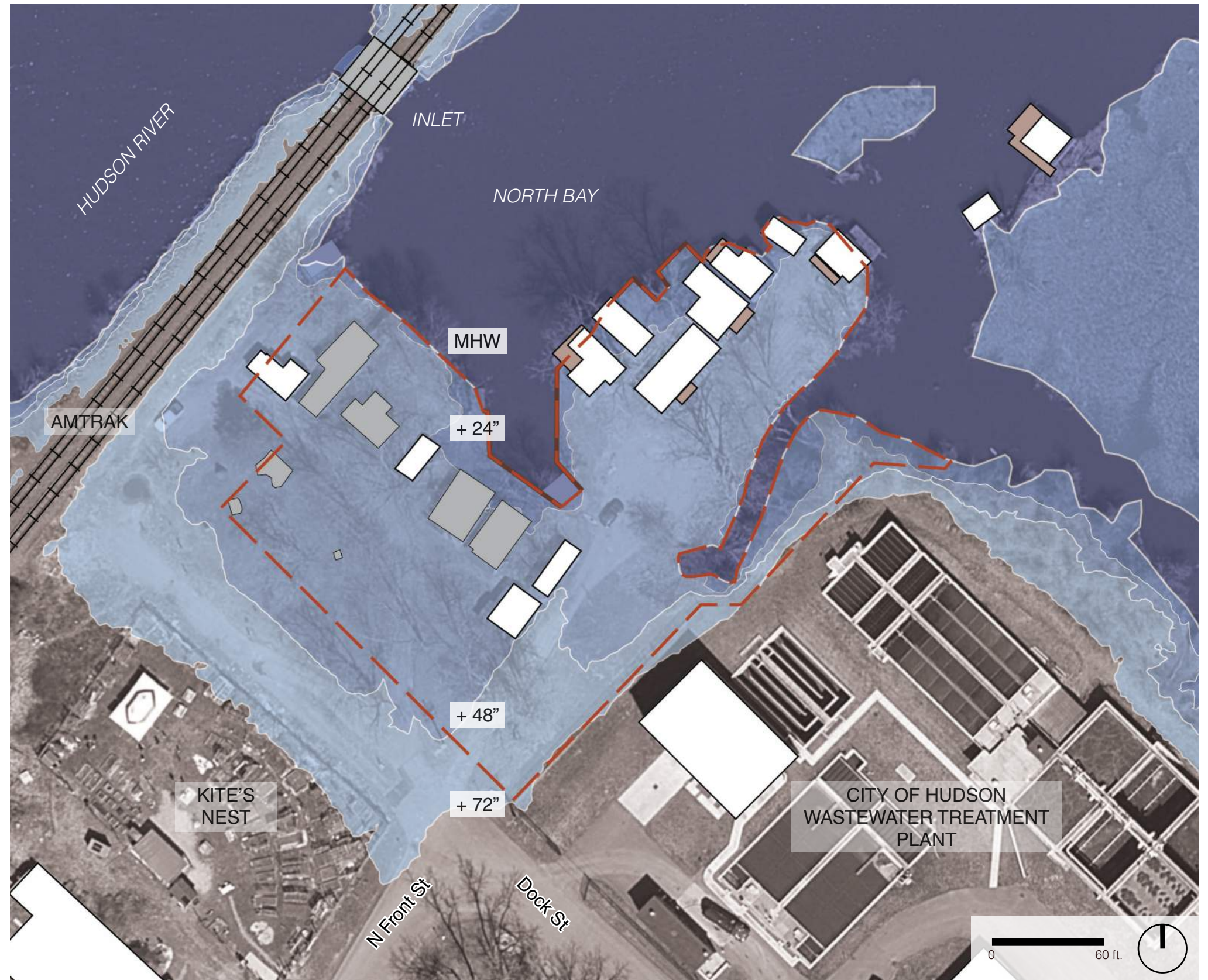
# Inventory + Analysis

## SEA LEVEL RISE MAPPER

Elevated sea level will possibly overtake the site due to climate change. In a high-emissions scenario, the entire site may convert to tidal wetland by the end of the twenty-first century. This represents a challenge to building preservation and park maintenance. It requires strategic targeting of financial investments.

### LEGEND

-  Building
-  Concrete
-  Wood Deck
-  Amtrak
-  Project Boundary
-  Existing Mean High Water (MHW)
-  24" Sea Level Rise (2050s)
-  48" Sea Level Rise (2080s)
-  72" Sea Level Rise (2100s)



Source: Scenic Hudson Sea Level Rise Mapper



# Inventory + Analysis

## BUILDINGS

The buildings were not constructed to code and often utilized unconventional materials. These factors contribute to their unique character but present a risk to public safety. Testing of the buildings for hazardous materials in 2015 found asbestos and lead paint. A Department of Code Enforcement inspection in 2019 deemed the buildings non-compliant. Ongoing weathering and lack of upkeep have worsened the buildings' condition since, and Code Enforcement issued an updated letter in 2025.

The Alternatives Analysis study completed by Hudson Cultural Services in 2024 concluded that rehabilitation of the buildings is cost prohibitive and most prudent course of action is to remove the unsafe structures while implementing SHPO guidelines for documentation and mitigation.

### Existing Concerns for Public Safety

- Asbestos and lead paint
- Structurally compromised
- Lack fire protection
- 100 year flood plain

### Alternatives Analysis Report

- Rehabilitation is cost prohibitive
- Relocation is not viable
- To do nothing endangers public safety
- Removing unsafe structures enables the waterfront to become a community resource

**Sources:** *Hazardous Material Survey, Ambient Environmental* (2015); City of Hudson Department of Code Enforcement Inspection (2019); Federal Emergency Management Agency (FEMA); *Alternatives Analysis The Shacks-Furgary Boat Club*, Hudson Cultural Services (HCS)/Labella Associates (2024)..



Image Source: HCS, January, 2024







Image Source: HCS, January, 2024

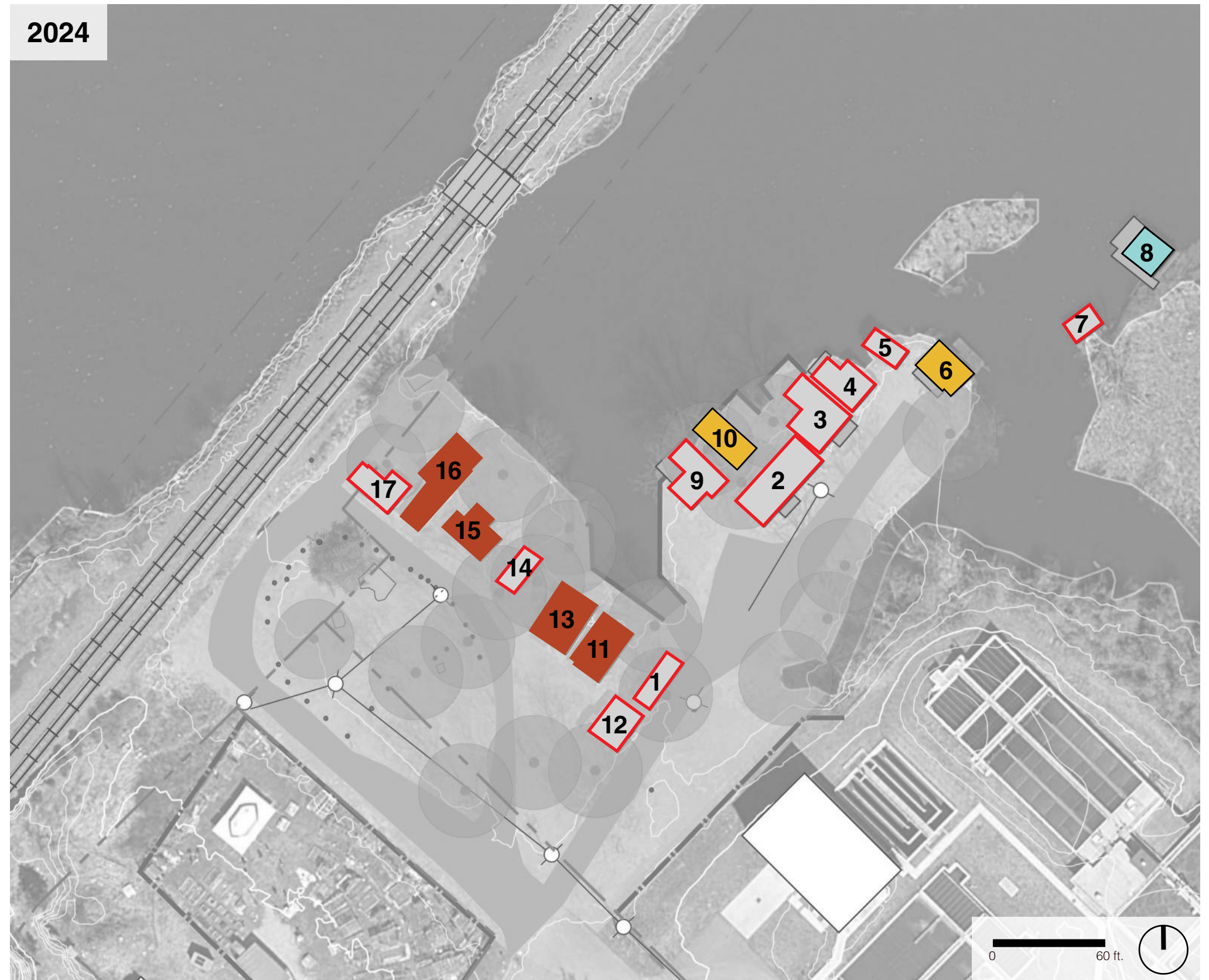
# Inventory + Analysis

## BUILDINGS

In 2019, SHPO made informal recommendations in an email to Chazen, the then DRI administrator, for features most intact and representative of the site's maritime history. These were the wooden quay, the boat launch, and buildings 6, 8, 10, and 13. The wooden quay and building 13 have since been removed. Building 8 was identified as a candidate for mothballing, to be stabilized for viewing at a distance and remain inaccessible. Mothballing or rehabilitation of 6, 8 and 10 are dependent on structural evaluation, funding sources, and a longterm maintenance plan. Buildings should be adapted for programming appropriate to contemporary park use and context, including education and historical interpretation.

