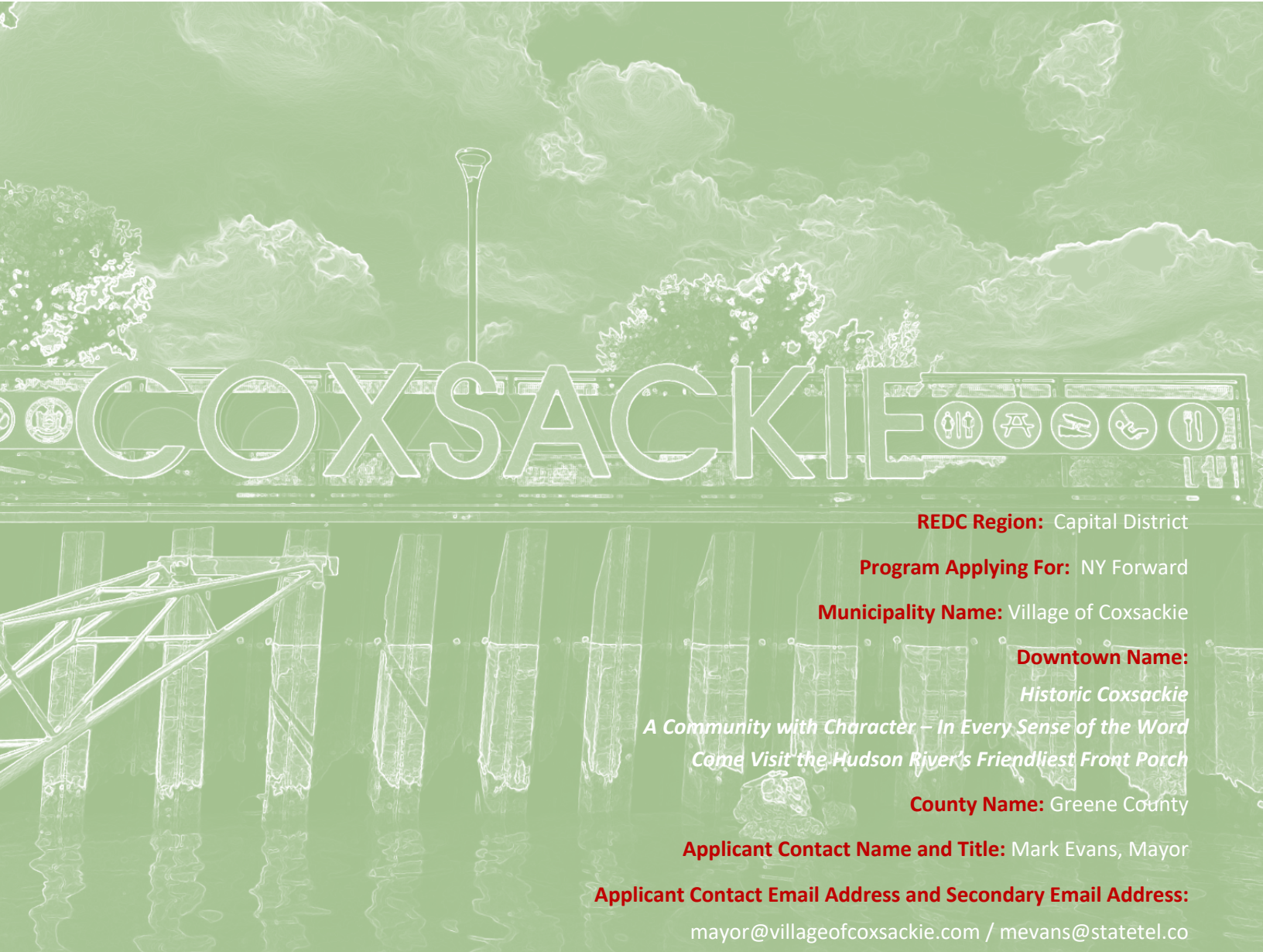


HISTORIC COXSACKIE

A Community with Character – In Every Sense of The Word

Come visit the Hudson River's Friendliest Front Porch!



REDC Region: Capital District

Program Applying For: NY Forward

Municipality Name: Village of Coxsackie

Downtown Name:

Historic Coxsackie

A Community with Character – In Every Sense of the Word

Come Visit the Hudson River's Friendliest Front Porch

County Name: Greene County

Applicant Contact Name and Title: Mark Evans, Mayor

Applicant Contact Email Address and Secondary Email Address:

mayor@villageofcoxsackie.com / mevans@statetel.co

NYS Forward Program Application

September 23, 2022



The Mayor's Promise

September 23, 2022

Ruth H. Mahoney, Co-Chair
Havidan Rodriguez, Ph. D, Co-Chair
Capital Region Economic Development Council
Hedley Park Place
433 River Street, Suite 1003
Troy, New York 12180

RE: 2022 NY Forward Initiative Application, Village of Coxsackie

Dear Ms. Mahoney and Dr. Rodriguez:

It is my pleasure to submit the Village of Coxsackie's 2022 NY Forward Application to the Regional Council for consideration. It is my community's heartfelt promise to work tirelessly with limitless sincerity and effort to make our transformational plan a reality.

Our Village has fought back for many decades from a deep economic decline experienced by most Hudson River communities. We are at a tipping point to advance our promising future, as illustrated by our NY Forward application.

Our hard work over the last 20 years was driven by local investment and the sheer will and passion of our local residents. All of this has helped make gains but our village, like others, has not been immune to economic downturns. In recent years, we have been witness to a new influx of residents peacefully co-existing with life-long Coxsackians that is once again ushering in a new day for our community. But this envisioned future for our downtown cannot be a reality without the vital partnership of New York State.

As a key strategy outlined in our application speaks loudly to, we are poised to take advantage as being the Hudson River's 'front porch.' With a level and highly accessible waterfront, deep historic roots, splendid architecture, and new businesses and housing, we believe we are one of the most beautiful places on the Hudson River. It is the aggressive strategy, with respect to our past, that sees a future of new and old living in harmony with development targeting the new reality of live, play and virtual work as we congregate on the river's front porch. We are a place where this balance of life can be achieved by enjoying the wonders of diversity, people from all walks of life and a genuine appreciation for a life enjoyed.

We appreciate the opportunity to submit this exciting application, not possible if not for Governor Hochul's vision and deep commitment to and support of helping small village centers thrive. The state's investment is not only critical, but also essential for our dreams to become a reality.

Come see us and our sense of place, feel the spirit of our people and help us make the next critical step towards prosperity. While visiting, take a walk and enjoy our historic paradise and embrace our shining example of downtown revitalization readying for the new future now upon us all.

Most Sincerely,

Mayor Mark Evans



GEOGRAPHIC AREA & JUSTIFICATION

HUDSON RIVER'S FRONT PORCH

The boundary for the Cossackie NY Forward area was chosen to take advantage of the Reed Street National Historic District and the emergence of recent investments on S. River Street and in Riverside Park, a large, public waterfront space on the Hudson River. The adjacent streets including Mansion and Ely were included given that there are underutilized areas with great potential for growth and redevelopment. The NY Forward area is highly walkable, stretching a little more than ½ mile from north to south and less than 1,000 feet east to west. It is designed to build on several assets and redevelopment activities conducive to its village setting, waterfront location, and integrated vital core. These activities will in turn enhance the walkability and pedestrian-friendly nature of the NY Forward area.

The catchment area offers a scale of impact to accomplish the envisioned transformational strategies developed: A progressively designed flow of people and vehicles capturing a nice blend of the traveling public and year-round residents, and a centralized business district with surrounding housing, hospitality themed development connected to recreational, educational and other valued assets spread throughout.

The overall location is centralized as the core of three significant regions all coming together to offer diverse quality of living and tourism related enjoyment. The Capital Region, Hudson Valley and Catskills offer unique differences and mix of attractions driving the opportunity.

An infusion of NY Forward funding for transformative projects in the proposed district illustrated above would build on existing public and private investments with valued job creation in this area to catalyze further private investment and accelerate redevelopment of underutilized properties.

VISION STATEMENT

A PROGRESSIVE COMMUNITY THAT'S PROUD OF ITS PAST

The following vision statement reflects the true nature of downtown Coxsackie and the aspirations of the community. It was shaped and formed from previous planning projects and public engagement in the development of this application where over 126 participants provided input in an on-line survey. Special focus group meetings of downtown property and business owners were also held to gather their specific insights to downtown.

