

Coxsackie NY Forward Revitalization Goals

Arts & Culture



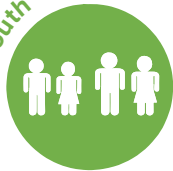
Develop local arts & cultural activities

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



Develop Affordable Artists' Housing Development at the Public Works Site



Project Location:
38 Mansion Street

Project Type:
New Development

Project Sponsor:
Parkview Development & Construction, LLC

Property Ownership:
Project Sponsor (via Village of Coxsackie)

Funding Estimate:
\$500,000
Total NYF Funds Requested
\$25,235,000
Total Project Cost
1.9%
% of Total Project Cost

Project Overview:

Parkview Development & Construction (Parkview), is proposing Riverside Lofts (The Lofts), an innovative mixed-use, mixed-income, and artist affordable housing development on an approximately one and a half (1.5) acre site at 38 Mansion Street, Coxsackie, NY. The Lofts will consist of one (1) new construction building with frontage on Mansion Street. The Lofts will be a three and a half (3.5) story and +/- 22,700 square foot building, consisting of approximately sixty-eight (68) loft style apartments and a neighborhood scale commercial space. All of The Lofts' units will be affordable with the exception of one (1) non-rent bearing superintendent unit. In addition, The Lofts will include an art gallery for resident artists to display their work. The project scope is anticipated to include the demolition of the existing structures utilized by the Public Works Department (DPW) and remediation of any identified environmental contamination to allow for the development of one (1) new construction building.

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.



Above: Preliminary Rendering of Riverside Lofts
(Photo: Parkview Development)



Left: West End Lofts II by Kearny Group, Market-rate units that feature impressive amenities and breathtaking views in Beacon, NY
(Photo: Kearny Group)

Project Category:



New Development

Project Size:



Extra Large

NYF Funds Requested:



\$500,000