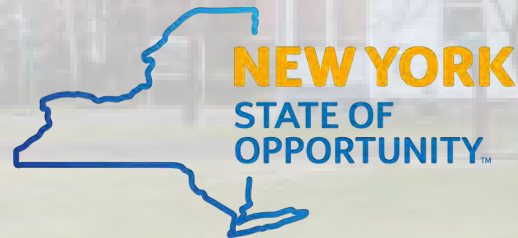


# NY Forward - Capital Region Coxsackie

Local Planning Committee (LPC)

Meeting #5

October 25, 2023



**NY Forward**

# Opening Remarks

Mayor Mark Evans

# Welcome!

## **LPC Meetings are meant to be working sessions of the LPC**

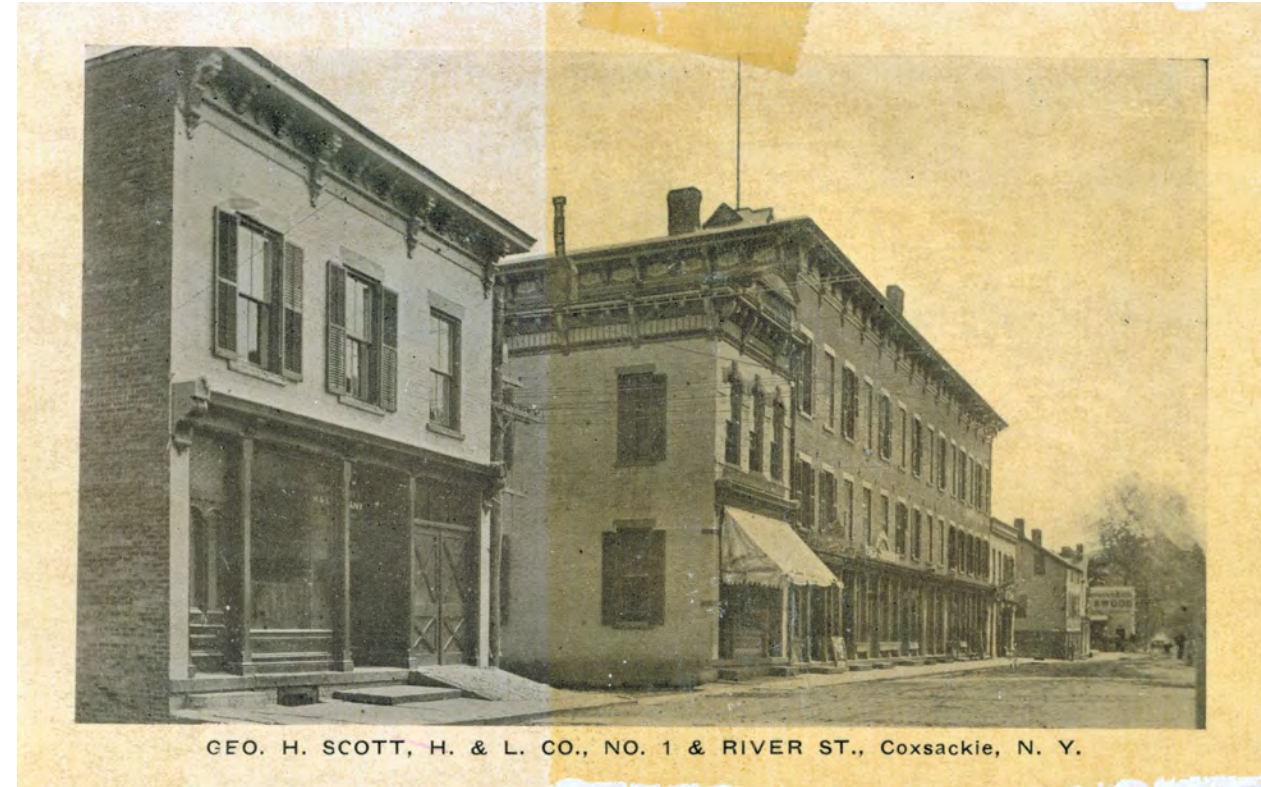
- These meetings are open to the public, but are not intended as interactive public workshops.
- The public is welcome to observe committee meetings and submit comments to [CoxsackieNYF@gmail.com](mailto:CoxsackieNYF@gmail.com)
- The final 10-15 minutes of the meeting are reserved for public comment and discussion.

## **How to get involved:**

- We want to hear from you! There will be many other ways for community members to get involved.
- Visit the Coxsackie NYF website to send comments: [www.CoxsackieNYF.com](http://www.CoxsackieNYF.com)
- The website also features an interactive activity to provide feedback on the projects!

# Agenda

- Code of Conduct
- Updates: Planning Process
- Submitted Projects – updates
- Final Vote on Slate of Projects
- Public Comment
- Next Steps



# Code of Conduct

# Code of Conduct & Recusals

*Each Local Planning Committee Member is reminded of their obligation to disclose potential conflicts of interest with respect to projects that may be discussed at today's meeting. If you have a potential conflict of interest regarding a project you believe will be discussed during the meeting, please disclose it now and recuse yourself from any discussion or vote on that project.*

*For example, you may state that you, or a family member, have a financial interest in the project, or you are on the board of the organization proposing the project.*

*Conflicts of interest currently on file are noted below.*

## ***Do any LPC members need to make a disclosure to the Committee at this time?***

*Please inform the LPC co-chairs during the meeting if the need to disclose a conflict arises unexpectedly, and then recuse yourself from discussion or voting on the project.*

Name	Organization	Project
Mark Evans	State Telephone Company	Install Equipment to Improve Cell Service in Downtown Coxsackie
Bob Irwin	The American House, LLC	Create an Art, Food, and Music Venue at 1 Reed St.
Nicole Bliss	National Bank of Coxsackie	Restore Dolan Block for Mixed-Use Redevelopment
Sam Pigeon		



# Updates: Planning Process

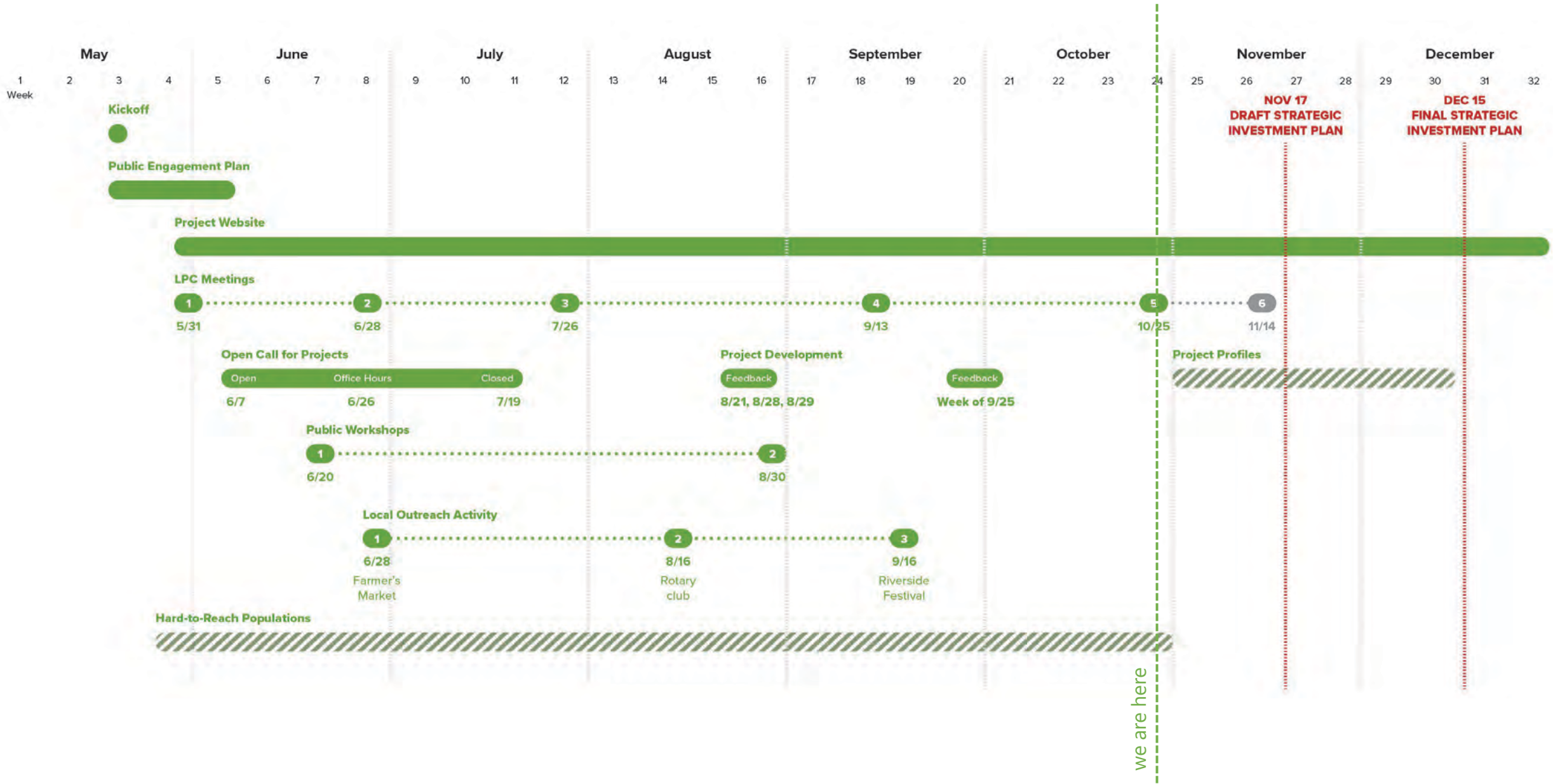
# What's been done so far?

