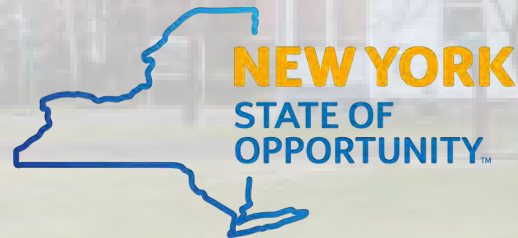


NY Forward - Capital Region Coxsackie

Local Planning Committee (LPC)

Meeting #4

September 13, 2023



NY Forward

Opening Remarks

Mayor Mark Evans

Welcome!

LPC Meetings are meant to be working sessions of the LPC

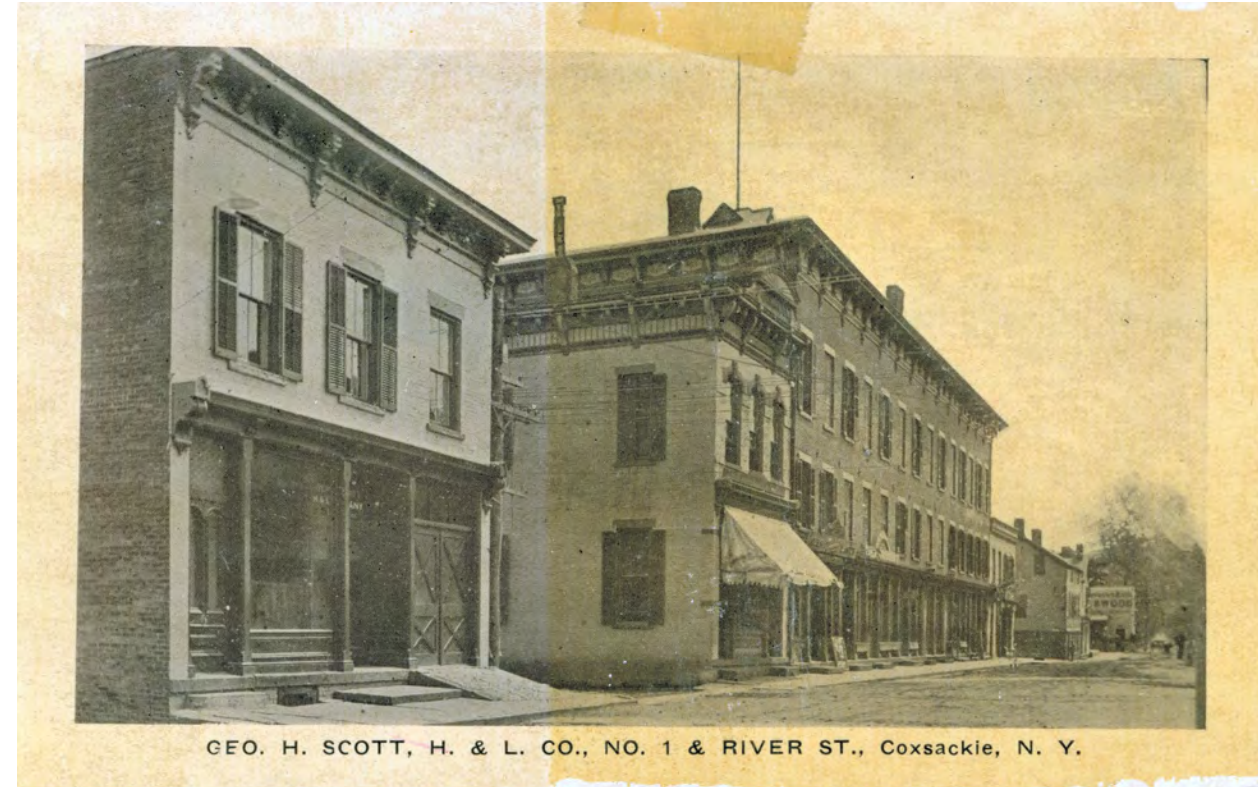
- These meetings are open to the public, but are not intended as interactive public workshops.
- The public is welcome to observe committee meetings and submit comments to CoxsackieNYF@gmail.com
- The final 10-15 minutes of the meeting are reserved for public comment and discussion.

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
- The website also features an interactive activity to provide feedback on the projects!

Agenda

- Code of Conduct
- Updates: Planning Process & Engagement Activities
- Submitted Projects – updates
- Project Evaluation Summary
- Public Comment
- Next Steps



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
Nicole Bliss	National Bank of Coxsackie	Make Improvements to the National Bank of Coxsackie Building
Sam Pigeon		
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		

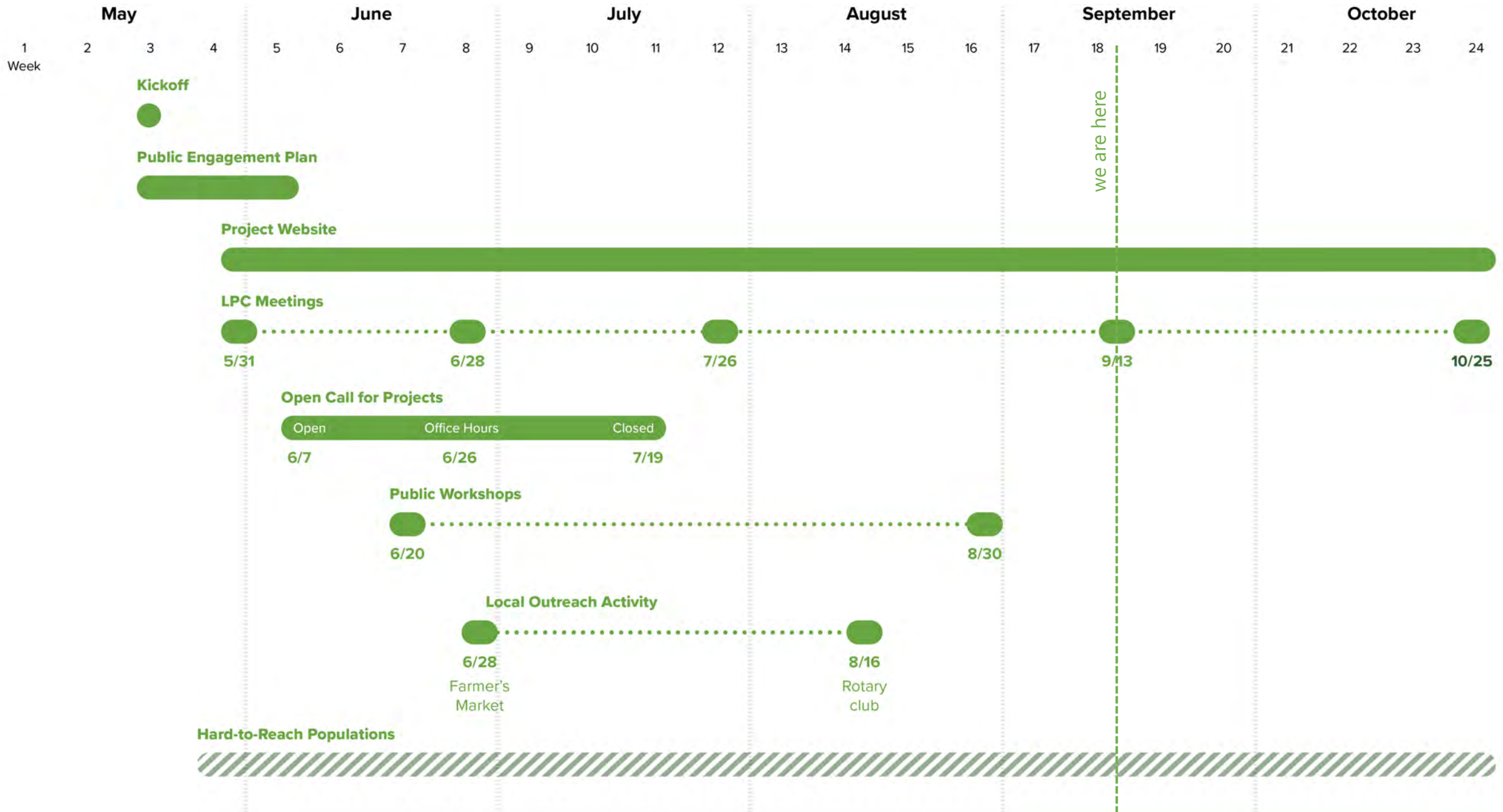
Updates: Planning Process & Engagement Activities

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**

What's on the horizon?

- Sep 13** **LPC Meeting #4 – IN PROGRESS**
 - Oct 25 LPC Meeting #5
 - Nov 15 *LPC Meeting #6 (if needed)*
 - Nov 17 Draft Strategic Investment Plan due
 - Dec 15 Final Strategic Investment Plan due
-
- Need for stakeholder conversations?
 - Need for LPC executive session?



Rotary Club Dinner

August 16th, 2023

Attendees:

- ~24 Participants
- 2 LPC Members
- Consultant Team
- Interboro (Dan D'Oca, Natalie)

Agenda:

- Introduction
- NYF Overview
- Engagement Activity
- Dinner



Public Workshop #2

August 30th, 2023

Attendees:

~21 Participants

LPC Members

Consultant Team

Buro Happold (Ian Nicholson, Mau Vasquez)

Interboro (Dan D'Oca, Caleb Mitchell)

State Team

Department of State (Matt Smith)

Agenda:

Introduction

NYF Overview

Engagement Activity

Group Discussion



Engagement Response Overview

87 Total responses from the Rotary Club Dinner and Public Workshop #2

- 13** responses to project D. Construct a Splash Park at the Riverside State Park
- 12** responses to project I. Install Equipment to Improve Cell Service in Downtown Coxsackie
- 10** responses to project E. Transform 14 S. River St. Into Visitors Center and Museum
- 8** responses to project T. Expand the Heermance Memorial Library and Make it Accessible
- 7** responses to project N. Transform 7 Ely into a Coffee Shop
- 5** responses to project A. Develop Affordable Artists' Housing Development at the Public Works Site
- 5** responses to project M. Rehabilitate 7 Ely St. for Hudson Valley Writers Residency
- 4** responses to project L. Transform Mansion Street Townhouses into a Hotel
- 4** responses to project R. Restore Dolan Block for Mixed Use Redevelopment
- 3** responses to project C. Improve Pedestrian Infrastructure Downtown
- 3** responses to project G. Create an Art, Food, and Music Venue at 1 Reed St.
- 3** responses to project H. Revitalize 5-7 Mansion St. for Mixed-Use

Submitted Projects

Downtown Vision

“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.”

Evaluation Criteria

High Med Low Alignment with Coxsackie NYF Goals

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

High Med Low Alignment with State NYF Goals

High	Med	Low	Alignment with State NYF Goals
			Create an active downtown with a strong sense of place.
			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.
			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.
			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.
			Reduce greenhouse gas emissions and support investments that are more resilient to future climate change impacts.

High Med Low Project Effectiveness

High	Med	Low	Project Effectiveness
			Community support: The project has received support from community members through comments provided at public workshops, outreach events, and public meetings.
			Project readiness: 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.
			Catalytic effect: 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.
			Co-benefits: 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.
			Cost effectiveness: Investment of NYF funds in the project would represent an effective and efficient use of public resources.

Overview

20 projects total, from **12** distinct sponsors, with **\$9.3 million** requested of NYF, leveraging over **\$45.0 million** in total investment

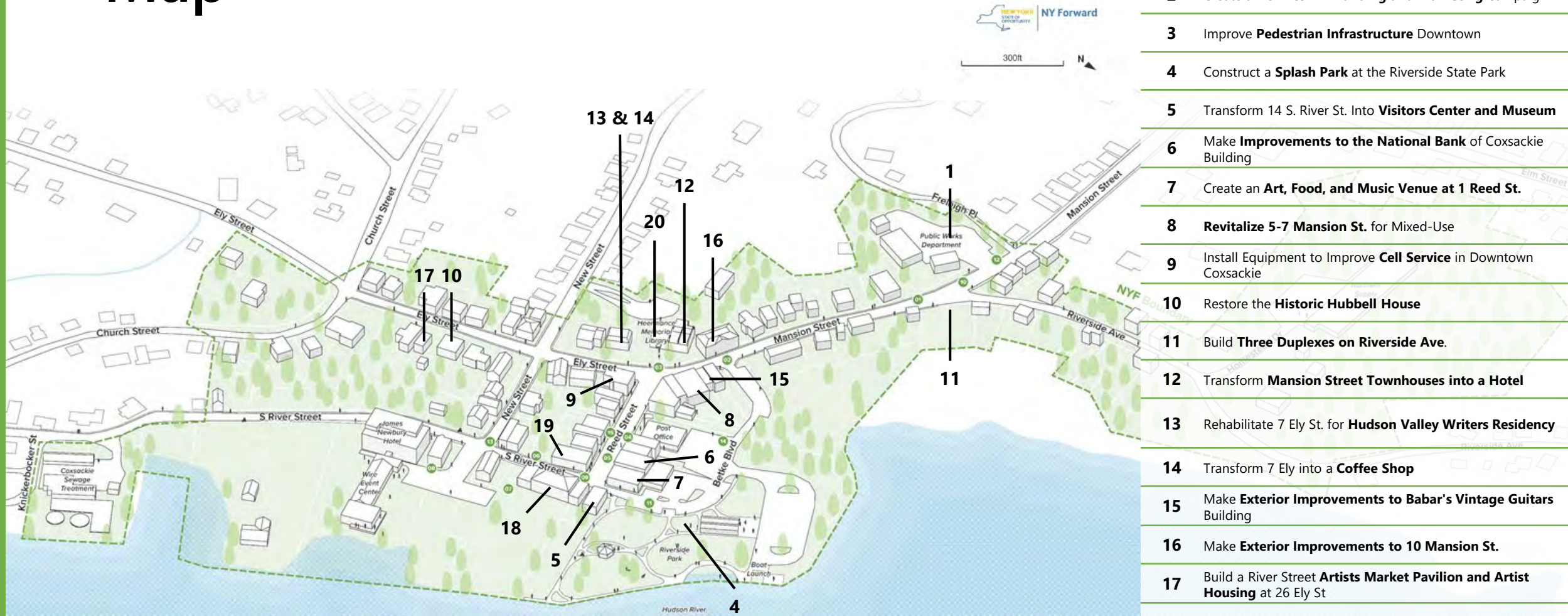
5 public projects from **1** sponsor, total ask of **\$3.2 million**, of \$28.1 million (89% match)