“The Village of Coxsackie is a quaint, waterfront community characterized by a historic, vibrant, compact, and walkable downtown with a beautiful view of the Hudson River. The Village has leveraged its best attributes including the area’s natural beauty, rural nature, and small town feel to create a community where people want to:

- **LIVE...**In a safe, walkable, waterfront, historic downtown setting made up of multi-generational families, a dynamic younger generation and new neighbors set against the scenic beauty of the Hudson River.
- **WORK...**In a downtown that has a wide variety of commerce ranging from art and cultural venues to hospitality and retail and restaurant support services resulting in a must-see destination that meets the needs of both tourists and residents alike, and
- **PLAY...** Along a revitalized waterfront that provides public access for active and passive recreation opportunities and a wide variety of art and cultural activities offering a unique mix of activities in a scale that is both accessible and affordable.”



New Restaurant



New General Store/Cafe



New Boutique Hotel

PAST INVESTMENTS & FUTURE POTENTIAL

PAST, PRESENT & FUTURE

Building on the momentum of past investment and the promise of future projects and private dollars flowing into the downtown area is extremely favorable. The needed catalyst to advance these extremely exciting opportunities is the partnership with NYS and the related public investment. With previous private investment and the amazing public support for the newly constructed Wire Event Center, Newbury Boutique Hotel and adjacent properties a “join us at the Hudson River’s front porch” feel has continued to attract new residents and investors nationally. The diverse mix of people from all over the country attracted to Coxsackie is a testament to the early business owners investing their own savings for unique small businesses. It has been this local investment from mostly residents of NYC and original residents relocating or returning to our charming downtown.

As highlighted by the following chart, the Village of Coxsackie’s investment in badly deteriorated infrastructure in both water and sewer systems, along with NYS’s recent investment in the Riverside Park laid the foundation for the private attraction of outside funds. The Village then continued its investment in needed beatification and public safety projects like sidewalks, gateway enhancements, signage, and parks/recreation.

A great deal of the private investment has included historic rehabilitation of architecturally significant that define the community’s soul, protecti the past and connect to today’s investment for the future. Support of public facilities and not for profits organizations remain strong and plans for future private and public investment are exciting, including the Heermance Memorial Library, Coxsackie Historical Society, preservation of historic assets such as cemeteries, memorial parks, and landmarks.

The future investment opportunities are plentiful with the historic Dolan Block, once a vibrant business location and arts center with an opera house and most recently a movie showing location. This wonderful building, with a collection of small retail locations and floors of potential housing, owned by the Flach family, developers of the adjacent event center and hotel, will provide a huge boost to the surrounding business and future visitors moving forward. This combined with the restored Visitors Center by the village will enhance the initial turn down Reed Street and welcoming of new and everyday visitors to our humble downtown.

Lastly, there has been a community gathering movement driven by the downtown business community and residents. Block parties with the closing of Reed Street has successfully driven entertainment, shopping, and a mixing of the regional population. The melding of the community, new and old, is happening with a peaceful and joyful vibe creating new friendships and business collaboration.

As shown in the following tables, there has been **over \$45M in private investment** in the last 10 years and **almost \$28M in public investment** in the NY Forward and immediately surrounding area.

Recent Private Investment in the NYF and Surrounding Area

PROJECT	DESCRIPTION	# OF JOBS	AMOUNT
Old Eagle School	Residential Unit Development	2	\$ 1,200,000
McQuade Building	Residential Unit Development	2	\$ 1,000,000
Mento/Guitar Shop	Façade, Site and Building Renovation Projects/Residential Unit Development	2	\$ 37,000
The Wire Event Center	Façade, Site and Building Renovation	15	\$ 2,800,000
The Newbury Hotel	Façade, Site and Building Renovation	40	\$ 8,000,000
Old George Krauss Building	Façade, Site and Building Renovation	-	\$ 1,000,000
Old Pat & Henry's Tavern	Building Renovation	-	\$ 700,000
Post/ Steve's Clothes	Building Renovation	-	\$ 345,000
Post / Pilothouse Paper & Heartland Realty	Building Renovation	-	\$ 245,000
Post / Mansion + Reed	Building Renovation	4	\$ 420,000
Reed Bottle Shop	Building Renovation	2	\$ 150,000
Old Sundazed Studio	Building Renovation Housing		\$ 2,800
Alves & Mahota	Building Renovation New Business		\$ 350,000
Heermance Memorial Library	Building Renovation, New Business	1	\$ 1,000,000
Rausch/Fisher Apartment Building	Building Renovation, New Business	-	\$ 100,000
National Bank of Coxsackie	Building Renovation, New Business	2	\$ 1,000,000
Old Sundazed Distribution Center	Building Renovation, New Business	2	\$ 250,000
Old Sbarro Restaurant	Building Renovation, New Business	2	\$ 200,000
Old DM Hamilton Firehouse	Building Renovation, New Business	-	\$ 100,000
Bender Pop-up	Building Renovation, New Business	3	\$ 100,000
Riverside Avenue Housing	Residential Unit/New and Rehab	-	\$ 500,000
TOTAL NYF BOUNDARY PRIVATE INVESTMENT		77	\$19,499,806

NEARBY PRIVATE INVESTMENT			
PROJECT	DESCRIPTION	# OF JOBS	AMOUNT
Old Cocksackie School	Residential Unit Development	4	\$ 2,000,000
Old Vermilyea Site	Residential Unit Development	-	\$ 1,700,000
1890 Brick Building	Residential Unit Development	2	\$ 800,000
Bethany Village/Donovan Place	Residential Unit Development/Senior/Affordable	2	\$ 1,750,000
West Cocksackie Air BnB	Building Renovation, New Business	-	\$ 250,000
Baily St/American Tree	Building Renovation, New Business	2	\$ 100,000
Baily St/GNH	Building Renovation, New Business	10	\$ 500,000
Old IDA Offices	Building Renovation, New Business	3	\$ 1,000,000
TOTAL PRIVATE INVESTMENT		85	\$45,249,606

Recent Public Investment in the NYF and Surrounding Area

PROJECT	FUNDING SOURCES	STATUS	AMOUNT
Wastewater Plant/Piping	NYS & Village of Cocksackie	On-going	\$17,000,000
Water Plant: Filtration	NYS & Village of Cocksackie	Complete	\$3,500,000
Water Plant: Storage	NYS & Village of Cocksackie	On-going	\$5,000,000
Water Plant: Distribution	NYS	Complete	\$500,000
Water Plant: Radio Read Meters	Village of Cocksackie	On-going	\$250,000
Village Roads	Village of Cocksackie	Complete	\$1,000,000
Sidewalks	NYS & Village of Cocksackie	Complete	\$300,000
Recreation: Riverside Park	NYS & Village of Cocksackie	Complete	\$50,000
14 S. River St.: Stabilization	Village of Cocksackie	Complete	\$25,000
14 S. River St.: Restoration	Village of Cocksackie	On-going	\$200,000
Energy Efficiency	Village of Cocksackie	Complete	\$50,000
Shared Services/Servers	C-A School District & Village	Complete	\$10,000
Broadband/Public WIFI	State Tel & Village	Complete	\$5,000
TOTAL PUBLIC INVESTMENT			\$ 27,890,000

RECENT & IMPENDING JOB GROWTH

GROWING COXSACKIE

The demand for jobs of all types remains a community need. Following Covid, the influx of new residents that can work from anywhere has enhanced the talent availability and potential investors in downtown. The job growth opportunities have greatly improved by the re-development of the Wire Center and development of the Newbury Hotel. Once these facilities open in Fall of 22 and Spring of 23, a total of 65 jobs will contribute to a dynamic downtown. This, combined with 21 additional jobs from long time businesses by new investment in small businesses, only strengthens the local economy and provides the base of cool places to visit and shop.

This combined with past local investment and partnership with NYS on previous public investment in both private development and public spaces such as Riverside Park has clearly provided an opportunity to take the downtown area to a significant new level of business growth, job creation and private investment. None of which would not have occurred without the NYS partnership.

