

Rotary Club Dinner

August 16th, 2023

Attendees:

- ~24 Participants
- 2 LPC Members
- Consultant Team
- Interboro (Dan D'Oca, Natalie)

Agenda:

- Introduction
- NYF Overview
- Engagement Activity
- Dinner



Public Workshop #2

August 30th, 2023

Attendees:

~21 Participants

LPC Members

Consultant Team

Buro Happold (Ian Nicholson, Mau Vasquez)

Interboro (Dan D'Oca, Caleb Mitchell)

State Team

Department of State (Matt Smith)

Agenda:

Introduction

NYF Overview

Engagement Activity

Group Discussion



Engagement Response Overview

87 Total responses from the Rotary Club Dinner and Public Workshop #2

- 13** responses to project D. Construct a Splash Park at the Riverside State Park
- 12** responses to project I. Install Equipment to Improve Cell Service in Downtown Coxsackie
- 10** responses to project E. Transform 14 S. River St. Into Visitors Center and Museum
- 8** responses to project T. Expand the Heermance Memorial Library and Make it Accessible
- 7** responses to project N. Transform 7 Ely into a Coffee Shop
- 5** responses to project A. Develop Affordable Artists' Housing Development at the Public Works Site
- 5** responses to project M. Rehabilitate 7 Ely St. for Hudson Valley Writers Residency
- 4** responses to project L. Transform Mansion Street Townhouses into a Hotel
- 4** responses to project R. Restore Dolan Block for Mixed Use Redevelopment
- 3** responses to project C. Improve Pedestrian Infrastructure Downtown
- 3** responses to project G. Create an Art, Food, and Music Venue at 1 Reed St.
- 3** responses to project H. Revitalize 5-7 Mansion St. for Mixed-Use

5 Public Responses

Favorable Comments:

- Alleviates housing needs for renters of all income levels
- Parking needs are inclusive and on-site
- Current DPW site can be moved to improve Mansion St

Suggestions:

- New development should fit in with the existing architectural style of Mansion Street
- There should be enough parking for 68 units
- Site remediation should be mindful of flooding and adjacent properties
- There should be a mix of unit types for both singles and families

Questions:

- What are the size(s) of the units?
- If parking is ample, would the site allow for public parking at event times?

Develop Affordable Artists' Housing Development at the Public Works Site



Location: 38 Mansion Street

What are the Existing Site Conditions?

The project site is currently owned by the Village of Coxsackie and is utilized by the Village's Public Works Department (DPW). Existing structures on the project site include the DPW's highway garage (principal building), as well as several accessory structures. Due to the project site's current use by the DPW, contamination requiring environmental remediation is anticipated. Following the performance of proper environmental testing, Parkview Development & Construction, LLC (Parkview) anticipates entering the project site into the Brownfield Cleanup Program.

How Does the Project Consider/Incorporate Resiliency?

The project site for Riverside Lofts (The Lofts) is not located within a flood hazard area. However, The Lofts is still anticipated to include resilient aspects into the project/site design including rain gardens and vegetated swales.

What are the Anticipated Revitalization Benefits?

Riverside Lofts (The Lofts) would provide several revitalization benefits such as additional housing opportunities, redevelopment of vacant or underutilized spaces, remediation of a brownfield, and job creation during the construction phase. In addition, the project would advance the following NYF goals: create an active downtown with a strong sense of place; build a diverse population, with residents and workers supported by complementary diverse housing and employment opportunities; grow the local property tax base; provide amenities that support and enhance downtown living and quality of life; enhance public space for arts and cultural events that serve the existing members of the community but also draw in visitors from around the region; and reduce greenhouse gas emissions and support investments that are more resilient to future climate change impacts.

1 Public Response

Favorable Comments:

- Strategic marketing, wayfinding, and cohesive branding/marketing is a good thing!

Unfavorable Comments:

- Needs additional high-level collaborations to achieve full vision

Create a Downtown Branding and Marketing Campaign



Location: NY Forward Area

What are the Existing Site Conditions?

There is poor signage in and around the historic downtown area. No online/media presence that anyone can reference for information about the downtown/waterfront area. The area is not currently branded nor does it have any identifying logo or symbols.

How Does the Project Consider/Incorporate Resiliency?

N/A

What are the Anticipated Revitalization Benefits?

