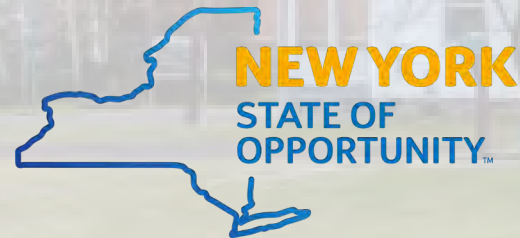


# NY Forward - Capital Region Coxsackie

Local Planning Committee (LPC)

Meeting #3

July 26, 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](mailto: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](http://www.CoxsackieNYF.com)
- There will be another public workshop on **Aug 30** and additional opportunities to provide feedback. More details are available on the website.

# Agenda

- Code of Conduct
- Updates: Planning Process & Engagement Activities
- Vision, Goals & Strategies
- Project Evaluation Criteria
- Submitted Projects
- Public Comment
- Next Steps



GEO. H. SCOTT, H. & L. CO., NO. 1 & RIVER ST., Cossackie, N. Y.

# 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	3-7 Reed St
Sam Pigeon	National Bank of Coxsackie	3-7 Reed St
Mark Evans	State Telephone Company	Downtown Cell Service
Bob Irwin	The American House LLC	1 Reed St

# Updates: Planning Process & Engagement Activities

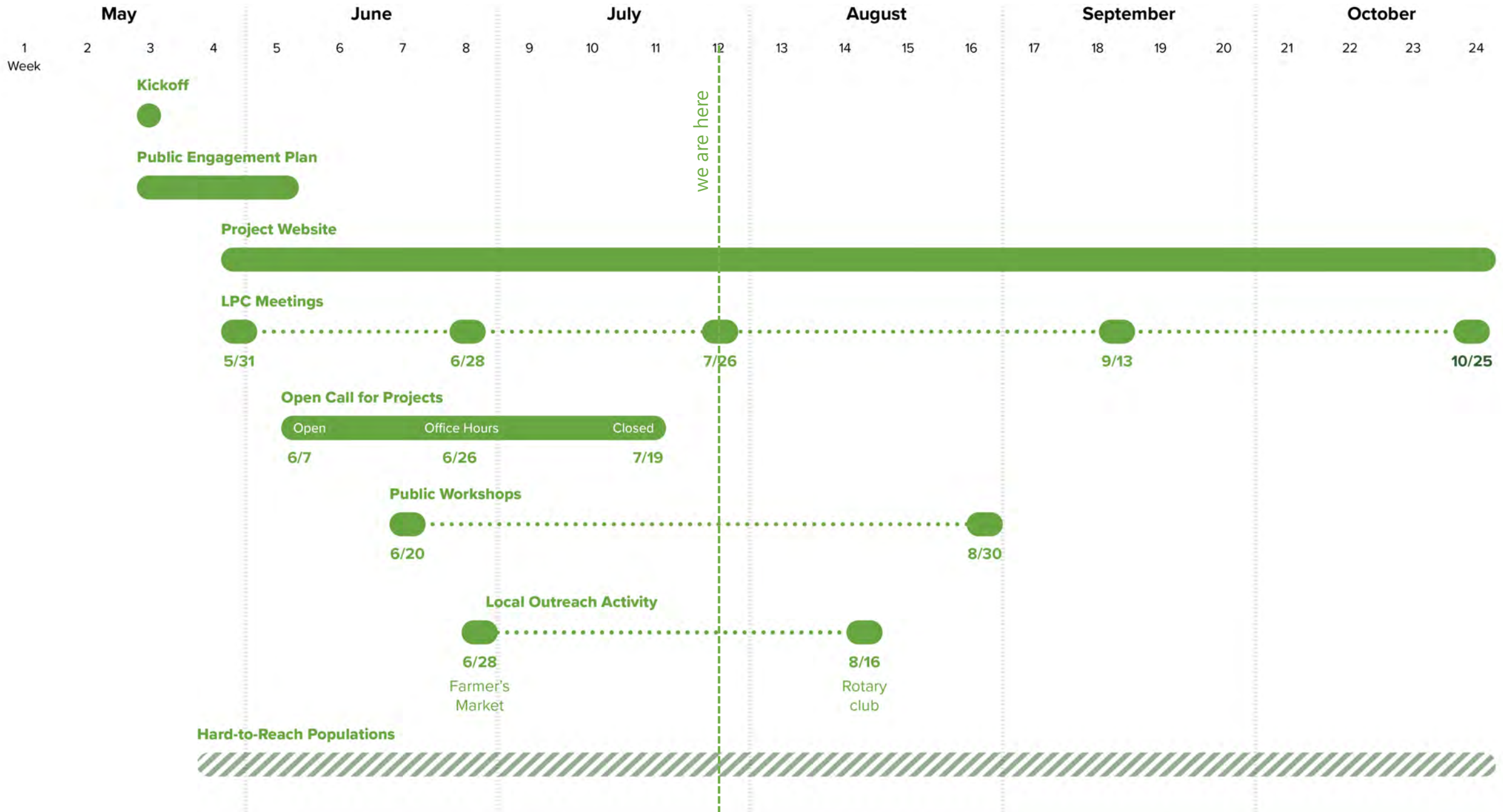
# What's been done so far?