### LEGEND

-  Previously removed building / remaining concrete slab
-  Structure to be removed per Alternatives Analysis Report
-  Candidate for rehabilitation per SHPO (2019)
-  Candidate for mothballing per SHPO (2019)



Source: Davey, Weston, SHPO. "RE:20PR04136 Furgary Fishing Village." Received by Caren LoBrutto. November 13, 2020. <https://cms3.revize.com/revize/ HUDSONNYNEW/DRI/2020-11-13%20SHPO%20Fishing%20Village%20Informal%20Recommendation.pdf>

# Inventory + Analysis

## BUILDING 8 - CANDIDATE FOR MOTHBALLING

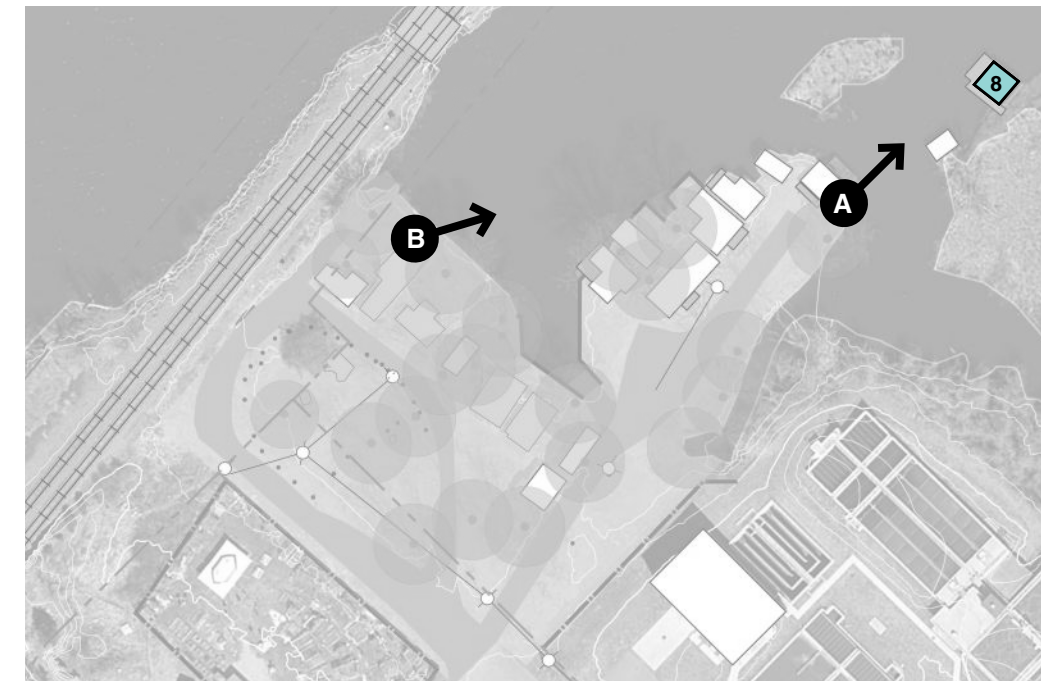


A. SHPO recommends Building 8 be mothballed. However access for any kind of remediation is a challenge.

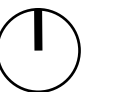
Image source: Hudson Cultural Services, January 2024.



B. SHPO recommends Building 8 be mothballed.



KEY PLAN



# Inventory + Analysis

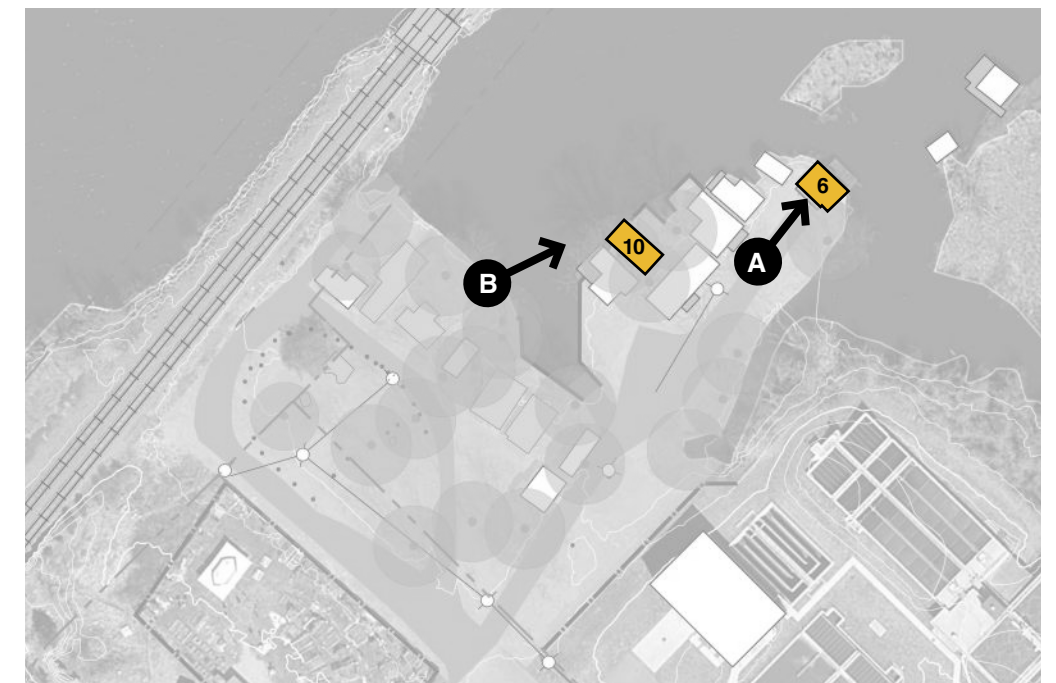
## BUILDINGS 6 + 10 - CANDIDATES FOR REHABILITATION (SHPO 2019)



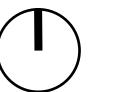
A. Building 6 to be further studied as a candidate for rehabilitation.



B. Building 10 to be further studied as a candidate for rehabilitation. Image source: Hudson Cultural Services, January 2024.



KEY PLAN



# Inventory + Analysis

## SHACK MATERIALS



Shack siding material enlargements. Prior to demolition, materials should be cataloged and historically significant components excised and stored for potential future reconstruction or exhibition.

# Inventory + Analysis

## SHACK MATERIALS



Shack siding material enlargements. Prior to demolition, materials should be cataloged and historically significant components excised and stored for potential future reconstruction or exhibition.

# Inventory + Analysis

## LETTER OF RESOLUTION (LOR)

Following the Alternatives Analysis report, the City of Hudson, New York Department of State, and State Historic Preservation Office executed a Letter of Resolution (LOR) in October 2024. The LOR affirmed that building demolition is the most prudent action but represents an adverse impact. Thus, parties agreed upon mitigation stipulations.

Beth Selig, registered professional archaeologist, of Hudson Cultural Services is completing the required building documentation and oral history. Expected date of completion is February 2025.

# H·C·S

Hudson Cultural Services

Email: [HUDSONCULTURAL@GMAIL.COM](mailto:HUDSONCULTURAL@GMAIL.COM)

Phone: 914-456-3698

Website: [WWW.HVCULTURALRESOURCES.COM](http://WWW.HVCULTURALRESOURCES.COM)

### Letter of Resolution Summary

#### WHEREAS:

1. The City of Hudson intends to create a park to the north of the intersection of Dock Street and North Front Street now or previously known as The Shacks or Furgary Village.
2. The Shacks or Furgary Village is eligible to be listed in the State and National Registers of Historic Places.
3. It has been determined by the involved agencies/parties that no feasible or prudent alternative to demolition of existing structures exists. Demolition represents an Adverse Impact per the New York State Historic Preservation Act of 1980, and mitigation measures must be included.

#### Mitigation Stipulations

1. Documentation prior to demolition using SHPO's standard building documentation format.
2. Historical documentation including archival history and oral histories from former occupants shall be conducted and compiled into a research report.
3. Continued consultation with OPRHP regarding the feasibility of retaining at least one of the historic structures for use as part of the proposed new park.
4. Develop interpretation, exhibit and/or programming that will inform visitors about the historical significance of the Shacks – Furgary Boat Club.