Looking to the future, the grant funding provided my NY Forward will enable the next phase of development that can capture the destination nature of the local economy and downtown assets. Keeping the traveler longer and providing enhanced retail, entertainment, food and beverage opportunities, engagement with nature and the Hudson River through recreation will drive entrepreneurial activity, job creation, small business growth helping to diversify the economic base for downtown; this growth in jobs will benefit both long-time, newer residents and younger generations.

Also, affordable and market housing will be added allowing for the employees to live close to the jobs affording access without availability of public transportation. In addition, the growing population living downtown will add to consumer spending, social activity, pedestrian traffic, and overall buzz of the area.

Lastly, as the downtown grows with the future investment, the destination value from direct visitors and boat traffic, including day liner type visits, will create an attraction returning Coxsackie to his historic past with the Hudson River driving economic prosperity. The day visitor will mix well with the event generated traffic and permanent residents, again creating jobs and business creation activity of all types both part and full time.

As shown in the tables above, **nearly 77 jobs have been created in the NY Forward boundary** with an **additional 85 jobs** nearby. This number is expected to grow significantly as the new transformational projects come online.

QUALITY OF LIFE

WHERE HISTORIC PRESERVATION MEETS FORWARD PROGRESS

The village name, Coxsackie (pronounced Cook-sah-kie), is a variant of the Native American word mak-kachs-hack-ing, which is generally translated as Hoot-owl place or place of many owls. The village's main street corridor, designated a National Historic District in 1980, features well preserved 1800s Italianate-style brick storefront buildings. The village was once home to brick foundries, ice houses (harvesting ice from the river), and the American Valve Company. Although these industries are gone, and you will still see some vacant and empty storefronts there are signs of a lovingly restored

downtown houses and buildings. People are starting to appreciate the historic character and close connection to nature that Coxsackie has to offer. And NY State has recently begun investing in Coxsackie by granting local developers funds to renovate and develop some long-abandoned buildings located on S. River Street. An event venue, 80 room boutique hotel, and wood fired pizza/Pub-Fare restaurant are almost complete. Riverside Park was also updated and enhanced over the last year in partnership with NYS Office of Parks, Recreation, and Historic Preservation.

The appeal of Downtown Coxsackie is apparent the minute you start down Mansion Street with the first glimpse of the magnificent Hudson River over the tree tops; the experience only gets better upon arrival on Reed Street. Serving as the spine of Coxsackie's National Historic District, Reed Street is a quintessential downtown street with angled parking on one side, sidewalks, streetlights, and a backdrop of 2-3 story historic buildings of brick and stone. Once outside of the car, downtown Coxsackie is so compact that one can experience fully its diverse offerings within a five (5) minute walk in any direction. Whether it is strolling the sidewalks, walking along the Hudson River in the newly renovated state park, enjoying coffee or tea in one of two coffee shops, attending a wedding or other dynamic social event, staying in the soon to be completed Newbury Hotel enjoying the Wire Event Center, or shopping in the small retail shops, downtown Coxsackie is both magical and comfortably familiar.



View of River coming down Mansion St.

This spirit of collaborative placemaking is the driving force behind Coxsackie's recent reemergence as a Hudson River destination. Forward-looking, intentional planning efforts have laid the groundwork for revitalization of downtown. These have been supported by a broad coalition of lifelong Coxsackians, village elected leaders, and new transplants across the demographic and economic spectrum that have brought a renewed spirit of collaboration.

Open Space and the Hudson River

While one of many communities along the Hudson River, Coxsackie has perhaps the most publicly accessible and level acreage with extensive views; a true front porch feel. Waterfront access is best exemplified in Riverside Park, a spectacular state-owned facility that anchors the north end of downtown. Having recently undergone a \$3 Million upgrade, the park boasts a wide range of events and outdoor recreational opportunities for all ages, interests, and abilities. These include a large picnic pavilion, multiple walking paths, accessible waterfront walkway, public boat slips, boat and kayak launches, fishing areas, birdwatching, playground, a winter skating rink, picnic areas, and lots of open green space. The space is a central park and event venue for the community, hosting activities such as concerts, the farmers market, wedding and school event picture backdrops and many families' outdoor events.



New investment in Riverside Park

In addition to this newly renovated magnificent park, there is a large expanse of open space between the buildings that front S. River Street and the Hudson River. While privately owned, the intent, with the owner's commitment, is to extend the waterfront walking path from Riverside Park to the newly renovated Wire Event Center and new Newbury Boutique Hotel. The completed path will allow for a stimulating walking loop that both offers not only a waterfront experience but also a stroll along an historic street.

Housing Options and Opportunities

As interest in Coxsackie has increased, the Village has worked to expand the variety and affordability of housing choices for all ages and incomes in downtown and throughout the village. Downtown contains a wide variety of housing types including apartments in mixed-use buildings, multi-family houses, and single-family homes. Unfortunately, potential residents are faced with a shortage of available units as demand for housing has increased since the pandemic. However, a proposed NYF project would add ~75 of mid-income housing for artists and associated fields.

Food and Beverage Options

The Coxsackie Farmers' Market in Riverside Park offers healthy, one-stop shopping with local produce, meats, baked goods, preserves, plants, and more. On Wednesdays from May to September, patrons can enjoy live music and family activities as they shop for the Market's recipe of the week and learn about featured restaurants and non-profits.

In the last five years Coxsackie has been the beneficiary of new food and beverage shops featuring both local and the relocation of new residents from NYC attracted by the community's charm.

Mansion + Reed General Store and Guesthouse specializes in sourcing goods locally from NY State farms and makers and regionally from talented small businesses. Also, a full-service café and sandwich shop it is a perfect place to pick something up for a picnic in the park or a fresh dinner at home with friends and family. Mansion + Reed is also a one-stop-shop for regional events, destinations, and other activities.

Shipwrecked News, Books and Café was opened recently by a woman born in Coxsackie, lived, and traveled around the world and became top class sommelier. Bringing her talents back home, she has created a comfortable place on Reed Street where not only can one get a fresh baked good, a homemade sandwich, or a cup of coffee, but also share in companionship and conversation. As their Facebook intro reads, "New & used reads, strong coffee, morning newspapers and breakfast counter banter."



New Bookstore and Cafe

The Reed Street Bottle Shop with the byline: Wine. Spirits. Frivolity, offers their shop with "the belief that drinking wine should be fun and that picking a great bottle doesn't need to be a stuffy or intimidating experience." They source their wine, spirits, and ciders from small, independent, local producers that practice simple and honest methods.

Lastly, Coxsackie may have its first modern version 'Speak Easy' opening called Ravish Liquors.

These new offerings compliment the long-standing downtown businesses including The Yellow Deli and Che Figata restaurant bringing new and diverse offerings to downtown Coxsackie.



New wine and spirits

Commercial, Retail and Mixed-Use Historic Buildings

Downtown is a diverse commercial district comprised of retail and service-based businesses that appeal to residents and visitors alike. As part of a National Historic District, the diversity of architecture is nothing short of spectacular. And, while nearly all the buildings are within eyesight of each other, visitors can stroll and explore around the corner to find yet another beautiful building making walking and strolling downtown Coxsackie a visually awarding experience.

If awarded the NY Forward grant, Coxsackie will be able to continue to enhance and diversify downtown. Proposed projects, like Energize Coxsackie, a program that provides matching grants to commercial and mixed-use properties for upgrades, streetscape improvements in the NY Forward district, and a new art and cultural event space in the Dolan Block will make downtown even more attractive to the next generation of entrepreneurs and investors.

Arts & Culture

On Sundays in the summer, Riverside Park provides the backdrop for the Music in the Park summer concert series. A different band each week brings the funk, folk, blues, jazz, or rock & roll, to downtown Coxsackie.

The festivities continue in the winter with the annual Christmas by the River celebration. For over 25 years this event has drawn revelers downtown to enjoy special crafts and offerings from local shops, eateries, and vendors. It features food trucks, a wreath auction, petting zoo, live music, and of course, Santa.

Illustrating the new-found cohesiveness among lifelong Coxsackians and new transplants is the 2nd Annual Reed Street Block Party. People will be able to stroll the streets, explore the new shops, taste Coxsackie's new offerings.

To further expand upon arts and culture is the proposed Destination Art Event Center at 1 Reed Street will be a venue for exciting regional art shows, food and wine tastings, specialty food exhibits and live music performances. This project is backed by life-long Coxsackians who retired from the recording and entertaining business.