A Branding/Marketing Initiative would allow people to find the destination area of Downtown/Riverfront Coxsackie through social media, encourage them to download an app which would be filled with information on the area and encourage people to visit. It would drive traffic to the destination target area increasing flow to businesses, historical and recreational sites.

3 Public Responses

Favorable Comments:

- The village needs better sidewalks and signage
- Improving pedestrian infrastructure improves village safety
- The need for better pedestrian infrastructure will only be exacerbated by other successful NY Forward Projects
- 2 people recommended that this project be paired with project E: Transform 14 S. River St. Into Visitors Center and Museum

Unfavorable Comments:

- The project does not include the relocation of the utility poles on Reed Street to the South side

Improve Pedestrian Infrastructure Downtown



Location: Downtown / Waterfront Area

What are the Existing Site Conditions?

Design and construction of publicly owned downtown street infrastructure including Reed, New, S. River, Washington, and Ely Streets and Betke Blvd. Focus to include sidewalks, historic lighting, banners, benches, ect. Improve traffic flow and access into and around the downtown/waterfront area. Design and construct downtown gateways to Reed and Mansion Street that celebrate Coxsackie's history. Incorporate green infrastructure practices where practicable. Also, the project will focus on improved connections to other related private project investments attracting increased destination traffic and business to downtown.

How Does the Project Consider/Incorporate Resiliency?

Downtown gateways to Reed and Mansion St. will incorporate green infrastructure practices where practicable. Stormwater improvements, planters, erosion control measures, rain gardens, bio-swales, and trees will be incorporated into the street redesign.

What are the Anticipated Revitalization Benefits?

Providing safe walking routes in the downtown/waterfront area. Improve traffic flow throughout the downtown area. Enhance the aesthetic appearance of the downtown area.

13 Public Responses

Favorable Comments:

- A Splash Park would take Coxsackie's riverfront "to the next level"
- Would be a great amenity for kids to play in the summer
- The community could really use this fun and forward-thinking project
- This is needed for the children! Love this idea!
- We need to keep kids busy. We need community. We need parents to stick together and keep our kids safe and active.

Unfavorable Comments:

- The sound of children playing is noisy; It would ruin the peace that the park brings
- It is dangerous for children to play this close to the river
- Riverside Park is too small for this project, and does not have enough parking
- Misaligned with the neighboring historic district's aesthetics
- 40ftx40ft is too large; It will ruin the views in the park

Suggestions:

- McQuade Park is a better place for a splash park

Questions:

- What are the anticipated annual maintenance/upkeep costs for this project?

Construct a Splash Park at the Riverside State Park



Location: Riverside State Park

What are the Existing Site Conditions?

Proposed location is the lawn area at the park.

How Does the Project Consider/Incorporate Resiliency?

The project could be subject to Hudson River flooding every couple of years and will be designed to withstand that.

What are the Anticipated Revitalization Benefits?

This project offers a wide range of social, health, and environmental benefits.

One of each to consider:

Social:

A space to socialize for both parents/guardians and kids

Health:

Outdoor activities are a proven way to increase your health and reduce obesity in both kids and adults.

Environmental:

This will reduce the need for multiple families to use the AC in peak season and or purchase a pool which takes a wide range of chemicals to maintain every year.

10 Public Responses

Favorable Comments:

- Project would provide public restrooms for visitors to the park and the village
- Project would provide an overview of the Village to visitors highlighting local offerings
- A means to restore an attractive old building contributing to the preservation of the Village's historic character
- A great way to advertise the Village

Unfavorable Comments:

- A Visitors Center and Museum could be expensive to operate and maintain
- Bathrooms might affect the experience of Yellow Deli patrons

Questions:

- Could this be used as a venue for public readings and music offerings?

Transform 14 S. River St. Into Visitors Center and Museum



Location: 14 S River Street

What are the Existing Site Conditions?

The site is an existing two-story Italianate brick building located within the Reed Street Historic District that was constructed in the 1860s for use as a fire station. The building has been vacant for some time and is currently in a state of deterioration, but it is salvageable. The interior is mostly gutted, and would need new partition walls, interior finishes, plumbing and electric. The roof was replaced a few years ago, and the most pressing issue is structural stabilization of the foundation.

How Does the Project Consider/Incorporate Resiliency?

The proposed project site is located in a flood hazard area. To mitigate flood risk, our engineers have recommended that in addition to the proposed foundation improvements, the basement be infilled with gravel as close to adjacent finish grade as possible while retaining the existing wood framing for the first floor. All utilities would be elevated or removed from the basement where feasible and flood openings would be installed in the exterior walls at or above finish grade to allow flood water to flow through the building.