03

# Community Outreach





# Community Outreach

## FORMAT

1. **Community Roundtable**
2. **Online Survey**
3. **Kite's Nest Workshops**



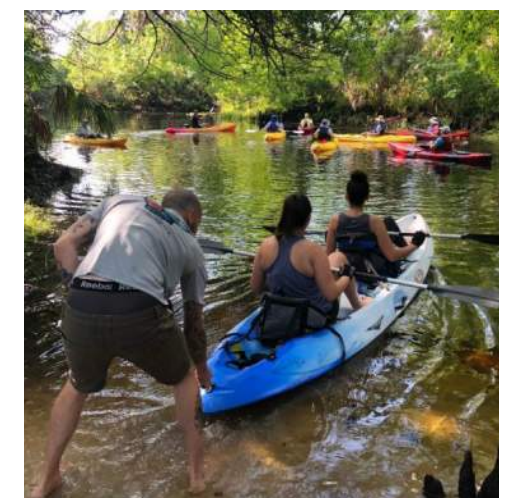
# FURGARY PARK VISIONING

COMMUNITY ROUNDTABLE EVENT

**WHEN:** Wednesday, October 23 - 7:00 PM

**WHERE:** The Spark of Hudson - 502 Union St, Hudson, NY 12534

The banner features a scenic photograph of a calm river or pond reflecting a cloudy sky. In the background, there are green fields and a small red barn. The text is overlaid on the top half of the image.



Roundtable flier.

# Community Outreach

## COMMUNITY ROUNDTABLE

On October 23, 2024, Starr Whitehouse with the City of Hudson and Hudson Cultural Services hosted an in-person roundtable event at the Spark of Hudson. After a brief project introduction by Mayor Johnson and Starr Whitehouse, participants gathered in small groups to share their feelings about the existing site and workshop a future park. Various stakeholder groups were represented, including those with personal or familial connections to the shacks, Kite's Nest staff, Columbia Land Conservancy, and citizens with a general interest.



### Existing Site Concerns

- Strong tidal currents and low vertical clearance at the railroad bridge make swimming and boating dangerous.
- The adjacency of the active railroad and children is a concern; fisherman currently cross the railroad tracks to fish in the Hudson.
- Shacks are structurally compromised and contain lead paint and asbestos. Soils have not been tested for hazardous materials.
- Existing shacks limit visibility and make the park feel unsafe.
- Vehicles driving in the park are a danger to children.
- Unpleasant smells from the waste treatment plant are persistent.



# Community Outreach

## COMMUNITY ROUNDTABLE

### Future Park Comments + Desires

- There was consensus that the shacks should be removed for public safety and greater waterfront access, with continued study of preserving or reconstructing at least one shack.
- It is a place to be with nature and for quiet passive recreation.
- To make the park “fancy” would not honor the spirit of the shacks and raises concerns of gentrification. Keep a light touch with simple educational signage.
- Re-purpose shack materials or utilize unconventional materials in the park design.
- Build new open-air pavilions in the fishing shack vernacular. Possible programming discussed: bird blind, fishing platform, picnic pavilion, natural and social history “museum.”
- No food trucks or concessions, which are too noisy and do not mix with the nearby waste treatment plant.
- Provide parking, including ADA, and control vehicular circulation
- Address safety concerns of the railroad and tidal currents with fencing and signage, such as tidal markers.
- Utilize partnerships to assist with maintenance and upkeep.



# Community Outreach

## ONLINE SURVEY

The City of Hudson shared an online survey through its website and social media, and Starr Whitehouse distributed the survey QR code at the Community Roundtable and Charles Williams Park Fall Fest. The online survey was active October 4 through November 6, 2024 and was completed by 110 respondents.

### Survey Takeaways

- The historic fishing shacks are the primary draw for visitors today, and stabilized shacks were the top ask for a future park. Meanwhile, fishing remains an active part of the site identity.
- The site is considered a quiet place to be with nature and connect with history.
- There was a well of respondents with a living memory of the fishing shacks. Although criticism of the City’s management of the property remains, these community members are essential in documenting the site’s history and informing its future form.
- Inclusion and accessibility are critical to a future park. The exclusive nature of the former “boat club” and the deteriorating buildings today make the park feel unsafe and restrict access to North Bay.
- People arrive to the park by various modes: by car, on foot, by bike, and by boat. Control and separate these modes with signage and barriers and provide safe connections to other recreation areas.



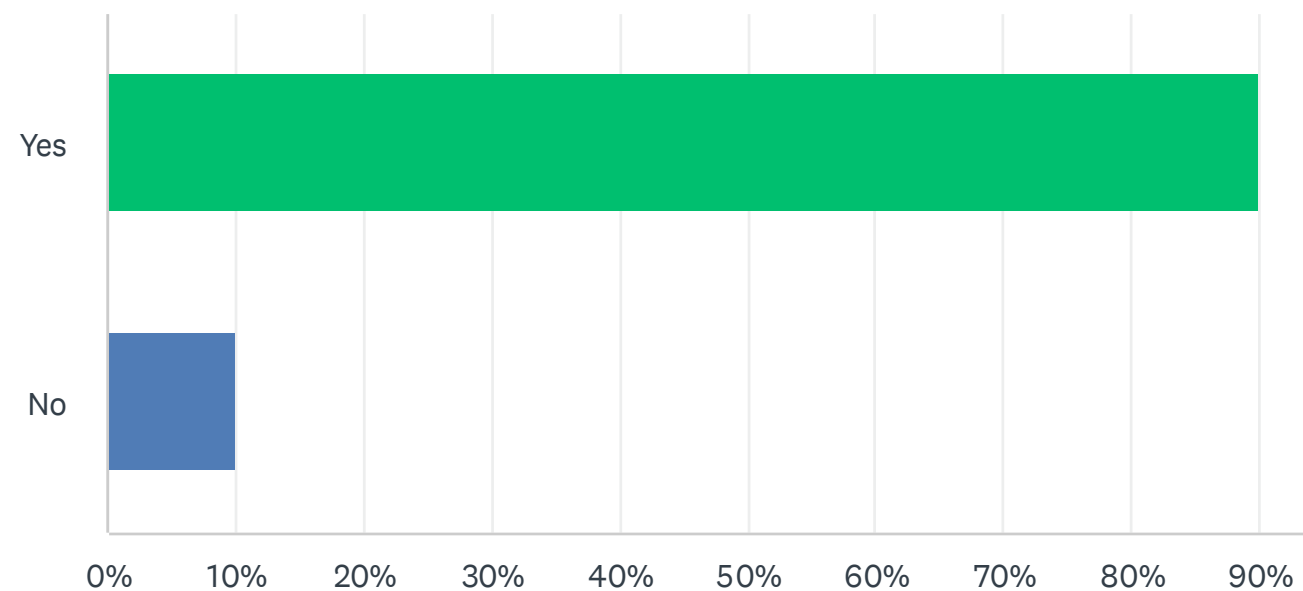
Remaining slab foundations from previously removed structures are a trace of the former buildings. These footprints can be marked throughout the site following remediation.

# Community Outreach

## ONLINE SURVEY

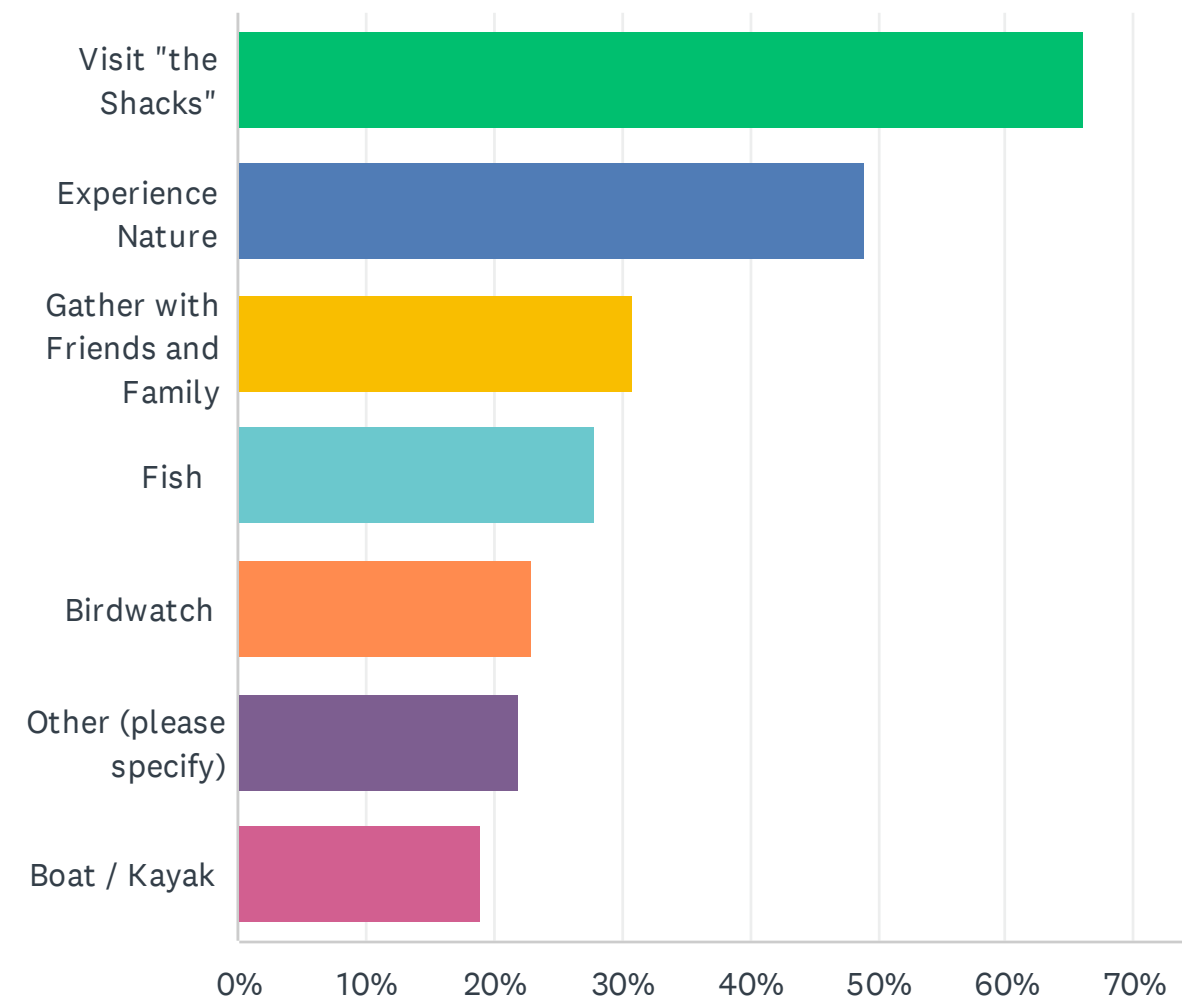
**Q1.** Have you been to the Furgary Fishing Village located at Dock and North Front Streets in Hudson?