- ✓ May 29 CoxsackieNYF.com went live
- ✓ **May 31** **LPC Meeting #1**
- ✓ Jun 7 Open Call for Projects released
- ✓ Jun 13 Postcards and flyers printed
- ✓ **Jun 20** **Public Workshop #1**
- ✓ Jun 26 Office Hours / Technical Assistance session
- ✓ Jun 28 Local outreach at farmer's market
- ✓ **Jun 28** **LPC Meeting #2**
- ✓ July 19 Open Call for Projects closed
- ✓ July 19 Interactive mapping activity live on website
- ✓ **July 26** **LPC Meeting #3**
- ✓ Aug 16 Local Outreach – Rotary Club dinner
- ✓ **Aug 30** **Public Workshop #2**
- ✓ **Sep 13** **LPC Meeting #4**



# What's on the horizon?

- ☐ **Oct 25**      **LPC Meeting #5 – IN PROGRESS**
- ☐ *Nov 15*      *LPC Meeting #6 (if needed)*
- ☐ Nov 17      Draft Strategic Investment Plan due
- ☐ Dec 15      Final Strategic Investment Plan due



# Submitted Projects



# A 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)

<b>Project Category:</b>	<b>Project Size:</b>	<b>NYF Funds Requested:</b>
<p>New Development</p>	<p>Extra Large</p>	<p>\$500,000</p>

## Changes/updates:

- Preliminary site plan provided (see bottom right).
- Affordable artist housing program clarified:
  - All units at 50-100% AMI
  - 50% of units with artist preference, per HCR/FEHO Artist Preference Policy:

*“The artist preference should not apply to more than 20% of a project’s non-supportive units, and up to 50% of non-supportive units in projects that have funds from the Downtown Revitalization Initiative, are in designated community redevelopment areas, or are otherwise a component of a community development or revitalization plan in the area where the project is located.”*

## Benefits:

- Delivers substantial new affordable rental housing to the Village within walking distance of the Reed St businesses.
- Provides an opportunity for artists to live in high quality housing in the Village.

## Challenges / Risks:

- Site plan is very preliminary – budget/feasibility risk.
- Parking count and traffic impacts need study.
- Financing relies on competitive 9% LIHTC equity.





## B Create a Downtown Branding and Marketing Campaign



**Project Location:**  
Downtown / Riverfront Area

**Project Type:**  
Branding and Marketing

**Project Sponsor:**  
Village of Coxsackie

**Property Ownership:**  
Village of Coxsackie

**Funding Estimate:**  
\$250,000  
*Total NYF Funds Requested*  
\$250,000  
*Total Project Cost*  
100%  
*% of Total Project Cost*

**Project Overview:**  
Incorporate historic, Hudson River, small business, and other unique destination assets into a fresh branding and marketing campaign. Design of a Logo and historic signage unique only to downtown and creation of an online/social media presence. Creation of an App for downtown/waterfront for finding historic sites, restaurants, and sites of interest and recreational activities. Include historic Hudson River related tours and strategically placed kiosks for information. Funding would be secured from NYS and other tourism funding marketing programs in partnership with the local business community and Greene County. The process will be driven by the Village of Coxsackie in partnership with the Greene County Office of Tourism, NYS I Love NY and other regional partners.



## Create a Downtown Branding and Marketing Campaign



Location: NY Foward Area

### What are the Existing Site Conditions?

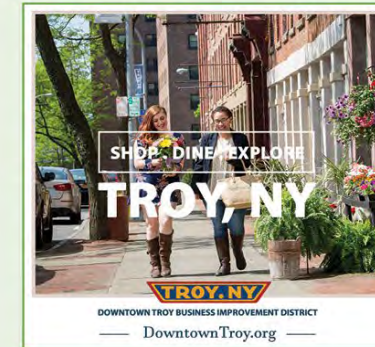
There is poor signage in and around the historic downtown area. No online/media presence that anyone can reference for information about the downtown/waterfront area. The area is not currently branded nor does it have any identifying logo or symbols.

### 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.



Above: Branding, Signage, and wayfinding examples as part of the City of Long Beach's comprehensive wayfinding program for major gateway entries, streets, and pedestrian spaces.  
(Photo: City of Long Beach)

Left: Downtown Troy's BID website.  
(Photo: Downtown Troy BID)

### Project Category:



Branding and Marketing

### Project Size:



Small

### NYF Funds Requested:



\$250,000



## Changes/updates:

- Proposal received from Paul Hook – fairly comprehensive, for \$240k total investment (no breakdown):
  - Research & Discovery
    - Conversations and interviews with key stakeholders
  - Brand Development
    - Visuals + messaging
  - Creation of Brand Assets
    - Website
    - Promo video
    - Social media
    - Rack card / brochure
    - Wayfinding signage
  - Communications
    - Public campaign launch
  - Advertising Campaign
    - Digital, outdoor, direct-mail, print

## Benefits:

- Increases awareness of and traffic to the businesses and destinations in the Village.

## Challenges / Risks:

- Proceeding without a detailed scope of what is actually proposed.

# Improve Pedestrian Infrastructure Downtown



**Project Location:**  
Downtown/ Waterfront Area

**Project Type:**  
Public Improvement

**Project Sponsor:**  
Village of Coxsackie

**Property Ownership:**  
Village of Coxsackie

**Funding Estimate:**  
\$800,000  
Total NYF Funds Requested  
\$800,000  
Total Project Cost  
100%  
% of Total Project Cost

**Project Overview:**  
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.



# Improve Pedestrian Infrastructure Downtown



Location: Downtown / Waterfront Area

### What are the Existing Site Conditions?

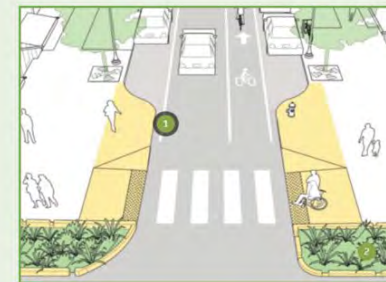
Design and construction of publicly owned downtown street infrastructure including Reed, New, S. River, Washington, and Ely Streets and Betke Blvd. Focus to include sidewalks, historic lighting, banners, benches, ect. Improve traffic flow and access into and around the downtown/waterfront area. Design 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.



Above: Concept sketch showing proposed sidewalk, crosswalk, green infrastructure, and curb extension improvements in downtown

Left: NATCO standards for curb extensions with stormwater management features (Photo: NATCO)

**Project Category:**



Public Improvement

**Project Size:**



Large

**NYF Funds Requested:**



\$800,000

### Changes/updates:

- Design has been updated – new schematic plan and renderings (see following slides).
- Cost estimate revised upwards to \$800k to cover full scope of what's shown.

### Benefits:

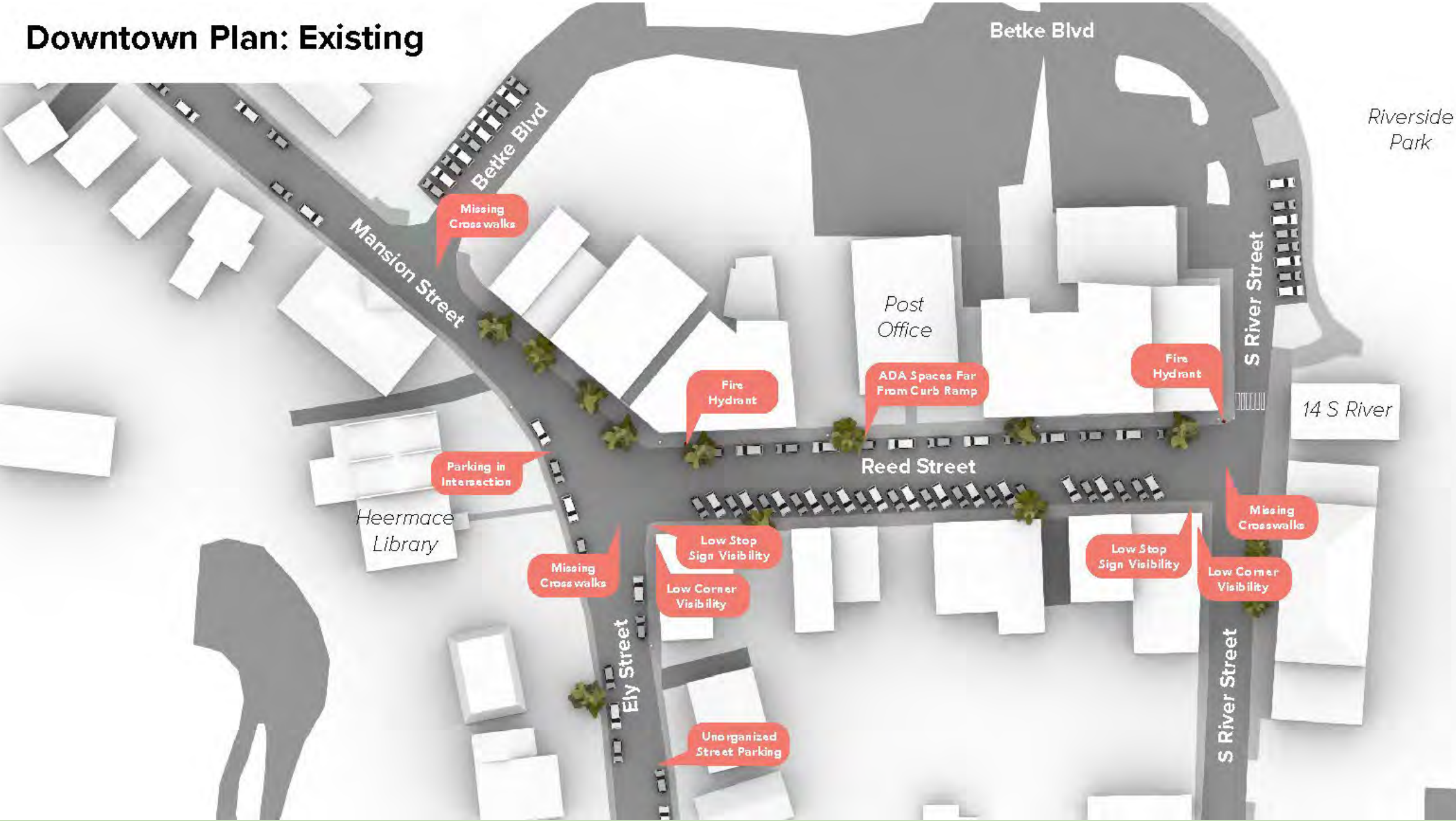
- Improves pedestrian safety and experience of downtown.
- Calms vehicular traffic going into or thru downtown.
- Provides a “gateway” moment at the meeting of Mansion, Reed, and Ely.
- Improves accessibility by provided ADA parking and curb ramps.
- Improves stormwater management.
- Significant enhancement to overall aesthetic of the streetscape.

