

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



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



Project Location:
26 Ely Street

Project Type:
Redevelopment of an Existing Building; New Development

Project Sponsor:
Sarah Zar LLC

Property Ownership:
Harvey Zar

Funding Estimate:
\$346,694
Total NYF Funds Requested
\$656,194
Total Project Cost
53%
% of Total Project Cost

Project Overview:

Building a S River Street Artists Market Pavilion to correspond with the farmer's market that creates opportunities for makers, enhances the sense of place through owl-themed art, and draws foot traffic across the historic district increasing walkability and business. Expanding artist live/work spaces (from 1 to 3 units) and creating edible, resilient landscapes that support pollinators.

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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.

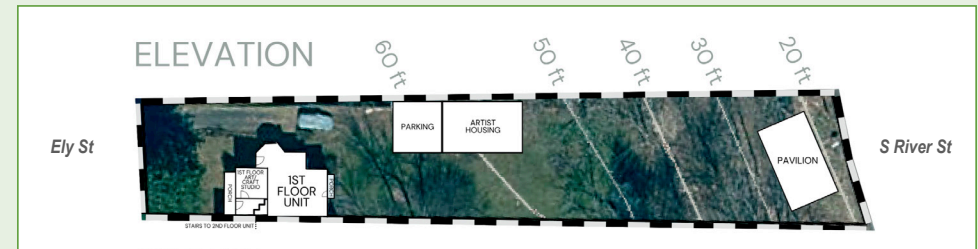
What are the Anticipated Revitalization Benefits?

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.

REDEVELOPMENT OF UNDERUTILIZED SPACES:

1. The overgrown River Street land will be transformed from a tangled mess of weeds across from a parking lot into a dreamy public art walk leading to a pavilion that will host a small, local artist’s market set in an art-filled landscape that will function as both a draw and a place-making extension of the walkable part of River Street. Art market days will correspond with the farmers’ market by the river, creating more reasons for shoppers to travel through the business district between the two outdoor markets. 2. The land behind the house on the hill is currently not much more than a lawn, with a boxed-in area that might have been a vegetable garden. I’ll remove environmental hazards buried in the soil, and collaborate with a master gardener to design and grow a xeriscaped, fire-resistant, organic/edible/local, pollinator-attracting landscape. 3. The derelict garage will be converted into an affordable live-work space for artists to rent. From there, they will have a seasonal view of the river, and get to work amidst a sustainable pollinator habitat right in the historic district. 4. The main house will be split into 2 units, and the front room will be turned into a studio to host private historic craft workshops for both locals and visitors to the area. 5. Beautification will be top of mind in every aspect of this project, and the finished result will be a talking point for the village and a draw to attract more visitors to engage with an ever-expanding repertoire of local artisans. This multi-phase project will dramatically improve the cultural footprint of the historic district. It will encourage an ongoing collaboration between a curated selection of local creatives and the nearby businesses.



Left, Top: Preliminary concept site plan for 26 Ely St. (Photo: Sarah Zar LLC)

Left, Bottom: Preliminary concept design for a “Night Owl” themed S River Street facing Artists Market Pavilion (Photo: Sarah Zar LLC)

Project Category:



Redevelopment of an Existing Building; New Development

Project Size:



Medium

NYF Funds Requested:



\$346,694