14 private projects from **10** sponsors, total ask of **\$4.4 million**, of \$15.6 million (72% match)

1 non-profit project from **1** sponsor, total ask of **\$1.7 million**, of \$1.7 million (0% match)

(reflects original project applications as received by 7/19)

Map



ID	Project
1	Develop Affordable Artists' Housing Development at the Public Works Site
2	Create a Downtown Branding and Marketing Campaign
3	Improve Pedestrian Infrastructure Downtown
4	Construct a Splash Park at the Riverside State Park
5	Transform 14 S. River St. Into Visitors Center and Museum
6	Make Improvements to the National Bank of Coxsack Building
7	Create an Art, Food, and Music Venue at 1 Reed St.
8	Revitalize 5-7 Mansion St. for Mixed-Use
9	Install Equipment to Improve Cell Service in Downtown Coxsack
10	Restore the Historic Hubbell House
11	Build Three Duplexes on Riverside Ave.
12	Transform Mansion Street Townhouses into a Hotel
13	Rehabilitate 7 Ely St. for Hudson Valley Writers Residency
14	Transform 7 Ely into a Coffee Shop
15	Make Exterior Improvements to Babar's Vintage Guitars Building
16	Make Exterior Improvements to 10 Mansion St.
17	Build a River Street Artists Market Pavilion and Artist Housing at 26 Ely St
18	Restore Dolan Block for Mixed Use Redevelopment
19	Renovate former Cummings Hotel for Mixed-Use Development
20	Expand the Heermance Memorial Library and Make it Accessible

2&3 - Downtown / Waterfront Area

Submitted Projects



Sponsor	Project	Address	Total Cost	NYF Request	Alignment CX goals	Alignment NYF goals	Project Effectiveness
A Village of Coxsackie	Develop Affordable Artists' Housing Development at the Public Works Site	38 Mansion St.	\$25,100,000	\$500,000 (2%)	●	●	●
B Village of Coxsackie	Create a Downtown Branding and Marketing Campaign	Downtown / Riverfront Area	\$250,000	\$250,000 (100%)	●	●	●
C Village of Coxsackie	Improve Pedestrian Infrastructure Downtown	Downtown / Waterfront Area	\$500,000	\$500,000 (100%)	●	●	●
D Village of Coxsackie	Construct a Splash Park at the Riverside State Park	Riverside Park	\$350,000	\$350,000 (100%)	●	●	●
E Village of Coxsackie	Transform 14 S. River St. Into Visitors Center and Museum	14 South River St.	\$1,882,601	\$1,582,601 (84%)	●	●	●
F National Bank of Coxsackie	Make Improvements to the National Bank of Coxsackie Building	3-7 Reed St.	\$201,981	\$161,585 (80%)	●	●	●
G Bob & Mary Irwin / The American House LLC	Create an Art, Food, and Music Venue at 1 Reed St.	1 Reed St.	\$97,700	\$97,700 (100%)	●	●	●
H Amy Bennett / 5-7 Mansion LLC	Revitalize 5-7 Mansion St. for Mixed-Use	5-7 Mansion St.	\$2,177,000	\$700,000 (32%)	●	●	●
I State Telephone	Install Equipment to Improve Cell Service in Downtown Coxsackie	46 Reed St.	\$300,000	\$240,000 (80%)	●	●	●
J Marshall McCormick / The Hubbell House Hudson Valley LLC	Restore the Historic Hubbell House	24 Ely St.	\$516,000	\$412,800 (80%)	●	●	●
K Aaron Flach & Rich Sitcer / Sitcer-Flach Adventures LLC	Build Three Duplexes on Riverside Ave.	1-3-5 Riverside Ave.	\$1,800,000	\$300,000 (17%)	●	●	●

Submitted Projects (cont.)



	Sponsor	Project	Address	Total Cost	NYF Request	Alignment CX goals	Alignment NYF goals	Project Effectiveness
L	Bryan T. McDonald / Parkview Properties, LLC	Transform Mansion Street Townhouses into a Hotel	2-4 Mansion St.	\$1,200,000	\$300,000 (25%)	●	●	●
M	Bjorn Thorstad / OTWH, LLC	Rehabilitate 7 Ely St. for Hudson Valley Writers Residency	7 Ely St.	\$165,000	\$132,000 (80%)	●	●	●
N	Bjorn Thorstad / OTWH, LLC	Transform 7 Ely into a Coffee Shop	7 Ely St	\$56,672	\$45,338 (80%)	●	●	●
O	Samuel Mento / Babars Vintage Guitars	Make Exterior Improvements to Babar's Vintage Guitars Building	9-11 Mansion St.	\$92,757	\$75,514 (81%)	●	●	●
P	Bryan T. McDonald / Parkview Properties, LLC	Make Exterior Improvements to 10 Mansion St.	10 Mansion St.	\$350,000	\$262,000 (75%)	●	●	●
Q	Sarah Zar Barzilay / Sarah Zar, LLC	Build a River Street Artists Market Pavilion and Artist Housing at 26 Ely St	26 Ely St.	\$656,194	\$346,694 (53%)	●	●	●
R	Aaron Flach / Empire Riverfront Ventures, LLC	Restore Dolan Block for Mixed Use Redevelopment	22-36 South River St.	\$7,000,000	\$1,000,000 (14%)	●	●	●
S	Aaron Flach & Wayne Flach Jr. / W.A. Properties 2.0 LLC	Renovate former Cummings Hotel for Mixed-Use Development	2-6 Reed St.	\$1,000,000	\$300,000 (30%)	●	●	●
T	Heermance Memorial Library	Expand the Heermance Memorial Library and Make it Accessible	1 Ely St.	\$1,701,000	\$1,700,000 (99%)	●	●	●
TOTAL				\$45.40 M	\$9.26 M			
<i>Grant Funding Available</i>					<i>\$4,500,000</i>			
<i>Target for SIP</i>					<i>\$6-7 million</i>			

Coxsackie goals



Recreation



Commerce



Art/culture



Ped/bike



Youth



Housing

Comments received:

- Concerns remain over **traffic flow and parking** for existing and new residence. Will this limit accessibility. Where would DPW move to?
- This is a win for Coxsackie, with the removal of the DPW site, complete with remediation of potential contamination, and repurposing site to affordable housing. **The need for additional rental housing is huge**, this provides many new apartments.

NYF goals



Create active downtown



Attract new business



Enhance public spaces



Build a diverse population



Grow the local property tax base



Enhance downtown living and quality of life



Reduce greenhouse gas emissions

Comments received:

- Would increase concentration of residents, but does not guarantee amenities, retail, etc.
- Property put back on the tax rolls, with a high value.

Project effectiveness



Community support



Project readiness



Catalytic effect



Co-benefits community and developer



Cost effectiveness

Comments received:

- The "homework" looks like it was done. A significant emphasis on parking was established at the public workshop. This space may be better utilized for parking? The **overall dollar amount represents a large chunk of the total allotted** to this committee.
- There is a huge demand for housing. This project would solve that and **support the business district**. Great use of location!



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.

5 Public Responses

Favorable Comments:

- Alleviates housing needs for renters of all income levels
- Parking needs are inclusive and on-site
- Current DPW site can be moved to improve Mansion St

Suggestions:

- New development should fit in with the existing architectural style of Mansion Street
- There should be enough parking for 68 units
- Site remediation should be mindful of flooding and adjacent properties
- There should be a mix of unit types for both singles and families

Questions:

- What are the size(s) of the units?
- If parking is ample, would the site allow for public parking at event times?

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.

Updates from Sponsor

- Sponsor changed from Village to Parkview Development / Ken Kearny
- Rendering of exterior along street
- Budget updated and itemized



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)

Project Category:



New Development

Project Size:



Extra Large

NYF Funds Requested:



\$500,000

Coxsackie goals



Recreation



Commerce



Art/culture



Ped/bike



Youth



Housing

Comments received:

- **Branding is essential.** As discussed at multiple meetings, branding outside of the defined area is more likely to draw people towards the defined area.
- **Need for promoting the downtown area** from the river docking areas, with signage of available businesses.



Create active downtown



Attract new business



Enhance public spaces



Build a diverse population



Grow the local property tax base



Enhance downtown living and quality of life



Reduce greenhouse gas emissions

Comments received:

- Branding has **strong potential, but no guarantee to develop.**

NYF goals



Community support



Project readiness



Catalytic effect



Co-benefits community and developer



Cost effectiveness

Comments received:

- Signage **needs to be uptown.** A sign once you're already downtown is redundant.
- This **project is very expensive**, and the fact that any physical signage would need to be within the grant area leads me to believe this is a waste of money that could be spent more effectively on another project.

Project effectiveness

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.

1 Public Response

Favorable Comments:

- Strategic marketing, wayfinding, and cohesive branding/marketing is a good thing!

Unfavorable Comments:

- Needs additional high-level collaborations to achieve full vision

Create a Downtown Branding and Marketing Campaign



Location: NY Forward 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.

Updates from Sponsor

- Confirmed with State team that physical signs CAN be located outside the NYF area, provided they are advertising the NYF area
- Mayor working with consultant to procure a proposal



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

Coxsackie goals



Recreation



Commerce



Art/culture



Ped/bike



Youth



Housing

Comments received:

- Project **addresses current needs**, while also addressing the ability to grow the area.
- Current **sidewalks and street signs in need of replacement**, and some expansion of sidewalks.

NYF goals



Create active downtown



Attract new business



Enhance public spaces



Build a diverse population



Grow the local property tax base



Enhance downtown living and quality of life



Reduce greenhouse gas emissions

Comments received:

- Maps provided are dark and hard to see what the goals are. "Downtown gateways"? **I'd like to see what this would look like.**

Project effectiveness



Community support



Project readiness



Catalytic effect



Co-benefits community and developer



Cost effectiveness

Comments received:

- The **community specifically asked for improved sidewalks and accessibility** for all residents.



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:

\$500,000

Total NYF Funds Requested

\$500,000

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.

3 Public Responses

Favorable Comments:

- The village needs better sidewalks and signage
- Improving pedestrian infrastructure improves village safety
- The need for better pedestrian infrastructure will only be exacerbated by other successful NY Forward Projects
- 2 people recommended that this project be paired with project E: Transform 14 S. River St. Into Visitors Center and Museum

Unfavorable Comments:

- The project does not include the relocation of the utility poles on Reed Street to the South side

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 Cocksackie'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?

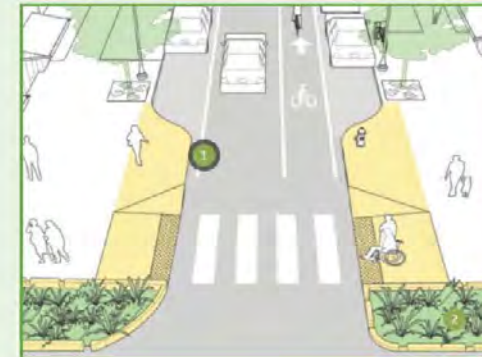
Downtown gateways to Reed and Mansion St. will incorporate green infrastructure practices where practicable. Stormwater improvements, planters, erosion control measures, rain gardens, bio-swales, and trees will be incorporated into the street redesign.

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.

Updates from Sponsor

- Map developed showing specific type and location of interventions proposed



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:



\$500,000

Coxsackie goals



Recreation



Commerce



Art/culture



Ped/bike



Youth



Housing

Comments received:

- Project provides space for children. Seasonal item, utilizing 90-100 days, with probable usage only being 60-70 of 365 days. **Does not necessarily support local business.**
- I believe this project would be **better suited for McQuade park** and not the peaceful river. When park is booked for a wedding or other event will splash pad be closed?

NYF goals



Create active downtown



Attract new business



Enhance public spaces



Build a diverse population



Grow the local property tax base



Enhance downtown living and quality of life



Reduce greenhouse gas emissions

Comments received:

- Cost for water/ electrical usage? Liability?
- Green space has already been lost to extensive expansion of walkways. Adding a 40'x40' pad of concrete, and a fence detracts from the atmosphere, and visual aspect of the park. Area is currently serene and peaceful. This item **will add yelling and loud noises**. It's what children will do in this setting.