What are the Anticipated Revitalization Benefits?

The anticipated revitalization benefits of the proposed project are numerous. The project will reactivate a vacant property in a prime location close to the waterfront, it will preserve an architecturally significant structure with local historic importance, and it will act as a hub for community activities and tourism-related information. The project was included in the Village's original application to the NY Forward program and advances the following state goals:

- Create an active downtown with a strong sense of place.
- Enhance public spaces for arts and cultural events that serve the existing members of the community but also draw in visitors from around the region.
- Provide amenities that support and enhance downtown living and quality of life.

1 Public Response

Unfavorable Comments:

- The bank has funds to improve itself
- Minimal overall Village impact

Make Improvements to the National Bank of Coxsackie Building



Location: 3-7 Reed Street

What are the Existing Site Conditions?

Currently, the property has many antiquated elements that prevent the bank from contributing to the beautification process of Reed Street and Riverside Park to its maximum capacity and full potential. These items include: i. Outdated and deteriorating windows in both the front (facing Reed Street) and rear (facing Riverside Park) of the building. ii. Antiquated lighting that does not showcase or highlight the historic brickwork. iii. Soiled brick & stone exterior as well as faded Stucco. iv. Overgrown flowerbeds with invasive/outdated plants and trees. v. Out-of-date, stained flooring well beyond the point of cleaning. vi. Historic Rotunda inside the lobby that is in need of rejuvenation and repair including plastering and painting.

How Does the Project Consider/Incorporate Resiliency?

NBC has several flood monitoring procedures in place to help mitigate the risks of flooding:

- Currently, there are sensors inside the building, along the North side facing the river, that will alert our alarm company if water has reached inside the building after hours.
- There are local bank personnel who closely monitor the water levels in the event of flood alerts.
- In times past, we have partnered with the town to place sandbags and other barriers around the building when the threat for flooding was imminent.
- The proper drainage is installed on the roof to help prevent water from pooling when there is heavy rainfall.

What are the Anticipated Revitalization Benefits?

The revitalization benefits of this project will be plentiful for the Reed Street community. In addition to creating a vibrant exterior that will add to the visible beautification of Reed Street and enhance the overall quality of life for those living and working in the area, our project will also aid in the preservation of historic structures. With a beginning dating back to 1852, The National Bank of Coxsackie is a staple in the history & culture of The Village of Coxsackie. We are elated to be

3 Public Responses

Favorable Comments:

- A Venue space is something we don't already have (we have too many private rentals)
- It is appropriate for this location and surrounding context
- It's always great to have more art and music downtown
- A small cost compared to other projects

Unfavorable Comments:

- It has private project sponsor

Create an Art, Food, and Music Venue at 1 Reed St.



Location: 1 Reed Street

What are the Existing Site Conditions?

The site of the current planned kitchen is the back area of the building

How Does the Project Consider/Incorporate Resiliency?

The entire basement of this building has been completely excavated by hand- all silt and debris has been removed. A new floor of drainage-ready crushed gravel has been put down , along with the installation of two commercial grade sump pumps, and a ventilation system.

What are the Anticipated Revitalization Benefits?

1 Reed St was the home to Sundazed Music, an internationally recognized record label and production company, and home to Grammy nominated producer Bob Irwin, and workplace for a median of 15 employees until 2019, when we sold the corporation. In an effort to give back to the community, we are reconfiguring this beautiful space to be enjoyed by the Coxsackie Community, and visitors to our area.

3 Public Responses

Favorable Comments:

- We need more mixed-use places like this, where people can live and shop in downtown
- Creating a thriving downtown economy with residential and commercial life, such as a restaurant, is crucial
- New restaurants with locally sourced labor is a plus

Unfavorable Comments:

- A public house would be noisy

Suggestions:

- The project should retain a historically cohesive façade

Questions:

- Are rain gardens/bioswales/solar panels possible?

Revitalize 5-7 Mansion St. for Mixed-Use



Location: 5-7 Mansion Street

What are the Existing Site Conditions?