*Other names for this site include: the Furgary Boat Club, Shantytown, The Shacks, and North Bay Access Point.*



**Q2.** If yes, what do you do at the Furgary-Shantytown?

*Select all that apply.*

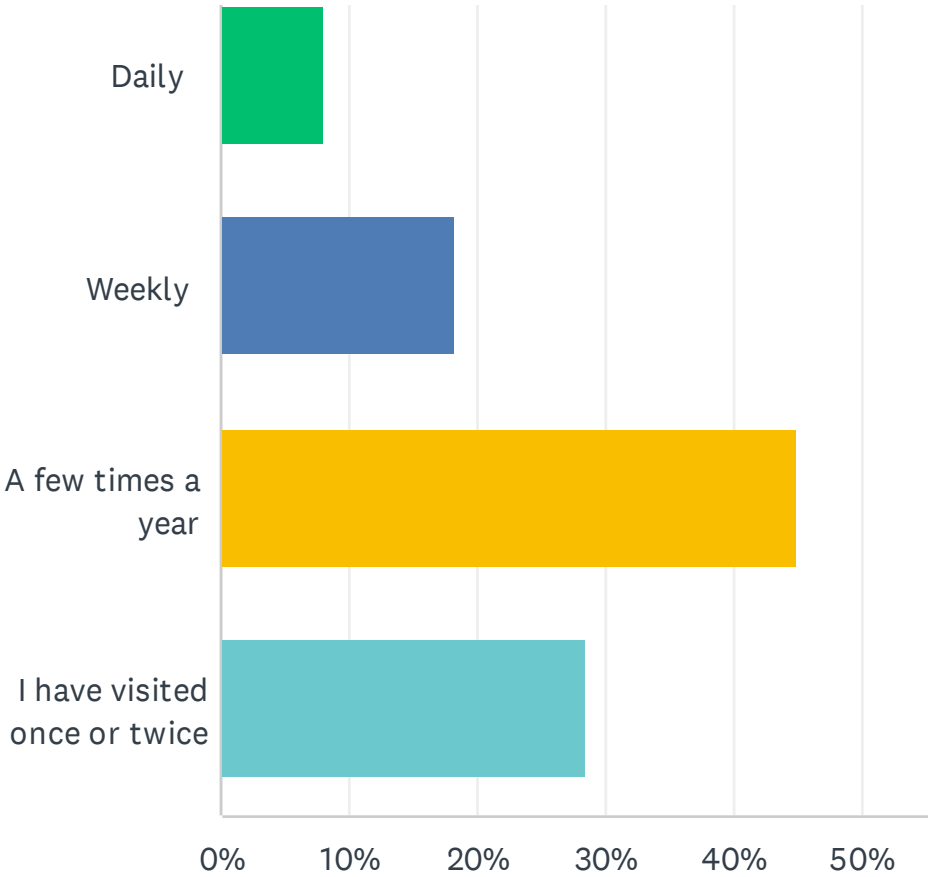


Selected "Other" responses (edited): take photos, meditate, eat lunch, watch trains pass, appreciate history, nap under a tree, go for a walk.