### Challenges / Risks:

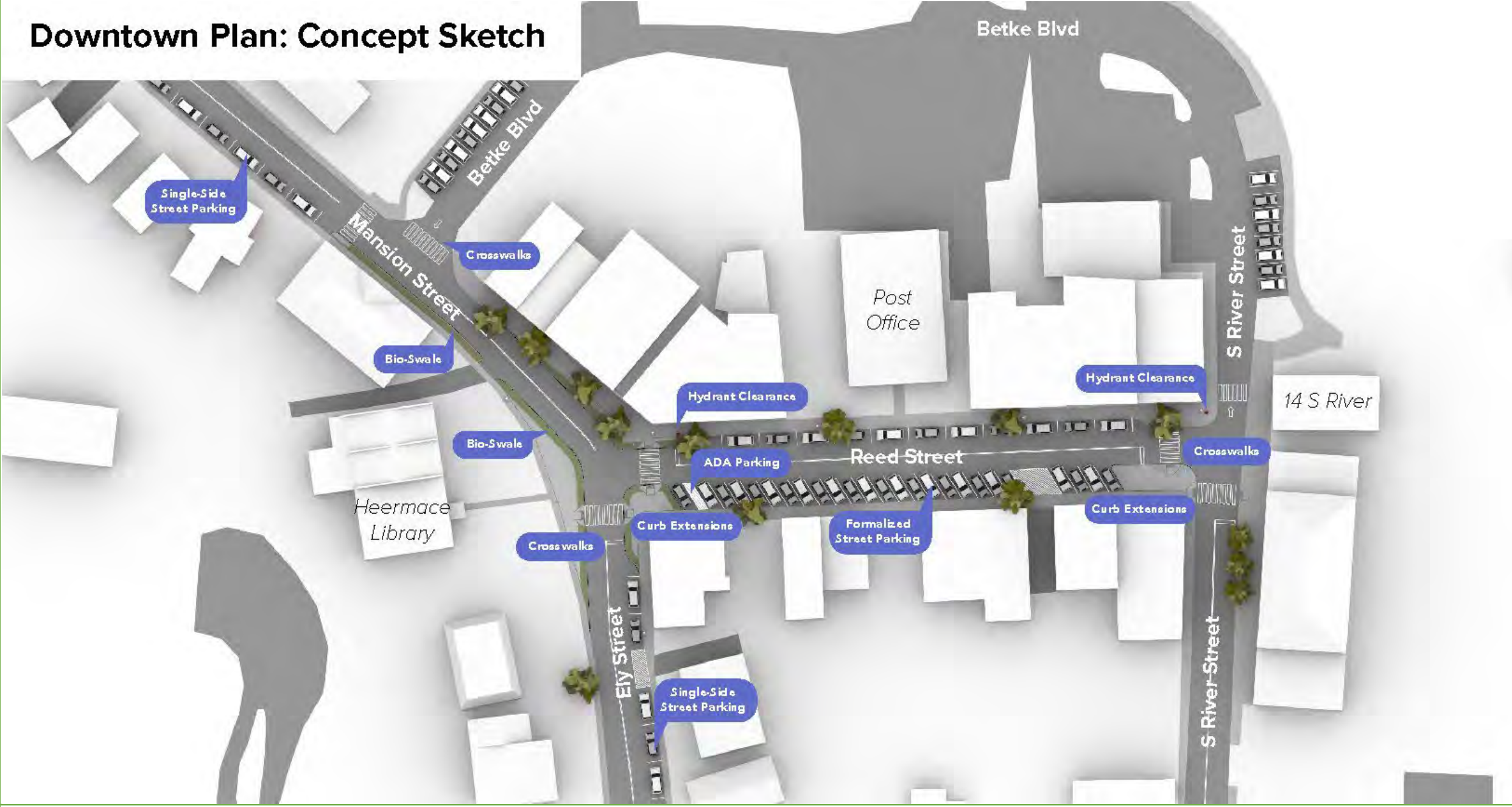
- Reduces overall parking capacity downtown – although it should be noted that much of the existing parking is substandard and results in unsafe and disorderly conditions.