- ✓ May 29 – CocksackieNYF.com went live
- ✓ May 31 – LPC Meeting #1
- ✓ June 7 – Open Call for Projects released
- ✓ June 13 – Postcards and flyers printed
- ✓ June 20 – Public Workshop #1
- ✓ June 26 – Office Hours / Technical Assistance session
- ✓ June 28 – Local outreach at farmer's market
- ✓ June 28 – LPC Meeting #2
- ✓ July 19 – Open Call for Projects closed
- ✓ July 19 – Interactive mapping activity live on website
- ✓ July 19 – Final draft of Downtown Profile and Assessment submitted
- ✓ July 26 – LPC Meeting #3 – **IN PROGRESS**

# What's on the horizon?

- August 16 – Local Outreach – Rotary Club dinner
- August 30 – Public Workshop #2
- September 13 – LPC Meeting #4
- October 25 – LPC Meeting #5
  
- Schedule local outreach & stakeholder conversations
  - Other? Block Party?





# 6/31 Farmers Market Intercept Summary





03 Foundation Memorial Library

08

09 S Waver Street

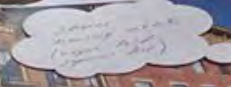
10 Corner of Mansion St & Riverside Ave

05

NY Forward

Elm Street

Riverside Ave



# WE RECEIVED 16 COMMENTS (ON THE PAST, PRESENT, AND FUTURE)



# 1 COMMENT REFERENCED COXSACKIE'S PAST



# 5 COMMENTS ADDRESSED THE VILLAGE'S PRESENT



# 10 COMMENTS WERE DREAMS FOR THE VILLAGE'S FUTURE



Knickerbocker St  
Coastal  
Sewage  
Treatment

James  
Newbury  
Morial  
Wire  
Event  
Centre

Riverside  
Park

Hudson River

Heerance  
Memorial  
Library

Post  
Office

Public Works  
Department

Northern  
Supply

# 6 COMMENTS AROUND THE HEERMANCE MEMORIAL LIBRARY





# 6 COMMENTS AROUND THE HEERMANCE MEMORIAL LIBRARY



# 5 COMMENTS AROUND REED STREET



# 5 COMMENTS AROUND REED STREET



# 2 COMMENTS AT THE BOAT LAUNCH



# 2 COMMENTS AT THE BOAT LAUNCH



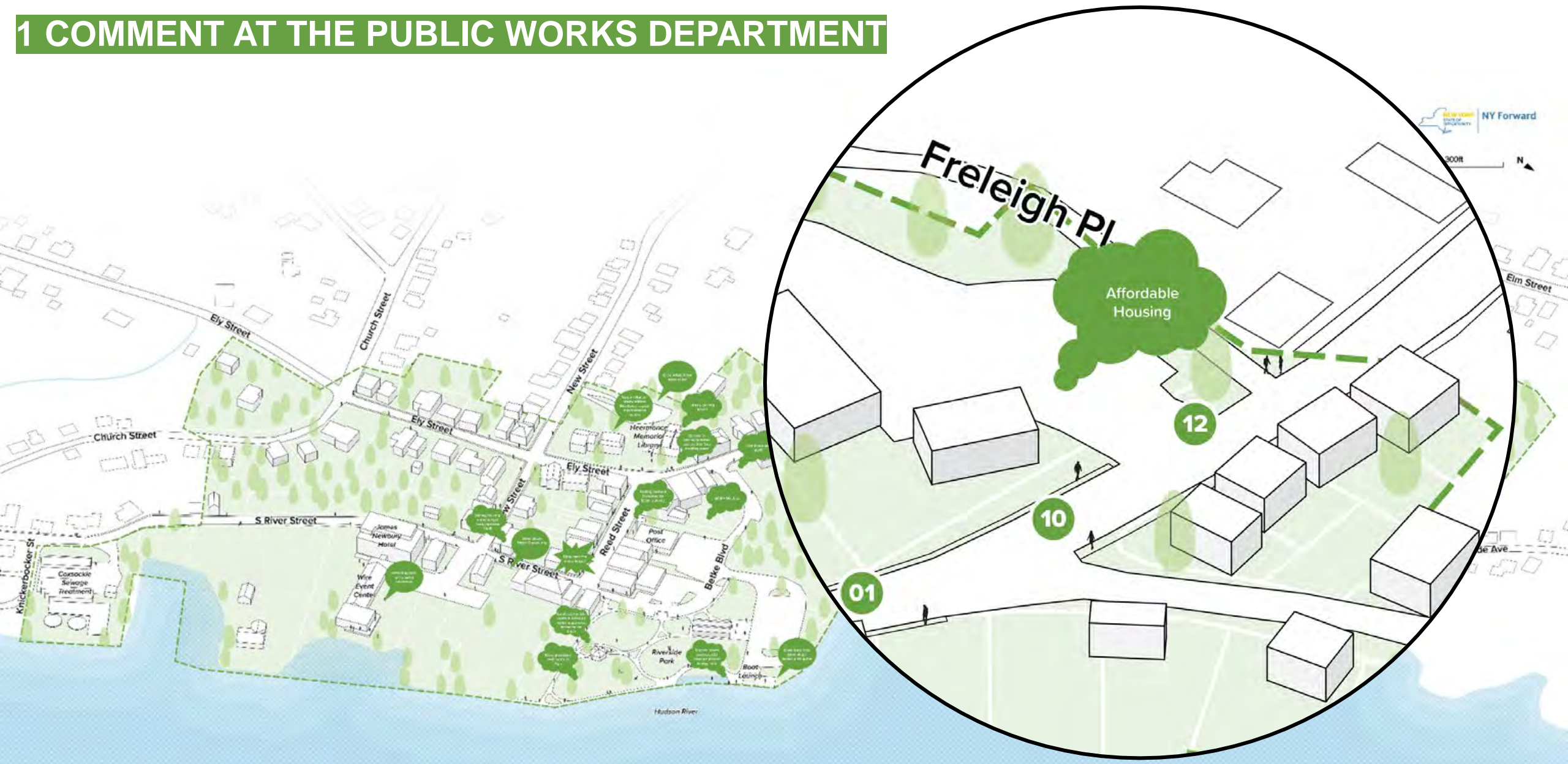
Shower, power on docks (30 amp) get people to stop here

Great loop: folks go to shape harbor or Kingston

# 1 COMMENT AT THE PUBLIC WORKS DEPARTMENT



# 1 COMMENT AT THE PUBLIC WORKS DEPARTMENT



# What did we hear in total?

16

total identified cards (past, present, and future)

- 4 comments on **open space** and **connections to the Hudson River\***
- 2 comments on **arts and culture\***
- 2 comments on library improvements
- 1 comment on **housing options and opportunities\***
- 1 comments on **resiliency\***
- 1 comments on **food and beverage options\***