Project effectiveness



Community support



Project readiness



Catalytic effect



Co-benefits community and developer



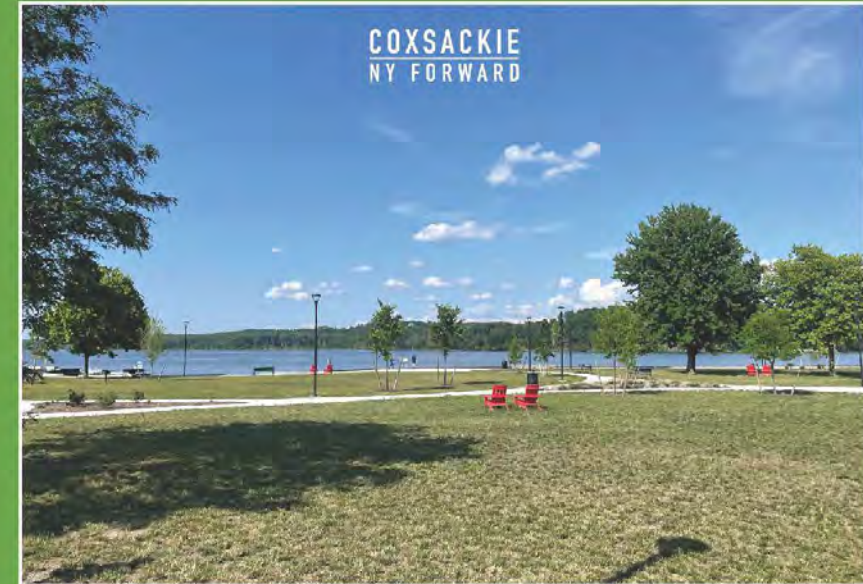
Cost effectiveness

Comments received:

- I think the location of the splash pad needs to be addressed. During the initial discussion, it was said to be placed directly in front of the existing Pavilion. Maybe closer to the playground would be better? This project is the only one that provides anything for the youth, however I think the **location isn't the best**. McQuade park would be a much better place for a splash pad, however it is outside the boundary.
- This is **not sensible use of \$350k**. That money can be used for projects that support a greater percentage of the community along with a longer period of time.



Construct a Splash Park at the Riverside State Park



Project Location:
Riverside State Park

Project Type:
Public Improvement

Project Sponsor:
Village of Coxsackie

Property Ownership:
New York State

Funding Estimate:
\$350,000
Total NYF Funds Requested
\$350,000
Total Project Cost
100%
% of Total Project Cost

Project Overview:

Construct a Splash Park at Riverside State Park. The state park is operated by the Village under a 15 year written agreement. Approximately 40'x40' in size within the riverside park near the playground. This would be a public use project. A family friendly area to cool off during the hot summer season.

13 Public Responses

Favorable Comments:

- A Splash Park would take Coxsackie's riverfront "to the next level"
- Would be a great amenity for kids to play in the summer
- The community could really use this fun and forward-thinking project
- This is needed for the children! Love this idea!
- We need to keep kids busy. We need community. We need parents to stick together and keep our kids safe and active.

Unfavorable Comments:

- The sound of children playing is noisy; It would ruin the peace that the park brings
- It is dangerous for children to play this close to the river
- Riverside Park is too small for this project, and does not have enough parking
- Misaligned with the neighboring historic district's aesthetics
- 40ftx40ft is too large; It will ruin the views in the park

Suggestions:

- McQuade Park is a better place for a splash park

Questions:

- What are the anticipated annual maintenance/upkeep costs for this project?

Construct a Splash Park at the Riverside State Park



Location: Riverside State Park

What are the Existing Site Conditions?

Proposed location is the lawn area at the park.

How Does the Project Consider/Incorporate Resiliency?

The project could be subject to Hudson River flooding every couple of years and will be designed to withstand that.

What are the Anticipated Revitalization Benefits?

This project offers a wide range of social, health, and environmental benefits.

One of each to consider:

Social:

A space to socialize for both parents/guardians and kids

Health:

Outdoor activities are a proven way to increase your health and reduce obesity in both kids and adults.

Environmental:

This will reduce the need for multiple families to use the AC in peak season and or purchase a pool which takes a wide range of chemicals to maintain every year.

Updates from Sponsor

- Technical discussions held to understand siting and design considerations
- Map of potential locations
- Additional precedent images for public feedback



Above: Potential Splash Pad Locations at Riverside Park
(Photo: Stantec)



Left, Top: Splash pad at Trail Station Park on West Fulton Street in Gloversville, NY featuring a concrete surface with several embedded spray nozzles.
(Photo: City of Gloversville)



Left, Bottom: High Park Splash Pad in Toronto CA featuring a pigmented concrete surface, towering flowers, lily pads, and a tall spray feature in the form of a tree.
(Photo: MEP Design)

Project Category:



Public Improvement

Project Size:



Medium

NYF Funds Requested:



\$350,000

Coxsackie goals



Recreation



Commerce



Art/culture



Ped/bike



Youth



Housing

Comments received:

- Offers a **diverse attraction** to community members.
- Repurposing of a **very visible building next to the park**, with high volume of pedestrian traffic.

NYF goals



Create active downtown



Attract new business



Enhance public spaces



Build a diverse population



Grow the local property tax base



Enhance downtown living and quality of life



Reduce greenhouse gas emissions

Comments received:

- There is a **huge need for public restrooms** by the park.
- Village **currently has no museum space for Coxsackie only history**, which would allow for visitors and local persons to have access to local history, with a focus on the downtown area.

Project effectiveness



Community support



Project readiness



Catalytic effect



Co-benefits community and developer



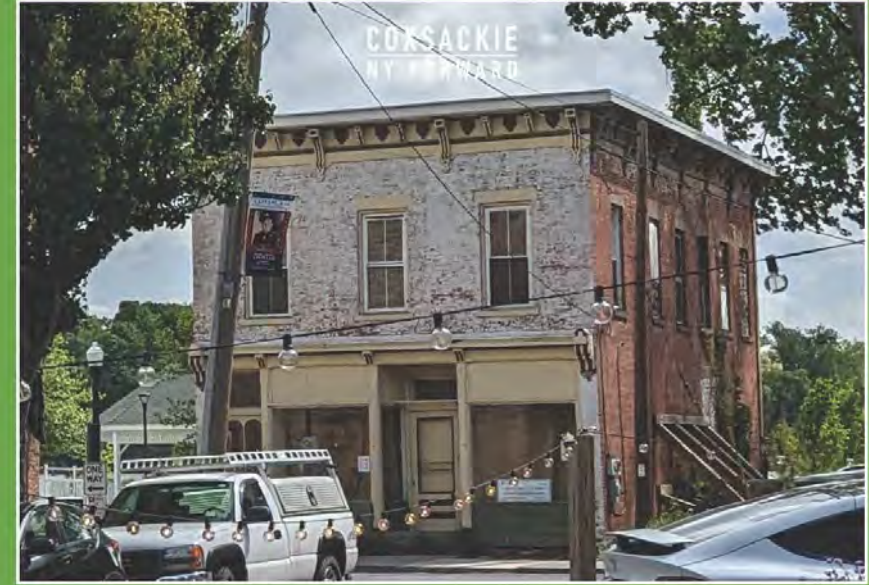
Cost effectiveness

Comments received:

- Believe this project could be the most beneficial to the community. Public bathrooms greatly needed, for events and daily access. The **building is in a key location and has been sitting for too long**. It would be great to see it renovated and able to be used!
- The need for restrooms overrides my concern that a "museum" will be a wasted space, visited few times and **require manpower to maintain**.



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.

10 Public Responses

Favorable Comments:

- Project would provide public restrooms for visitors to the park and the village
- Project would provide an overview of the Village to visitors highlighting local offerings
- A means to restore an attractive old building contributing to the preservation of the Village's historic character
- A great way to advertise the Village

Unfavorable Comments:

- A Visitors Center and Museum could be expensive to operate and maintain
- Bathrooms might affect the experience of Yellow Deli patrons

Questions:

- Could this be used as a venue for public readings and music offerings?

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.

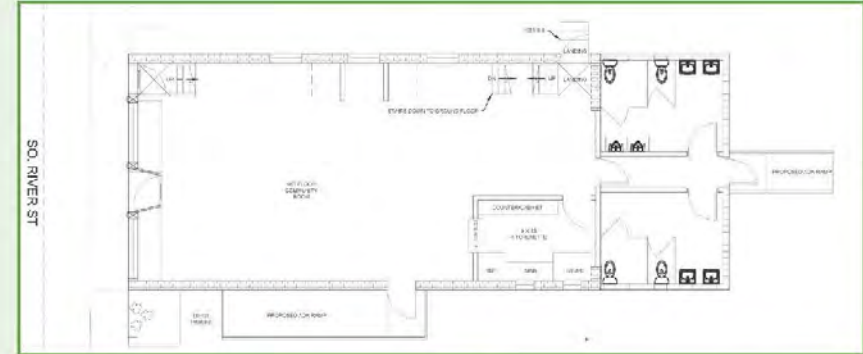
What are the Anticipated Revitalization Benefits?

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.

Updates from Sponsor

- None received



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

Coxsackie goals



Recreation



Commerce



Art/culture



Ped/bike



Youth



Housing

Comments received:

- Banks renovations **may not be appealing to an every day resident**, however it is necessary.
- Definitely in **need!**

NYF goals



Create active downtown



Attract new business



Enhance public spaces



Build a diverse population



Grow the local property tax base



Enhance downtown living and quality of life



Reduce greenhouse gas emissions

Comments received:

- This **does not generate new business**, and is only used by current account holders.
- Location is **only open until 2:30pm, M-F.**

Project effectiveness



Community support



Project readiness



Catalytic effect



Co-benefits community and developer



Cost effectiveness

Comments received:

- The historic building has **so much potential**. Beautiful Stone and brick work. Lighting is definitely needed. As well as updated windows. The need for this is huge but I'm not sure why the bank which has money isn't investing in their own building for the betterment of their employees and customers.
- Bank has done little to maintain the landscaping that has been in place for decades, along with the lack of preservation of the current front windows.



Make Improvements to the National Bank of Coxsackie Building



Project Location:
3-7 Reed Street

Project Type:
Rehabilitation of an Existing Building

Project Sponsor:
National Bank of Coxsackie

Property Ownership:
National Bank of Coxsackie

Funding Estimate:
\$161,585
Total NYF Funds Requested
\$201,981
Total Project Cost
80%
% of Total Project Cost

Project Overview:

The 3-7 Reed Street project will include the following initiatives of our commercial use building and landscaping: i. Replacement of all windows in the front and rear of the building. ii. Change out of the current outdoor lighting scheme to a more modern look and feel without detracting from the historic nature of the building. iii. The washing and cleaning of all brick and block work on the front and rear of the building to honor the building's original look and feel. iv. The rejuvenation of the historical Rotunda inside the bank's lobby. v. Replacement of the old, stained and damaged floors with the installation of new, clean, more welcoming flooring throughout the building. vi. Revitalization of the flower bed on the north side of the building facing the newly renovated park.

1 Public Response

Unfavorable Comments:

- The bank has funds to improve itself
- Minimal overall Village impact

Make Improvements to the National Bank of Coxsackie Building



Location: 3-7 Reed Street

What are the Existing Site Conditions?

Currently, the property has many antiquated elements that prevent the bank from contributing to the beautification process of Reed Street and Riverside Park to its maximum capacity and full potential. These items include: i. Outdated and deteriorating windows in both the front (facing Reed Street) and rear (facing Riverside Park) of the building. ii. Antiquated lighting that does not showcase or highlight the historic brickwork. iii. Soiled brick & stone exterior as well as faded Stucco. iv. Overgrown flowerbeds with invasive/outdated plants and trees. v. Out-of-date, stained flooring well beyond the point of cleaning. vi. Historic Rotunda inside the lobby that is in need of rejuvenation and repair including plastering and painting.

How Does the Project Consider/Incorporate Resiliency?

NBC has several flood monitoring procedures in place to help mitigate the risks of flooding:

- Currently, there are sensors inside the building, along the North side facing the river, that will alert our alarm company if water has reached inside the building after hours.
- There are local bank personnel who closely monitor the water levels in the event of flood alerts.
- In times past, we have partnered with the town to place sandbags and other barriers around the building when the threat for flooding was imminent.
- The proper drainage is installed on the roof to help prevent water from pooling when there is heavy rainfall.

What are the Anticipated Revitalization Benefits?

The revitalization benefits of this project will be plentiful for the Reed Street community. In addition to creating a vibrant exterior that will add to the visible beautification of Reed Street and enhance the overall quality of life for those living and working in the area, our project will also aid in the preservation of historic structures. With a beginning dating back to 1852, The National Bank of Coxsackie is a staple in the history & culture of The Village of Coxsackie. We are elated to be

Updates from Sponsor

- Additional precedent images
- Renderings of exterior (below)



Above: Rear of 3-7 Reed Street (east side of building facing Riverside Park) Rendering



Above: Front of Reed Street (facing south) Rendering

able to contribute to and enhance the local charm in our area. We look forward to being able to showcase local artifacts, artwork, and community information in our display windows that will make our bank and our area more inviting to visitors and also to our locals. There are approximately 30 Coxsackie locals who are employed by the bank and working in our downtown buildings. This entices us even more to aid in creating an attractive downtown with a strong sense of place.