# Downtown Plan: Existing

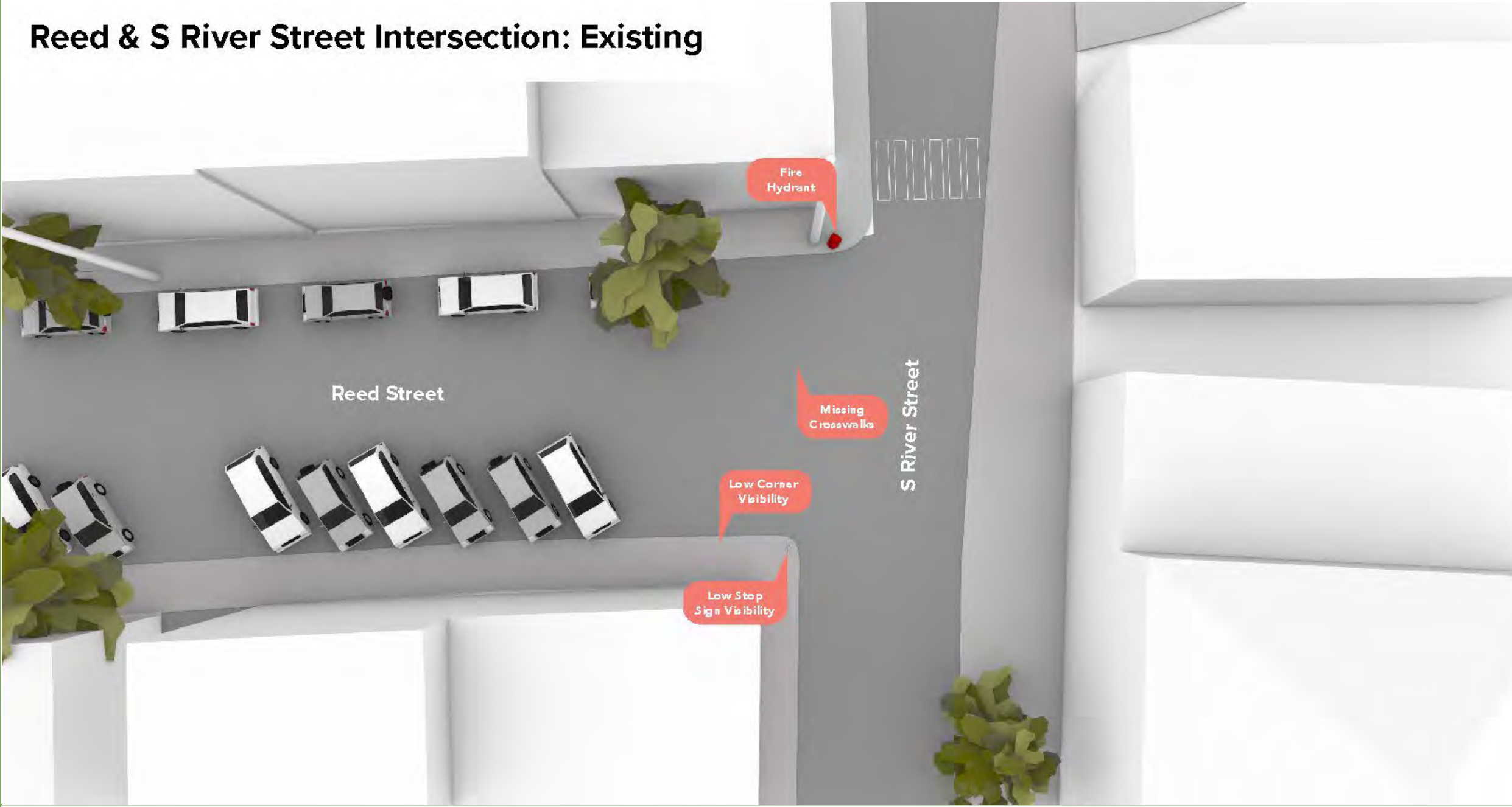


# Downtown Plan: Concept Sketch



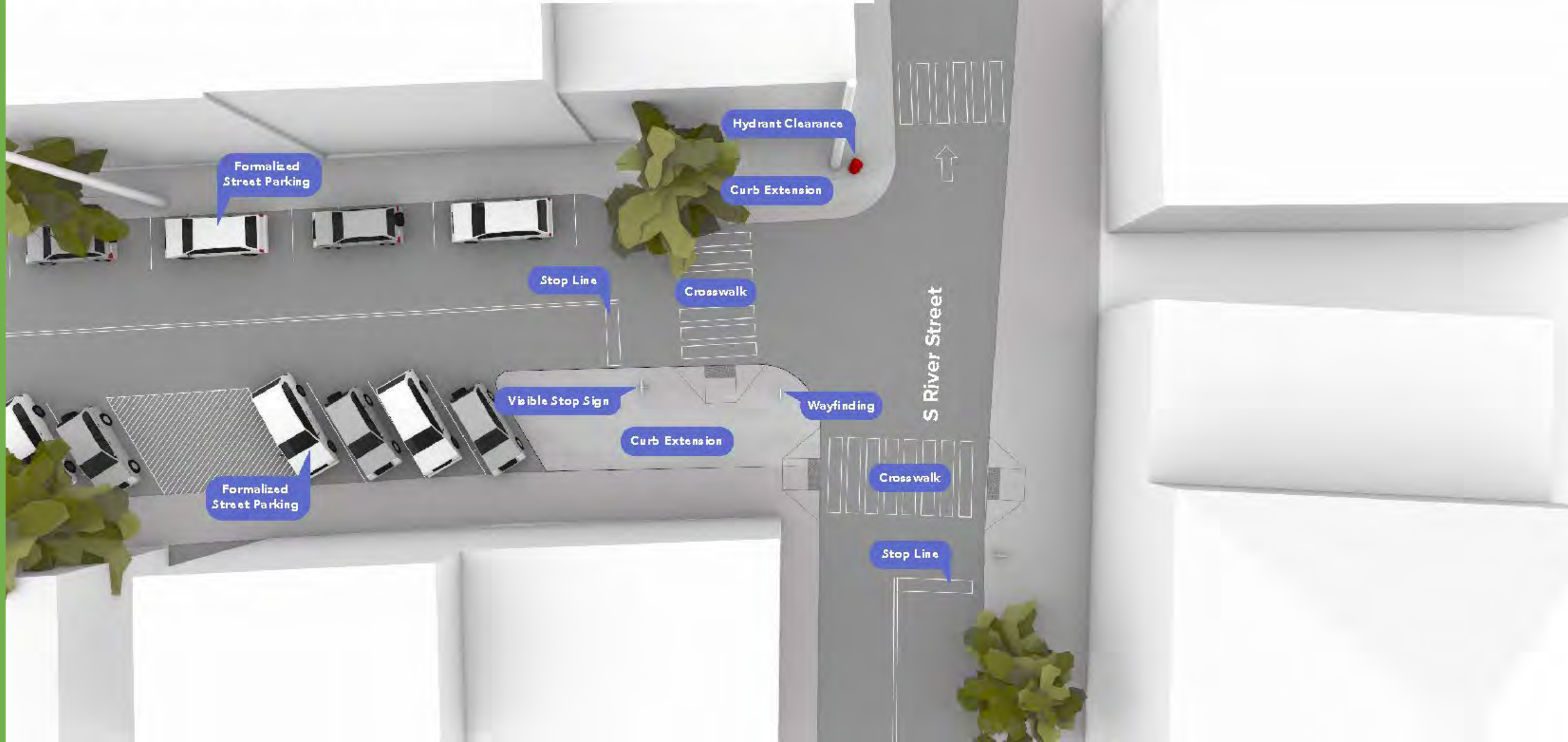


# Reed & S River Street Intersection: Existing

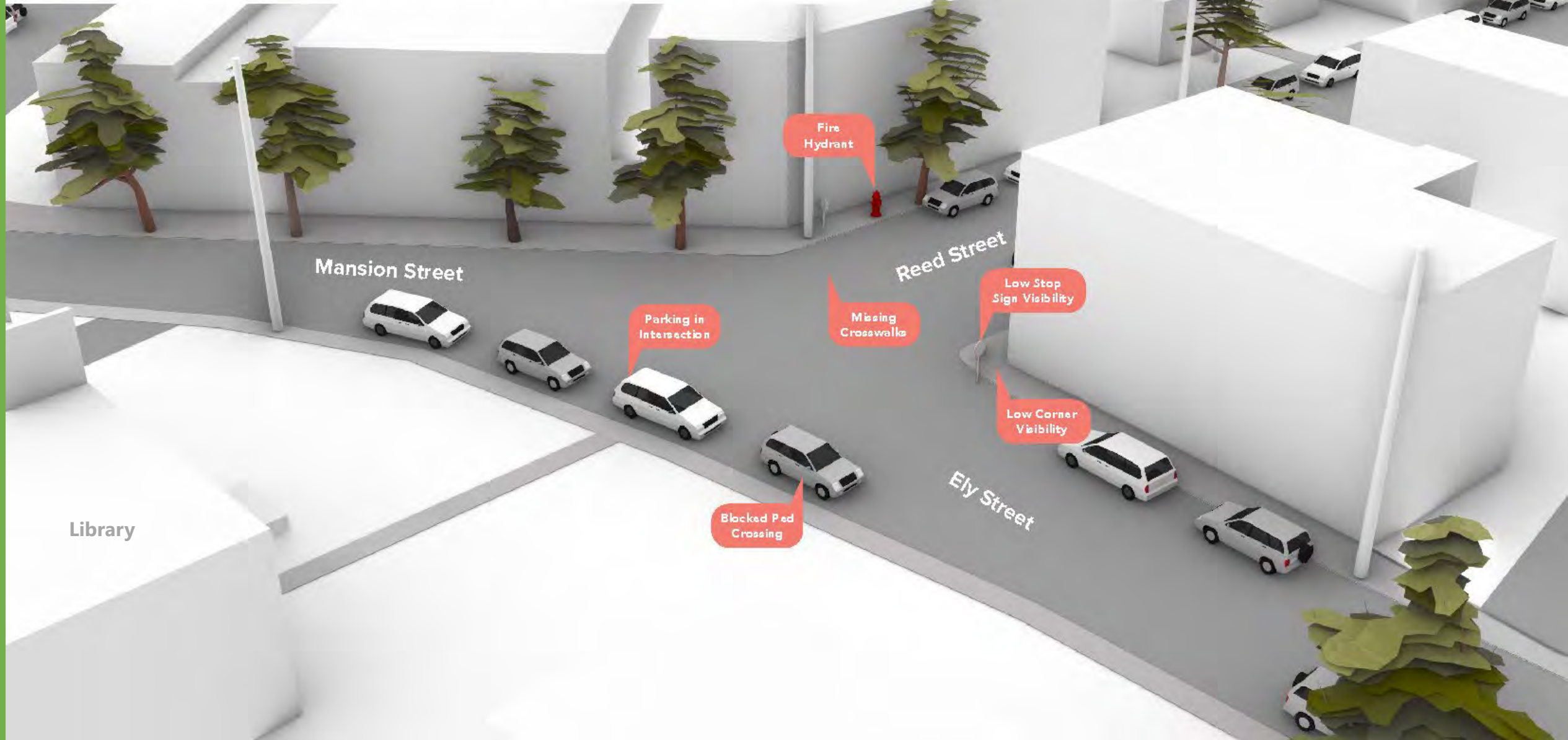




# Reed & S River Street Intersection: Concept Sketch

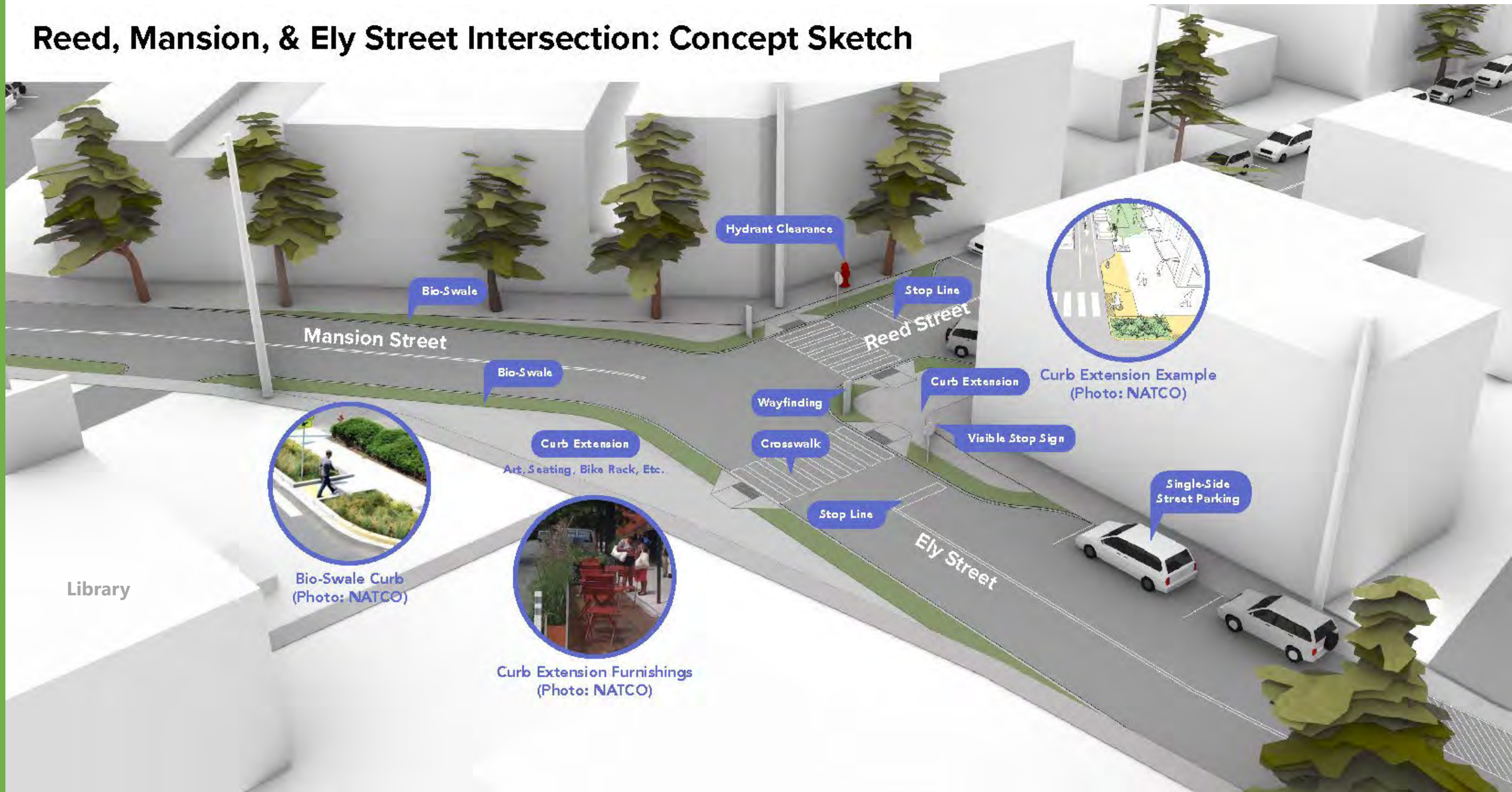


# Reed, Mansion, & Ely Street Intersection: Existing





# Reed, Mansion, & Ely Street Intersection: Concept Sketch









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



**Project Location:**  
14 South River Street

**Project Type:**  
Public Improvement;  
Redevelopment of an  
Existing Building

**Project Sponsor:**  
Village of Coxsackie

**Property Ownership:**  
Village of Coxsackie

**Funding Estimate:**  
\$1,582,601  
*Total NYF Funds Requested*  
\$1,882,601  
*Total Project Cost*  
84%  
*% of Total Project Cost*

**Project Overview:**  
The project involves rehabilitation of a two story 3,700 square foot historic building into a multi-purpose community space that would house a Visitors' Center, public bathrooms, digital kiosks with tourism information, and exhibits celebrating local and regional history. The Visitor's Center will serve as a gateway for destination traffic driven by the new hotel and event center and the recently enhanced NYS Riverside Park and Boat Launch.



# 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.

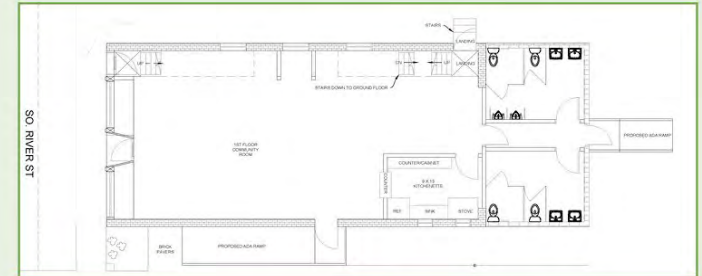
### How Does the Project Consider/Incorporate Resiliency?

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.



Above: Proposed floor plan  
(Photo: Delaware Engineering D.P.C)



Left: Existing conditions of 14 S River Street  
(Photo: Village of Coxsackie)

**Project Category:**



Redevelopment;  
Public Improvement

**Project Size:**



Large

**NYF Funds Requested:**



\$1,582,601

### Changes/updates:

- None.

### Benefits:

- Rehabilitates an historic structure in the middle of downtown, at the entrance to Riverside Park.
- Creates a brand new cultural destination.

### Challenges / Risks:

- Nothing in particular.