- 1 comments on village public restrooms
- 1 comments on parking
- 0 comments on **mixed-use historic buildings\***
- 0 comment on **historic preservation\***
- 0 comments on **growing Coxsackie\***
- 0 comments on improving **walk and bike-ability\***



# Vision, Goals & Strategies

# 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.”*

# Downtown Goals

- leverage open space and Hudson River to provide abundance of recreation opportunities for residents and visitors of all ages
- support local F&B 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 into every project
- provide greater housing options and affordability to grow the full-time community

# Revitalization Strategies

## ***Develop local arts & cultural activities***



- Support the growth of year-round arts and cultural attractions and events.
- Support historic cultural programs and institutions that provide programming important to the history of Coxsackie and broader region.

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



- Invest in building a connected network of inviting and accessible public spaces throughout downtown, with Riverside Park as the key anchor.
- Support continued investments in improving the Hudson River waterfront for public use.

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



- Integrate child-friendly safety considerations into infrastructure, open space, and building design efforts.
- Support local programs and projects geared towards children and families.

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



- Facilitate the creation of high-quality housing that serves residents of varying ages and incomes.
- Support the renovation and activation of mixed-use spaces that increase local housing options.

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



- Attract and support small businesses that serve key local and regional market demands.
- Create a sense of place while honoring the historic downtown through the integration of wayfinding, public art, street furniture, and landscaping.

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



- Repair disconnected pedestrian networks across downtown, especially sidewalks, safe crossings, and curbs.
- Invest in opportunities to repurpose areas underutilized by vehicles to facilitate more safe and sustainable modes of transportation.