On July 7, 2021, a micro-burst peeled back the roof of 5-7 Mansion Street causing massive water damage and an insurmountable rebuild for the community-centered ground floor restaurant. The upper 2 floors of the building had formerly been a communal living space and plans to reinvigorate those floors as rentals for local housing got derailed as well. In addition, the deep freeze in early 2023 managed to burst cast iron radiators causing more damage. There is currently no working kitchen, no plumbing for apartments and no planned electric for apartments upstairs. Many walls are frame only and gaps appear in the flooring between floors. Because of the water from the micro-burst and general wet conditions, there are potential mold issues in the basement. On the brighter side, the walls of the building and the foundation appear to be structurally sound and the facade, though able to be renovated, is historic and classic and largely intact.

How Does the Project Consider/Incorporate Resiliency?

The project is not located in a flood zone. The project will explore the possibility of rain gardens and bio-swales in landscaping as well as solar on the rooftop.

What are the Anticipated Revitalization Benefits?

The project will add 8 housing units to Coxsackie potentially housing 16 people in Coxsackie's main Downtown area. The addition of 3,000 ground floor retail square footage can easily add 15 jobs if it is a restaurant or up to 10 jobs if it is retail usage. The addition of up to 16 new residents in the Village of Coxsackie will have economic effects as they dine and shop locally generating sales tax and revenue for local businesses. I am committed to using local contractors, electricians and plumbers so that the money invested has tertiary effects in terms of compensating residents of Coxsackie and Greene County and being circulated in those communities.

12 Public Responses

Favorable Comments:

- Adaptive re-use of an existing structure
- An improvement for everyone
- "The single most important improvement in Coxsackie"
- Visitors need cell service to communicate, leave positive reviews on businesses, and promote their visit on social media
- In the case of an emergency the lack of cell service can be dangerous

Unfavorable Comments:

- Project lacks clear scope of work

Install Equipment to Improve Cell Service in Downtown Coxsackie



Location: 46 Reed Street; Downtown Coxsackie

What are the Existing Site Conditions?

Poor to little cell phone service exists in downtown Coxsackie.

How Does the Project Consider/Incorporate Resiliency?

N/A

What are the Anticipated Revitalization Benefits?

Reliable cell phone service is essential to economic development in an area. Reliable service to residents, visitors, businesses and for public safety is essential.

0 Public Responses

Restore the Historic Hubbell House



Location: 24 Ely Street

What are the Existing Site Conditions?

24 Ely was originally constructed in 1820. It underwent a series of additions over the years. The house is in need of substantial restoration and renovation to ensure that it is here for future generations. The house sits on a sloped lot with a view of the Hudson river.

How Does the Project Consider/Incorporate Resiliency?

N/A

What are the Anticipated Revitalization Benefits?

24 Ely, as a short term rental, supports many jobs within the community. The house will be managed by a property management company and will require cleaning crews, yard crews, maintenance crews, etc to ensure it runs smoothly and provides the best experience for its guests. In addition, bringing design savvy, high wage earners to The Village will result in revenue for restaurants and stores in the village, all which require consistent patrons with the means to spend money on food and beverage, retail, and services. By diversifying and increasing the tourist base, it will also contribute to the ability of new businesses to open and thrive. Additionally, it will expose visitors to all the beauty of the area which can lead to an influx of new residents and an increase in the property tax base.

2 Public Responses

Favorable Comments:

- We need more housing downtown

Unfavorable Comments:

- The proposal seems much larger than the actual site could accommodate
- I can't imagine the lot that is proposed being filled with ugly duplexes

Questions:

- If there are three duplexes how is there room (on the site) for landscaping?

Build Three Duplexes on Riverside Ave.



Location: 1, 3, 5 Riverside Ave

What are the Existing Site Conditions?

Vacant land

How Does the Project Consider/Incorporate Resiliency?

We would incorporate a terraced landscaped hillside to prevent erosion. Will utilize plantings and trees that will mitigate storm runoff.

What are the Anticipated Revitalization Benefits?

New housing options in the downtown area are critically important to new economic development. We would use the grant money for proper connecting sidewalks and utility service upgrades. Also would provide space for attractive signs and streetscape as the welcome to the area.

4 Public Responses

Favorable Comments:

- This will boost tourism in the region with more visitors and residents clustered close to Reed Street
- A complete modernization and conversion of the building is needed
- The building has sat vacant and run down for some time; the rehabilitation of such an important/visible building in downtown is important
- A pub would be great!

Unfavorable Comments:

- Will create more competition with nearby hotels
- Not a huge fan

Questions:

- Why not housing instead?