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



**Project Location:**  
1 Reed Street

**Project Type:**  
Rehabilitation of an Existing Building

**Project Sponsor:**  
The American House, LLC

**Property Ownership:**  
Bob and Mary Irwin

**Funding Estimate:**  
\$73,600  
*Total NYF Funds Requested*  
\$92,000  
*Total Project Cost*  
80%  
*% of Total Project Cost*

### Project Overview:

Continued rehab/redevelopment of a privately owned historic building on the first floor of 1 Reed St. as a private and community-leased venue for art shows, food/wine tastings, specialty exhibits, live music performances, ect. This application is for funding to install a commercial kitchen, electrical and plumbing, music/art space enhancements, landscaping and facade improvements.



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



Location: 1 Reed Street

### What are the Existing Site Conditions?

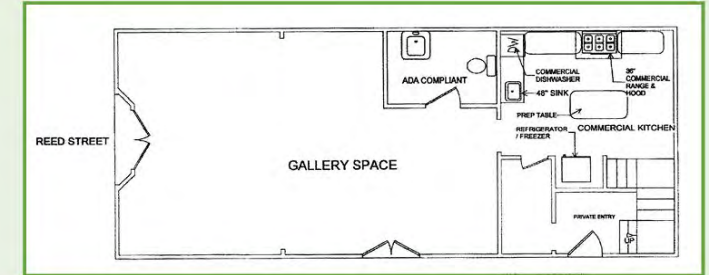
The site of the current planned kitchen is the back area of the building

### 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.



Top: Proposed Plan (Photo: Mary and Bob Irwin)

Bottom: Current interior (Photo: Mary and Bob Irwin)

### Project Category:



Rehabilitation of Existing Building

### Project Size:



Small

### NYF Funds Requested:



\$73,600

### Changes/updates:

- None.

### Benefits:

- Activates a key commercial space with cultural programming.

### Challenges / Risks:

- Nothing in particular.





# 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?

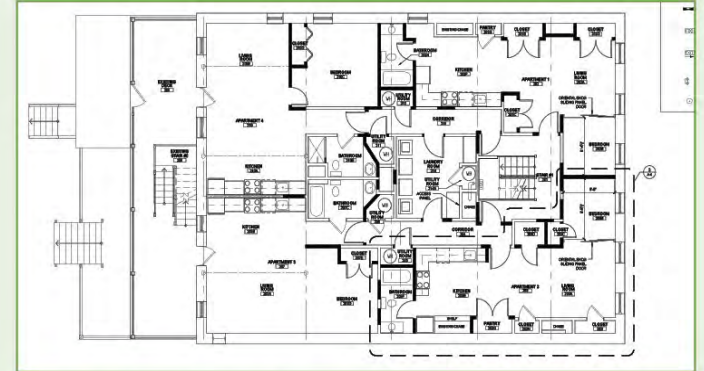
On July 7, 2021, a micro-burst peeled back the roof of 5-7 Mansion Street causing massive water damage and an insurmountable rebuild for the community-centered ground floor restaurant. The upper 2 floors of the building had formerly been a communal living space and plans to reinvigorate those floors 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 Cossackie potentially housing 16 people in Cossackie'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 Cossackie 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 Cossackie and Greene County and being circulated in those communities.



Above: Proposed second 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

### Changes/updates:

- None.

### Benefits:

- Returns to service a recently vacated building - including much-needed rental housing and additional commercial / food-service space.

### Challenges / Risks:

- Nothing in particular.



# I Install Equipment to Improve Cell Service in Downtown Coxsackie



**Project Location:**  
46 Reed Street;  
Downtown Coxsackie

**Project Type:**  
Public Improvement

**Project Sponsor:**  
State Telephone  
Company, Inc.

**Property Ownership:**  
State Telephone  
Company, Inc.

**Funding Estimate:**  
\$240,000  
*Total NYF Funds Requested*  
\$300,000  
*Total Project Cost*  
80%

**Project Overview:**  
State Telephone Company (STC) proposes to work with any larger cell phone company, ie Verizon, AT&T, to locate new cell service at the STC building located at 46 Reed Street in Coxsackie. STC would utilize grant money to incentivize cell providers to install equipment in the downtown area for better coverage and improve public safety.



# 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.



Left: Exposed antennas and stealth antennas cloaked in brick on the roof of a building at 39th Street and Lancaster Avenue, Philadelphia. (Photo: Michael Bixler)



Left: Installing a stealth cell antenna to an existing bell tower, maintaining the historic look of the building while replacing the bell with steel structure for mounting antennas in Glen Rock, PA. (Photo: ECI Wireless)

**Project Category:**



Public Improvement

**Project Size:**



Small

**NYF Funds Requested:**



\$240,000

### Changes/updates:

- None: conversations with AT&T and Verizon continue.

### Benefits:

- Provides a digital connectivity experience downtown that is up to modern standards.
- Improves public safety, especially during emergencies.

### Challenges / Risks:

- Coordinating with telecom companies.



# L Transform Mansion Street Townhouses into a Hotel



**Project Location:**  
2-4 Mansion Street

**Project Type:**  
Redevelopment of Existing Building

**Project Sponsor:**  
Parkview Properties, LLC

**Property Ownership:**  
Parkview Properties, LLC

**Funding Estimate:**  
\$300,000  
Total NYF Funds Requested  
\$1,515,000  
Total Project Cost  
20%  
% of Total Project Cost

**Project Overview:**

The buildings sit on .76 acres and are two attached brick townhouses located at the top of Reed Street and bottom of Mansion Street in Downtown Coxsackie. 2 Mansion Street is attached, on the south, to the Heermance Memorial Library and, on the north, to 4 Mansion Street. The renovation includes the entire building (7,500 square feet). There is also a garage with an apartment located on the back of the property which is not part of the project. The buildings have been empty for over 20 years and renovations were started a number of years ago and are in the early stages. The buildings have been secured but require complete rehabilitation/renovation. The planned use is to develop the buildings into a boutique Inn/ hotel or a bed and breakfast, both of which are uses permitted in the Village Center. The plan is to renovate the first floor as an open communal space (Parlors/Sitting Rooms and for the Kitchen).



# Transform Mansion Street Townhouses into a Hotel



Location: 2-4 Mansion Street

**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?**

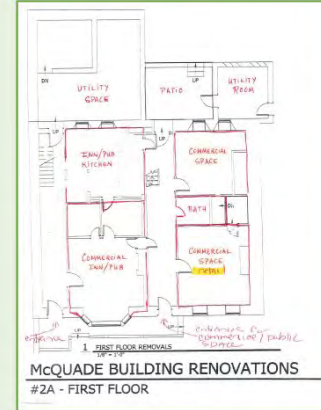
This property is at the Gateway of the downtown Coxsackie historic district and a perfect location for an Inn that could house guests and serve the community. There is and continues to be a need for rooms for visitors to the local area and more visitors spur economic growth. This need will increase upon the completion of the new event center and the other buildings downtown. The plan is to not only provide housing for visitors but also renovate these historic buildings so that they can be enjoyed not only by guests but also by the community. Once completed we plan to make the first-floor space available to the community for cultural events such as art shows, book readings, to shop and to have brunch/lunch, which is currently needed downtown. The plan is for the first-floor space to serve both visitors and residents.

The property has been under-utilized for over 20 years. The plan is to finance the project through local banks and to use local vendors and contractors. This building is an 1830s Federal Style building that is recognized as having historical significance at both the State and Local levels.



Top left: 2-4 Mansion Street's Porch (Photo: Bryan T. McDonald)

Top right: 2-4 Mansion Street's Interior (Photo: Bryan T. McDonald)



Bottom: Plan of McQuade Building Renovations, #2A - First Floor (Plan: Bryan T. McDonald)

**Project Category:**



Rehabilitation of an Existing Building

**Project Size:**



Large

**NYF Funds Requested:**



\$300,000

## Changes/updates:

- Programming clarified:
  - Overnight stay rooms above – either professionally managed as in “inn,” or 2 side-by-side B&B’s.
  - Single rental apartment in the rear (required if a B&B)
  - Ground floor primarily restaurant/pub – perhaps some retail

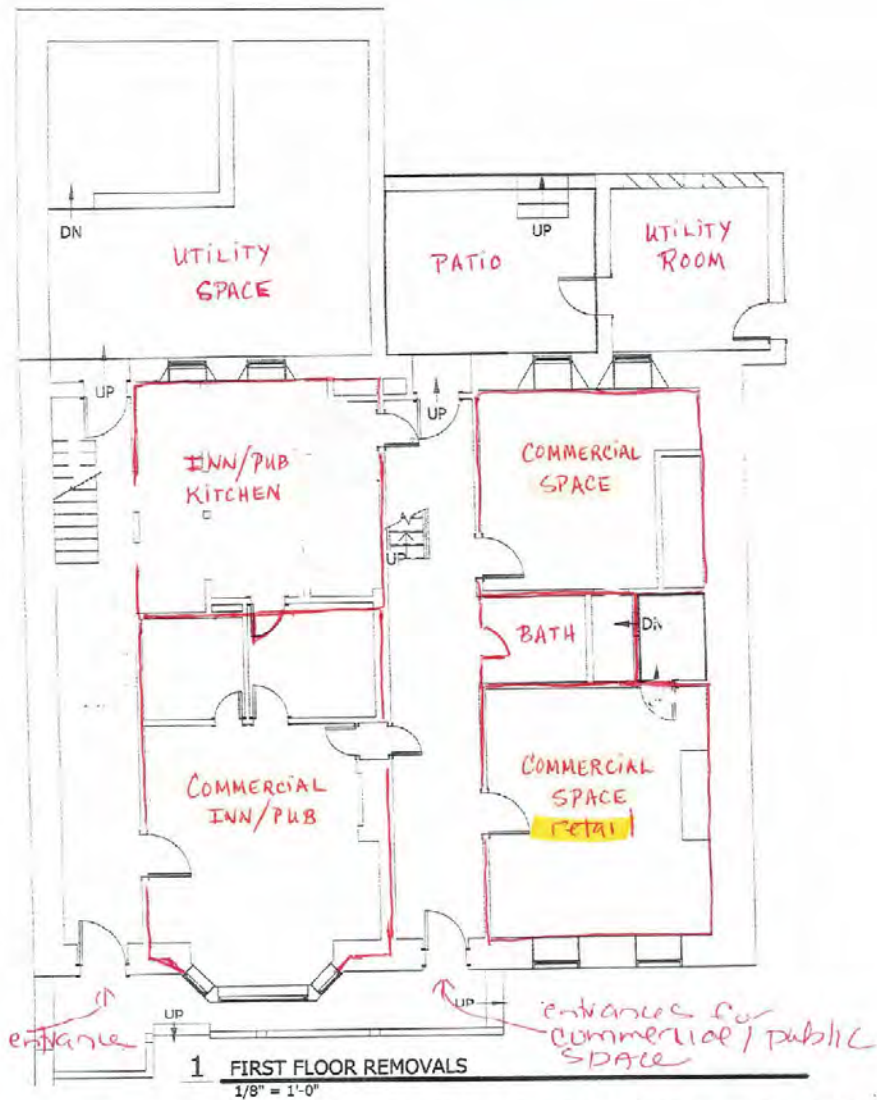
## Benefits:

- Activates a long-derelect historic structure at the gateway intersection.
- Provides additional food, nightlife and overnight stay options.