# Community Outreach

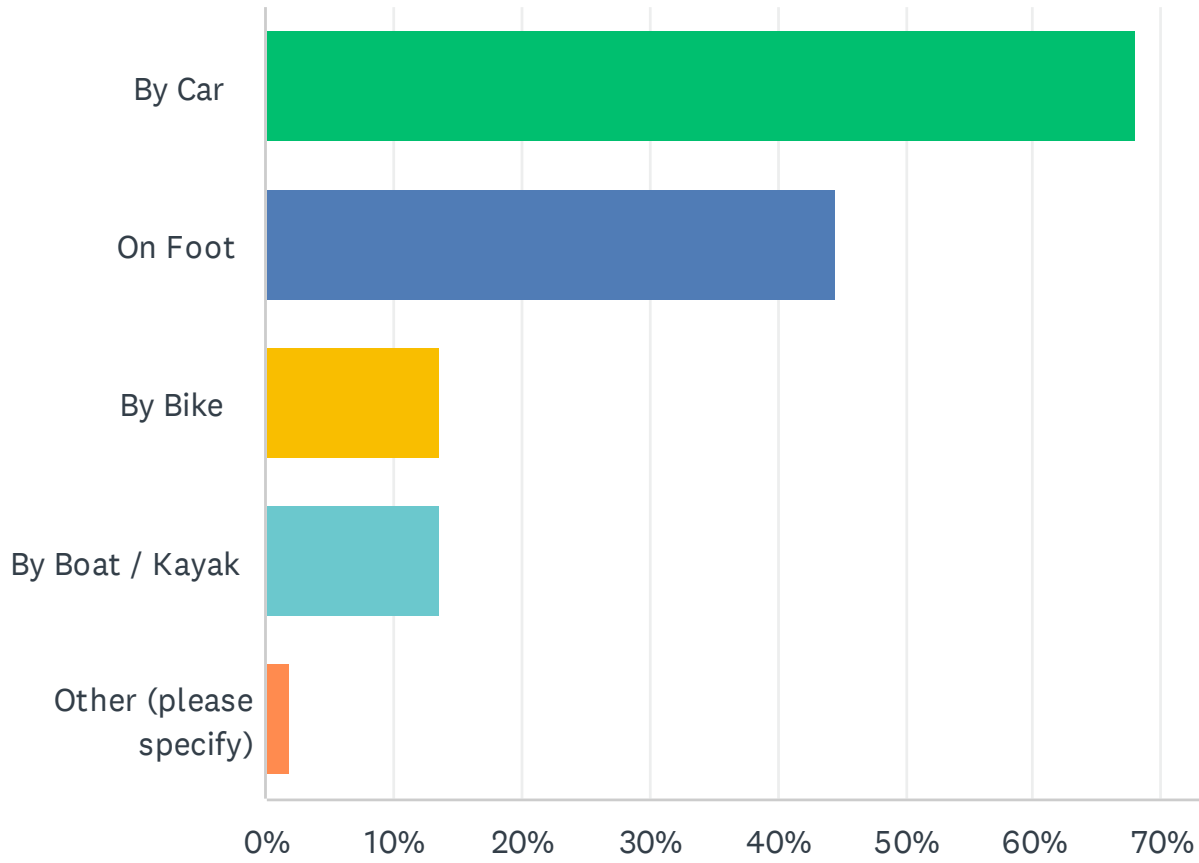
## ONLINE SURVEY

**Q3.** How often do you visit the Furgary-Shantytown?



**Q4.** How do you get to the Furgary-Shantytown?

*Select all that apply.*

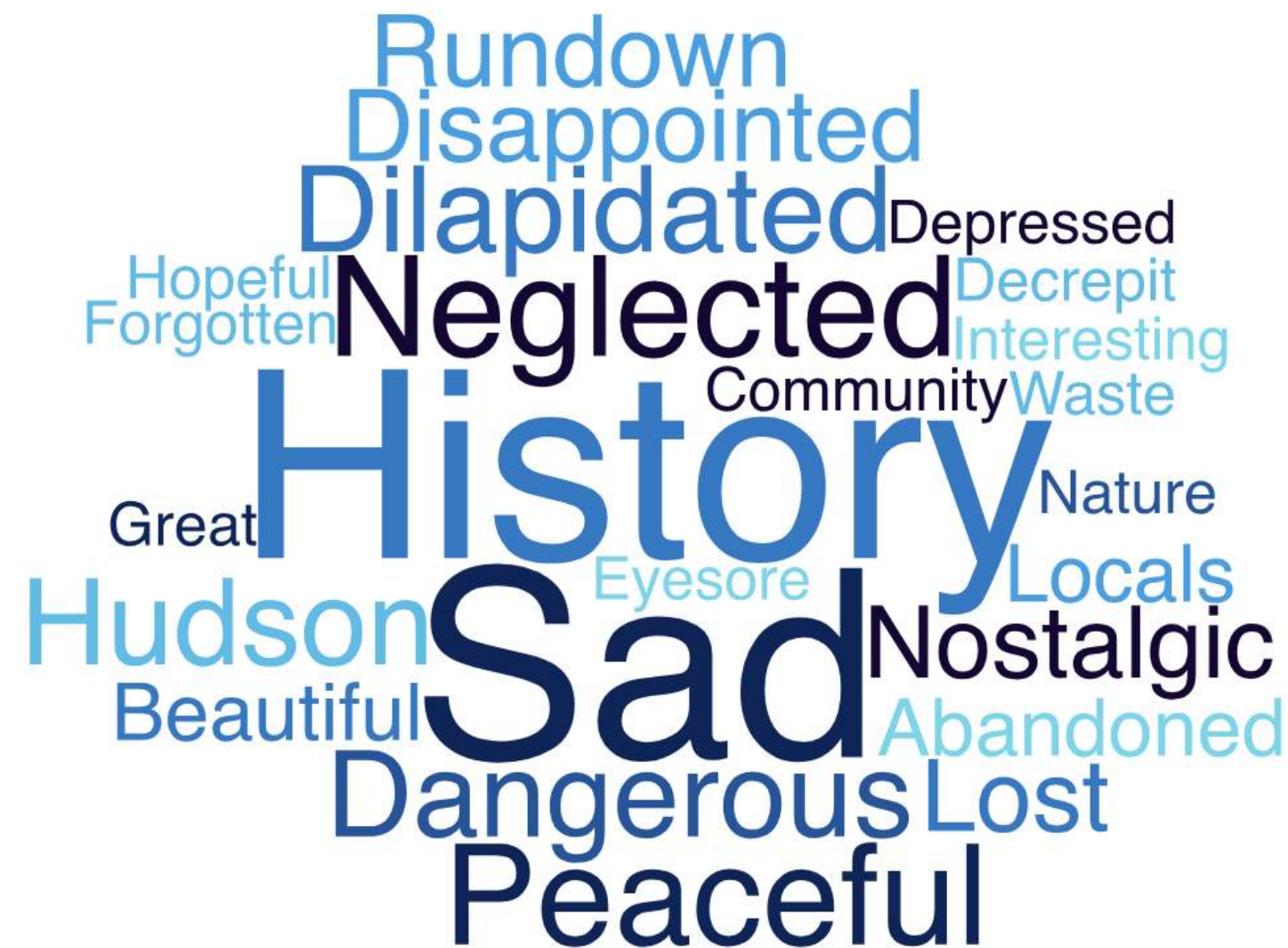


“Other” response: By scooter.

# Community Outreach

## ONLINE SURVEY

**Q5.** List three words that describe your feelings about the Furgary-Shantytown *today*.



# Community Outreach

## ONLINE SURVEY

**Q6.** List three words that describe your vision of a *future* park at the Furgary-Shantytown.





# Community Outreach

## ONLINE SURVEY

**Q7.** Do you or anyone in your family have historical ties to the Furgary-Shantytown? Please describe.

### Selected responses with minor edits:

*My grandmother's whole family fished or hung out there when they were younger!*

*My uncles used to fish there and hang out.*

*My family would gather in the summer for get togethers. I don't remember if someone lived or owned a shack down there. Just remember gathering with family and friends to BBQ, swim, have a fire, and have a good time.*

*We owned three cabins. The dock in the picture you have was mine.  
(image page 5 this report)*

*I visited there as a child with a family friend who had relatives with a shanty.*

*My great-great uncles owned two of the shacks back in the 1940's.*

*My parents partied there and let us kids run around.*

*My father had a shanty where the boat launch parking lot is today.*

*My family fished and camped there for decades.*

*I had many family members that would gather there to fish and hangout. I remember driving down there to visit my dad many times while he was there.*

*Both parents along with me and my siblings all hung out there. Back when Hudson was actually a community.*

*My dad and me went out with big nets and we smoke shad and herring in a smoker at the shack.*

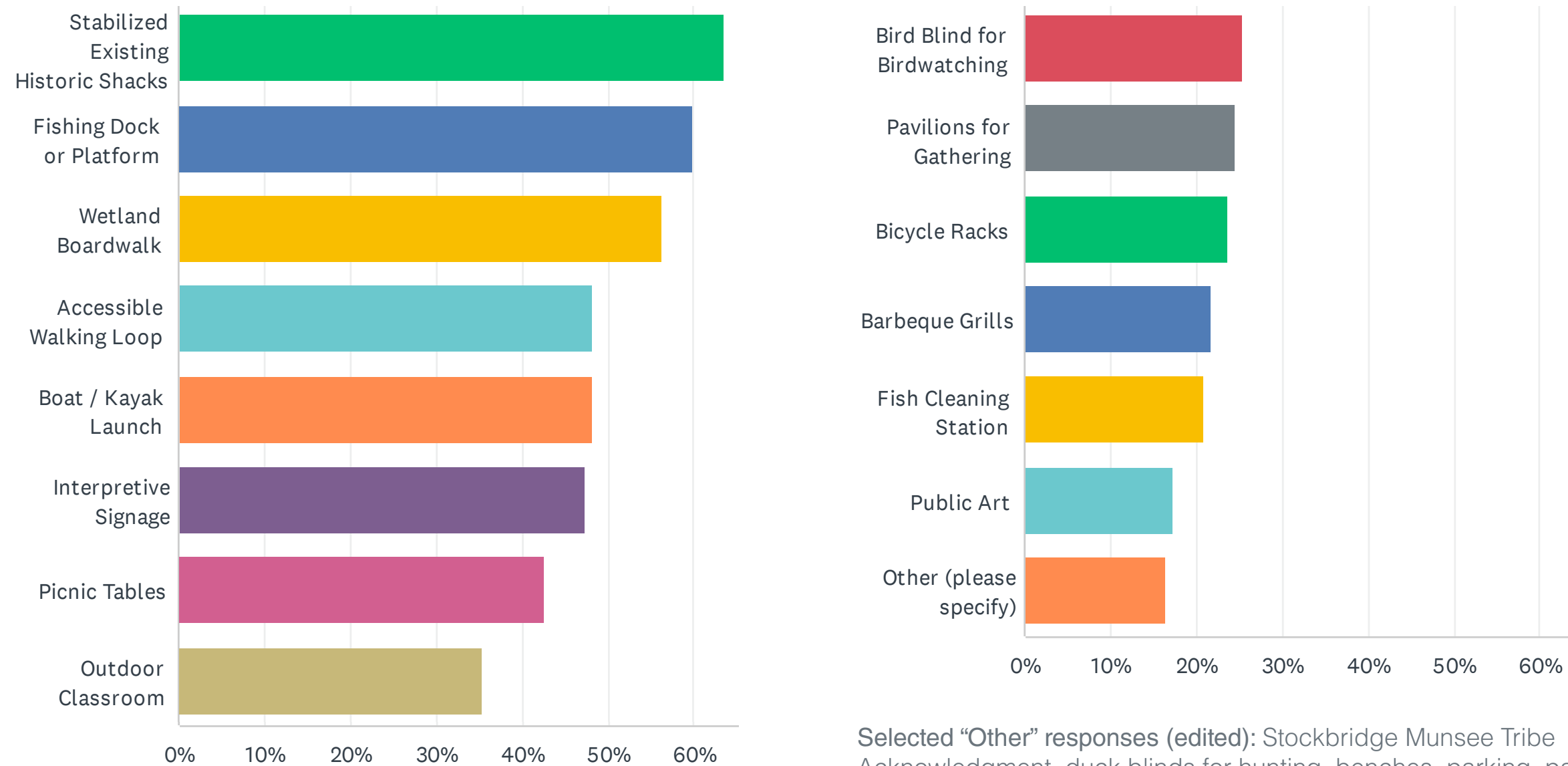
*My brother-in-law "owned " one of the shacks in the late '80s and early '90s before selling. He had a tin duranautic boat docked there and a camp on the Middle Ground Flats.*

*I have lots of wonderful memories here.*

# Community Outreach

## ONLINE SURVEY

**Q8.** What are the top amenities you would like for a waterfront park at the Furgary-Shantytown? *Select all that apply.*



Selected "Other" responses (edited): Stockbridge Munsee Tribe Acknowledgment, duck blinds for hunting, benches, parking, pathway connection to Greenport, safe bike path connection

# Community Outreach

ONLINE SURVEY

**Q9** Provide a possible name for a public waterfront park at this site.

Shantytown Indigenous  
North Bay  
Furgary  
North Dock  
Community  
Waterfront  
Park  
Shacks  
Nature  
Land  
Village  
Historic

# Community Outreach

## ONLINE SURVEY

**Q10.** Is there anything else you feel is important to the development of a waterfront park at the Furgary-Shantytown?

### Selected responses with minor edits:

*Why can't a similar fishing cultural space be developed that's open to all? Furgary was a special place, but you had to be "in the club", so to speak. A fishing clubhouse and education center and place for the old locals to use and share with the public.*