Walk and Bikeability

The Village of Coxsackie is committed to creating a walkable community that is accessible to all. Recent public investment along S. River Street includes ADA accessible sidewalks and crosswalks, and safe connections to Riverside Park. The Village is evaluating a Complete Streets policy that will help the Village to develop local transportation systems on a human scale as they continue to make the Village a safe walkable and bikeable environment.

Potential NYF projects include streetscape enhancements along Reed St. and Betke Blvd, including creation of bike lanes, to enhance safe walkability and bikeability within downtown.



Betke Blvd lacking bike/ped facilities

Resiliency

Being a resilient community means being able to adapt to changing environmental and socio-economic conditions, withstanding disruptive events from natural disasters to pandemics, and, in Coxsackie's case, planning for sea level rise. This depends on proactive planning and forward-looking development that invests in local infrastructure as well as community awareness and social resilience.

Coxsackie strives to do all three, including the revitalization of downtown, which will include strategic planning via the Local Waterfront Revitalization Program, extensive community engagement, and opportunities to invest in sustainable and resilient infrastructure and buildings. As buildings are redeveloped the village and private sector will include decarbonization techniques such as good windows, LED lighting, insulation, and renewable energy sources such as geothermal, solar, and wind.

A recent example includes the recently completed investment of \$17 million in expanded WWTP included significant enhanced capacity, new buildings constructed above the flood plain, and generator built 10 feet higher than current location.

PLANNING AHEAD

Historic District

The Reed Street Historical District Committee take their responsibilities personally to protect the true historical assets of the community. These dedicated citizens will not compromise the legacy of the community and will ensure that development and revitalization stay close to our beloved past.

Village of Coxsackie Zoning Ordinance – 2021

The Coxsackie Zoning ordinance was developed to promote the health, safety, morals and general welfare of the community. In accordance with the Village's Comprehensive Plan, the zoning considers the land use policies, principles and guidance provided by such plan to protect and promote the health, safety, character, morals, comfort, convenience, economy, aesthetics, general welfare, natural and cultural resources; and provides adequate light and air; to prevent crowding the land and undue concentration of population; to facilitate transportation, water, sewerage, schools, parks and other requirements.

DMA 2000 Hazard Mitigation Plan – Greene County, New York – August 2009

The Hazard Mitigation Plan assessed the various flood hazards in Greene County. Specifically, in regard to the Village of Coxsackie, the study identified risks associated with the Village's location along the Hudson River and includes a list of recommended regulatory actions and hazard/flood mitigation strategies. The Plan also outlines key areas for investment which the LWRP may help to address and bolster.

Local Waterfront Revitalization Program – Under Development

The village has received funding to prepare an LWRP for lands associated with the Hudson River that runs along the eastern edge of the village. The Village is approximately 75% complete with this document which incorporates the State's 44 Coastal Policies that will be applied to redevelopment projects. The development of the LWRP has highlighted how important it is to have a fully developed waterfront that creates economic, recreation, social, cultural, and environmental opportunities for all.

Harbor Management Plan

The Village of Coxsackie prepared a Harbor Management Plan that serves as a planning tool so that the Village may manage their waterfront resources in way that makes the most of their potential. The plan looks at several areas of importance including existing Land and Water Uses, Ownership Patterns, Waterfront Zoning, Natural Resources, Flooding and Erosion, Public Access, Natural, Historical, and Archeological Resources. The HMP is a precursor to the LWRP and is a source of inspiration for the LWRP.

Greene County Water Dependent Use Inventory & Assessment - July 2008

The inventory and assessment of the Greene County waterfront laid the preliminary groundwork to facilitate a focused and prioritized interest in the redevelopment of the County's diverse waterfronts. The study focused on approximately 26 miles of the Hudson River shoreline as well as the navigable portions of the Catskill and Moordener Kill tributaries. It

outlines regulatory, infrastructure, and natural issues as well as areas of opportunity and community goals within the Village of Coxsackie. The document features similar content to the present document and provides useful guidance for the successful revitalization of the waterfronts.

Greene County Comprehensive Economic Development Plan – July 2007

The Plan contains a comprehensive assessment of the Greene County economy and a set of prioritized strategies and actions for improving livability and quality of life for its residents, facilitating the creation of high-quality jobs in target industries, generating new tourism and investment, ensuring the County’s long-term fiscal health, and preserving environmental and community characteristics. This plan is a useful resource for informing economic development policy in Coxsackie.

PUBLIC SUPPORT

COMMUNITY COLLABORATION

An important element of developing a successful NY Forward application process is robust public input therefore a thoughtful and thorough public engagement process was undertaken. For this effort, public input from last year’s DRI application was used as a starting point. This was further informed using input and findings from the Village’s LWRP that is under development. While some of the projects from last year’s application are still viable today, there are new projects that have emerged. So, while last year’s input is still valuable, a new virtual open house was held as well as a new project website, and increased participation from downtown business and property owners.

Project Website

To ensure that information was easily found and input could be given at any point that was convenient to Coxsackians, a project website was established: www.coxsackienyforward.com. On this website residents can learn about the NY Forward initiative, review the map of the proposed boundary, take an on-line survey, and provide project ideas.

Stakeholder Input

Key to this effort are the downtown business and property owners for without them downtown would languish and succumb to severe economic decline. Therefore, a comprehensive list of downtown business and property owners was developed and meetings were held both in the early morning then again at the conclusion of the day so that they could all participate without business interruptions. An email database was developed and was used to both collect input and push the news of the virtual open house. These meetings were also held to confirm recent investments, jobs, and potential projects.

In addition, when asked why the downtown business and property owners thought Coxsackie should win the NY Forward some responded with the following illustrating their readiness to move forward:

“We’ve been waiting 50 years to get to where we are now”

“We’ve become a regional driver and a welcoming community bringing people together”

“Because we are literally on the Hudson River...the most beautiful river in the world”

“People have discovered our secret since the pandemic”

“We’ve come together organically and provide support to each other”

Community Survey

A virtual community survey was opened to participants on September 12th and ran to September 21st and garnered a total of 126 responses.

The event was promoted on the project website, via email blasts, on the Village’s Facebook page, the Village Clerk’s Facebook page, and through a formal press release in the local newspaper.

A draft vision statement was prepared using input from last year’s DRI application and the LWRP and shared with the public. When participants were asked if they liked the Vision Statement, 70% responded that they loved it and yes. As a result of the public input, the vision was adjusted slightly to incorporate some of the specific comments that were provided.

Participants were asked to share what types of projects and investments they felt were important to achieving that vision. The top five responses were:

- Safe and Inviting Connections/Streetscape
- Dolan Block Redevelopment
- Hermmance Library Enhancements
- Year-Round Food Options
- Destination Events Center

Highlights from the Community Survey Results:
Strong support of the NYF Vision Statement;
A ranking of project type and investments important to achieve that vision;
Input on the NYF Boundary;
Thoughts on what elements may be missing for an active and livable downtown Cocksackie;
An opinion on if the proposed projects will create change; and
General feedback on issues and concerns in downtown.

Support of Local Leaders and Stakeholders

Support for the revitalization of downtown Cocksackie is conveyed through the many letters of support received from State and local leaders, organizations and businesses. The letters express the excitement and willingness to partner with the Village to advance the community’s vision for ‘Hudson River’s Front Porch.’ Letters of Support include:

<ul style="list-style-type: none"> • State Senator Michelle Hinchey, NY 46 	<ul style="list-style-type: none"> • Greene County office of Planning and Economic Development
<ul style="list-style-type: none"> • Assemblyman Christopher Tague, 102 A.D. 	<ul style="list-style-type: none"> • Michael Rausch, downtown property owner and Town Historian
<ul style="list-style-type: none"> • County Legislator Tom Hobart 	<ul style="list-style-type: none"> • Greene County Chamber of Commerce
<ul style="list-style-type: none"> • County Legislator Charlie Martinez 	<ul style="list-style-type: none"> • Pat Maxwell, Historic Preservation Commission Chair
<ul style="list-style-type: none"> • Bob and Mary Irwin, Owners, 1 Reed St. 	