Left: Current Reed Street facing windows
(Photo: National Bank of Coxsackie)



Left: The new windows would follow a very similar pattern to 16 Reed Street.
(Photo: National Bank of Coxsackie)

Project Category:



Rehabilitation of an Existing Building

Project Size:



Medium

NYF Funds Requested:



\$161,585

Coxsackie goals



Recreation



Commerce



Art/culture



Ped/bike



Youth



Housing

Comments received:

- **Creates job opportunities** for private events. Mixed use is a great idea for our community.
- **No other small scale venue currently available** in the downtown area for same concept.

NYF goals



Create active downtown



Attract new business



Enhance public spaces



Build a diverse population



Grow the local property tax base



Enhance downtown living and quality of life



Reduce greenhouse gas emissions

Comments received:

- Use of local contractors. **Historic restoration.**
- One of the **best architectural structures in the Historic District**, and has gone through multiple exterior restoration projects.

Project effectiveness



Community support



Project readiness



Catalytic effect



Co-benefits community and developer



Cost effectiveness

Comments received:

- Question whether or not the project sponsor/ owner gains more from this project than the everyday community. 100% funded, however **the ask amount is a small portion of the overall award amount.** 100k seems to benefit the building owners more than the community at large.
- **Will offer more community interaction** through a wide range of events.



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:
\$78,160
Total NYF Funds Requested
\$97,000
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.

3 Public Responses

Favorable Comments:

- A Venue space is something we don't already have (we have too many private rentals)
- It is appropriate for this location and surrounding context
- It's always great to have more art and music downtown
- A small cost compared to other projects

Unfavorable Comments:

- It has private project sponsor

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?

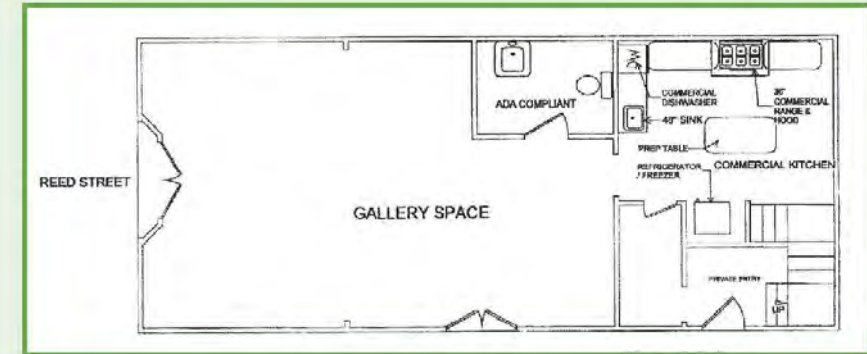
The entire basement of this building has been completely excavated by hand- all silt and debris has been removed. A new floor of drainage-ready crushed gravel has been put down , along with the installation of two commercial grade sump pumps, and a ventilation system.

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.

Updates from Sponsor

- Recent images
- Financial match verification



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



Above: Indoor venue main event-holding space



Above: Front of building view

Project Category:



Rehabilitation of Existing Building

Project Size:



Small

NYF Funds Requested:



\$78,000

Coxsackie goals



Recreation



Commerce



Art/culture



Ped/bike



Youth



Housing

Comments received:

- Questions surrounding **traffic flow and parking** remain.
- Mixed use space is a plus! **Creating job opportunities** (restaurant/retail).

NYF goals



Create active downtown



Attract new business



Enhance public spaces



Build a diverse population



Grow the local property tax base



Enhance downtown living and quality of life



Reduce greenhouse gas emissions

Comments received:

- Open to learning more about **energy efficiency**.
- Creating more housing, by converting a **communal style building into 8 apartments**.

Project effectiveness



Community support



Project readiness



Catalytic effect



Co-benefits community and developer



Cost effectiveness

Comments received:

- \$700,000 is a large portion of the overall award. **High price tag**.
- This **low ask seems to show full support for making this happen** versus others who look like 100% of funding is coming from the grant.



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.

3 Public Responses

Favorable Comments:

- We need more mixed-use places like this, where people can live and shop in downtown
- Creating a thriving downtown economy with residential and commercial life, such as a restaurant, is crucial
- New restaurants with locally sourced labor is a plus

Unfavorable Comments:

- A public house would be noisy

Suggestions:

- The project should retain a historically cohesive façade

Questions:

- Are rain gardens/bioswales/solar panels possible?

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?

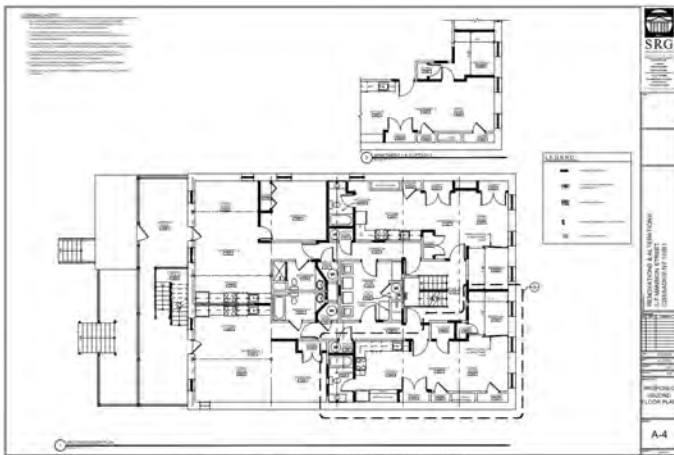
The project is not located in a flood zone. The project will explore the possibility of rain gardens and bio-swales in landscaping as well as solar on the rooftop.

What are the Anticipated Revitalization Benefits?

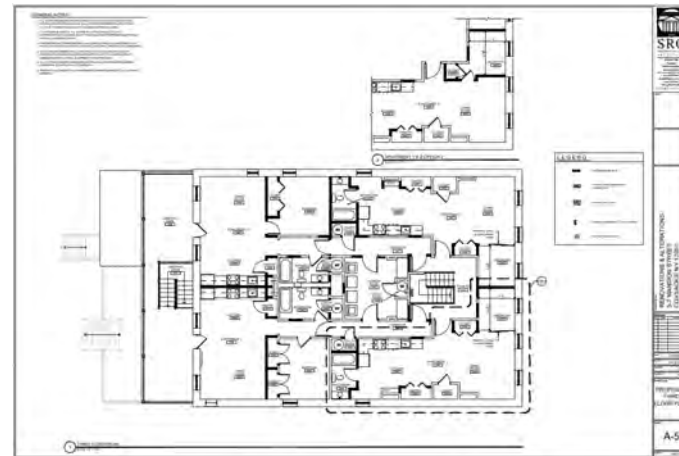
The project will add 8 housing units to Coxsackie potentially housing 16 people in Coxsackie's main Downtown area. The addition of 3,000 ground floor retail square footage can easily add 15 jobs if it is a restaurant or up to 10 jobs if it is retail usage. The addition of up to 16 new residents in the Village of Coxsackie 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 Coxsackie and Greene County and being circulated in those communities.

Updates from Sponsor

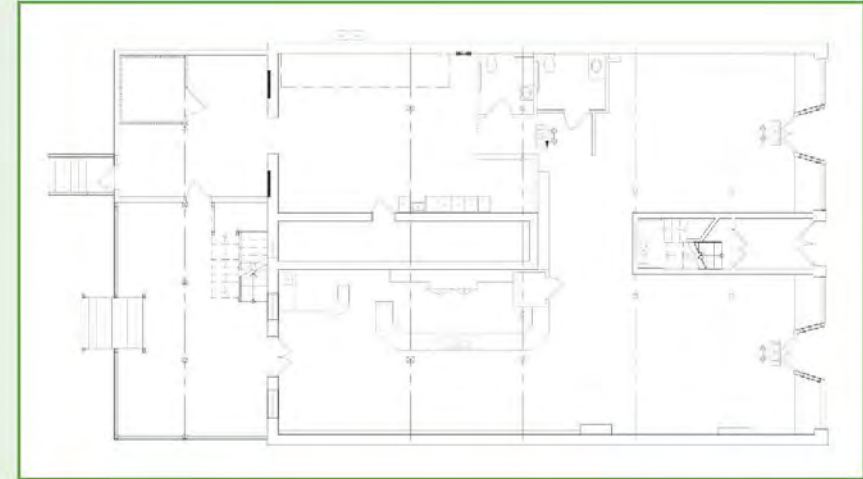
- Budget modified to remove prior costs
- Floorplans for all floors
- Discussion of project timing viz. commercial vs. residential portions
- Financial match verification



Above: Proposed second floor plan



Above: Proposed third floor plan



Above: Proposed ground 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

Coxsackie goals



Recreation



Commerce



Art/culture



Ped/bike



Youth



Housing

Comments received:

- Revitalized connectivity solutions seem to pre-date businesses. **Cell service is currently poor** on a good data and non-existent during emergencies. Much needed!
- Public improvement. Even though this project doesn't check all the 'high' boxes in the criteria, **it is a necessity**.

NYF goals



Create active downtown



Attract new business



Enhance public spaces



Build a diverse population



Grow the local property tax base



Enhance downtown living and quality of life



Reduce greenhouse gas emissions

Comments received:

- **Utilized by all age groups**, 365 days a year.

Project effectiveness



Community support



Project readiness



Catalytic effect



Co-benefits community and developer



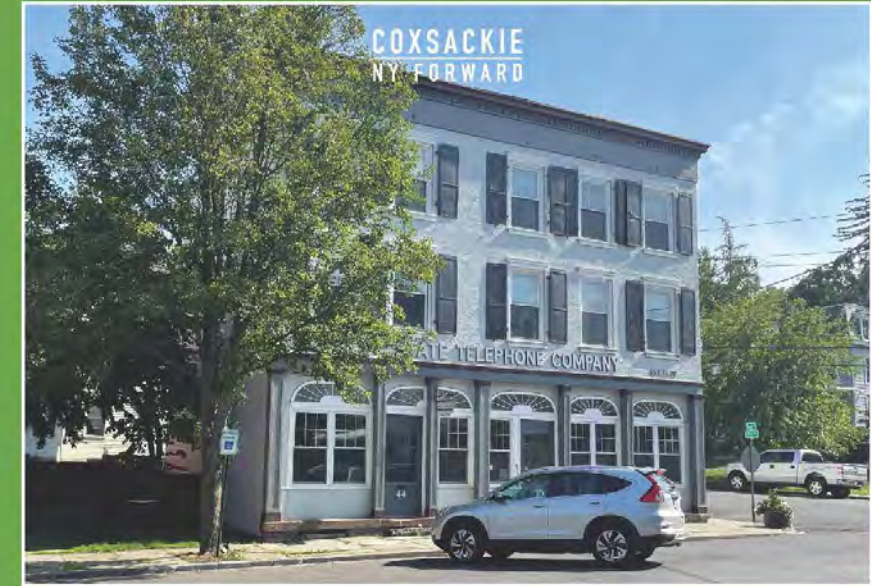
Cost effectiveness

Comments received:

- I am sure that community would support this. **Money well spent, much needed**.
- Price **seems fairly low for needed project**. I expected to see at least double that number.



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.

12 Public Responses

Favorable Comments:

- Adaptive re-use of an existing structure
- An improvement for everyone
- "The single most important improvement in Coxsackie"
- Visitors need cell service to communicate, leave positive reviews on businesses, and promote their visit on social media
- In the case of an emergency the lack of cell service can be dangerous

Unfavorable Comments:

- Project lacks clear scope of work

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.

Updates from Sponsor

- Discussions ongoing with AT&T and Verizon
- Both confirmed that site “works for RF” – i.e., it is a good location to improve service coverage



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

Coxsackie goals



Recreation



Commerce



Art/culture



Ped/bike



Youth



Housing

Comments received:

- Short term rental- visitors that will support our local businesses. **Job opportunities.**

NYF goals



Create active downtown



Attract new business



Enhance public spaces



Build a diverse population



Grow the local property tax base



Enhance downtown living and quality of life



Reduce greenhouse gas emissions

Comments received:

- Replacing old equipment and **open to learning more.**
- It looks like it **mentions artists but I was unable to view the entire thing.**

Project effectiveness



Community support



Project readiness



Catalytic effect



Co-benefits community and developer



Cost effectiveness

Comments received:

- Personal project, that **doesn't benefit the community enough to justify the requested expense.**
- **I do not agree with using these public funds to rehab a personal residence** to then become short-term rental.



Restore the Historic Hubbell House



Project Location:
24 Ely Street

Project Type:
Rehabilitation of an Existing Building

Project Sponsor:
The Hubbell House Hudson Valley, LLC

Property Ownership:
The Hubbell House Hudson Valley, LLC

Funding Estimate:
\$516,000
Total NYF Funds Requested
\$412,000
Total Project Cost
80%
% of Total Project Cost

Project Overview:

24 Ely St is a historic residence known as the Peter Hubbell House, It is on the Greene County Historical Register and is featured in the book, Historic Places In Greene County. The house is within the Coxsackie NYF grant boundaries. The home, originally constructed in 1820 underwent two additions in the 1800s. The home is 2962 square feet and sits on an 8712 square foot lot with views of the Hudson River from the ground and the first and second floors. There is a full basement and an attic that has the height to be finished to add additional living space. Because of its age, the house is in need of substantial repair, restoration, and renovation in order to maintain its safety and integrity. 24 Ely is used as a single family residence that will be listed as a short term rental; the Coxsackie Village Board has approved the house for this use.