*It must be accessible to ALL, not paid, not elitist.*

*Make it feel open, safe, and welcoming to all. Accentuate the relationship to the natural assets of the Hudson River. Tell the story of the shacks artfully, but focus new structures on what this generation needs - places to gather and learn.*

*I had no idea I could walk on the site, driven by a dozen times, thought it was abandoned private property.*

*Keep it natural with access to nature. Don't make it a place for bbq and gathering. I think it should be a peaceful place to enjoy nature.*

*Make it inexpensive to build and maintain.*

*Rebuild pavilions / boat storage that mimic the shacks but are constructed of sound, quality materials.*

*Access to the bay for pedestrians. Signals to show when the train is coming. A pedestrian walkway from Mill Street.*

*Engaging with Shantytown community feedback. Preserving the history and legacy of the site. Protecting the space from gentrification. Safety of neighboring programs.*

*Accessibility, rules to ensure park safety, restrictions on what can be carried in, no music or other related disturbances, security.*

*We have no fishing docks for the annual striper season.*

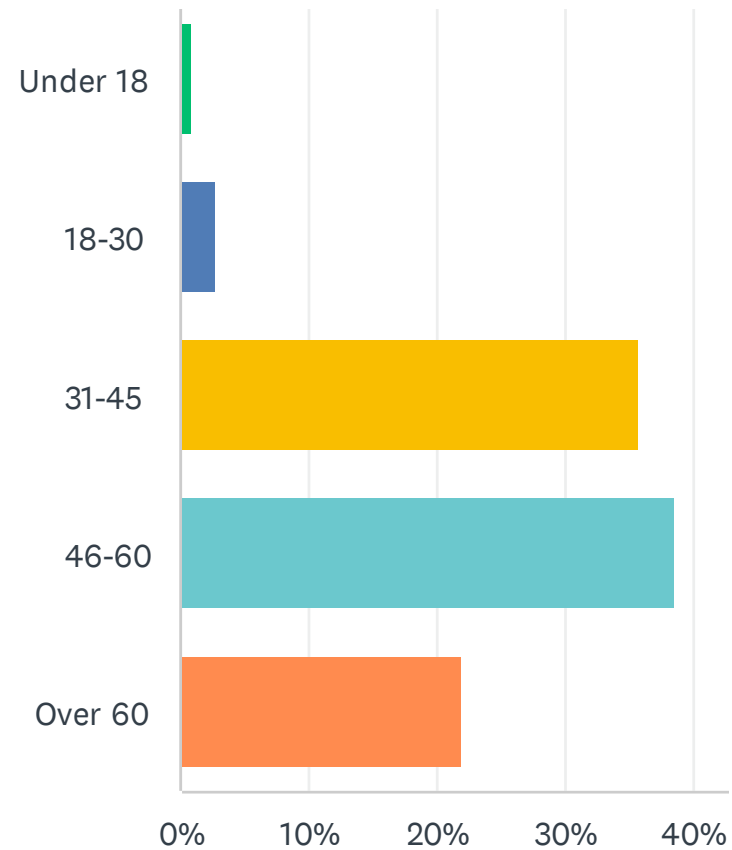
*Leave it alone.*

*Just preserve what is there.*

# Community Outreach

## ONLINE SURVEY - DEMOGRAPHICS

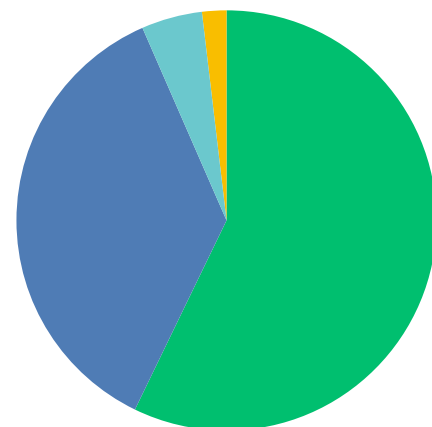
**Q11.** What is your age?



**Q12.** What is your gender?

**KEY**

- Female (57%)
- Male (36%)
- Non-Binary (2%)
- Prefer Not to Say (5%)



**Q13.** In what city or town do you reside?



# Community Outreach

## KITE'S NEST WORKSHOPS

Kite's Nest is a learning center in Hudson with a community garden and campus adjacent to the Furgary-Shantytown parcel. The organization is an active user of the space today and is a potential steward of a future waterfront park. Starr Whitehouse facilitated two workshops, one with Kite's Nest day time students ages 7-13 and a second with their ReGen Teens. The youth participants shared and sketched their concerns with the current site and ideas for a park.

### Takeaways

- A strong interest in animals: build habitat and provide food (bird house, bee keeping, fruiting plants, eagle nesting). It is a place to be with nature and for quiet passive recreation.
- Concern about existing and future pollution and contamination.
- Continue use of open lawn for active recreation.
- Engage the community in tree planting, park construction, and maintenance.
- Educational opportunities to learn about wildlife and history with signage; nature or history "museum."
- Concern about water safety. Provide warning and educational signage about tides, sea-level rise, and currents.
- Concern about pedestrian safety (Kite's Nest is studying crosswalks and stop signs as part of their campus renovation).



Workshop with Kite's Nest youth ages 7-13, November 2024.

04

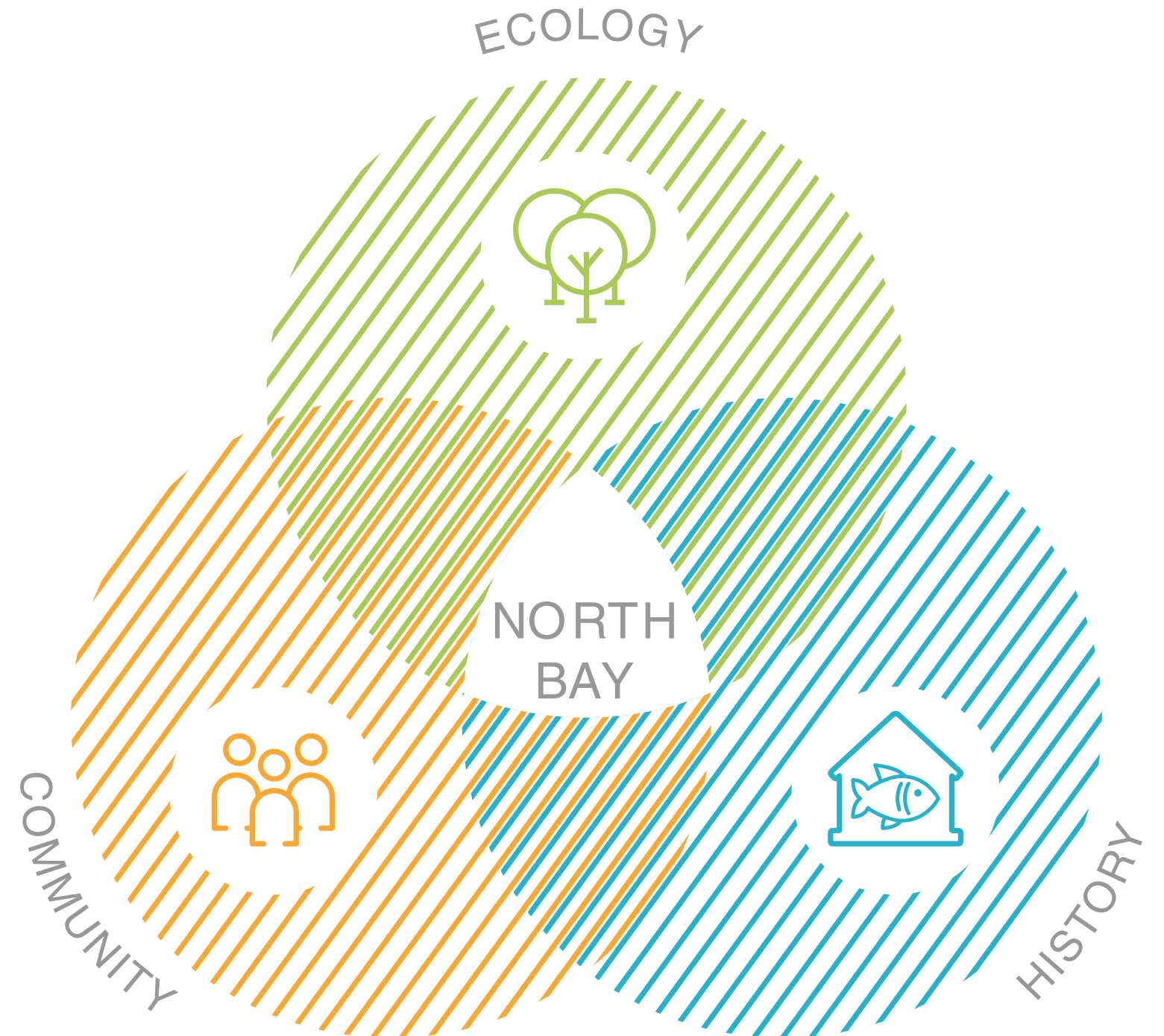
# Park Concept Design



# Park Concept Design

## VISION PLAN GOALS

- Maintain a sense of place and the spirit of the historic fishing village.
- Guided by SHPO recommendations, reconstruct some existing structures to adapt them to new programming.
- Provide signage and interpretative elements dedicated to the site's cultural and natural histories.
- Protect and preserve existing trees and plant climate resilient species that foster wildlife.
- Promote safe and inclusive waterfront access to North Bay.
- Support community gathering and connections with both passive and active recreation spaces.
- Create a park concept that is inspiring yet easy to maintain.