Transform Mansion Street Townhouses into a Hotel



Location: 2-4 Mansion Street

The plan is for the first floor to be utilized to check in visitors, shopping, socializing and dining. The plan would also be to make the first floor available to the community/public for brunch/lunch and to community organizations, such as the adjoining library, for book readings, art classes and shows and other events. The plan is to also use the parlors to display local artists/artisans to display and sell their products. An addition was put on the first floor in the early 2000s. At this point, the plan is to use this addition as a studio apartment, as it is architecturally different than the rest of the building, or possibility a kitchen. The Second Floor would have 4-bedroom suites with baths and the top floor (attic) would have two additional suites with bathrooms. The ground floor would also be renovated along with the grounds/yards/interior porches. Parkview plans that this project can be a Historic Restoration Project as Part 1 of the application was submitted to

What are the Existing Site Conditions?

These historical buildings are in the early stages of renovation. The exterior has been secured, including installation of windows and repairs to the roof. The buildings have been empty for over 20 years and need to be completely renovated to put them in usable condition. Pictures taken from 2020- are provided of interior.

How Does the Project Consider/Incorporate Resiliency?

It is the intention to install high efficiency appliances for energy efficiency. The exterior drainage/parking will assist with stormwater issues. All landscaping will include stormwater plantings.

What are the Anticipated Revitalization Benefits?

This property is at the Gateway of the downtown Cocksackie historic district and a perfect location for an Inn that could house guests and serve the community. There is and continues to be a need for rooms for visitors to the local area and more visitors spur economic growth. This need will increase upon the completion

5 Public Responses

Favorable Comments:

- Artist housing is a community benefit where residents would likely work in the community to pay rent
- Love it! Writers are a placemaking engine- this would add so much culture!
- This will Enhance the downtown aesthetic by bringing cultural activity and housing to downtown
- Arts are important to support in town

Unfavorable Comments:

- A little "pie-in-the-sky"
- Too specific for new residents to be artists only
- I don't feel that this benefits our community

Questions:

- Is there demand for artist housing?
- Is there criteria for what constitutes a viable resident?

Rehabilitate 7 Ely St. for Hudson Valley Writers Residency



Location: 7 Ely Street

What are the Existing Site Conditions?

The interior of 7 Ely is habitable and presentable given the amount of work still needed. Before and after pictures included of work completed; four of six bedrooms are online and currently in use by writers, artists, and digital-nomads-in-residence as part of the Hudson Valley Writers Residency short and medium term housing mission and programming.

How Does the Project Consider/Incorporate Resiliency?

By upgrading 7 Ely's HVAC system from oil to heat pumps, use of fossil fuel will be drastically reduced, and by insulating the envelope and roof, paired with the heat pump system, energy consumption will be dramatically reduced overall due to increased energy efficiency. By digging a French drain along the South wall of the house, erosion of the hillside at the foundation wall will be halted and water directed downhill toward city drainage. By rehabilitating existing gutters and installing new gutters where needed, water will be directed away from crucial foundation points and wooden framing, and preserve the condition of the structure & land.

What are the Anticipated Revitalization Benefits?

Even in its start-up phase, 7 Ely Street's Hudson Valley Writers Residency (HVWR) is already contributing to a more vibrant downtown and influencing village culture. By welcoming cohorts of up to four artist/writers/digital nomads-in-residence at a time, 7 Ely Street and HVWR creates affordable housing for 24-36 adult, medium-term residents each year. And, unlike tourists or vacation renters, who are in and out in a weekend, writers-in-residence stay anywhere from two weeks to several months and up to a year. As such, residents become invested in the area. They develop relationships with neighbors and area business owners. They are eager to explore the area and form meaningful attachments to the Village during their residencies. And, when they return to their places of origin, the stories they have to tell about Cossackie are the fuller and richer for it. By housing medi-

7 Public Responses

Favorable Comments:

- A cafe that is open from 8am-4pm would be great
- A coffee shop is needed in Coxsackie that serves the downtown community
- I have heard a lot of people complaining that nobody's open most mornings and there's no coffee... I love the cafe idea!

Unfavorable Comments:

- This will create competition for existing local coffee shops
- The location and parking lot is not ideal for this
- It is a stone's throw from the existing coffee shop "Shipwrecked"

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!)

0 Public Responses

Make Exterior Improvements to Babar's Vintage Guitars Building



Location: 9-11 Mansion Street

What are the Existing Site Conditions?