0 Public Responses

Restore the Historic Hubbell House



Location: 24 Ely Street

What are the Existing Site Conditions?

24 Ely was originally constructed in 1820. It underwent a series of additions over the years. The house is in need of substantial restoration and renovation to ensure that it is here for future generations. The house sits on a sloped lot with a view of the Hudson river.

How Does the Project Consider/Incorporate Resiliency?

N/A

What are the Anticipated Revitalization Benefits?

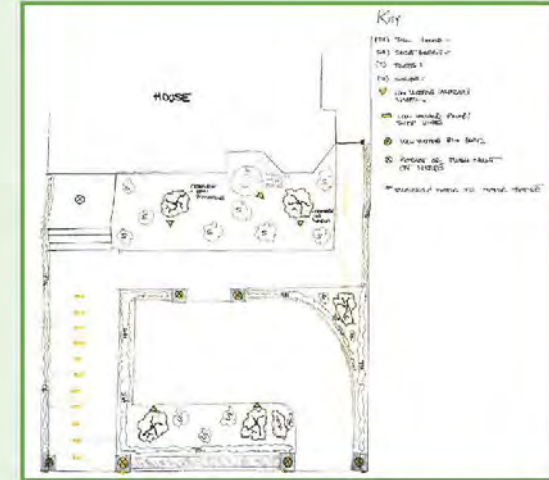
24 Ely, as a short term rental, supports many jobs within the community. The house will be managed by a property management company and will require cleaning crews, yard crews, maintenance crews, etc to ensure it runs smoothly and provides the best experience for its guests. In addition, bringing design savvy, high wage earners to The Village will result in revenue for restaurants and stores in the village, all which require consistent patrons with the means to spend money on food and beverage, retail, and services. By diversifying and increasing the tourist base, it will also contribute to the ability of new businesses to open and thrive. Additionally, it will expose visitors to all the beauty of the area which can lead to an influx of new residents and an increase in the property tax base.

Updates from Sponsor

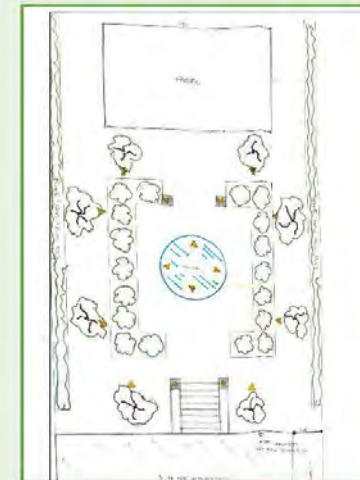
- Scope and budget modified significantly to only include the exterior portions of work – hardscaping and landscaping – visible from street
- Rendering



Above: Proposed front view landscaping



Left: Front yard improvements sketch
(Photo: The Hubbell House Hudson Valley, LLC)



Left: Rear yard improvements sketch
(Photo: The Hubbell House Hudson Valley, LLC)

Project Category:



Rehabilitation of an Existing Building

Project Size:



Medium

NYF Funds Requested:



\$412,800

Coxsackie goals



Recreation



Commerce



Art/culture



Ped/bike



Youth



Housing

Comments received:

- Intention to rent or sell? **Curious about long-term vision** or short term rental vs long term rental vs selling?
- Creation of a **limited number of housing units**.

NYF goals



Create active downtown



Attract new business



Enhance public spaces



Build a diverse population



Grow the local property tax base



Enhance downtown living and quality of life



Reduce greenhouse gas emissions

Comments received:

- **Concerns were discussed with parking and traffic flow** nearest this intersection in conjunction with project #1.
- New housing will **support economic development**. New build and open to learning about energy efficient options.

Project effectiveness



Community support



Project readiness



Catalytic effect



Co-benefits community and developer



Cost effectiveness

Comments received:

- **Dollar amount being requested is palatable but significant**. Would like to see spec images showing what finished product would look like.
- This is a request for **public funds for a private development they will profit** from which is not the purpose of the grant monies.



Build Three Duplexes on Riverside Ave.



Project Location:
1, 3, 5 Riverside Ave

Project Type:
New Development

Project Sponsor:
Sitcer Flach Adventures LLC

Property Ownership:
Aaron Fack, Rich Sitcer

Funding Estimate:
\$300,000
Total NYF Funds Requested
\$1,800,000
Total Project Cost
17%
% of Total Project Cost

Project Overview:

Build 3 Duplexes - each building approx. 3000 square feet with 2 bedrooms, 2 bathroom units, with parking under the living space. Will be available for rent or sale creating new housing options in the target area

2 Public Responses

Favorable Comments:

- We need more housing downtown

Unfavorable Comments:

- The proposal seems much larger than the actual site could accommodate
- I can't imagine the lot that is proposed being filled with ugly duplexes

Questions:

- If there are three duplexes how is there room (on the site) for landscaping?

Build Three Duplexes on Riverside Ave.



Location: 1, 3, 5 Riverside Ave

What are the Existing Site Conditions?

Vacant land

How Does the Project Consider/Incorporate Resiliency?

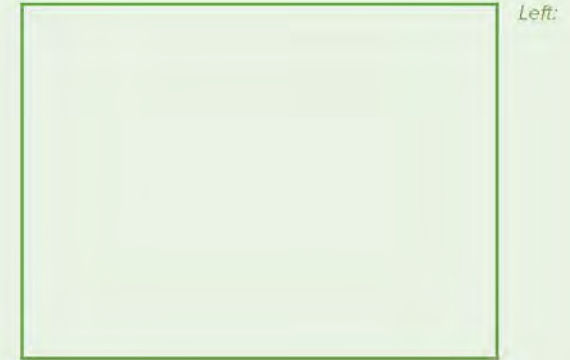
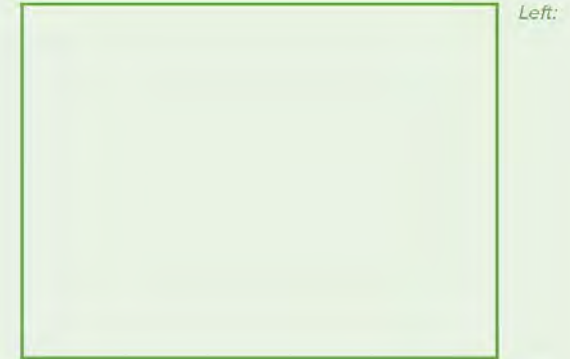
We would incorporate a terraced landscaped hillside to prevent erosion. Will utilize plantings and trees that will mitigate storm runoff.

What are the Anticipated Revitalization Benefits?

New housing options in the downtown area are critically important to new economic development. We would use the grant money for proper connecting sidewalks and utility service upgrades. Also would provide space for attractive signs and streetscape as the welcome to the area.

Updates from Sponsor

- None received



Project Category:



New Development

Project Size:



Medium

NYF Funds Requested:



\$300,000

Coxsackie goals



Recreation



Commerce



Art/culture



Ped/bike



Youth



Housing

Comments received:

- 1830's federal style building. **Interaction with library, community, artists.**

NYF goals



Create active downtown



Attract new business



Enhance public spaces



Build a diverse population



Grow the local property tax base



Enhance downtown living and quality of life



Reduce greenhouse gas emissions

Comments received:

Project effectiveness



Community support



Project readiness



Catalytic effect



Co-benefits community and developer



Cost effectiveness

Comments received:

- Two of the older, notable structures in downtown historic district, and are in **dire need of major interior restoration.** Breathing life into the historic buildings downtown.
- Concerned money is not secured and it seems this is more to fix up a residence than improve the general community. **Where would the additional funding needed be secured from to ensure project completion?**



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).

4 Public Responses

Favorable Comments:

- This will boost tourism in the region with more visitors and residents clustered close to Reed Street
- A complete modernization and conversion of the building is needed
- The building has sat vacant and run down for some time; the rehabilitation of such an important/visible building in downtown is important
- A pub would be great!

Unfavorable Comments:

- Will create more competition with nearby hotels
- Not a huge fan

Questions:

- Why not housing instead?

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/interior 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?

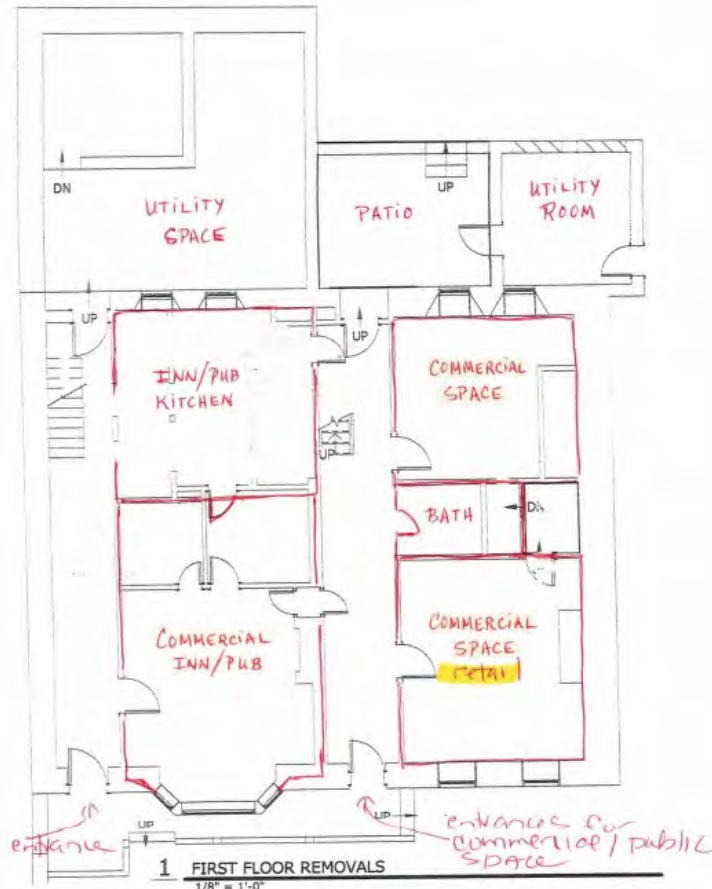
This property is at the Gateway of the downtown Coxsackie historic district and a perfect location for an Inn that could house guests and serve the community. There is and continues to be a need for rooms for visitors to the local area and more visitors spur economic growth. This need will increase upon the completion

Updates from Sponsor

- More photos of interior and exterior
- Sketch floorplans of all floors



Above: Front of infrastructure improvement



Above: Building renovation plans

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

Coxsackie goals



Recreation



Commerce



Art/culture



Ped/bike



Youth



Housing

Comments received:

- Mid term housing (**not long term**).

NYF goals



Create active downtown



Attract new business



Enhance public spaces



Build a diverse population



Grow the local property tax base



Enhance downtown living and quality of life



Reduce greenhouse gas emissions

Comments received:

- Plans to upgrade to higher efficiency systems.

Project effectiveness



Community support



Project readiness



Catalytic effect



Co-benefits community and developer



Cost effectiveness

Comments received:

- Family and self funds are secured. **I don't see 'significant' benefit to the community** as this targets a select group of people. 80% funding requested.
- **Limited use** by the general public.



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:
\$132,000
Total NYF Funds Requested
\$165,000
Total Project Cost
80%
% 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.

5 Public Responses

Favorable Comments:

- Artist housing is a community benefit where residents would likely work in the community to pay rent
- Love it! Writers are a placemaking engine- this would add so much culture!
- This will Enhance the downtown aesthetic by bringing cultural activity and housing to downtown
- Arts are important to support in town

Unfavorable Comments:

- A little "pie-in-the-sky"
- Too specific for new residents to be artists only
- I don't feel that this benefits our community

Questions:

- Is there demand for artist housing?
- Is there criteria for what constitutes a viable resident?

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-

Updates from Sponsor

- Financial match verification
- Updated correspondence regarding Library partnership
- Additional information on residency program
- **Project to be combined with eligible portions of coffee shop proposal** with budget and NYF grant request updated accordingly

um-term writer-residents in the heart of the historic district of Coxsackie, Hudson Valley Writers Residency plays a key role in supporting and attracting new businesses that would include a mix of shopping, entertainment and services, each of which in turn provide job opportunities for a variety of skills and salaries. Writers-in-residence are coming to Coxsackie to write, and 7 Ely Street is designed to support their initiatives, however, village businesses invariably play host to our residents who need fresh surroundings, food offerings, and community engagement as part of the creative process. Writers lead with curiosity. They read books, they buy books. They shop, they crave art, music and cultural activities, and they are here long enough to seek out all that Coxsackie has to offer. They frequent bars and restaurants on a repeat basis over the duration of their residencies, and they build friendships with local vendors and community members. They are invested in the village's ethos and success—one resident quite literally so. Arpita Chowdhuri was so inspired by HVWR's initiative and her time here at 7 Ely that she explored an opportunity to invest in a downtown property and her own business venture herself. She gathered investors, performed due diligence and engaged the local community to support her negotiations with the building owner. And, whether, like Arpita, other residents are inclined to consider real estate purchase or business development like Arpita, the cultural impact on the community and opportunity for residents is the same. The stories each resident will share about Coxsackie and their time here will be widespread and all the more compelling. COMMUNITY DIVERSITY HVWR provides affordable, medium-term housing and brings a diverse community of professionals and professional artist residents from all over the world to downtown Coxsackie. Already, our spring and summer cohorts have included a creative writing professor from China, artists from Thailand and India and a digital nomad of Dominican descent. JOB CREATION HVWR will employ and house a live-in, salaried Residency Director, intern, and currently employs cleaning staff and groundskeeper, each hired locally. ARTS + CULTURE HVWR is in discussion with Heermance Memorial Library and a Coxsackie arts and culture club to enhance existing programs and bring new arts and cultural programming and events to Coxsackie.

