

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



Transform Mansion Street Townhouses into a Hotel



Project Location:
2-4 Mansion Street

Project Type:
Redevelopment of Existing Building

Project Sponsor:
Parkview Properties, LLC

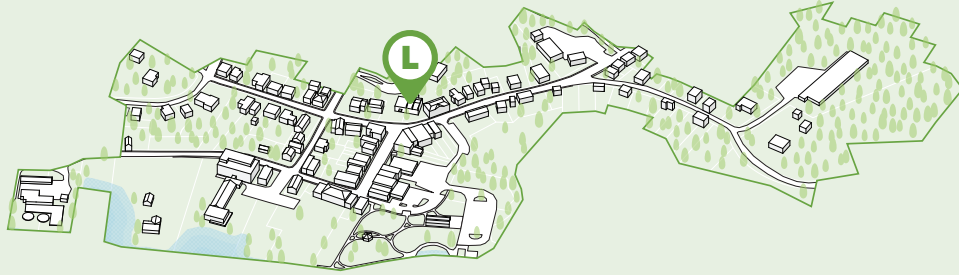
Property Ownership:
Parkview Properties, LLC

Funding Estimate:
\$300,000
Total NYF Funds Requested
\$1,200,000
Total Project Cost
25%
% 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 estimated square footage of the buildings, including the ground floors, first floors, second floors and gabled attic is approximately 7,500 square feet. The renovation includes the entire building. 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

The plan is for the first floor to be utilized to check in visitors, shopping, socializing and dining. The plan would also be to make the first floor available to the community/public for brunch/lunch and to community organizations, such as the adjoining library, for book readings, art classes and shows and other events. The plan is to also use the parlors to display local artists/artisans to display and sell their products. An addition was put on the first floor in the early 2000s. At this point, the plan is to use this addition as a studio apartment, as it is architecturally different than the rest of the building, or possibility a kitchen. The Second Floor would have 4-bedroom suites with baths and the top floor (attic) would have two additional suites with bathrooms. The ground floor would also be renovated along with the grounds/yards/exterior porches. Parkview plans that this project can be a Historic Restoration Project as Part 1 of the application was submitted to

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.



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



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

Project Category:



Rehabilitation of an Existing Building

Project Size:



Large

NYF Funds Requested:



\$300,000