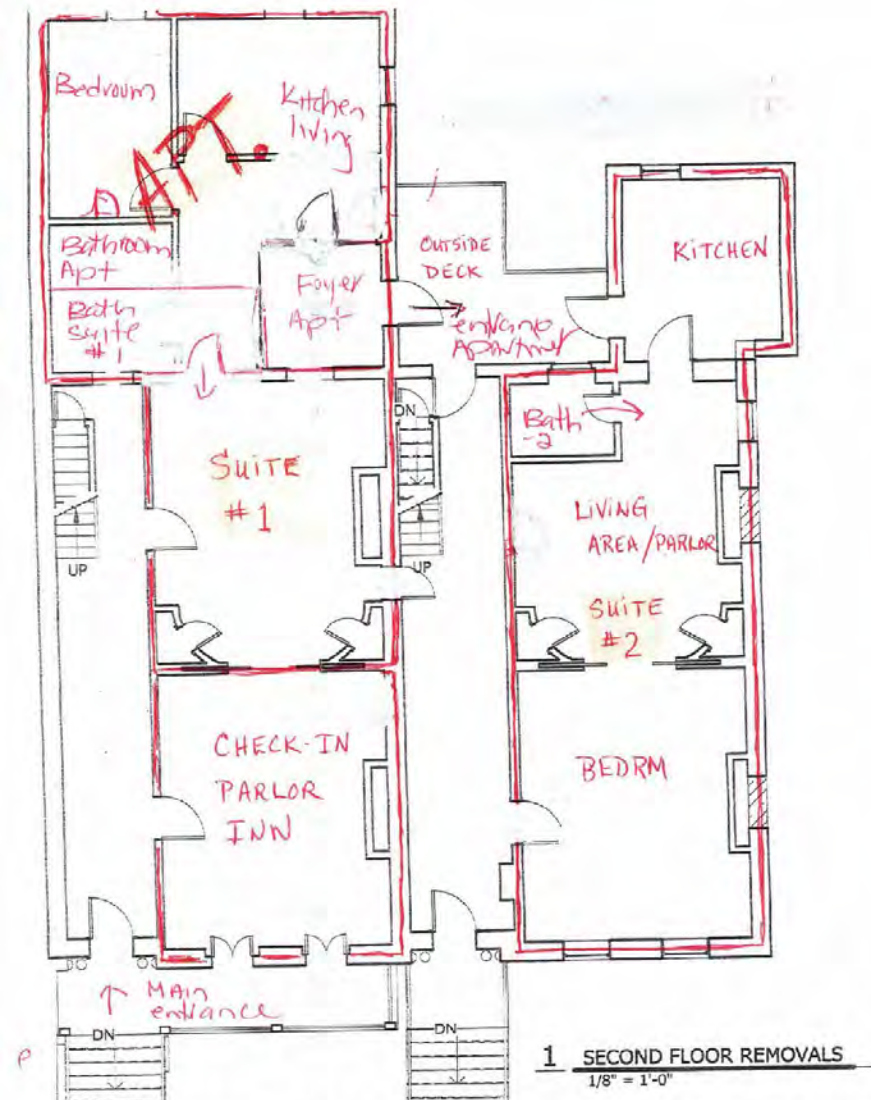
## Challenges / Risks:

- Working with in-tact historic features.
- Question of market saturation for additional hospitality offerings, given recent opening of James Newbury Hotel.
- Operator not yet identified.
- Architectural plans still very preliminary.



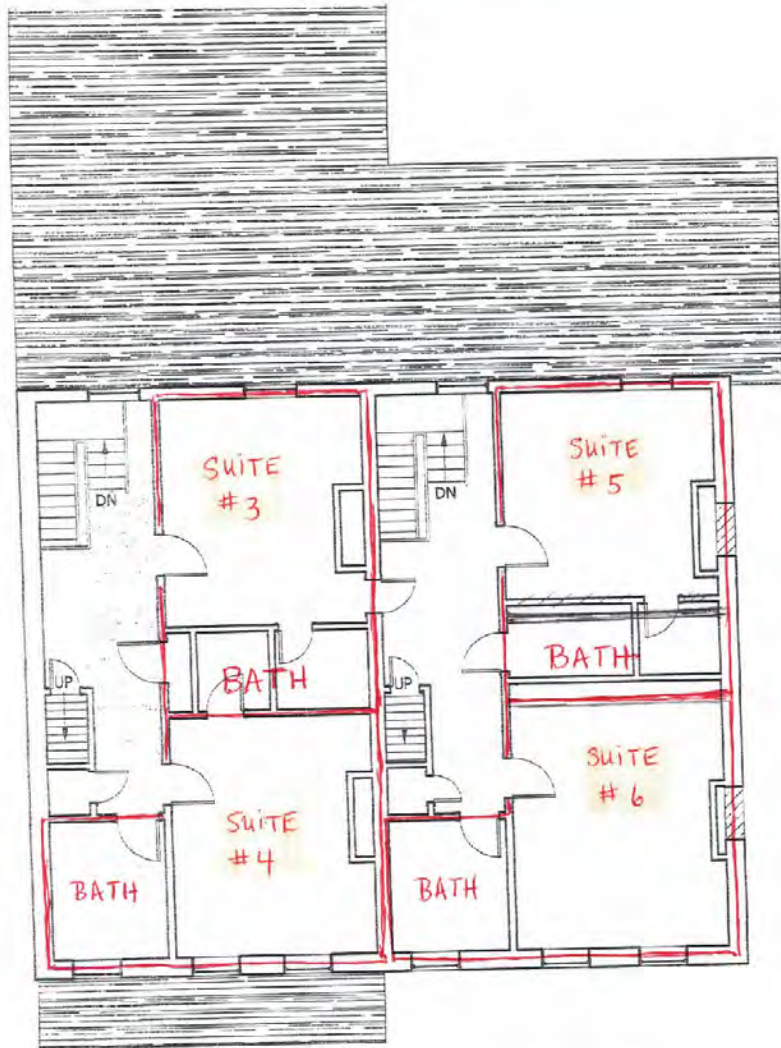


**McQUADE BUILDING RENOVATIONS**  
**#2A - FIRST FLOOR**



**McQUADE BUILDING RENOVATIONS**  
**#3A - SECOND FLOOR**

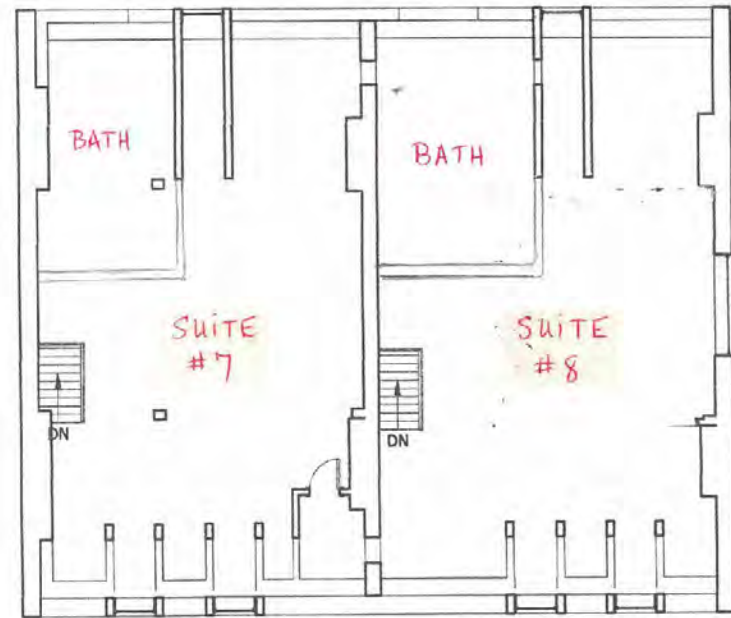




1 THIRD FLOOR REMOVALS  
1/8" = 1'-0"

## McQUADE BUILDING RENOVATIONS

#4A - THIRD FLOOR



1 ATTIC REMOVALS  
1/8" = 1'-0"



## McQUADE BUILDING RENOVATIONS

#5A - ATTIC





# Rehabilitate 7 Ely St. for Hudson Valley Writers Residency



**Project Location:**  
7 Ely Street

**Project Type:**  
Redevelopment of an Existing Building

**Project Sponsor:**  
OTWH, LLC / Hudson Valley Writers Residency (HVWR)

**Property Ownership:**  
Bjorn Thorstad

**Funding Estimate:**  
\$154,362  
Total NYF Funds Requested  
\$198,696  
Total Project Cost  
78%  
% of Total Project Cost

**Project Overview:**  
3,100 sf, 3 floors, 0.2 acres - With an emphasis on rehabilitation, safety, carbon footprint reduction/energy efficiency upgrade, arts and culture, and, with an awareness of 7 Ely's important membership in the historic downtown building cluster, (with distinct visibility from the intersection of Reed, Mansion and Ely Streets), Hudson Valley Writers Residency proposes a capital improvement project designed to enhance and preserve the house, bringing it up to standard aesthetically and into the 21st century environmentally—all in order to support the organization's ongoing mission: to provide affordable, medium-term housing for 25-30 writers, artists and digital nomads in residence each year, with optimal community participation via programming and increased consumer activity for area business.