Project Category:



Rehabilitation of an Existing Building

Project Size:



Medium

NYF Funds Requested:



\$165,000

Coxsackie goals



Recreation



Commerce



Art/culture



Ped/bike



Youth



Housing

Comments received:

NYF goals



Create active downtown



Attract new business



Enhance public spaces



Build a diverse population



Grow the local property tax base



Enhance downtown living and quality of life



Reduce greenhouse gas emissions

Comments received:

- Missing 'mix' as **multiple coffee shops exist already.**
- Closest proximity to the library - **good location for this type of business.** Shared parking with library?

Project effectiveness



Community support



Project readiness



Catalytic effect



Co-benefits community and developer



Cost effectiveness

Comments received:

- Half of **funds are still "anticipated."**
- **There are two existing coffee shops within 500 feet of this proposed project,** I'm not sure if it is viable for a third. Isolated location in comparison to Reed & South River Streets.



Transform 7 Ely into a Coffee Shop



Project Location:
7 Ely Street

Project Type:
Redevelopment of an Existing Building

Project Sponsor:
Hudson Valley Writers Residency

Property Ownership:
Bjorn Thorstad

Funding Estimate:
\$45,338
Total NYF Funds Requested
\$56,672
Total Project Cost
80%
% of Total Project Cost

Project Overview:

Convert 7 Ely Street's back-of-house additions (kitchen, dining room + backyard), into a coffee shop/cafe with outdoor seating, serving area residents and visitors to the Downtown Coxsackie Historic District and Heermance Memorial Library. NYForward community surveys show overwhelming desire for a coffee shop in the Coxsackie Historic District. The district currently does not have a coffee shop (that opens before 4pm).

- Proposed hours of operation: Tuesday - Sunday 8:00a - 4:00p
- Offering: Intelligentsia brand coffee, locally baked pastries and homemade soup and sandwich lunch options
- Indoor and Outdoor deck seating

7 Public Responses

Favorable Comments:

- A cafe that is open from 8am-4pm would be great
- A coffee shop is needed in Coxsackie that serves the downtown community
- I have heard a lot of people complaining that nobody's open most mornings and there's no coffee... I love the cafe idea!

Unfavorable Comments:

- This will create competition for existing local coffee shops
- The location and parking lot is not ideal for this
- It is a stone's throw from the existing coffee shop "Shipwrecked"

Transform 7 Ely into a Coffee Shop



Location: 7 Ely Street

What are the Existing Site Conditions?

7 Ely Street is next door to the Heermance Memorial Library. The house is already dual zoned for commercial use.

How Does the Project Consider/Incorporate Resiliency?

A retaining wall made of landscaping and additional landscaping along pathways will be built to halt erosion.

What are the Anticipated Revitalization Benefits?

BUILD COXSACKIE'S TAX BASE

CREATE JOBS

- Intelligentsia brand Coffee partnership includes free training for locally hired baristas
- Partner with local baker to supply pastries

INCREASE LIBRARY PROGRAMMING CAPACITY

- The cafe could partner with Library to serve as outdoor venue for various joint programming events

RAISE COXSACKIE'S PROFILE AS A DESTINATION

- A downtown without a cafe is like a well without water: it's charming, but what does it offer to drink (before 4pm)?

ADD TO DOWNTOWN DINING OFFERINGS

- Currently, Coxsackie has no coffee shop serving the downtown district. (By contrast, Hudson has eight coffee shops in the walkable Warren Street district!)

Updates from Sponsor

- Eligible portions of this Project (kitchen, porch) to be included in HVWR proposal



Above, Left: Proposed program (Photo: Bjorn Thorstad)

Above, Right: Proposed landscape and outdoor deck seating area plan (Photo: Bjorn Thorstad)

Left: Mural art for 7 Ely Coffee Shop (Photo: Bjorn Thorstad)

Project Category:



Redevelopment of an Existing Building

Project Size:



Small

NYF Funds Requested:



\$45,338

Coxsackie goals



Recreation



Commerce



Art/culture



Ped/bike



Youth



Housing

Comments received:

- This is a unique Business - colorful + interesting. At our meeting there needs to be a discussion. **Potential is here but not in proposal.**
- There is a need to put the lampposts in the front sidewalks, along with lighting in the back. Document looked to be scanned in **missing some info**- guitar shop, lighting/security cameras.

NYF goals



Create active downtown



Attract new business



Enhance public spaces



Build a diverse population



Grow the local property tax base



Enhance downtown living and quality of life



Reduce greenhouse gas emissions

Comments received:

- Business is currently open by appointment only**, with no listed proposal to increase business hours to the public.
- Mixed use building Business/ housing.

Project effectiveness



Community support



Project readiness



Catalytic effect



Co-benefits community and developer



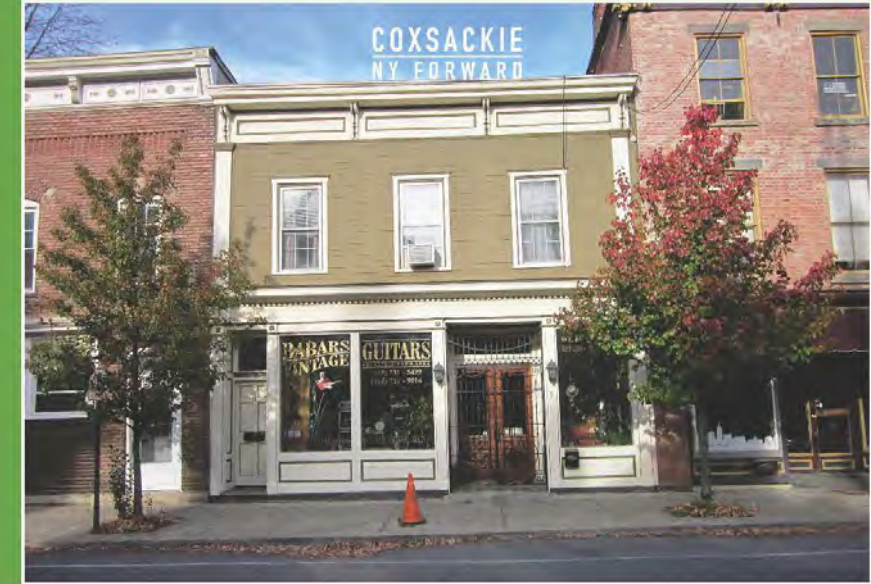
Cost effectiveness

Comments received:

- This **could be a real draw if the shop were actually open to the public**, hosted occasional performances, and maintained an active online presence. As is, feels like we'd just be renovating someone's private property. **Don't see the benefit to the community.**
- Provided funds coming from trust are 'requested'. **Unique idea, but a neat niche that might draw people to the area.** Services and appeals to people who enjoy music/arts, not necessarily the community as a whole. Ask is much too high and benefits tenants more than community and the "store" is never open leaving the sidewalk traffic wondering what goes on there.



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.



0 Public Responses

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?

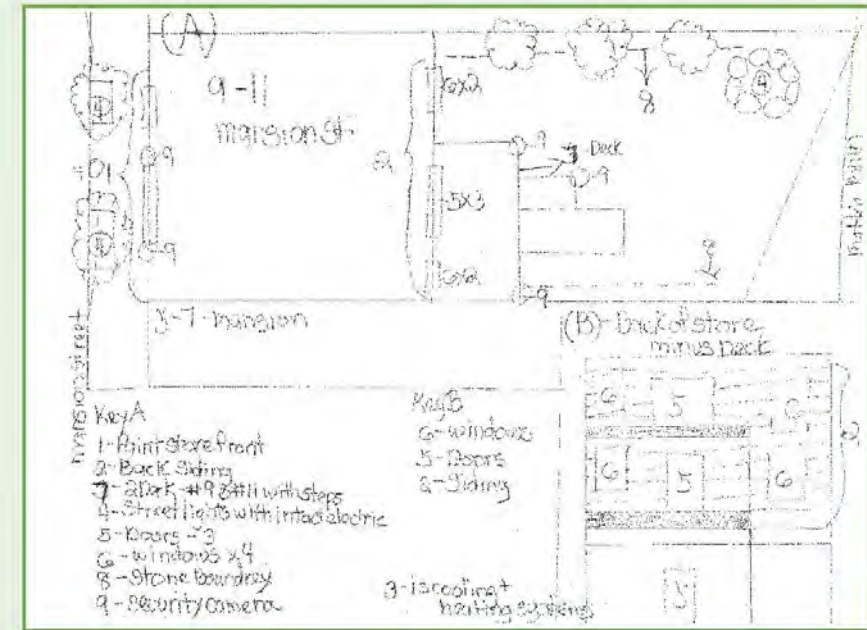
Our property has been previously flooded by Sandy. We raised two furnaces off the floor onto the wall and we are planning to do the same with the heat pumps/coolers. The back doors and windows face the river and employing thermo guard doors and windows will improve both heating and cooling efficiency. 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.

Updates from Sponsor

- Property survey and sketch plan of proposed improvements
- Additional description of project, including intent to establish open hours (4-8pm, Wed-Sat)
- Financial match verifications



Above: Preliminary Exterior Improvements Sketch
(Photo: Babars Vintage Guitars)

Project Category:



Redevelopment of an
Existing Building

Project Size:



Small

NYF Funds Requested:



\$75,514

Coxsackie goals



Recreation



Commerce



Art/culture



Ped/bike



Youth



Housing

Comments received:

- 10 unit apartment building with law office.
- **Wonderful building**, both inside and outside.

NYF goals



Create active downtown



Attract new business



Enhance public spaces



Build a diverse population



Grow the local property tax base



Enhance downtown living and quality of life



Reduce greenhouse gas emissions

Comments received:

- **Pathway to library parking** lot would be a great addition.

Project effectiveness



Community support



Project readiness



Catalytic effect



Co-benefits community and developer



Cost effectiveness

Comments received:

- Building is currently in operation and fully rented. Funds are 'anticipated' 75% of funding requested. **Ask is too high with no secure funding.**
- Fully occupied, but **in need of a facelift after major renovations completed several years ago. Runoff issues**, which create flooding into lowest level need to be addressed, and possibly funded. If possible, the requested funding could be partially fulfilled.



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
\$350,000
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

2 Public Responses

Favorable Comments:

- We are addressing the flood issue and increasing parking
- There is a plan to control the water run-off

Questions:

- It is private property, but the sewer is...?

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?

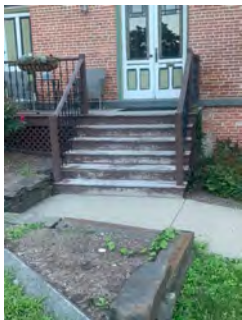
Drainage and stormwater is currently an issue. Storm water runs from adjoining properties down the yard to Mansion Street, causing debris and damage to the yards/roads/foundations. The upgrades to the landscaping and repairs to the drainage would help this problem. The plan with the landscaping is to plant

Updates from Sponsor

- Additional photos
- Site plan sketch and survey



Above: proposed construction plans



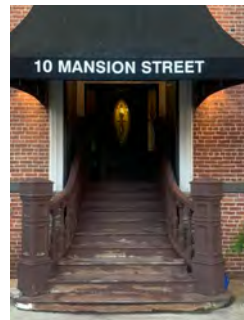
Above: Back stairs entrance, needs restoration



Above: back driveway, needs restoration



Above: Surrounding landscaping



Above: Front stairs entrance, needs restoration

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

Coxsackie goals



Recreation



Commerce



Art/culture



Ped/bike



Youth



Housing

Comments received:

- **Needs more information and definition** of exactly what this will be!
- **Sidewalks and parking non-existent** on that side of the street. **Increased area lighting would need to be reviewed**, in relation to neighborhood.

NYF goals



Create active downtown



Attract new business



Enhance public spaces



Build a diverse population



Grow the local property tax base



Enhance downtown living and quality of life



Reduce greenhouse gas emissions

Comments received:

- Sounds like a beautiful plan. **Beautification of an underutilized area.**

Project effectiveness



Community support



Project readiness



Catalytic effect



Co-benefits community and developer



Cost effectiveness

Comments received:

- **A concept that appeals to a select group** (not necessarily whole community) Outdoor-based projects may be more appealing to the community after the long winter. My main concern is that this is a dream project and not a real, practical venture. High funding request, for a limited community use venue.
- **The "stairs" will never work.** It is way too dangerous and wet in that area.