Local Planning Committee

Immediately upon NY Forward success the Village Board is prepared to establish a Local Planning Committee (LPC). The Village anticipates that representatives from the following agencies and organizations will be invited to serve:

<ul style="list-style-type: none"> • Village of Cocksackie 	<ul style="list-style-type: none"> • Greene County
<ul style="list-style-type: none"> • NYS Agencies 	<ul style="list-style-type: none"> • Greene County IDA
<ul style="list-style-type: none"> • Heermance Memorial Library 	<ul style="list-style-type: none"> • Nonprofit organizations
<ul style="list-style-type: none"> • Financial institutions 	<ul style="list-style-type: none"> • Arts and cultural institutions
<ul style="list-style-type: none"> • Business and Property owners 	<ul style="list-style-type: none"> • Community residents

TRANSFORMATIVE PROJECT OPPORTUNITIES

RESPECT FOR THE PAST WITH AN EYE TOWARDS THE FUTURE

The Village of Coxsackie has identified **14 transformative projects** totaling over **\$57 million of investments** that could potentially be eligible for NY Forward funding. The pages that follow provide a list and description of each project which address the key goals of the NYS Forward Program. For each project the total cost, NYF Request, sponsor, address, timeline, and potential funding was identified. Each project was also matched to the NY Forward goals as indicated by the icons shown here.

While all projects are considered equally important to the Village, the following are the larger projects that are immediately ready to begin upon partnership with NYS.

-  Active Downtown with a strong sense of place
-  Attracting new businesses and growing jobs
-  Enhance arts, cultural events, and public spaces
-  Build diverse population and housing opportunities
-  Growing the local tax base
-  Provide amenities to enhance downtown living
-  Reduce greenhouse gas emissions and adopt decarbonization techniques

Project	Total Cost	NYF Ask
<i>Capital Region Hudson River Visitor Center and Museum</i>	\$1,500,000	\$1,500,000
<i>Redevelop the Dolan Block</i>	\$5,000,00	\$2,000,000
<i>Coxsackie Lofts</i>	\$25,000,000	\$500,000
<i>Incubate the Local Food and Beverage Scene</i>	\$4,000,000	\$1,600,000
<i>Destination Arts and Cultural Event Center</i>	\$500,000	\$200,000

1: Establish the Capital Region/Hudson River Visitors' Center and Museum

Total Cost: \$1,500,000
NYF Request: \$1,500,000
Sponsor: Village
Address: 14 River Street
Timeline: Q1 2023 – Q4 2025
Readiness: Site Control, bldg. stabilized, A/E drawings
Potential Funding: NYS and Village of Coxsackie
NYS NYF Goals:



Rehabilitate into a publicly owned multi-purpose space with 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. Programming would be a joint collaboration with local and regional historically focused organizations and local businesses, with exciting objectives including the promotion of historic tours and properties, to support tourism in the area. The Village has architecture and engineering drawings and has stabilized the building and recently installed a new roof. Decarbonization techniques will be incorporated.



2. Create Safe and Inviting Downtown Connections

Total Cost: \$2,000,000
NYF Request: \$2,000,000
Sponsor: Village
Address: NY Forward Area
Timeline: Q1 2023 – Q3 2025
Readiness: Site Control
Potential Funding: Village & federal highway resources
NYS NYF Goals:



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, bike lanes, historic lighting, banners, benches, etc. Improve traffic flow and access to Hudson River trails and public facilities. 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.



3. Redevelop the Dolan Block

Total Cost: \$5,000,000
NYF Request: \$2,000,000
Sponsor: Flach Development
Address: Reed & South River St.
Timeline: Q1 2023 – Q3 2024
Readiness: Site Control, concept plans
Potential Funding: NYS, private equity, bank
NYS NYF Goals:



Redevelop and historically rehabilitate the Dolan Block, an amazing snapshot of Coxsackie's historic downtown and deep connection to the Hudson River. This significant private development is located on the river and adjacent to the recently developed Wire Event Center and Newbury Hotel. The Dolan Block project will include a mix of residential and hospitality uses and appropriately scaled/targeted retail/commercial space. Potential restoration of historic theatre space to support attraction and expansion of the creative economy. Energy efficiency and decarbonization techniques will be incorporated.



4. Enhance Library Access

Total Cost: \$1,000,000
NYF Request: \$1,000,000
Sponsor: Heermance Memorial Library
Address: 1 Ely Street
Timeline: Q1 2023 – Q3 2025
Readiness: Site Control, cost est.
Potential Funding: NYS funding, library resources, Friend Of
NYS NYF Goals:



Provide historically approved capital improvements to Heermance Memorial Library building including upgrades to increase accessibility, improvements to entrances, internal movement, elevator access, and parking safety. Previous investments in the building and property over the last five years has included several building and general and infrastructure improvements such as electrical, plumbing, alarm servicing and overall updates. Property repairs have included tree removal and stump grinding.



5: Incubate a Local Food and Beverage Scene

Total Cost: \$4,000,000
NYF Request: \$1,600,000
Sponsor: Flach Development
Address: 2-6 Reed Street
Timeline: Q1 2023 – Q1 2024
Readiness: Site Control, Initial Redevelopment Strategy Complete
Potential Funding: Private equity, NYS, and bank
NYS NYF Goals:



Adaptive reuse of a downtown building block with commercial space on the first floor and updated apartments on the second and third floors. Potential addition of a fourth floor will provide additional programmatic and living space options. Dynamic privately owned and developed commercial space will feature an incubator space focused on local/regional food and beverages with main objective to graduate participants and creative food and beverage strategies to vacant downtown space as exciting restaurants and concepts. Strategic location of the building sets a strong pedestrian transition from Reed Street to the Wire Event Center. Potential connection to the CIA in Hyde Park and the graduates of that nationally recognized program anticipated to feed participants and future food and beverage businesses.



6. Celebrate Cocksackie's History

Total Cost: \$1,000,000
NYF Request: \$400,000
Sponsor: NBC
Address: 3-7 Reed Street
Timeline: Q1 2023 – Q4 2025
Readiness: Site Control
Potential Funding: NYS and National Bank of Cocksackie
NYS NYF Goals:



Enhance and preserve the historic façade at 7 Reed Street, a building privately owned by the National bank of Cocksackie. Additional objective is to restore the amazing interior foyer space enhancing its public use to host historic exhibits with the Greene County Historic Society and other local and countywide partners. This preservation of a historic community asset will provide grand public space and stage dynamic events in collaboration with other downtown businesses and locations. Collaboration with The Wire Event Center is anticipated to provide strong connections to the newly developed venues and the heart of downtown.



7. Attract Diverse Residents: Cocksackie Lofts

Total Cost: \$25,000,000
NYF Request: \$500,000
Sponsor: Kearney Development
Address: DPW Site
Timeline: Q3 2023 – Q4 2026
Readiness: Site Control, Concept Plan
Potential Funding: NYS, Housing Tax Credits, & Kearney Dev.
NYS NYF Goals:



Development in partnership with Kearney Development, a private sector tax credit housing developer with a great reputation and inventory of housing projects, of 70 units with first floor commercial. Site targeted for redevelopment, walkable to downtown, is the current Village of Cocksackie Public Works/Highway Department brownfield site. As with other Kearny Developments, the new building will include decarbonization techniques and meet the stretch energy code.



8. Expand Year-Round Food Options

Total Cost: \$5,000,000
NYF Request: \$2,000,000
Sponsor: Village
Address: Post Office Location
Timeline: Q2 2023 – Q4 2026
Readiness: Site Control not negotiated
Potential Funding: Anticipated private equity and financing
NYS NYF Goals:



Partner with private developer selected through Village of Cocksackie RFP process to design and develop new project at current Post Office site. Construction of a new specialized brewery space with specialized food-based market venue with commercial space for a local food and craft beverage vendors. Strategic connection to the food/beverage incubator (project #5). Potential winter location for the Cocksackie Farmer's Market. Includes additional downtown parking structure for residents and tourists with top floor market housing.

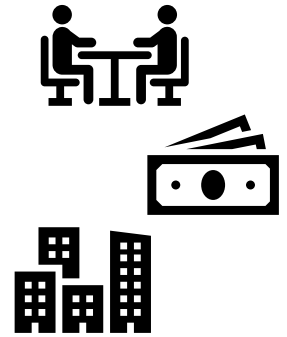


9: Energize Cossackie

Total Cost: \$600,000
NYF Request: \$600,000
Sponsor: Village
Address: NY Forward Area
Timeline: Q1 2023 – Q4 2025
Readiness: Site Control
Potential Funding: NYS, private equity & bank financing
NYS NYF Goals:



In partnership with current and future private ownership of downtown buildings, create and implement a Downtown Matching Grant Program for smaller impactful projects such as interior restoration, façade restoration, accessibility, energy efficiency, signage and other capital investments. Would support both lower floor commercial/retail space and second/third floor apartments area.