# Rehabilitate 7 Ely St. for Hudson Valley Writers Residency



Location: 7 Ely Street

### What are the Existing Site Conditions?

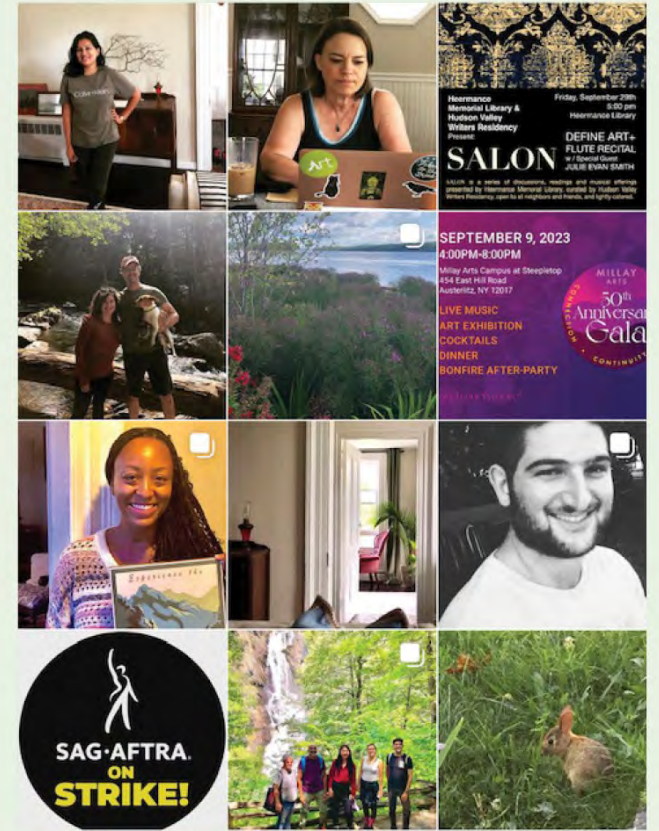
The interior of 7 Ely is habitable and presentable given the amount of work still needed. Before and after pictures included of work completed; four of six bedrooms are online and currently in use by writers, artists, and digital-nomads-in-residence as part of the Hudson Valley Writers Residency short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



**Project Category:**



Rehabilitation of an Existing Building

**Project Size:**



Medium

**NYF Funds Requested:**



\$154,362

## Changes/updates:

- Budget updated/clarified:
  - \$198,696 – all hard costs
  - \$154,362 NYF request
- Programming clarified:
  - HVWR already operates onsite.
  - The writers-in-residence pay to be there.
  - Sponsor holds a valid and current short-term-rental permit from the Village that covers this kind of occupancy (NOTE: writers-in-residence stay for weeks/months at a time, unlike typical STR guests).

## Benefits:

- Expands capacity and ensures ongoing viability of dynamic cultural amenity.
- Restores an historic structure.

## Challenges / Risks:

- Nothing in particular.



## **P** 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:  
~~\$530,000~~  
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~~

### Changes/updates:

- PROJECT REDUCED TO A SIMPLE PATHWAY (CONNECTING THE SIDEWALK TO THE LIBRARY) AND STORMWATER SWALE, AND INCORPORATED INTO VILLAGE PROJECT TO IMPROVE PEDESTRIAN INFRASTRUCTURE.

### Benefits:

- Eliminates periodic flooding and gravel washout onto the public sidewalk.
- Improved overall stormwater management.
- Improved pedestrian network connectivity by providing a low-slope path to the Library.

### Challenges / Risks:

- Coordinating with the larger Village project, including necessary easements, etc.



# R Restore Dolan Block for Mixed-Use Redevelopment



**Project Location:**  
22-36 South River St

**Project Type:**  
Redevelopment of an Existing Building

**Project Sponsor:**  
Empire Riverfront Ventures, LLC

**Property Ownership:**  
Aaron Flack, Wayne Flack, Mark Flack, John Flack

**Funding Estimate:**  
\$1,000,000  
*Total NYF Funds Requested*  
\$7,000,000  
*Total Project Cost*  
14%  
*% of Total Project Cost*

**Project Overview:**  
The former opera house is in desperate need of full restoration. The use will be mixed. 1st floor commercial and 10 market rate units on 2nd and 3rd floors. +/- 16,000 square feet.



# Restore Dolan Block for Mixed-Use Redevelopment



Location: 22-36 South River Street

**What are the Existing Site Conditions?**

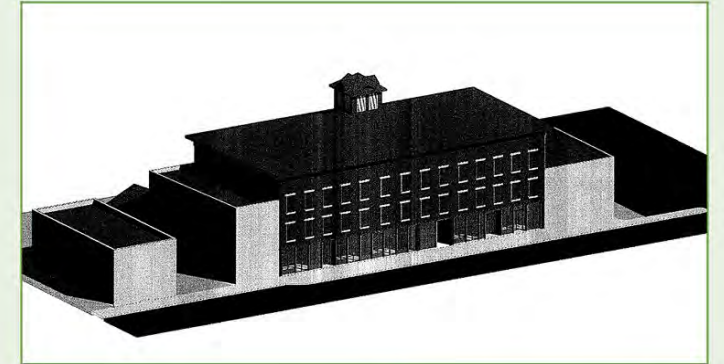
Dolan Block is currently vacant and not utilized. Some Missing and deteriorated moldings, it retains most of its original character.

**How Does the Project Consider/Incorporate Resiliency?**

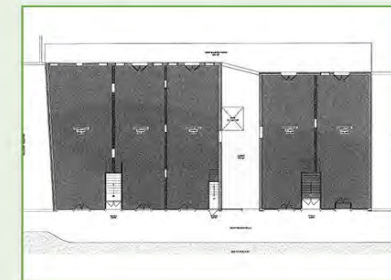
Rain gardens in our backyard are part of our approved site plan. Being in a flood zone, all utilities, mechanical, are mounted above potential flood levels. All materials on the first floor are made of tile/concrete or other waterproof materials.

**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.



Above: Proposed Schematic Design of Dolan Block's Exterior (Photo: Empire Riverfront Ventures, LLC)



Left: Proposed Schematic Design of Dolan Block's Ground Floor (Photo: Empire Riverfront Ventures, LLC)

**Project Category:**



Redevelopment of an Existing Building

**Project Size:**



Extra-Large

**NYF Funds Requested:**



\$1,000,000



### Changes/updates:

- None.

### Benefits:

- Activating an entire block of downtown that has long been vacant, including much-needed rental housing and additional commercial space.

### Challenges / Risks:

- Nothing in particular.

# T Expand the Heermance Memorial Library and Make it Accessible



**Project Location:**  
1 Ely Street

**Project Type:**  
Public Improvement; New Development; Redevelopment of an Existing Building

**Project Sponsor:**  
Heermance Memorial Library Board of Trustees  
**Property Ownership:**  
Heermance Memorial Library Board of Trustees

**Funding Estimate:**  
\$1,424,332  
*Total NYF Funds Requested*  
\$2,339,640  
*Total Project Cost*  
99%  
*% of Total Project Cost*

**Project Overview:**

The project for which we seek NY Forward funding would provide an ADA Compliant community room and meeting space, additional library space, small study space for quiet areas, ADA compliant doors, entrance, paved parking lot and restroom facilities. The mission of the Heermance Memorial Library is to inspire life-long learning and to support and enhance the cultural and recreational needs of our community. The 3,800 square foot, one-story library addition would provide a much-needed ADA compliant community room that would be available to the entire community. We would like to make our entire library ADA compliant with meeting rooms, entrance, bathrooms and paved parking to ensure that everyone can utilize our community's public library.



# 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 Coxsackie 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.

**How Does the Project Consider/Incorporate Resiliency?**

While we are not located in the flood zone, we currently have a successfully placed bioswale in the side garden, along the library's side walkway to mitigate storm water from flowing down the front lawn hill. The library's driveway and parking lot would also benefit from strategic placement of more bioswales integrated in the plan to proactively mitigate flooding from storm water.

**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.

Located in the historic Reed Street district in the Village of Coxsackie, the Library sits at the front of the hill and represents a space of information, learning, and access for all. Our Library provides access to information and technology. We focus on a wide range of populations with particular needs at our Library, including children, seniors, veterans, and immigrants. From our connection with the community, the Library has a trusted role to serve as a community space. We provide assistance through the Healthcare Consortium to find affordable healthcare insurance. We provide information on local food pantry access and offer food programming when funding is available, as well as help those with employment and housing needs to navigate social services. We help new businesses print and copy flyers. People of all backgrounds, all phases of life use our library. We offer early literacy programming for young patrons and artistic enrichment for community members through classes. We serve an aging population through outreach to Bethany Village, and also provide caregiver support and Alzheimer support groups. Public libraries are dynamic, socially responsive institutions, a nexus of diversity, and a lifeline for the most vulnerable among us. We aim to implement improvements to our building and grounds to ensure that this access to such a wonderful public institution remains as available, accessible, and approachable for all members of our community for years to come.



Left: Preliminary Ground Floor Plan of the Library Renovation (Photo: Heermance Memorial Library Board of Trustees)

**Project Category:**



*New Development; Redevelopment of an Existing Building; Public Improvement*

**Project Size:**



*Extra-Large*

**NYF Funds Requested:**



*\$1,699,000*

## Changes/updates:

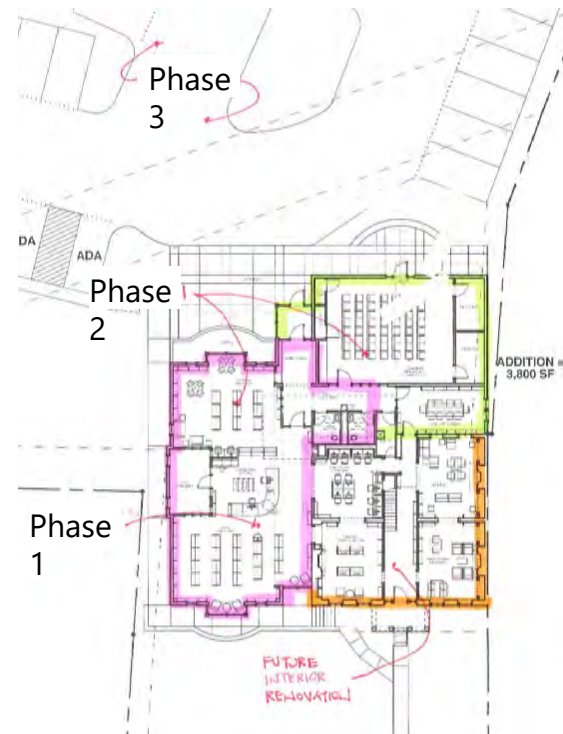
- Received memo from architect:
- Cost estimate was 10 years old, so overall budget now increased to \$2,339,640
- Potential to break the scope into 3 separate phases:
  - **Phase 1: \$1,424,332 (pink) = NYF ask**
    - Circulation/collection spaces
    - Accessible restrooms
  - Phase 2: \$609,308 (green, orange)
    - Meeting rooms
  - Phase 3: \$306,000
    - Parking lot
  - Future interior renovation: (no cost provided)

## Benefits:

- Upgrading the public library to better serve the community, including meeting rooms and computer access.
- Improving accessibility.