Our building is a two story building which also includes a basement area. The footprint of the building is quite old and dates back I believe to the 1800s. The building is both commercial and residential, number 9 is the commercial portion downstairs currently being used as a vintage guitar shop.

How Does the Project Consider/Incorporates Resiliency?

Our property has been previously flooded by Sandy. We raised two furnaces off the floor onto the wall and we are planning to do the same with the heat pumps/coolers. The back doors and windows face the river and employing thermo guard doors and windows will improve both heating and cooling efficiency. As stated our basement was designed by Army Corps of Engineers graded with various stone and shale to allow for flood waters to recede on their own. By raising the decks and redesigning the stairs this will prevent flood waters from damaging decks and stairs.

What are the Anticipated Revitalization Benefits?

These improvements will improve the overall look of the downtown area, the lighting will also improve pedestrian foot traffic in addition to increasing commerce in the area as we join a state park which houses various events, crafters, music venues, farmers market. The cameras provide a security level as does the lighting replacing. The siding would dramatically improve the look of the rear of our building and adjoining buildings. The rear of the building are the state park entrances and by creating a welcoming environment with beautification, lighting, camera security it improves all venues. pedestrian and local residents.

2 Public Responses

Favorable Comments:

- We are addressing the flood issue and increasing parking
- There is a plan to control the water run-off

Questions:

- It is private property, but the sewer is...?

Make Exterior Improvements to 10 Mansion St.



Location: 10 Mansion Street

Village as there are Village main drains/catch basins on the rear of the property. After the drainage was addressed, the plan is to upgrade the landscaping, by eliminating the driveway to the west of the building and creating a yard behind and to the west of the apartment building for gardens/sitting areas/barbecuing etc. for the residents. The plan is to plant trees and stormwater plants and create a shared garden space for the residents. The remaining driveway would then be repaved, and the handicap parking spot installed. The plan is to also install a walkway along the west property line of the property to connect the public sidewalks on Mansion/Reed Streets to the rear of the library parking lot. The entire building was renovated in 2003 and needs upgrading and maintenance to the exterior. The exterior trim needs to be repainted, lighting installed in the yard area and in front of the building and other landscape/illuminating lighting to the building. We also plan to reinstall the deck on the second floor as shown in the historical picture which is submitted, which was an architectural detail that was lost and should be restored, which is an architectural detail that was lost and should be restored.

What are the Existing Site Conditions?

Drainage and stormwater is currently an issue. Storm water runs from adjoining properties down the yard to Mansion Street, causing debris and damage to the yards/roads/foundations. The upgrades to the landscaping and repairs to the drainage would help this problem. The plan with the landscaping is to plant stormwater vegetation and trees to assist with the storm water management and runoff, including curb extensions, tree boxes and various swales.

How Does the Project Consider/Incorporate Resiliency?

Drainage and stormwater is currently an issue. Storm water runs from adjoining properties down the yard to Mansion Street, causing debris and damage to the yards/roads/foundations. The upgrades to the landscaping and repairs to the drainage would help this problem. The plan with the landscaping is to plant

2 Public Responses

Favorable Comments:

- Excellent use of a property that has been overgrown
- This is a beautiful historic house!
- Bringing creative minds into a community only enhances

Unfavorable Comments:

- A very specific proposed use
- Low priority in my view

Build a River Street Artists Market Pavilion and Artist Housing at 26 Ely St.



Location: 26 Ely Street

What are the Existing Site Conditions?

This historic property was built in 1900 and is the original part of the “First House on the Hill” built by Dr. John Ely, for whom the Street was named. It shares a wall with 28 Ely St. but has not been maintained to the same standard. This project area has frontage on both Ely Street (at the top of the hill) and River Street (across from parking lot of The Wire) with a view of the river.

How Does the Project Consider/Incorporate Resiliency?

The entire idea for this project started with an area of incorporating resiliency into the landscape design and using it as a platform to support and enhance the environment, in an integrated, water-wise, and fire-proof way, using the strengths of locally occurring plants to improve air quality, while supporting the soil structure and developing a healthy pollinator habitat. The Pavilion and walking path section of this project is in the flood zone, and drainage (plus budget) is the reason I chose to build an open structure there rather than a commercial building here with additional rental units above. By installing a pavilion, I'll avoid interfering with the drainage pathways down the steep hill.

What are the Anticipated Revitalization Benefits?