10. Establish a Scenic Gateway to the Hudson River

Total Cost: \$1,500,000
NYF Request: \$600,000
Sponsor: Flach Development
Address: 1, 3 & 5 Riverside Ave.
Timeline: Q1 2023 – Q4 2025
Readiness: Site Control, Site Cleared
Potential Funding: Village/Greene County
NYS NYF Goals:



Develop of a dynamic gateway providing a breathtaking view to the Hudson River as one enters downtown and amenity to Cossackie Lofts. Project has support from private owner and would be driven by the Village of Cossackie and/or private not for profit organization to be identified. The private owner demolished dilapidated structures making the site ready to be redeveloped. Also, would provide an opportunity for additional recreational, commercial, or tourism uses and historic interpretation with potential access to the Hudson River.



11. Activate 13-17 Reed Street

Total Cost: \$750,000
NYF Request: \$300,000
Sponsor: Flach Development
Address: 13 – 17 Reed St.
Timeline: Q1 2023 – Q 2025
Readiness: Site Control
Potential Funding: NYS, private equity, and bank financing
NYS NYF Goals:



Historic renovation/restoration of important historic downtown structure for new life as a commercial hub with quality market apartments. Potential to be combined with redevelopment of Post Office site. Planned focus on commercial/retail activity to enhance overall destination attractiveness and draw for tourism traffic.



12. Combining Art and Culture for a Destination Event Center

Total Cost: \$500,000
NYF Request: \$200,000
Sponsor: Bob and Mary Irwin
Address: 1 Reed Street
Timeline: Q1 2023 – Q2 2025
Readiness: Site Control, Concept Design Complete, interior ready
Potential Funding: NYS and private equity
NYS NYF Goals:



Redevelopment of the privately owned historic structure on the bottom floor at 1 Reed Street as a venue for exciting regional art shows, food and wine tastings, specialty food exhibits and live music performances. Would include leasable commercial kitchen space and connections to other related small businesses downtown and, potentially, outdoor space and partnerships with other tourism venues. Phase I of renovations have been completed with Phase II including commercial kitchen, music space enhancements, landscaping, and façade improvements.



13: Create New Hospitality Space: Reed Boutique Hotel

Total Cost: \$9,000,000
NYF Request: \$3,600,000
Sponsor: Barry Jacob Architects
Address: 28 Reed Street
Timeline: Q1 2023 – Q4 2026
Readiness: Site Control, concept plans and renderings complete
Potential Funding: NYS, Private equity and local bank
NYS NYF Goals:

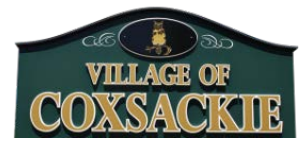
New historically styled Five-Story Hotel with ground floor lobby bar and restaurant including 24 alcove studio apartments/rental rooms. Also, a rooftop bar and event space. Project will nicely complement the Wire Event Center activity and spill over traffic. Location will uniquely drive traffic not related to other downtown activities and enhance the overall potential downtown Coxsackie experience. The private developer has extensive architectural experience on the West Coast bringing a significantly vision with him to the current vibe downtown.



14. Coxsackie Downtown Branding/Marketing Initiative

Total Cost: \$250,000
NYF Request: \$250,000
Sponsor: Village
Address: NY Forward Area
Timeline: Q1 2023 – Q4 2025
Readiness: Site Control
Potential Funding: Partnership Village, Greene County & NYS
NYS NYF Goals:

Incorporate historic, Hudson River, small business, and other unique destination assets into a fresh branding and marketing campaign. Would include signage and creation of an online presence. Strategically include historic, craft beverage, and nature/hiking/Hudson River related tours. Funding would be secured from NYS and other tourism funding marketing programs in partnership with 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.



Source: Hudsonvaley360.com



GETTING IT DONE!

The Village of Coxsackie will serve as the lead agency for NY Forward, and the assigned consultant will work in coordination with Mayor Mark Evans and Village Clerk Nikki Berezna who have successfully managed and administered federal, state and local grant projects for the village in recent years.

Implementation of the NY Forward will be overseen by Mayor Mark Evans who has a long career in public service. In his capacity as the mayor since 2009, a local firefighter for 16 years, EMT for 16 years and 10 years as a Paramedic, Mayor Evans has decades of experience in managing both municipal operations and the successful implementation of public sector projects.

When Mayor Evans first took office, Coxsackie was a village in financial crisis with serious budget problems, including the misuse of water and sewer funds leading to failed infrastructure. Then just a citizen, Mayor Evans was recruited to resolve the various issues. In partnership with NYS, Coxsackie invested in its future including resolving the budget issues and creating an investment fund, rebuilding the water and wastewater treatment plants, reconstructing roads, investing in parks and recreation, and making the village safe for all. These accomplishments speak volumes of Mayor Evans' leadership skills.

Direct fiscal management and accounting controls will be completed by Nikki Berezna, Village Clerk/Treasurer. Ms. Berezna has served in her capacity for 16 years, during which she has successfully administered numerous grant funded projects, including past LWRP grants, HCR Microenterprise grants, EFC water and sewer improvement grants and housing rehabilitation funding. Ms. Berezna is familiar with NYS accounting control guidelines, grant requirements and payment request procedures.

Immediately upon winning the NY Forward grant, the dynamic and progressive Village Board is prepared to act to re-establish a Village of Coxsackie Local Development Corporation (VCLDC) as a structure to implement the overall strategy. There will also be a Village Economic Development Committee established to support and provide guidance to the corporation. Once the local structure is established, the Village Board will explore part-time community development staff to provide administrative support for the corporation and drive the NYF and overall economic development agenda.

Other partners in the administrative capacity aspect are the Greene County Office of Economic Development, Tourism and Planning who currently offer a variety of supportive services and expertise. Their mission is to serve to advance the sound, orderly and sustainable economic and physical development of the County in order to increase prosperity and improve the quality of life for all Greene County residents. This office also includes the Greene County Economic Development Corporation structure and team that provides personalized concierge service. Their mission is to connect entrepreneurs, developers, site selectors, and corporate leadership with resources, municipalities, and investment incentives for job-creating businesses. Both entities have been instrumental in the development of this application and past private investment endeavors in the village.

Letters of Support



CHAIR
AGRICULTURE
COMMITTEES
ALCOHOLISM AND SUBSTANCE ABUSE
COMMERCE, ECONOMIC DEVELOPMENT
AND SMALL BUSINESS
CULTURAL AFFAIRS, TOURISM, PARKS AND
RECREATION
ENERGY AND TELECOMMUNICATIONS
ENVIRONMENTAL CONSERVATION
LOCAL GOVERNMENT

THE SENATE
STATE OF NEW YORK



MICHELLE HINCHEY
Senator, 46TH District

ALBANY OFFICE:
902 LEGISLATIVE OFFICE BLDG.
ALBANY, NEW YORK 12247
PHONE: (518) 455-2350
FAX: (518) 426-6751

DISTRICT OFFICE:
721 BROADWAY, STE. 150
KINGSTON, NEW YORK 12401
PHONE: (845) 331-3810
FAX: (845) 331-2083

E-MAIL ADDRESS:
HINCHEY@NYSenate.GOV

September 19, 2022

Ruth H. Mahoney and Havidán Rodríguez Co-Chairs
Capital District Regional Economic Development Office
Hedley Park Place
433 River Street - Suite 1003
Troy, NY 12180

Re: Letter of Support for the Village of Coxsackie NY Forward Application

Dear Ms. Mahoney and Mr. Rodriguez,

I write to you today in support of the Village of Coxsackie's application to the NY Forward downtown program through the Capital Region Economic Development Council. With a NY Forward grant, Coxsackie will identify and implement transformational projects to catalyze continued investment and historic preservation in the downtown.