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



Photo: Zillow

Project Location:

26 Ely Street

Project Type:

Redevelopment of an Existing Building; New Development

Project Sponsor:

Sarah Zar LLC

Property Ownership:

Harvey Zar

Funding Estimate:

\$346,694

Total NYF Funds Requested

\$656,194

Total Project Cost

53%

% of Total Project Cost

Project Overview:

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

2 Public Responses

Favorable Comments:

- Excellent use of a property that has been overgrown
- This is a beautiful historic house!
- Bringing creative minds into a community only enhances

Unfavorable Comments:

- A very specific proposed use
- Low priority in my view

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



Location: 26 Ely Street

What are the Existing Site Conditions?

This historic property was built in 1900 and is the original part of the "First House on the Hill" built by Dr. John Ely, for whom the Street was named. It shares a wall with 28 Ely St. but has not been maintained to the same standard. This project area has frontage on both Ely Street (at the top of the hill) and River Street (across from parking lot of The Wire) with a view of the river.

How Does the Project Consider/Incorporate Resiliency?

The entire idea for this project started with an area of incorporating resiliency into the landscape design and using it as a platform to support and enhance the environment, in an integrated, water-wise, and fire-proof way, using the strengths of locally occurring plants to improve air quality, while supporting the soil structure and developing a healthy pollinator habitat. The Pavilion and walking path section of this project is in the flood zone, and drainage (plus budget) is the reason I chose to build an open structure there rather than a commercial building here with additional rental units above. By installing a pavilion, I'll avoid interfering with the drainage pathways down the steep hill.

What are the Anticipated Revitalization Benefits?

PRESERVATION OF HISTORIC STRUCTURES: The improvements I do to restore the health and stability of the house will preserve the structural integrity of the first historic house on Ely street, built in 1800. Once it is finished, it will look more like the original building and have a more historically appropriate facade that better matches the conjoined historic property.

ADDITIONAL HOUSING OPPORTUNITIES: From now until the end of the project, the property will go from having one housing unit to three, and the newly built unit where the crumbling garage currently sits will be used to create an environmentally friendly live/work housing that an artist can afford. This will be built so the side facing the road is consistent with the historic look of the house.

Updates from Sponsor

- Additional scope added regarding some recent water damage
- Diagrammatic site plan with major topo lines
- Financial match verification

REDEVELOPMENT OF UNDERUTILIZED SPACES:

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



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



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

Project Category:



Redevelopment of an Existing Building; New Development

Project Size:



Medium

NYF Funds Requested:



\$346,694

Coxsackie goals



Recreation



Commerce



Art/culture



Ped/bike



Youth



Housing

Comments received:

- A primary building for the resurgence of downtown Coxsackie.

NYF goals



Create active downtown



Attract new business



Enhance public spaces



Build a diverse population



Grow the local property tax base



Enhance downtown living and quality of life



Reduce greenhouse gas emissions

Comments received:

- Opera House portion beyond restoration, as the stage is gone, and the basic design balcony is in major disrepair. **The entire inside will require full renovation.**

Project effectiveness



Community support



Project readiness



Catalytic effect



Co-benefits community and developer



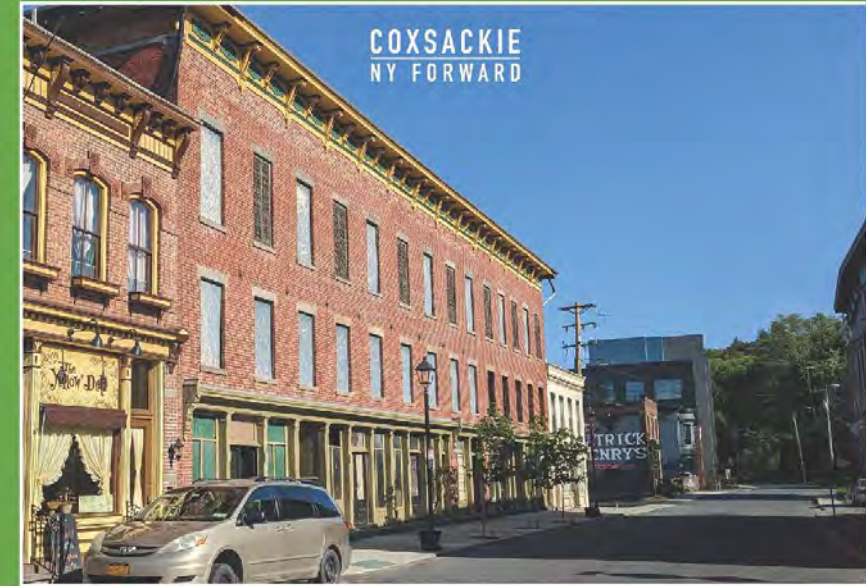
Cost effectiveness

Comments received:

- Owner has received additional grant funding, but should receive some funding from this as well, but perhaps not the requested sum. There is local support for this project, but **I feel this is too much of the total grant award for one project.**
- **Very important real-estate in the downtown historic area.** Flach's projects have proven to be well executed with historical aspects restored to the best of his ability. There is controversy around Flach projects though.



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.

4 Public Responses

Favorable Comments:

- Benefits all; furthers the beautification of downtown
- New mixed-use housing stock and retail space is great
- Adaptive reuse/historic preservation with public spaces are needed in the downtown
- The downtown would benefit if the Dolan Block is finished. It is iconic to downtown.

Unfavorable Comments:

- Costly

Questions:

- Could there be a mix of affordable and market rate units?
- The Yellow Deli patio area is next to Dolan Block. Would it be beneficial to revisit the patio proposal?

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?

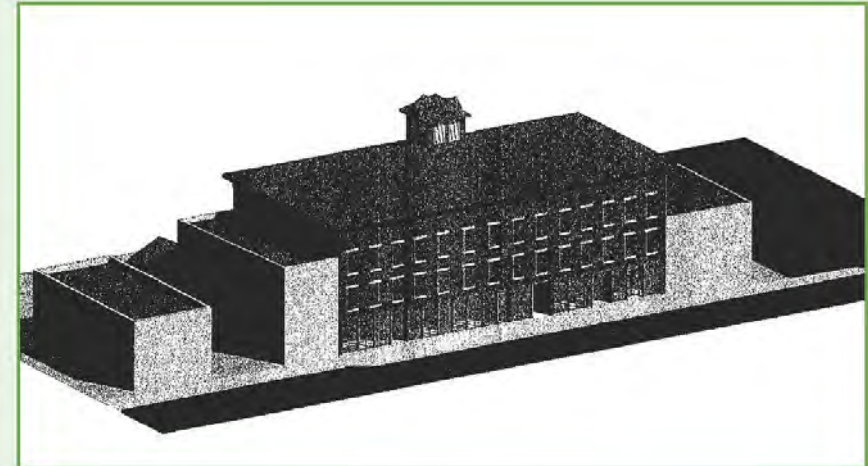
Rain gardens in our backyard are part of our approved site plan. Being in a flood zone, all utilities, mechanical, are mounted above potential flood levels. All materials on the first floor are made of tile/concrete or other waterproof materials.

What are the Anticipated Revitalization Benefits?

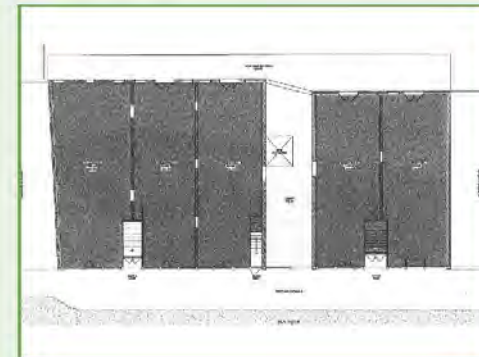
The Dolan block is a keystone property in the downtown and is critically important to the image and perception of the area. It will create a sense of vibrancy and connect people with the river in an exciting way. In all of the Village's work to get the NY Forward Award, the Dolan Block restoration was always on the top of the survey responses and public input.

Updates from Sponsor

- None received



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

Coxsackie goals



Recreation



Commerce



Art/culture



Ped/bike



Youth



Housing

Comments received:

- **More info needed.** There seems to be conflicting info?
- **Building needs full interior renovations.** After decades of multiple renovations, there is nothing to restore. Exterior needs some further renovations.

NYF goals



Create active downtown



Attract new business



Enhance public spaces



Build a diverse population



Grow the local property tax base



Enhance downtown living and quality of life



Reduce greenhouse gas emissions

Comments received:

- Will **provide needed housing** in district.

Project effectiveness



Community support



Project readiness



Catalytic effect



Co-benefits community and developer



Cost effectiveness

Comments received:

- Parking remains a concern. Housing would benefit downtown but does not guarantee business. Alas, the **proposal doesn't paint a detailed picture of the project.**
- Project is worthy of partial requested funding.



Renovate Former Cummings Hotel for Mixed-Use Development



Project Location:
2-6 Reed Street

Project Type:
Redevelopment of an Existing Building

Project Sponsor:
W.A. Properties 2.0, LLC

Property Ownership:
Wayne and Aarion Flach

Funding Estimate:
\$300,000
Total NYF Funds Requested
\$1,000,000
Total Project Cost
30%
% of Total Project Cost

Project Overview:

Former Cummings hotel is now +/- 12,000 square feet. Proposed use will be 8 apartments (2 will be affordable or 25%) and 1 commercial storefront on Reed St. Currently 9 apartments.

2 Public Responses

Favorable Comments:

- Existing need for affordable housing in the Village
- Could be paired with Project R: Restore Dolan Block for Mixed-Use Redevelopment
- Green roof technology is a positive addition to the project

Renovate Former Cummings Hotel for Mixed-Use Development



Location: 2-6 Reed Street

What are the Existing Site Conditions?

Originally a 3 story building. After a fire many years ago its reduced to a 2 store humble version of its former self. The building needs a full renovation.

How Does the Project Consider/Incorporate Resiliency?

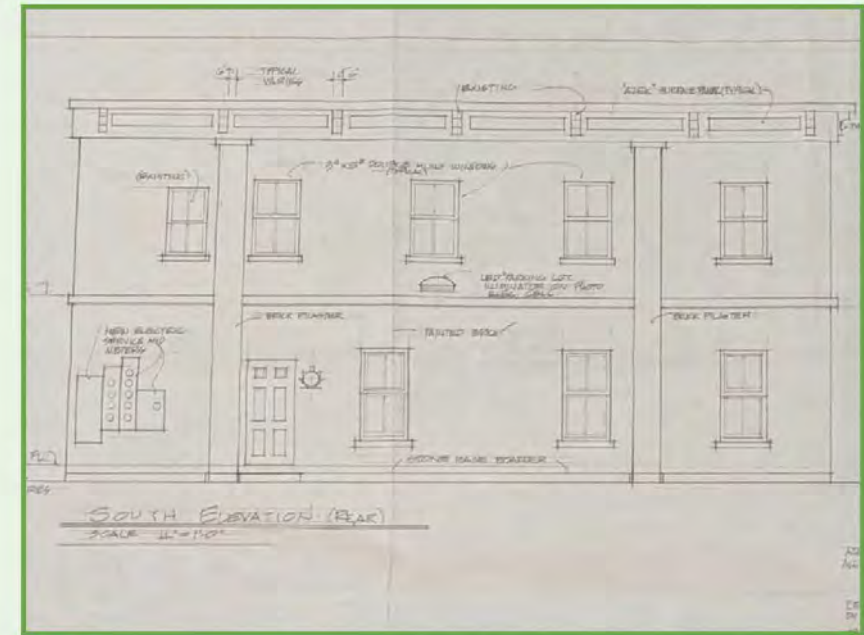
The building has an interior open-air courtyard that provides light to all interior spaces. We will incorporate as much green roof tech as the structure will handle. All finishes will be made of waterproof materials. All mechanicals will be roof mounted or above potential flood levels

What are the Anticipated Revitalization Benefits?

As one of the largest buildings on Reed Street this building will contribute greatly to the vibrancy of the downtown area. The upgrades in efficiency will provide better long term housing options that are currently very scarce.

Updates from Sponsor

- None received



Above: Preliminary Sketch of South-Facing Elevation
(Photo: W.A. Properties 2.0, LLC)

Project Category:



Redevelopment of an Existing Building

Project Size:



Large

NYF Funds Requested:



\$300,000

Coxsackie goals



Recreation



Commerce



Art/culture



Ped/bike



Youth



Housing

Comments received:

- **Important hub of information in our community.** GOAL. ADA compliance. Easier access to the library.