## Challenges / Risks:

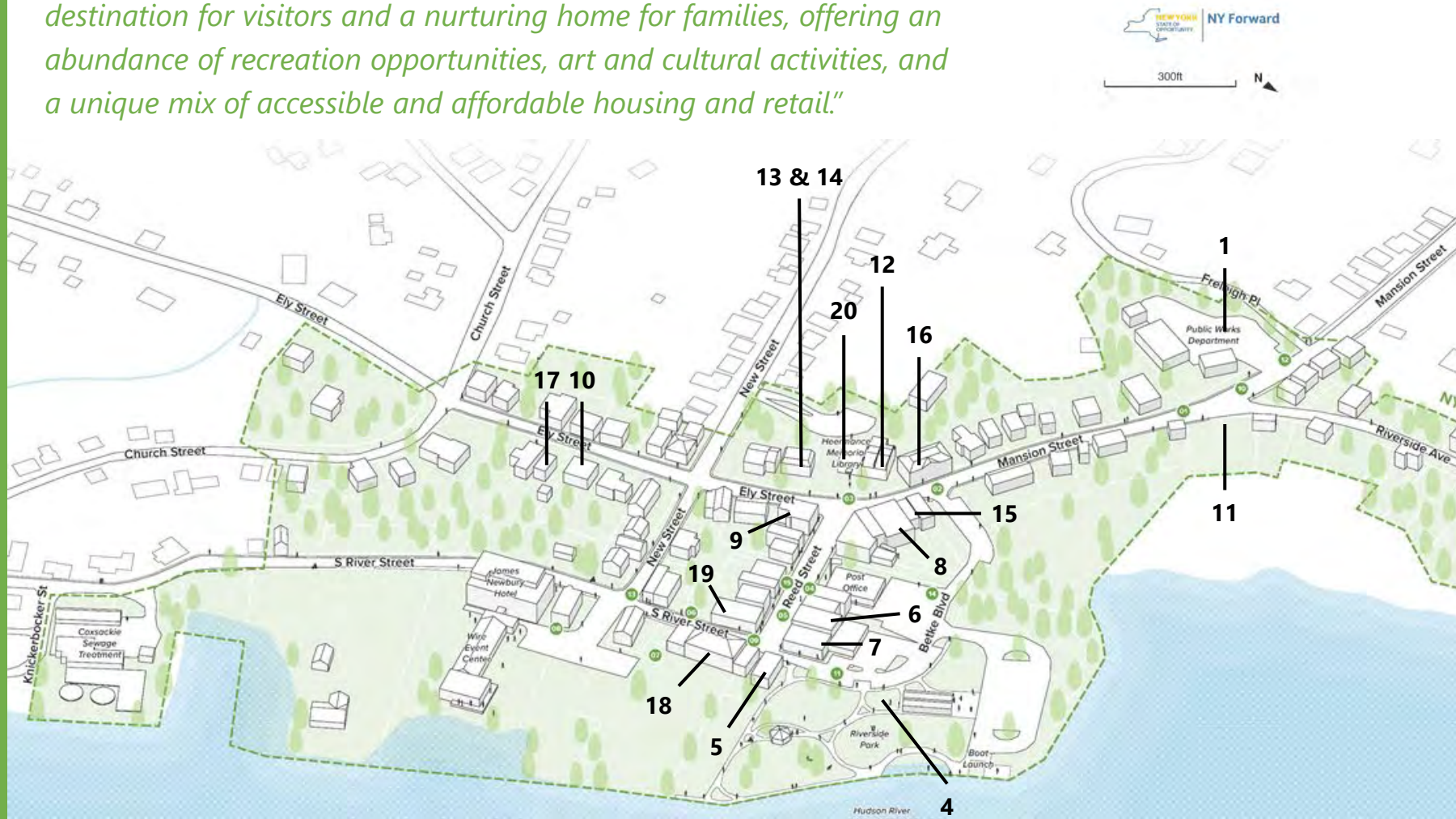
- Securing additional funding for full project, potentially including:
  - a bonding resolution
  - NYS DLD grant
  - SAM grant
  - CREST grant





# Final Vote on the Slate of Projects

*"The Village of Coxsackie aims to leverage its natural beauty and historic downtown to create a safe, vibrant, and beautiful 'front porch' on the Hudson River. Our waterfront community will be a dynamic destination for visitors and a nurturing home for families, offering an abundance of recreation opportunities, art and cultural activities, and a unique mix of accessible and affordable housing and retail."*



ID	Project
A	Develop Affordable Artists' Housing Development at the Public Works Site
B	Create a Downtown Branding and Marketing Campaign
C	Improve Pedestrian Infrastructure Downtown
E	Transform 14 S. River St. Into Visitors Center and Museum
G	Create an Art, Food, and Music Venue at 1 Reed St.
H	Revitalize 5-7 Mansion St. for Mixed-Use
I	Install Equipment to Improve Cell Service in Downtown Coxsackie
L	Transform Mansion Street Townhouses into a Hotel
M	Rehabilitate 7 Ely St. for Hudson Valley Writers Residency
R	Restore Dolan Block for Mixed-Use Redevelopment
T	Expand the Heermance Memorial Library and Make it Accessible
	SMALL PROJECTS FUND

**2&3 - Downtown / Waterfront Area**

# TABLE OF PROJECTS REMAINING

Approved for Continued Development After LPC-4			
	Project	Total Cost	NYF Request
T	Expand the Heermance Memorial Library and Make it Accessible	\$2,339,640	\$1,424,332
E	Transform 14 S. River St. Into Visitors Center and Museum	\$1,882,601	\$1,582,601
R	Restore Dolan Block for Mixed-Use Redevelopment	\$7,000,000	\$1,000,000
H	Revitalize 5-7 Mansion St. for Mixed-Use	\$1,610,000	\$700,000
A	Develop Affordable Artists' Housing Development at the Public Works Site	\$25,735,000	\$500,000
C	Improve Pedestrian Infrastructure Downtown	\$500,000	\$500,000
O	SMALL PROJECTS FUND	\$375,000	\$300,000
L	Transform Mansion Street Townhouses into a Hotel	\$1,200,000	\$300,000
B	Create a Downtown Branding and Marketing Campaign	\$250,000	\$250,000
I	Install Equipment to Improve Cell Service in Downtown Coxsackie	\$300,000	\$240,000
M	Rehabilitate 7 Ely St. for Hudson Valley Writers Residency	\$198,696	\$154,362
G	Create an Art, Food, and Music Venue at 1 Reed St.	\$97,000	\$78,160
	<b>TOTAL</b>	<b>\$41,487,937</b>	<b>\$7,029,455</b>

**Target slate total:  
\$6m - \$7.5m**



# Evaluation Criteria

High	Med	Low	Alignment with Coxsackie NYF Goals
2	3	8	leverage open space and Hudson River to provide abundance of recreation opportunities for residents and visitors of all ages
9	1	3	support local food & beverage and commerce to reactivate the historic downtown buildings
4	7	2	develop local arts & cultural activities
1	4	8	improve accessibility and safety for pedestrians and bicyclists on public roads and sidewalks
3	3	7	ensure the future of Coxsackie by integrating the needs of youth
3	2	8	provide greater housing options and affordability to grow the full-time community

High	Med	Low	Alignment with State NYF Goals
11	1	1	Create an active downtown with a strong sense of place.
6	3	4	Attract new businesses that create a robust mix of shopping, entertainment and service options for residents and visitors, and that provide job opportunities for a variety of skills and salaries.
6	4	3	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.
2	5	6	Build a diverse population, with residents and workers supported by complementary diverse housing and employment opportunities.
4	4	5	Grow the local property tax base.
8	3	2	Provide amenities that support and enhance downtown living and quality of life.
0	3	10	Reduce greenhouse gas emissions and support investments that are more resilient to future climate change impacts.

High	Med	Low	Project Effectiveness
9	1	3	<b>Community support:</b> The project has received support from community members through comments provided at public workshops, outreach events, and public meetings.
8	4	1	<b>Project readiness:</b> The project is well-developed and poised to proceed in the near-term in a way that will jump start the redevelopment of the NYF area.
8	1	4	<b>Catalytic effect:</b> The project is likely to have a significant positive impact on the revitalization of the downtown by attracting other public and private investment at a scale appropriate for the NYF community.
8	4	1	<b>Co-benefits:</b> The project will result in secondary benefits to both the community and project developer, beyond the primary goal of the project, which will generate additional economic activity, grow the local property tax base, improve quality of life in the neighborhood, and/or result in improved buildings likely to create healthier, more comfortable and productive environments in which to live and work.
8	4	1	<b>Cost effectiveness:</b> Investment of NYF funds in the project would represent an effective and efficient use of public resources.

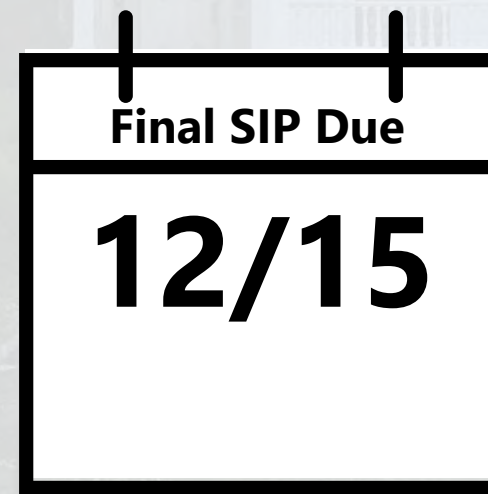
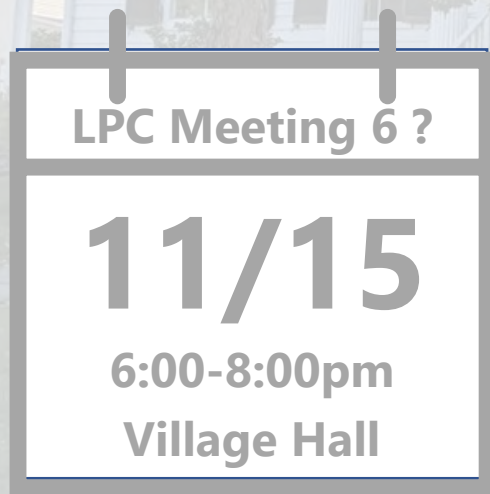
# Public Comment

please submit comments to

**[CoxsackieNYF@gmail.com](mailto:CoxsackieNYF@gmail.com)**

# Next steps

- ✓ Work with Project Sponsors to finalize Project Profiles
- ✓ Complete draft SIP







Thank you!