

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 Babar's Vintage Guitars Building



Project Location:
9-11 Mansion Street

Project Type:
Rehabilitation of Existing Building

Project Sponsor:
Babars Vintage Guitars

Property Ownership:
Mento/Vanstone Trust

Funding Estimate:
\$75,514
Total NYF Funds Requested
\$92,757
Total Project Cost
81%
% of Total Project Cost

Project Overview:

This project includes repainting the store front and front gate with the same colors. We want to use the electric outlets put in by the previous owner to have a street light at the front of the building and at the very back of our property in the rock ring by Betke Blvd improving the lighting for everyone. The security cameras in the front would have a view of the intersection of Mansion, Reed and Ely Sts and where Betke intersects with Mansion. At the back we would have a view of our parking area, Betke Blvd, the basketball courts and the entrance to the park and boat launch. We are looking to reconfigure the back decks because they are old and poorly designed, and to be more in harmony with the decking next door. Replacing the 4 back windows, 3 doors and siding is to make the building more energy efficient since we get the wind and weather off of The Hudson River. We would like to replace the upstairs system to also do air conditioning to remove window units.

Make Exterior Improvements to Babar's Vintage Guitars Building



Location: 9-11 Mansion Street

What are the Existing Site Conditions?

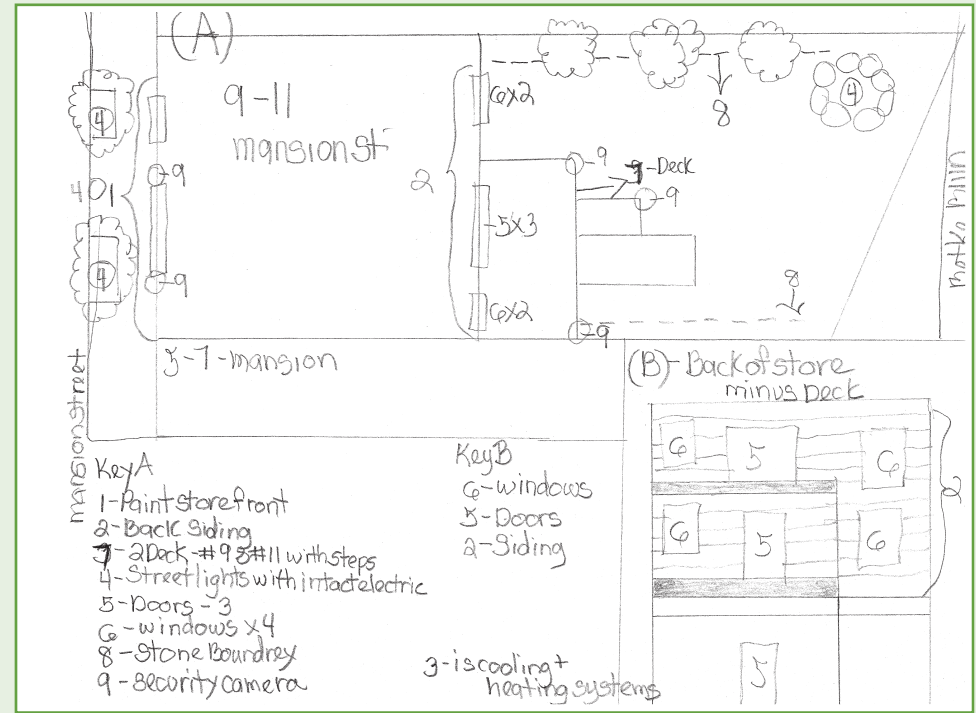
Our building is a two story building which also includes a basement area. The footprint of the building is quite old and dates back I believe to the 1800s. The building is both commercial and residential, number 9 is the commercial portion downstairs currently being used as a vintage guitar shop.

How Does the Project Consider/Incorporates Resiliency?

Our property has been previously flooded by Sandy. We raised two furnaces off the floor onto the wall and we are planning to do the same with the heat pumps/coolers. The back doors and windows face the river and employing thermo guard doors and windows will improve both heating and cooling efficiency. As stated our basement was designed by Army Corps of Engineers graded with various stone and shale to allow for flood waters to recede on their own. By raising the decks and redesigning the stairs this will prevent flood waters from damaging decks and stairs.

What are the Anticipated Revitalization Benefits?

These improvements will improve the overall look of the downtown area, the lighting will also improve pedestrian foot traffic in addition to increasing commerce in the area as we join a state park which houses various events, crafters, music venues, farmers market. The cameras provide a security level as does the lighting replacing. The siding would dramatically improve the look of the rear of our building and adjoining buildings. The rear of the building are the state park entrances and by creating a welcoming environment with beautification, lighting, camera security it improves all venues. pedestrian and local residents.



Above: Preliminary Exterior Improvements Sketch

(Photo: Babars Vintage Guitars)

Project Category:



Redevelopment of an Existing Building

Project Size:



Small

NYF Funds Requested:



\$75,514