

Coxsackie NY Forward Revitalization Goals

Arts & Culture



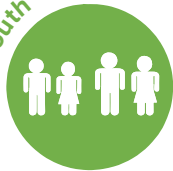
Develop local arts & cultural activities

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



Make Exterior Improvements to 10 Mansion St.



Project Location:
10 Mansion Street

Project Type:
Redevelopment of an Existing Building

Project Sponsor:
Parkview Properties, LLC

Property Ownership:
Parkview Properties, LLC

Funding Estimate:
\$262,000
Total NYF Funds Requested
\$350,000
Total Project Cost
75%
% of Total Project Cost

Project Overview:

This property is a three story 10-unit apartment building. It was renovated approximately 20 years ago and now houses a law office and two bedroom apartment on the first floor and apartments on the second and third floors and also in the basement. The building is fully rented and there is a waiting list. The lot size is approximately .21 acres, and the building is approximately 8,000 square, inclusive of the basement apartments. The use of the building will remain the same. The current project is to upgrade the infrastructure. One of the major problems with the building is run off from adjoining properties across this parcel to Mansion Street every time that it rains. This runoff results in damage to the parking area, driveways, yard, sidewalks, and Mansion Street. The first scope of the work would be to address the drainage/runoff issues. The work on the drainage/runoff would be in collaboration

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

stormwater vegetation and trees to assist with the storm water management and runoff, including curb extensions, tree boxes and various swales.

What are the Anticipated Revitalization Benefits?

There is currently a need for housing in Coxsackie as in the rest of the State. The building currently is fully rented and has a waiting list for residents. To keep the property available to tenants, it must be maintained, which is very costly for a historical building. The plan with this project is to foster a “community feel” within the building by adding functional green space in the rear where residents can socialize and establish and enjoy gardens in the common areas. This would encourage longer tenancies and less turnover. Improved handicap parking will be installed and a walkway from Mansion Street to the back of the library, which supports the goal of a more walkable downtown. The current use of the office space on the first floor is a law office. This use will continue and could be expanded or changed to a shared workspace for downtown residents. The regrading and repaving will assist in the storm water issues. Visually and functionally to restore the 2nd floor deck, which in an architectural detail that was lost, would add to the historical significance of the building.



Left: Historic view of 10 Mansion Street (Formerly the New Eagle Hotel)

(Photo: Parkview Properties, LLC)

Project Category:



Redevelopment of an Existing Building

Project Size:



Medium

NYF Funds Requested:



\$262,000