# Park Concept Design

## EXISTING CONDITIONS

### LEGEND



















- Lawn
- Deck
- Building
- Gravel Paving
- Timber Bulkhead
- Fence
- Historic Shack Footprint
- Bollard
- Utility Pole
- Tree



# Park Concept Design

## CONCEPT PLAN

### LEGEND

-  Lawn
-  Reinforced Turf
-  Wetland Planting
-  Herbaceous Planting
-  Low Shrub Planting
-  Woodland Edge
-  Gravel Paving
-  Permeable Pavers
-  Building
-  Historic Shack Footprint
-  Sheet Pile
-  Fence
-  Vehicular Gate
-  Vehicular-Rated Timber Rail
-  Guardrail
-  Existing Utility Pole
-  Existing Tree
-  Proposed Tree



# Park Concept Design

## PARK MATERIALS



Sheet pile bulkhead.



Permeable pre-cast pavers.



Recycled brick or cobble pavers.



Gravel paths with soft edge and native planting.



Rustic benches of reclaimed wood.



Timber rail to control vehicles.

# Park Concept Design

## CELEBRATING HISTORY

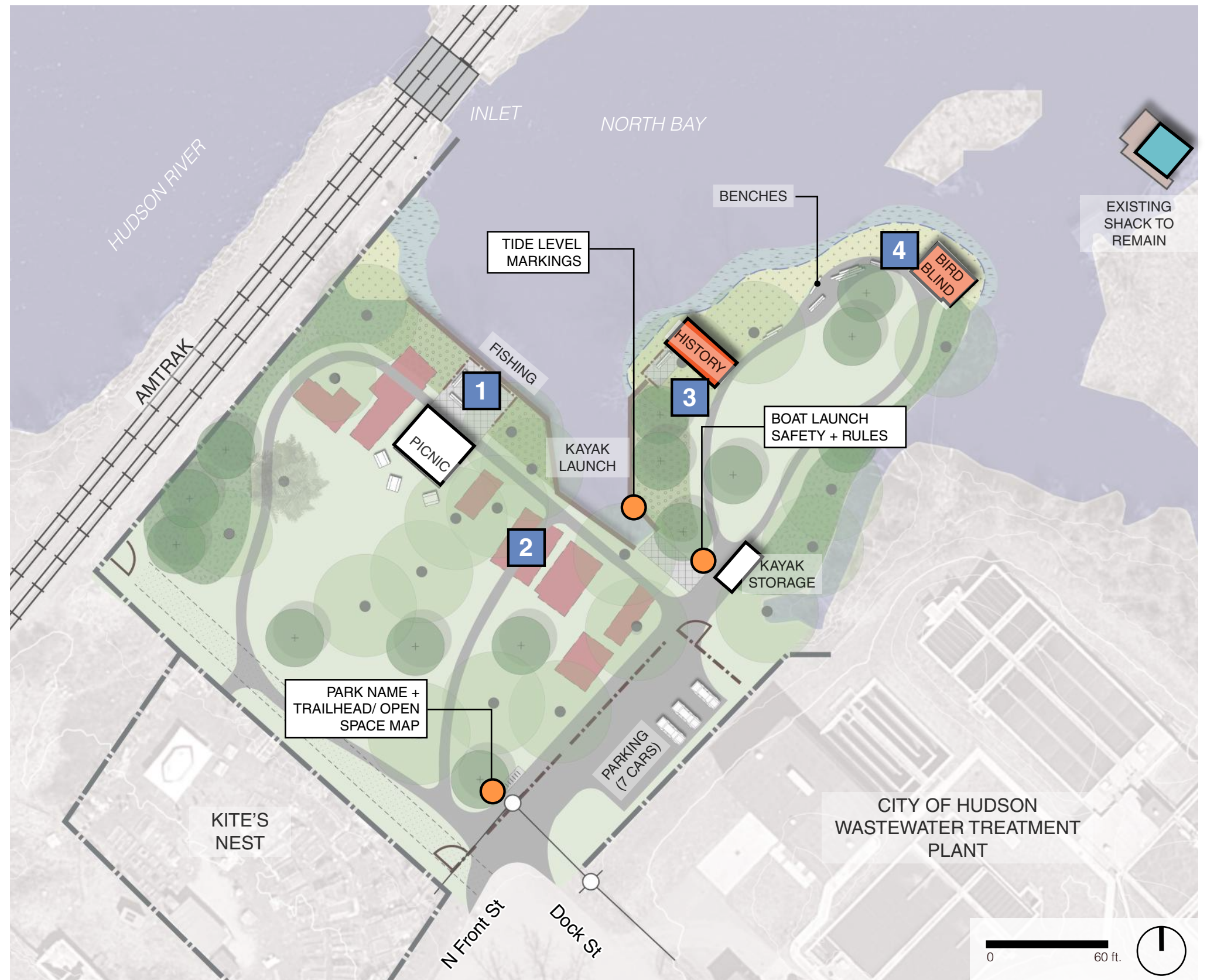
Interpretive signage throughout educates park visitors on the site's histories. Signs follow OPRHP standards and have a unique theme. Reconstructed shacks refer to the fishing village architectural vernacular and are adapted for new programming, including a picnic pavilion, bird blind, and learning center. The footprints of removed shacks are inscribed in the landscape with stone, planting, or structure. Paving materials, furnishings, and buildings utilize recycled or unconventional materials in the spirit of the place. The sheet pile reinforced edge speaks to a maritime past, and the existing building 8, inaccessible, remains without intervention as a remnant.

### LEGEND

- 1 Interpretive Sign
- Information Sign
- Reconstructed Shack
- Proposed Structure
- Existing Shack to Remain
- Historic Shack Footprint

### SIGNAGE KEY

1. Original Shoreline + Mahican Territory Map
2. Late 19th Century Early Fishing Village
3. Great Depression to Post-War Fishing Economy + Culture
4. North Bay Tidal Wetland Ecology



# Park Concept Design

## CELEBRATING HISTORY - PRECEDENTS



Open-air exhibition.



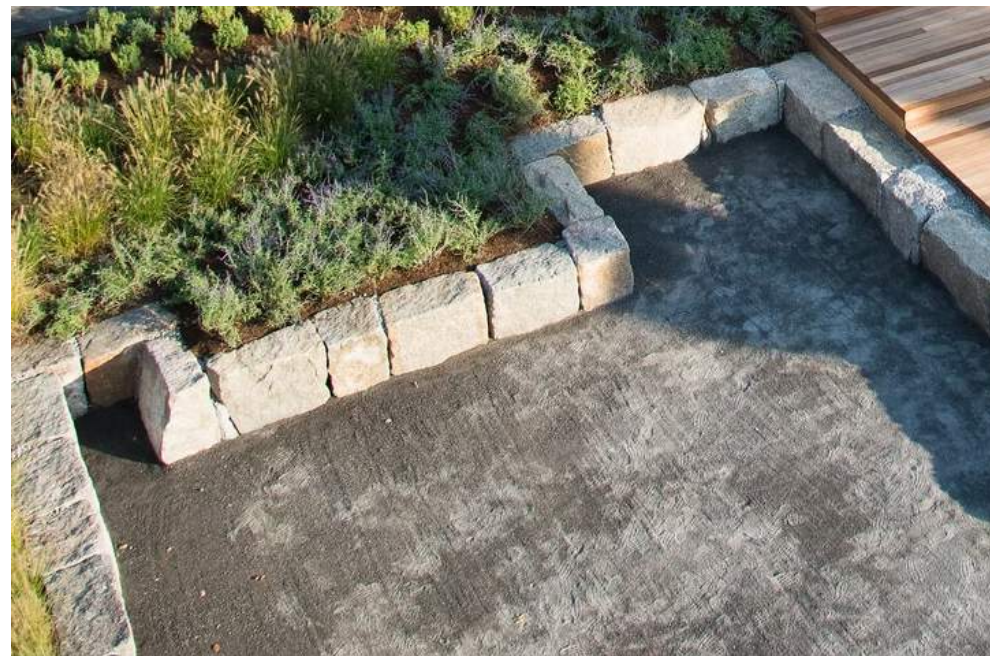
Shack as bird blind.



Shed roof pavilion with educational material or picnic tables.



Interpretive signage.



