

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



Revitalize 5-7 Mansion St. for Mixed-Use



Project Location:
5-7 Mansion Street

Project Type:
Redevelopment of an Existing Building

Project Sponsor:
5-7 Mansion LLC

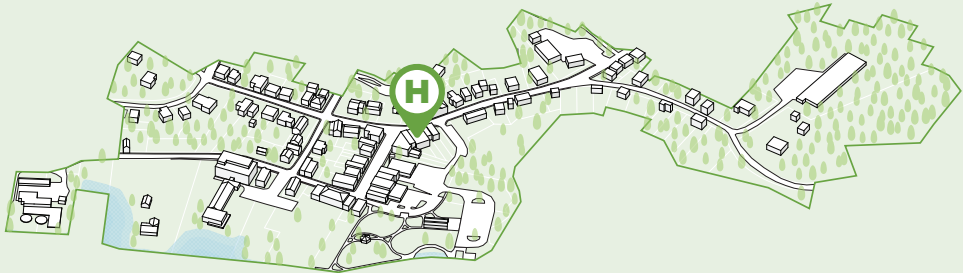
Property Ownership:
5-7 Mansion LLC

Funding Estimate:
\$700,000
Total NYF Funds Requested
\$1,610,000
Total Project Cost
43%
% of Total Project Cost

Project Overview:

5-7 Mansion will be a mixed use building of 10,000 square feet. It will comprise 3400 square feet of commercial restaurant/retail space and 6600 square feet total of 8 units of residential apartments approximately 750 square feet each. The entire 10,000 square feet needs renovating. The residential units that will be created are 2 studios and 6 one bedroom apartments. The apartments will be at or below market rent (market is currently \$2 a square foot) and the commercial space will be priced to attract retail restaurant business, which is a driver of growth due to employment. I have reached out to a local diner that closed due to a fire and have had discussions with multiple seasoned restaurateurs about opening a reasonably priced public house or diner.

Revitalize 5-7 Mansion St. for Mixed-Use



Location: 5-7 Mansion Street

What are the Existing Site Conditions?

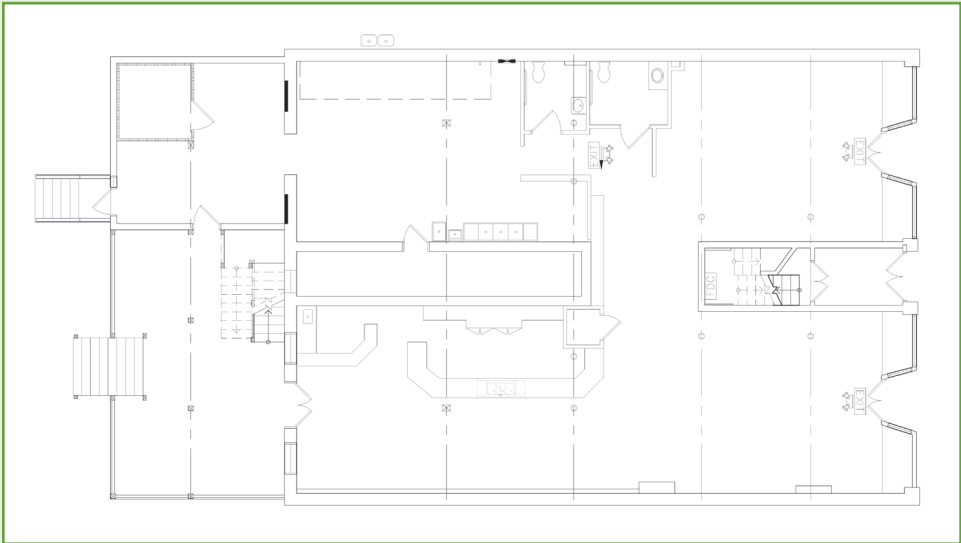
On July 7, 2021, a micro-burst peeled back the roof of 5-7 Mansion Street causing massive water damage and an insurmountable rebuild for the community-centered ground floor restaurant. The upper 2 floors of the building had formerly been a communal living space and plans to reinvigorate those floors 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.



Above: Proposed ground floor plan (Photo: Stracher Roth Gilmore Architects)



Left: Current interior of 5-7 Mansion Street (Photo: Amy Bennett)

Project Category:



Redevelopment of Existing Building

Project Size:



Large

NYF Funds Requested:



\$700,000