In recent years, Coxsackie has built momentum within the Village with the addition of new businesses along Reed and S. River Streets and new public-sector investments along the waterfront. Similar to the Downtown Revitalization Initiative, of which the village finished a very close second in last year's competition, the NY Forward program invests \$100 million in ten economic development regions to 'unlock dormant potential in ways that create and propose the resurgence of downtown areas throughout the state. Coxsackie is already on a path to do just that, and this grant would provide tremendous opportunity to continue its revitalization.

With a compact, historic, and walkable downtown on the Hudson River, Coxsackie is becoming a diverse community of choice for people of all ages. Recent large investments in Riverside Park by NYS and private construction of the Newbury

Hotel and Wire Event Center, along with smaller, new retail and commercial businesses on Reed Street, have changed the 'look and feel' of Coxsackie. This is reflected in a renewed energy throughout the Village and increased foot traffic. Funding through the NY Forward program will allow the Village to capitalize on prior and current private and public investment that will attract consumers, workers, and residents to downtown, support redevelopment and ensure Coxsackie will be a destination of choice for current and future generations.

The Village has already identified a wide range of transformative projects that will be ready for implementation with an infusion of NY Forward funds. Support through this program will result in immediate and long-term revitalization and economic benefits that will span beyond Coxsackie and into the Capital Region and Hudson River Valley. By awarding the Village of Coxsackie with this funding, public and private partnerships will continue to flourish, serving as a powerful example of how we can promote a model for smaller village main streets and rural communities.

I would appreciate your consideration, and if I can be of additional assistance, please do not hesitate to contact me or my District Director, Emma Cohen at CohenE@nysenate.gov or 518-616-7177.

Sincerely,

A handwritten signature in black ink that reads "Michelle Hinchey". The signature is written in a cursive, slightly slanted style.

Michelle Hinchey
New York State Senator, District 46



Christopher W. Tague
Assemblyman, 102nd A.D.

Albany, Columbia, Delaware,
Greene, Otsego, Schoharie and
Ulster Counties

THE ASSEMBLY
STATE OF NEW YORK
ALBANY

RANKING MINORITY MEMBER
Committee on Agriculture

COMMITTEES
Election Law
Environmental Conservation
Real Property Taxation
Tourism, Parks,
Arts and Sports Development

September 14, 2022

Ruth Mahoney & Havidán Rodríguez, Regional Co-Chairs
Capital Region Regional Economic Development Council
Hedley Park Place
433 River Street – Suite 1003
Troy, NY 12180

Dear Co-Chairs Mahoney & Rodríguez,

This letter is provided in support of the application submitted by the Village of Coxsackie for funding through the NY Forward program.

The Village of Coxsackie is a dynamic, commercial hub in rural Greene County but is seeking this funding through the NY Forward program to fully embrace its potential. Prepared to build upon the momentum of substantial recent investments by both the public and private sector, the Village plans to use the NY Forward monies to continue to cultivate a vibrant and sustainable community.

With much to offer its growing population and tourism driven visitations, the Village of Coxsackie is looking to capitalize on its amazing Hudson River frontage, historical assets, anchor institutions, and rich cultural heritage. The Village's traditional "downtown" has undergone a considerable transformation with the restoration of several historic and architecturally significant buildings as well as with an influx of authentic small businesses, including restaurants and shops, found within walking distance of the beckoning waterfront. Currently, the Village is host to several more projects aimed at continuing the revitalization with a new and forthcoming boutique hotel under construction, the ongoing renovation of an existing building into an events center for weddings and conferences, and most recently, the completion of a multi-million dollar upgrade to Coxsackie's Riverside Park.

As I understand it, the Village of Coxsackie is seeking this much needed grant to ensure a full and successful transformation. After placing a close second in the similar Downtown Revitalization Initiative, Coxsackie is eager and ready to implement its vision for a strengthened downtown developed through collaboration and valued community partnerships. Completion of the Village's goals will not only foster the economic, social, and cultural fabric of Coxsackie but also has the potential to significantly contribute to a wider-reaching revitalization in the entire region. For these reasons and more, I wholeheartedly support the Village of Coxsackie's NY Forward application and thank you for the consideration.

Sincerely,

Christopher W. Tague
Assemblyman, 102nd A.D.

CT/tr

Tom Hobart
Greene County Legislator – Coxsackie
203 Mansion St.
Coxsackie, NY 12051

Ruth H. Mahoney and Havidán Rodríguez Co-Chairs
Capital District Regional Economic Development Office
Hedley Park Place
433 River Street - Suite 1003
Troy, NY 12180

Re: Letter of Support for the Village of Coxsackie NY Forward Application

September 20, 2022

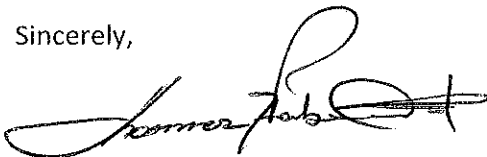
Dear Ms. Mahoney and Mr. Rodriguez:

I am a county legislator representing the Town & Village of Coxsackie, writing to communicate my strong support for the Village of Coxsackie's application to the NY Forward downtown program. Coxsackie has been building momentum with the addition of new businesses along Reed and S. River Streets and new public-sector investments along the waterfront. With a NY Forward grant, Coxsackie will identify and implement transformational projects to catalyze continued investment and historic preservation in the downtown. Similar to the DRI, of which the village finished a very close second in last year's competition, NY Forward invests \$100 million in ten economic development regions to 'unlock dormant potential in ways that create and propose the resurgence of downtown areas throughout the state. Coxsackie is already on a path to do just that, and this grant would provide tremendous opportunity to continue its revitalization.

With a compact, historic, and walkable downtown on the Hudson River, Coxsackie is becoming a diverse community of choice for people of all ages. Recent large investments in Riverside Park by NYS and private construction of the Newbury Hotel and Wire Event Center to smaller new retail and commercial businesses on Reed Street, have begun to change the 'look and feel' of Coxsackie resulting in renewed energy and increased foot traffic. This NY Forward funding will allow the village to capitalize on prior and current private and public investment that can attract consumers, workers, and residents to downtown, support redevelopment and ensure Coxsackie will be a destination of choice for current and future generations.

The Village has identified a wide range of transformative projects that will be ready for implementation with an infusion of NY Forward funds. I strongly believe that these funds will result in immediate and long-term revitalization and economic benefits that will span beyond Coxsackie and into the Capital Region and Hudson River Valley. Your close and careful consideration to awarding the Village of Coxsackie with this year's NY Forward program is genuinely appreciated and is much deserved.

Sincerely,



Tom Hobart

Charlie Martinez
Greene County Legislator – Coxsackie
38 Flint Mine Rd.
Coxsackie, NY 12051

Ruth H. Mahoney and Havidán Rodríguez Co-Chairs
Capital District Regional Economic Development Office
Hedley Park Place
433 River Street - Suite 1003
Troy, NY 12180

Re: Letter of Support for the Village of Coxsackie NY Forward Application

September 20, 2022

Dear Ms. Mahoney and Mr. Rodriguez:

I am a county legislator representing the Town & Village of Coxsackie, writing to communicate my strong support for the Village of Coxsackie's application to the NY Forward downtown program. Coxsackie has been building momentum with the addition of new businesses along Reed and S. River Streets and new public-sector investments along the waterfront. With a NY Forward grant, Coxsackie will identify and implement transformational projects to catalyze continued investment and historic preservation in the downtown. Similar to the DRI, of which the village finished a very close second in last year's competition, NY Forward invests \$100 million in ten economic development regions to 'unlock dormant potential in ways that create and propose the resurgence of downtown areas throughout the state. Coxsackie is already on a path to do just that, and this grant would provide tremendous opportunity to continue its revitalization.

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Sincerely,



Charlie Martinez



September 6, 2022

Ruth H. Mahoney and Havidán Rodríguez Co-Chairs
Capital District Regional Economic Development Office
Hedley Park Place
433 River Street - Suite 1003
Troy, NY 12180

Re: Letter of Support for the Village of Coxsackie NY Forward Application

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I am writing to communicate my strong support for the Village of Coxsackie's application to the NY Forward downtown program. Coxsackie has been building momentum with the addition of new businesses along Reed and S. River Streets and new public-sector investments along the waterfront. With a NY Forward grant, Coxsackie will identify and implement transformational projects to catalyze continued investment and historic preservation in the downtown. Similar to the DRI, NY Forward invests \$100 million in ten economic development regions to 'invigorate and enliven' downtown areas by infusing catalytic capital into projects with lasting revitalizing impacts. Coxsackie is already on a path to do just that, and this grant would provide tremendous opportunity to continue its revitalization.

