

## Coxsackie NY Forward Revitalization Goals

Arts & Culture



*Develop local arts & cultural activities*

Open Space



*Leverage open space and the Hudson River to provide an abundance of recreation opportunities for residents and visitors of all ages*

Youth



*Ensure the future of Coxsackie by integrating the needs of youth*

Mobility



*Improve accessibility and safety for pedestrians and bicyclists on public roads and sidewalks*

Housing



*Provide greater housing options and affordability to grow the full-time community*

Food & Commerce



*Support local food & beverage and commerce to reactivate the historic downtown buildings*



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



### Project Location:

14 South River Street

### Project Type:

Public Improvement; Redevelopment of an Existing Building

### Project Sponsor:

Village of Coxsackie

### Property Ownership:

Village of Coxsackie

### Funding Estimate:

\$1,582,601

*Total NYF Funds Requested*

\$1,882,601

*Total Project Cost*

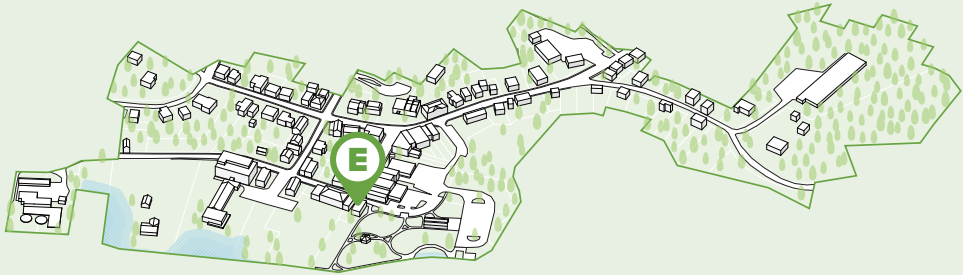
84%

*% of Total Project Cost*

### Project Overview:

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

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



Location: 14 S River Street

### What are the Existing Site Conditions?

The site is an existing two-story Italianate brick building located within the Reed Street Historic District that was constructed in the 1860s for use as a fire station. The building has been vacant for some time and is currently in a state of deterioration, but it is salvageable. The interior is mostly gutted, and would need new partition walls, interior finishes, plumbing and electric. The roof was replaced a few years ago, and the most pressing issue is structural stabilization of the foundation.

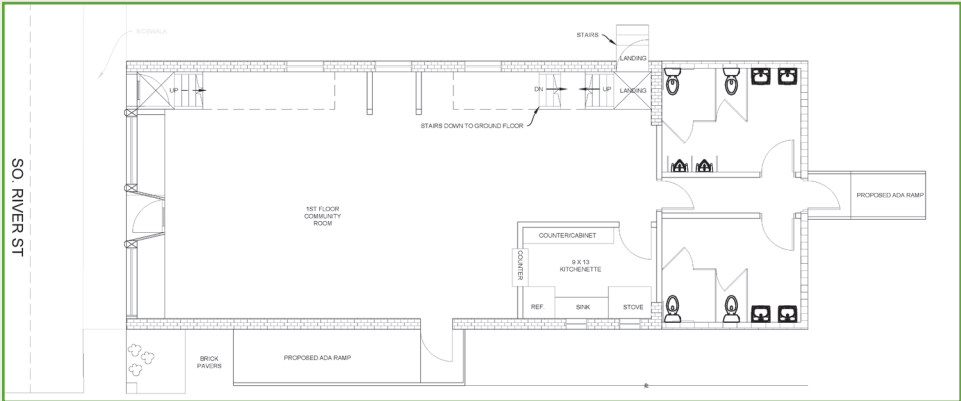
### How Does the Project Consider/Incorporate Resiliency?

The proposed project site is located in a flood hazard area. To mitigate flood risk, our engineers have recommended that in addition to the proposed foundation improvements, the basement be infilled with gravel as close to adjacent finish grade as possible while retaining the existing wood framing for the first floor. All utilities would be elevated or removed from the basement where feasible and flood openings would be installed in the exterior walls at or above finish grade to allow flood water to flow through the building.

### What are the Anticipated Revitalization Benefits?

The anticipated revitalization benefits of the proposed project are numerous. The project will reactivate a vacant property in a prime location close to the waterfront, it will preserve an architecturally significant structure with local historic importance, and it will act as a hub for community activities and tourism-related information. The project was included in the Village’s original application to the NY Forward program and advances the following state goals:

- Create an active downtown with a strong sense of place.
- Enhance public spaces for arts and cultural events that serve the existing members of the community but also draw in visitors from around the region.
- Provide amenities that support and enhance downtown living and quality of life.



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



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

### Project Category:



Redevelopment;  
Public Improvement

### Project Size:



Large

### NYF Funds Requested:



\$1,582,601