

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



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.

Restore Dolan Block for Mixed-Use Redevelopment



Location: 22-36 South River Street

What are the Existing Site Conditions?

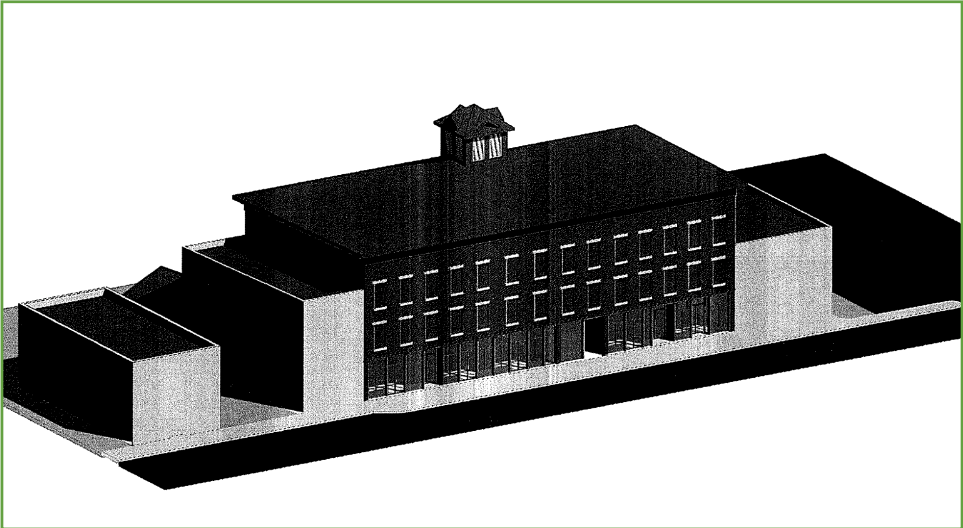
Dolan Block is currently vacant and not utilized. Some Missing and deteriorated moldings, it retains most of its original character.

How Does the Project Consider/Incorporate Resiliency?

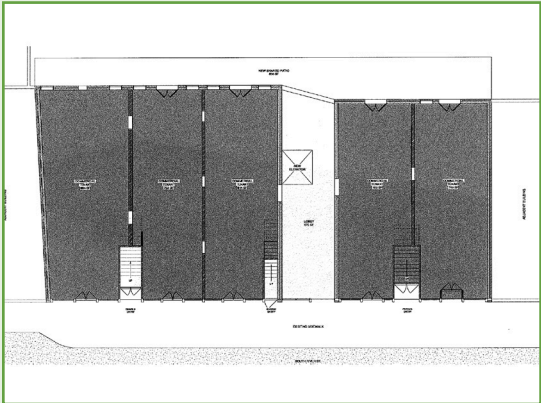
Rain gardens in our backyard are part of our approved site plan. Being in a flood zone, all utilities, mechanical, are mounted above potential flood levels. All materials on the first floor are made of tile/concrete or other waterproof materials.

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.



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