With a compact, historic, and walkable downtown on the Hudson River, Coxsackie is becoming a diverse community of choice for people of all ages. Recent large investments in Riverside Park by NYS and private construction of the Newbury Hotel and Wire Event Center to smaller new retail and commercial businesses on Reed Street, have begun to change the 'look and feel' of Coxsackie resulting in renewed energy and increased foot traffic. This NY Forward funding will allow the village to capitalize on prior and current private and public investment that can attract consumers, workers, and residents to downtown, support redevelopment and ensure Coxsackie will be a destination of choice for current and future generations.

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Sincerely,

James Hannahs
Director of Economic Development

**Greene County
Economic Development,
Tourism & Planning**

411 Main Street, Suite 419
Catskill, New York 12414

Warren Hart
Director



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September 8, 2022

Ruth H. Mahoney and Havidán Rodríguez Co-Chairs
Capital District Regional Economic Development Office
Hedley Park Place
433 River Street - Suite 1003
Troy, NY 12180

Re: Letter of Support for the Village of Coxsackie NY Forward Application

Dear Ms. Mahoney and Mr. Rodriguez:

The Greene County Chamber of Commerce is writing to communicate our strong support for the Village of Coxsackie's application to the NY Forward downtown program. Coxsackie has been building momentum with the addition of new businesses along Reed and S. River Streets and new public-sector investments along the waterfront. With a NY Forward grant, Coxsackie will identify and implement transformational projects to catalyze continued investment and historic preservation in the downtown. Similar to the DRI, of which the village finished a very close second in last year's competition, NY Forward invests \$100 million in ten economic development regions to 'unlock dormant potential in ways that create and propose the resurgence of downtown areas throughout the state. Coxsackie is already on a path to do just that, and this grant would provide tremendous opportunity to continue its revitalization.

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The Village has identified a wide range of transformative projects that will be ready for implementation with an infusion of NY Forward funds. We strongly believe that these funds will result in immediate and long-term revitalization and economic benefits that will span beyond Coxsackie and into the Capital Region and Hudson River Valley. Your close and careful consideration to awarding the Village of Coxsackie with this year's NY Forward program is genuinely appreciated and is much deserved.

Sincerely,


Pamela Geskie

Greene County Chamber of Commerce Interim President/Executive Director

September 15, 2022

Ruth H. Mahoney and Havidán Rodríguez Co-Chairs
Capital District Regional Economic Development Office
Hedley Park Place
433 River Street - Suite 1003
Troy, NY 12180

Re: Letter of Support for the Village of Coxsackie NY Forward Application

Dear Ms. Mahoney and Mr. Rodriguez:

I am writing to communicate my strong support for the Village of Coxsackie's application to the NY Forward downtown program. Coxsackie has been building momentum with the addition of new businesses along Reed and S. River Streets and new public-sector investments along the waterfront. With a NY Forward grant, Coxsackie will identify and implement transformational projects to catalyze continued investment and historic preservation in the downtown. Similar to the DRI, of which the village finished a very close second in last year's competition, NY Forward invests \$100 million in ten economic development regions to 'unlock dormant potential in ways that create and propose the resurgence of downtown areas throughout the state. Coxsackie is already on a path to do just that, and this grant would provide tremendous opportunity to continue its revitalization.

With a compact, historic, and walkable downtown on the Hudson River, Coxsackie is becoming a diverse community of choice for people of all ages. Recent large investments in Riverside Park by NYS and private construction of the Newbury Hotel and Wire Event Center to smaller new retail and commercial businesses on Reed Street, have begun to change the 'look and feel' of Coxsackie resulting in renewed energy and increased foot traffic. This NY Forward funding will allow the village to capitalize on prior and current private and public investment that can attract consumers, workers, and residents to downtown, support redevelopment and ensure Coxsackie will be a destination of choice for current and future generations.

The Village has identified a wide range of transformative projects that will be ready for implementation with an infusion of NY Forward funds. I strongly believe that these funds will result in immediate and long-term revitalization and economic benefits that will span beyond Coxsackie and into the Capital Region and Hudson River Valley. Your close and careful consideration to awarding the Village of Coxsackie with this year's NY Forward program is genuinely appreciated and is much deserved.

Sincerely,



Michael H. Rausch

September 12, 2022

Ruth H. Mahoney and Havidán Rodríguez Co-Chairs
Capital District Regional Economic Development Office
Hedley Park Place
433 River Street - Suite 1003
Troy, NY 12180

Re: Letter of Support for the Village of Coxsackie NY Forward Application

Dear Ms. Mahoney and Mr. Rodriguez:

As Chairperson of the Village of Coxsackie Historic Preservation Commission (“HPC”), I am writing to communicate my strong support for the Village of Coxsackie’s application to the NY Forward downtown program. Coxsackie has been building momentum with the addition of new businesses along Reed and S. River Streets and new public-sector investments along the waterfront. With a NY Forward grant, Coxsackie will identify and implement transformational projects to catalyze continued investment and historic preservation in the downtown. Similar to the DRI, of which the village finished a very close second in last year’s competition, NY Forward invests \$100 million in ten economic development regions to ‘unlock dormant potential in ways that create and propose the resurgence of downtown areas throughout the state. Coxsackie is already on a path to do just that, and this grant would provide tremendous opportunity to continue its revitalization.

With a compact, historic, and walkable downtown on the Hudson River, Coxsackie is becoming a diverse community of choice for people of all ages. From recent large investments in Riverside Park by NYS and private construction of the Newbury Hotel and Wire Event Center, to smaller new retail and commercial businesses on Reed Street, the ‘look and feel’ of Coxsackie has begun to change, resulting in renewed energy and increased foot traffic. The HPC has approved many applications in the downtown historic district since 2016 for exterior building improvements and restorations. This NY Forward funding will allow the village to capitalize on prior and current private and public investment that can attract consumers, workers, and residents to downtown, while still maintaining its historic charm and character, and unequalled access to the Hudson River. By providing further support for well planned and thoughtful redevelopment, the funding will help to ensure Coxsackie will be a destination of choice for current and future generations.

The Village has identified a wide range of transformative projects that will be ready for implementation with an infusion of NY Forward funds. The HPC and community members, including myself, strongly believe that these funds will result in immediate and long-term revitalization and economic benefits that will span beyond Coxsackie and into the Capital Region and Hudson River Valley. Your close and careful consideration to awarding the Village of Coxsackie with this year’s NY Forward program is genuinely appreciated and is much deserved.

Sincerely,

Pat Maxwell

HPC Chairperson and Village resident.

September 18, 2020

Ruth H. Mahoney and Havidán Rodríguez Co-Chairs
Capital District Regional Economic Development Office
Hedley Park Place
433 River Street - Suite 1003
Troy, NY 12180
Re: Letter of Support for the Village of Coxsackie NY Forward Application

Dear Ms. Mahoney and Mr. Rodriguez:

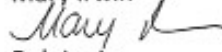
Mary and Bob Irwin here, owners and restorationists of 1 Reed St in beautiful downtown Coxsackie! We are writing to you to voice our strong support for the Village of Coxsackie's application to the New York Forward Program.

As lifelong Coxsackians, we have always respected and appreciated Coxsackie's strong contribution to the rich history of the Hudson Valley, once described as "America's Rhine" by Life Magazine – and the area where both Frederic Church and Thomas Cole chose to live over all other places! Over the past centuries, Coxsackie's unique and colorful lineage is nearly overwhelming in its contribution to New York State and the growth of our country: artisan shipbuilding, agriculture, art, theater, historic architecture and so very much more can all attest. A NY Forward grant will reinvest, restore, refresh and supplement the budding redevelopment already taking place in our village and will further enhance the overall quality of life that our community offers to both residents and visitors.

We are thrilled and inspired seeing the vision, imagination and investment currently being made in our lovely village and we very much want to see continued progress in the Historic Downtown Business District. Please give your strongest consideration to Coxsackie – a true and wonderful jewel on the Hudson!

Sincerely,

Mary Irwin



Bob Irwin