PRESERVATION OF HISTORIC STRUCTURES: The improvements I do to restore the health and stability of the house will preserve the structural integrity of the first historic house on Ely street, built in 1800. Once it is finished, it will look more like the original building and have a more historically appropriate facade that better matches the conjoined historic property.

ADDITIONAL HOUSING OPPORTUNITIES: From now until the end of the project, the property will go from having one housing unit to three, and the newly built unit where the crumbling garage currently sits will be used to create an environmentally friendly live/work housing that an artist can afford. This will be built so the side facing the road is consistent with the historic look of the house.

4 Public Responses

Favorable Comments:

- Benefits all; furthers the beautification of downtown
- New mixed-use housing stock and retail space is great
- Adaptive reuse/historic preservation with public spaces are needed in the downtown
- The downtown would benefit if the Dolan Block is finished. It is iconic to downtown.

Unfavorable Comments:

- Costly

Questions:

- Could there be a mix of affordable and market rate units?
- The Yellow Deli patio area is next to Dolan Block. Would it be beneficial to revisit the patio proposal?

Restore Dolan Block for Mixed-Use Redevelopment



Location: 22-36 South River Street

What are the Existing Site Conditions?

Dolan Block is currently vacant and not utilized. Some missing and deteriorated moldings, it retains most of its original character.

How Does the Project Consider/Incorporate Resiliency?

Rain gardens in our backyard are part of our approved site plan. Being in a flood zone, all utilities, mechanical, are mounted above potential flood levels. All materials on the first floor are made of tile/concrete or other waterproof materials.

What are the Anticipated Revitalization Benefits?

The Dolan block is a keystone property in the downtown and is critically important to the image and perception of the area. It will create a sense of vibrancy and connect people with the river in an exciting way. In all of the Village's work to get the NY Forward Award, the Dolan Block restoration was always on the top of the survey responses and public input.

2 Public Responses

Favorable Comments:

- Existing need for affordable housing in the Village
- Could be paired with Project R: Restore Dolan Block for Mixed-Use Redevelopment
- Green roof technology is a positive addition to the project

Renovate Former Cummings Hotel for Mixed-Use Development



Location: 2-6 Reed Street

What are the Existing Site Conditions?

Originally a 3 story building. After a fire many years ago its reduced to a 2 store humble version of its former self. The building needs a full renovation.

How Does the Project Consider/Incorporate Resiliency?

The building has an interior open-air courtyard that provides light to all interior spaces. We will incorporate as much green roof tech as the structure will handle. All finishes will be made of waterproof materials. All mechanicals will be roof mounted or above potential flood levels

What are the Anticipated Revitalization Benefits?

As one of the largest buildings on Reed Street this building will contribute greatly to the vibrancy of the downtown area. The upgrades in efficiency will provide better long term housing options that are currently very scarce.

8 Public Responses

Favorable Comments:

- It is a public institution, so it is necessary to meet building compliance
- The library is a hub of activity!
- This will support community focused programs
- This would provide parking for other large venues nearby
- A community room has long been needed; the library has struggled in recent years to make space for community programming that would allow for year-round gathering for larger groups.
- More people would use the public library if they had a common room
- The library must be made ADA compliant before we get sued
- The library community room would benefit everyone with no cost for programming

Unfavorable Comments:

- The expansion eats up a lot of open space
- Seems a little excessive, but if that is what it takes

Expand the Heermance Memorial Library and Make it Accessible



Location: 1 Ely Street

What are the Existing Site Conditions?

The Heermance Memorial Library was originally constructed in the early to mid-1800s and is a two-story wood frame building with a partial basement, crawl-space and attic space. Originally the residence of Eleanor Heermance, it was bequeathed to be a free circulating library for Cossackie in 1908. There is a slab on grade, single-story, concrete block addition with a wood-framed roof that appears to have been constructed in the 1950s. This space was remodeled in 2014 with movable shelves and furniture. The Library occupies both floors, with the collection on the main floor level and an office, small programming room, and storage in the upper level. The Library shares a party wall with the adjacent building / property to the north. This neighboring building is in serious disrepair.

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What are the Anticipated Revitalization Benefits?

The Heermance Memorial Library is a dynamic, lively, and important hub of information in our local community. We strive to always improve quality of life in the neighborhood, and the new ADA Compliant addition would create a healthier, more comfortable and productive environment for all community members to utilize.