

## Coxsackie NY Forward Revitalization Goals

Arts & Culture



*Develop local arts & cultural activities*

Open Space



*Leverage open space and the Hudson River to provide an abundance of recreation opportunities for residents and visitors of all ages*

Youth



*Ensure the future of Coxsackie by integrating the needs of youth*

Mobility



*Improve accessibility and safety for pedestrians and bicyclists on public roads and sidewalks*

Housing



*Provide greater housing options and affordability to grow the full-time community*

Food & Commerce



*Support local food & beverage and commerce to reactivate the historic downtown buildings*



## Transform 7 Ely into a Coffee Shop



**Project Location:**  
7 Ely Street

**Project Type:**  
Redevelopment of an Existing Building

**Project Sponsor:**  
Hudson Valley Writers Residency

**Property Ownership:**  
Bjorn Thorstad

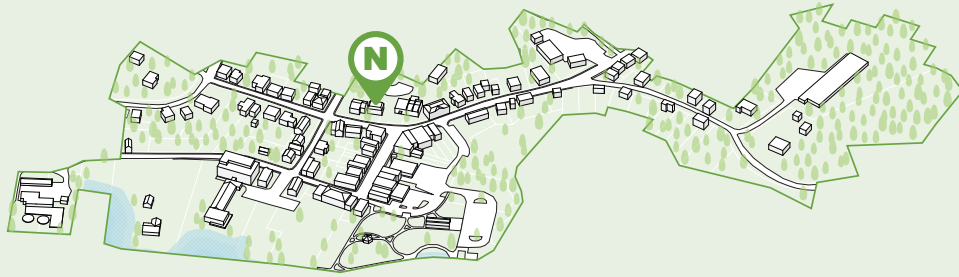
**Funding Estimate:**  
\$45,338  
*Total NYF Funds Requested*  
\$56,672  
*Total Project Cost*  
80%  
*% of Total Project Cost*

### Project Overview:

Convert 7 Ely Street's back-of-house additions (kitchen, dining room + backyard), into a coffee shop/cafe with outdoor seating, serving area residents and visitors to the Downtown Coxsackie Historic District and Heermance Memorial Library. NYForward community surveys show overwhelming desire for a coffee shop in the Coxsackie Historic District. The district currently does not have a coffee shop (that opens before 4pm).

- Proposed hours of operation: Tuesday - Sunday 8:00a - 4:00p
- Offering: Intelligentsia brand coffee, locally baked pastries and homemade soup and sandwich lunch options
- Indoor and Outdoor deck seating

# Transform 7 Ely into a Coffee Shop



Location: 7 Ely Street

## What are the Existing Site Conditions?

7 Ely Street is next door to the Heermance Memorial Library. The house is already dual zoned for commercial use.

## How Does the Project Consider/Incorporate Resiliency?

A retaining wall made of landscaping and additional landscaping along pathways will be built to halt erosion.

## What are the Anticipated Revitalization Benefits?

### BUILD COXSACKIE'S TAX BASE

### CREATE JOBS

- Intelligentsia brand Coffee partnership includes free training for locally hired baristas
- Partner with local baker to supply pastries

### INCREASE LIBRARY PROGRAMMING CAPACITY

- The cafe could partner with Library to serve as outdoor venue for various joint programming events

### RAISE COXSACKIE'S PROFILE AS A DESTINATION

- A downtown without a cafe is like a well without water: it's charming, but what does it offer to drink (before 4pm)?

### ADD TO DOWNTOWN DINING OFFERINGS

- Currently, Coxsackie has no coffee shop serving the downtown district. (By contrast, Hudson has eight coffee shops in the walkable Warren Street district!)



Above, Left: Proposed program (Photo: Bjorn Thorstad)

Above, Right: Proposed landscape and outdoor deck seating area plan (Photo: Bjorn Thorstad)

Left: Mural art for 7 Ely Coffee Shop (Photo: Bjorn Thorstad)



## Project Category:



Redevelopment of an Existing Building

## Project Size:



Small

## NYF Funds Requested:



\$45,338