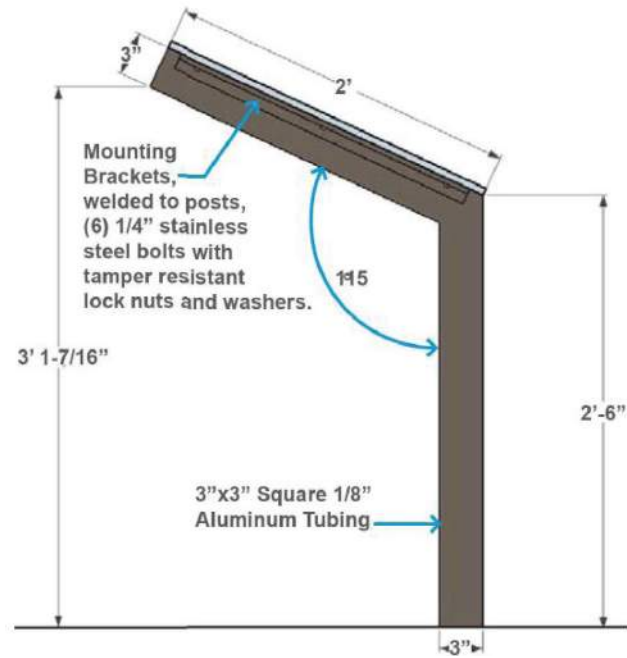
Seating area with inscribed shack footprint.



Pollinator garden in shack footprint.

# Park Concept Design

## CELEBRATING HISTORY - INTERPRETIVE SIGNAGE



Side view of angled square post ADA accessible interpretive sign.



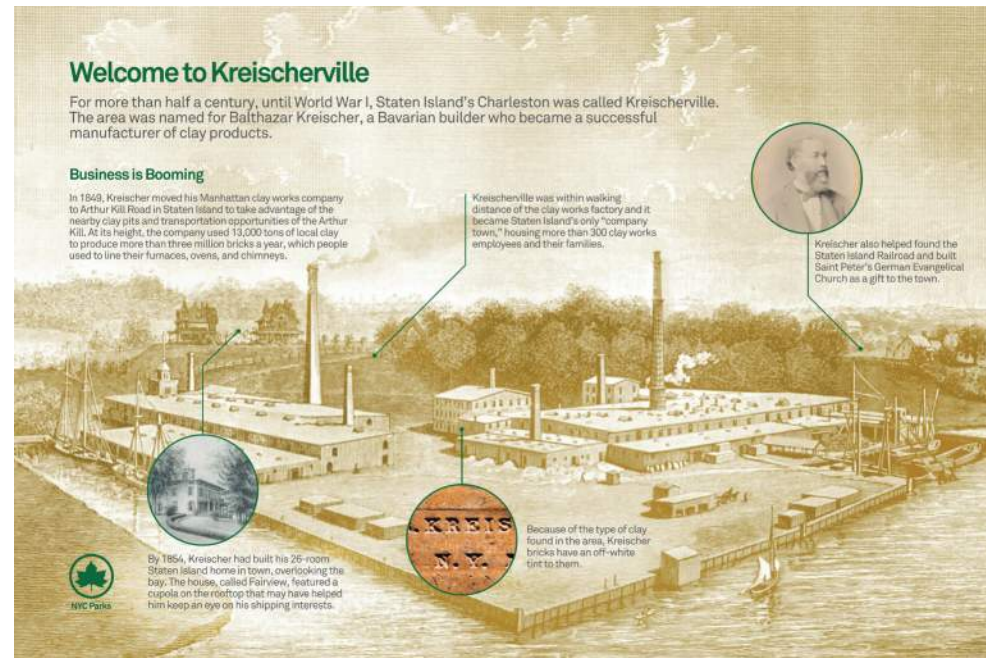
Perspective view of angled square post ADA accessible interpretive sign.



ADA accessible interpretive sign.



Railing-mounted interpretive sign to be integrated with fishing platform.



Sign layout and design to meet OPRHP standards. Sign design and content is not part of this report.



Graphic illustrations of native wildlife, printed or embossed, sited with the bird blind and youth educational programming.

# Park Concept Design

## CELEBRATING HISTORY - BOAT LAUNCH AND SHACKS



Re-graded boat launch with sheet pile walls that replace the deteriorating wood bulkhead. Reconstructed shacks are adapted for history learning and a bird blind. Historic shack footprint in foreground, showing stone curb outline and pollinator meadow infill. Quieter seating areas nestled within nature with scenic views.

# Park Concept Design


## ECOLOGY

The park is special to Hudson for its intimacy with nature. The east side of the park extends into North Bay with a soft buffer of native planting. Species prioritize flood resilience and habitat value. Informal seating is enclosed by a soft planted edge, offering a contemplative space with scenic views, and a bird blind gives opportunity to observe wildlife. Catch-and-release fishing remains an important amenity with an ADA-accessible platform.


## LEGEND

 Wetland Planting



 Low Shrub Planting



 Herbaceous Planting



 Woodland Edge





# Park Concept Design

## ECOLOGY - PRECEDENTS



Fishing Platform.



ADA fishing.



Outdoor classroom.



Natural history signage.



Bird blind adapted from shack.



Osprey nest.

# Park Concept Design

## ECOLOGY - FISHING PLATFORM













ADA accessible fishing platform at the location of the existing fishing spot, with permeable pavers, interpretive signage, and reclaimed wood benches. Scenic views of North Bay and Greenport.

# Park Concept Design

## COMMUNITY CONNECTIVITY

The park is an inclusive and accessible waterfront community gathering space with both social and quiet zones. The existing lawn is enclosed by a walking loop and left open for active programming. A second enclosed lawn east accommodates small groups or classes adjacent to the history and nature pavilions. Public safety is addressed by fencing the edge with Amtrak, controlling vehicular circulation, providing signage, and removing the hazardous shacks.

### LEGEND

-  Pedestrian Circulation
-  Vehicular Circulation
-  Reinforced Turf (Amtrak Access)
-  Vehicular Entrance
-  Pedestrian Entrance
-  Vehicular Gate (Service + Emergency Access)
-  Vehicular-Rated Timber Rail
-  Boat Launch (non-motorized)
-  ADA Parking
-  Bike Rack



# Park Concept Design

## COMMUNITY CONNECTIVITY - PRECEDENTS



Picnic tables.



Active open lawn for active group programming and gathering.



Trailhead and bike racks for Empire State Trail.



Kayak storage.



Kayak launch.



Paved loop encloses open lawn area.

# Park Concept Design

## COMMUNITY CONNECTIVITY - PARK ENTRANCE + LAWN



Park entrance with timber rail and gate to control vehicular access. Open lawn and paved loop serve active group recreation. Picnic pavilion, right, links open lawn and fishing platform. The pedestrian loop connects Kite's Nest garden south.

05

# Next Steps



# Next Steps

## TIMELINE

**January 2025** Park vision report with interpretive strategy submitted to the New York State Office of Parks Recreation and Historic Preservation (OPRHP) for review and comment.

**February 2025** Hudson Cultural Services (HCS) submits final historical documentation including oral history to OPRHP.

**April 2025** With approval from the Department of State, the City performs site cleanup and implements early-action plan for waterfront park. Select shack materials to be preserved and stored, in OPRHP coordination.

### Early Implementation Strategy

Following demolition, early-action items include providing picnic tables and waste receptacles. The loop road, excluding Dock Street Extension, can be removed and gravel path scaled for pedestrian use. Remove the existing wood and metal bollards in the lawn area to open active space. Provide signage with park rules and standard SHPO formatted interpretive signage on site history. The scope of this report does not include sign content or design.

### Partnerships

The Columbia Land Conservancy (CLC) and Kite's Nest are two stakeholders with whom to explore potential partnerships. While the City will provide core maintenance services, partners can assist in future built projects and park upkeep.



North Bay from the Furgary-Shantytown, January 2025.

# Next Steps

## FUNDING OPPORTUNITIES

### Hudson River Estuary Grants Program: Local Stewardship Planning

Administered by New York State Department of Environmental Conservation (DEC)

1. Planning and Implementation of Access Site Resiliency to Flooding and Sea-Level Rise: Applicants may apply for planning and /or implementation of resiliency projects at Hudson River and tidal tributary public access sites addressing the hazards of intense storms, flooding, and shoreline loss due to climate change and sea-level rise.
2. Planning and Implementation of Accessibility Improvements for People with Disabilities: Americans with Disabilities Act (ADA) transition planning, assessments, designs, or plans for new and/or existing access sites along the Hudson River estuary to improve access for boating, fishing, swimming, and/or wildlife-related recreation for people of all abilities.

### New York State Clean Water, Clean Air, and Green Jobs Environmental Bond Act of 2022

- Projects are funded through a variety of categories from aquatic connectivity and climate change to conservation, education and environmental justice.
- <https://environmentalbondact.ny.gov/pages/funding-opportunities>



Amtrak bridge at low tide, October 2025.



# Next Steps

## FUNDING OPPORTUNITIES

### Consolidated Funding Application (CFA)

Administered by New York State Office of Parks Recreation and Historic Preservation (OPRHP)

- This application pools a number of funding sources into one application portal. Local guidance is offered to municipalities and not-for-profit partners with a regional grant administrator.
- Funds for this project would qualify for Environmental Protection Fund Grant Program for Parks, Preservation and Heritage (EPF).
- <https://parks.ny.gov/grants/consolidated-funding-app.aspx>

### National Fish and Wildlife Foundation (NFWF)

- The America the Beautiful Challenge supports locally led projects that invest in fish and wildlife habitat restoration, ecosystem and community resilience, equitable access to nature, conservation workforce development, habitat corridors and connectivity, and collaborative, partnership-driven conservation.



View of the lawn area looking south towards Kite's Nest garden.