NYF goals



Create active downtown



Attract new business



Enhance public spaces



Build a diverse population



Grow the local property tax base



Enhance downtown living and quality of life



Reduce greenhouse gas emissions

Comments received:

Project effectiveness



Community support



Project readiness



Catalytic effect



Co-benefits community and developer



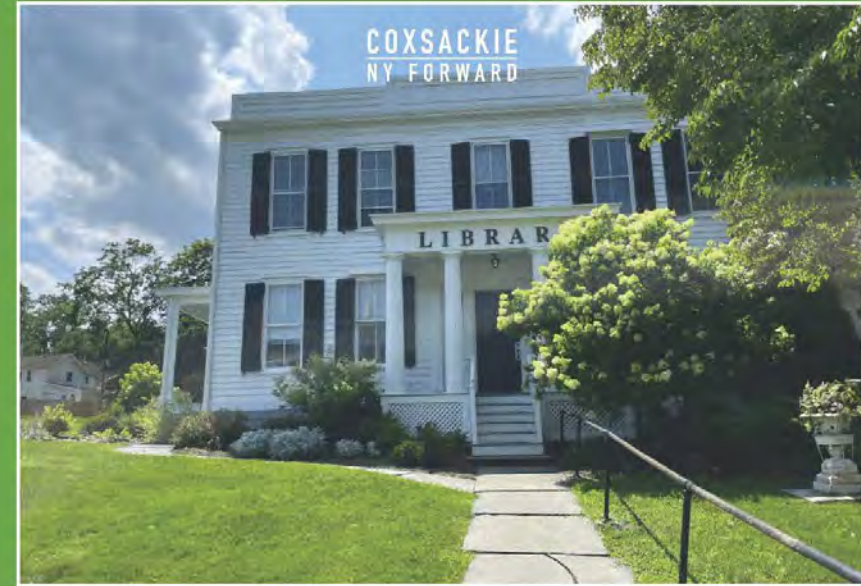
Cost effectiveness

Comments received:

- **I would like to possibly see a scaled back version of this project at a lower cost.** Very high funding request for project at hand, as the building has minimal ability to be effectively expanded in size and use.
- **Many families utilize the library for kids/adult programming and clubs** - after school activities (and summer).



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:
\$1,699,000
Total NYF Funds Requested
\$1,700,000
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.

8 Public Responses

Favorable Comments:

- It is a public institution, so it is necessary to meet building compliance
- The library is a hub of activity!
- This will support community focused programs
- This would provide parking for other large venues nearby
- A community room has long been needed; the library has struggled in recent years to make space for community programming that would allow for year-round gathering for larger groups.
- More people would use the public library if they had a common room
- The library must be made ADA compliant before we get sued
- The library community room would benefit everyone with no cost for programming

Unfavorable Comments:

- The expansion eats up a lot of open space
- Seems a little excessive, but if that is what it takes

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?

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.

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.

Updates from Sponsor

- None

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

Overview

19 projects total, from **12** distinct sponsors, with **\$8.9 million** requested of NYF, leveraging over **\$44.8 million** in total investment

4 public projects from **1** sponsor, total ask of **\$3.0 million**, of \$2.7 million (10% match)

14 private projects from **11** sponsors, total ask of **\$4.5 million**, of \$40.1 million (89% match)

1 non-profit project from **1** sponsor, total ask of **\$1.7 million**, of \$1.7 million (0% match)

*(reflects **updated** project applications as received by 9/6)*

Project Evaluation

Tier 1		Project	Total Cost	NYF Request	Alignment CX goals	Alignment NYF goals	Project Effectiveness
A	Develop Affordable Artists' Housing Development at the Public Works Site		\$25,100,000	\$500,000	●	●	●
C	Improve Pedestrian Infrastructure Downtown		\$500,000	\$500,000	●	●	●
E	Transform 14 S. River St. Into Visitors Center and Museum		\$1,882,601	\$1,582,601	●	●	●
G	Create an Art, Food, and Music Venue at 1 Reed St.		\$97,000	\$78,160	●	●	●
H	Revitalize 5-7 Mansion St. for Mixed-Use		\$2,177,000	\$700,000	●	●	●
R	Restore Dolan Block for Mixed-Use Redevelopment		\$7,000,000	\$1,000,000	●	●	●
TOTAL			\$36.76 M	\$4.36 M			
Tier 2							
B	Create a Downtown Branding and Marketing Campaign		\$250,000	\$250,000	●	●	●
D	Construct a Splash Park at the Riverside State Park		\$350,000	\$350,000	●	●	●
I	Install Equipment to Improve Cell Service in Downtown Coxsackie		\$300,000	\$240,000	●	●	●
L	Transform Mansion Street Townhouses into a Hotel		\$1,200,000	\$300,000	●	●	●
M	Rehabilitate 7 Ely St. for Hudson Valley Writers Residency		\$165,000	\$132,000	●	●	●
N	Transform 7 Ely into a Coffee Shop		\$56,672	\$45,338	●	●	●
Q	Build a River Street Artists Market Pavilion and Artist Housing at 26 Ely St		\$656,194	\$346,694	●	●	●
S	Renovate former Cummings Hotel for Mixed-Use Development		\$1,000,000	\$300,000	●	●	●
T	Expand the Heermance Memorial Library and Make it Accessible		\$1,699,000	\$1,700,000	●	●	●
TOTAL			\$5.68 M	\$3.66 M			
Tier 3							
F	Make Improvements to the National Bank of Coxsackie Building		\$201,981	\$161,585	●	●	●
J	Restore the Historic Hubbell House		\$516,000	\$412,800	●	●	●
K	Build Three Duplexes on Riverside Ave.		\$1,800,000	\$300,000	●	●	●
O	Make Exterior Improvements to Babar's Vintage Guitars Building		\$92,757	\$75,514	●	●	●
P	Make Exterior Improvements to 10 Mansion St.		\$350,000	\$262,000	●	●	●
TOTAL			\$2.96 M	\$1.21 M			

Tier 1		Project	Total Cost	NYF Request	Alignment CX goals	Alignment NYF goals	Project Effectiveness
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	●	●	●
E	Transform 14 S. River St. Into Visitors Center and Museum		\$1,882,601	\$1,582,601	●	●	●
G	Create an Art, Food, and Music Venue at 1 Reed St.		\$97,000	\$78,160	●	●	●
H	Revitalize 5-7 Mansion St. for Mixed-Use		\$1,610,000	\$700,000	●	●	●
R	Restore Dolan Block for Mixed-Use Redevelopment		\$7,000,000	\$1,000,000	●	●	●
TOTAL (reflecting updates from Sponsors)			\$36.82 M	\$4.36 M			
Tier 2							
B	Create a Downtown Branding and Marketing Campaign		\$250,000	\$250,000	●	●	●
D	Construct a Splash Park at the Riverside State Park		\$350,000	\$350,000	●	●	●
I	Install Equipment to Improve Cell Service in Downtown Coxsackie		\$300,000	\$240,000	●	●	●
L	Transform Mansion Street Townhouses into a Hotel		\$1,200,000	\$300,000	●	●	●
M+N	Rehabilitate 7 Ely St. for Hudson Valley Writers Residency		\$198,696	\$154,362	●	●	●
-	-		\$-	\$-	●	●	●
Q	Build a River Street Artists Market Pavilion and Artist Housing at 26 Ely St		\$458,367	\$366,693	●	●	●
S	Renovate former Cummings Hotel for Mixed-Use Development		\$1,000,000	\$300,000	●	●	●
T	Expand the Heermance Memorial Library and Make it Accessible		\$1,699,000	\$1,700,000	●	●	●
TOTAL (reflecting updates from Sponsors)			\$5.46 M	\$3.66 M			
Tier 3							
F	Make Improvements to the National Bank of Coxsackie Building		\$201,981	\$161,585	●	●	●
J	Restore the Historic Hubbell House		\$95,000	\$57,000	●	●	●
K	Build Three Duplexes on Riverside Ave.		\$1,800,000	\$300,000	●	●	●
O	Make Exterior Improvements to Babar's Vintage Guitars Building		\$92,757	\$75,514	●	●	●
P	Make Exterior Improvements to 10 Mansion St.		\$350,000	\$262,000	●	●	●
TOTAL (reflecting updates from Sponsors)			\$2.54 M	\$0.86 M			

<i>Tier 1</i>		Project	Total Cost	NYF Request	Alignment CX goals	Alignment NYF goals	Project Effectiveness
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	●	●	●
E	Transform 14 S. River St. Into Visitors Center and Museum		\$1,882,601	\$1,582,601	●	●	●
G	Create an Art, Food, and Music Venue at 1 Reed St.		\$97,000	\$78,160	●	●	●
H	Revitalize 5-7 Mansion St. for Mixed-Use		\$1,610,000	\$700,000	●	●	●
R	Restore Dolan Block for Mixed-Use Redevelopment		\$7,000,000	\$1,000,000	●	●	●
TOTAL (less potential small projects)			\$36.72 M	\$4.28 M			
<i>Tier 2</i>							
B	Create a Downtown Branding and Marketing Campaign		\$250,000	\$250,000	●	●	●
D	Construct a Splash Park at the Riverside State Park		\$350,000	\$350,000	●	●	●
I	Install Equipment to Improve Cell Service in Downtown Coxsackie		\$300,000	\$240,000	●	●	●
L	Transform Mansion Street Townhouses into a Hotel		\$1,200,000	\$300,000	●	●	●
M+N	Rehabilitate 7 Ely St. for Hudson Valley Writers Residency		\$198,696	\$154,362	●	●	●
-	-	-	\$-	\$-	●	●	●
Q	Build a River Street Artists Market Pavilion and Artist Housing at 26 Ely St		\$458,367	\$366,693	●	●	●
S	Renovate former Cummings Hotel for Mixed-Use Development		\$1,000,000	\$300,000	●	●	●
T	Expand the Heermance Memorial Library and Make it Accessible		\$1,699,000	\$1,700,000	●	●	●
TOTAL (less potential small projects)			\$5.26 M	\$3.51 M			
<i>Tier 3</i>							
F	Make Improvements to the National Bank of Coxsackie Building		\$201,981	\$161,585	●	●	●
J	Restore the Historic Hubbell House		\$95,000	\$57,000	●	●	●
K	Build Three Duplexes on Riverside Ave.		\$1,800,000	\$300,000	●	●	●
O	Make Exterior Improvements to Babar's Vintage Guitars Building		\$92,757	\$75,514	●	●	●
P	Make Exterior Improvements to 10 Mansion St.		\$350,000	\$262,000	●	●	●
TOTAL (less potential small projects)			\$1.80 M	\$0.30 M			

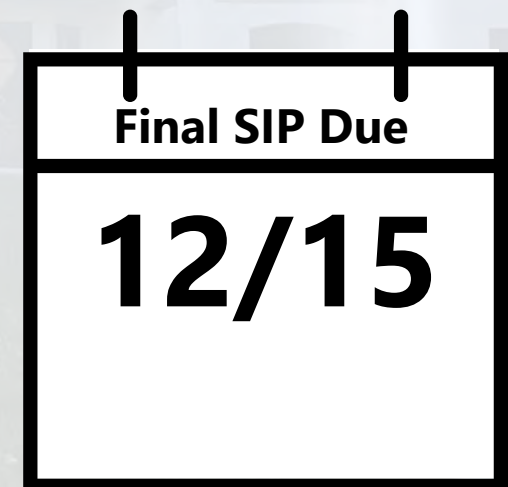
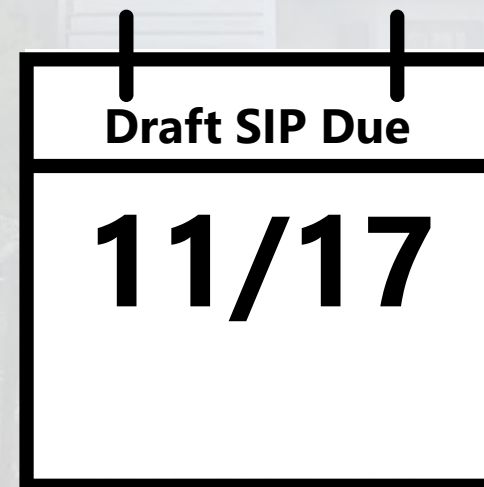
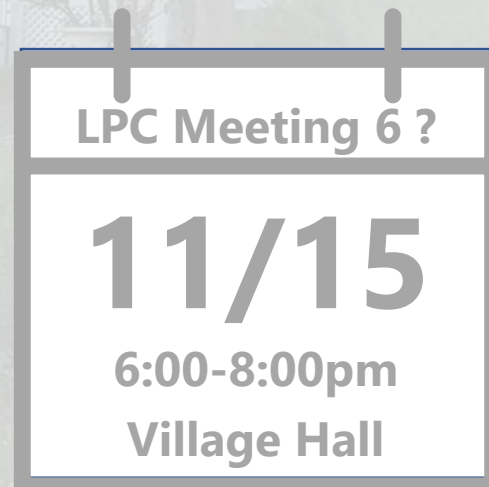
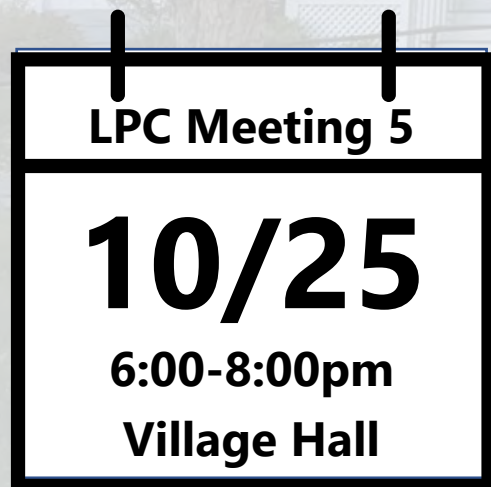
Public Comment

please submit comments to

CoxsackieNYF@gmail.com

Next steps

- ✓ Follow-up with Project Sponsors for needed information – **due 10/18**
- ✓ Work with Project Sponsors to develop proposals further – **due 10/18**
- ✓ Begin preparing for LPC Meeting 5





Thank you!