# Project Evaluation Criteria

# Evaluation Process

- A Project Evaluation Worksheet will be provided to LPC members
- Qualitative assessment method (ie, “High/Med/Low”) considering State and Local goals
- Consultant team will gather and aggregate
- Results will be reviewed at 4<sup>th</sup> LPC meeting
- Process repeated with updated information
- Final ballot will be provided at 5<sup>th</sup> LPC meeting

## Evaluation Criteria

The following are the State criteria by which each proposed project will be evaluated. The Local Planning Committee will use these criteria as a guide to build on when developing local evaluation criteria.

### 1 Alignment with State and Local Goals

1

#### NYF State 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.

2

#### 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.

3

#### Project Readiness

The project should be well-developed and poised to proceed in the near-term in a way that will jump start the redevelopment of the NYF area.

4

#### Eligible Project Type

The project must be one of the eligible project types outlined in the Eligibility Criteria section on pages two and three and must meet all the requirements for that specific project type.

5

#### Cost Effectiveness

Investment of NYF funds in the project would represent an effective and efficient use of public resources. **Private Sponsors will be expected to provide a minimum 20% matching funds from sources other than NYF** (does not apply to Public and Non-Profit Sponsors).

6

#### 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.

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

# Submitted Projects



# Overview

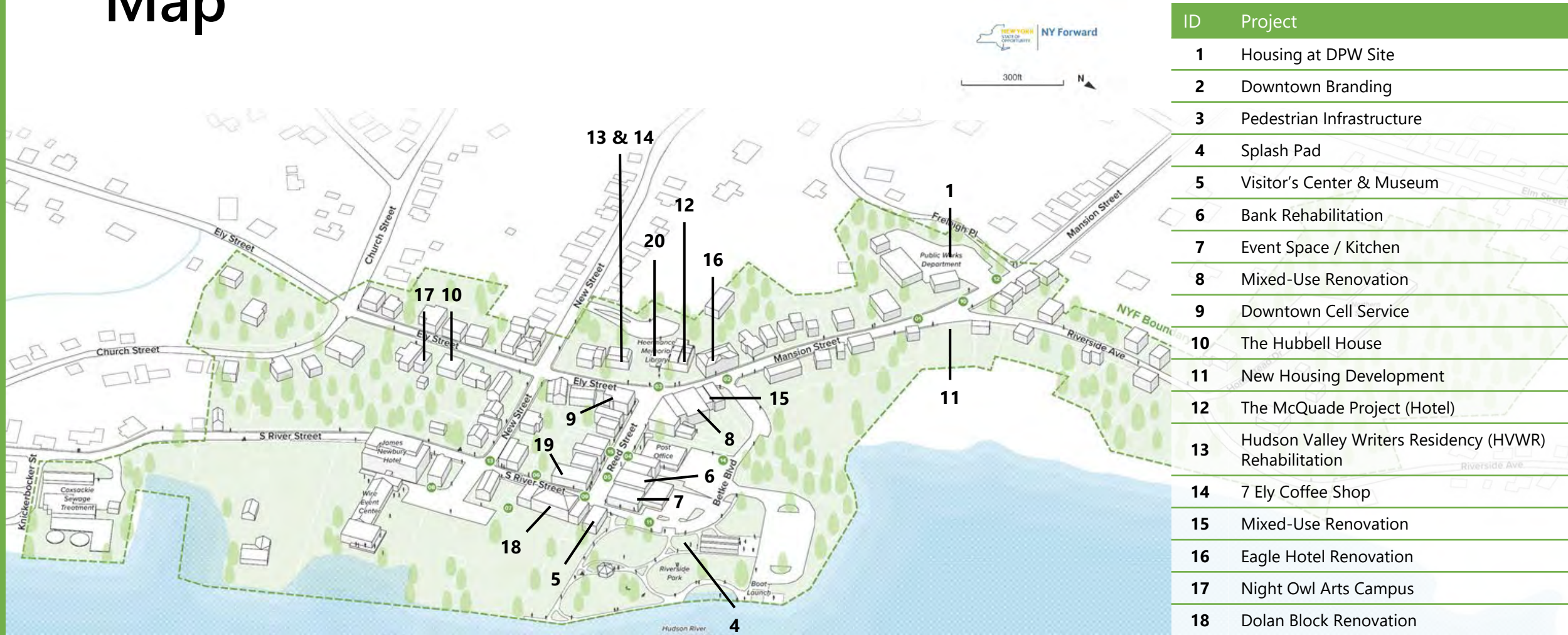
**20** projects total, from **12** distinct sponsors, with **\$9.25 million** requested of NYF, leveraging over **\$45 million** in total investment

**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. million (32% match)

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

# Map



ID	Project
1	Housing at DPW Site
2	Downtown Branding
3	Pedestrian Infrastructure
4	Splash Pad
5	Visitor's Center & Museum
6	Bank Rehabilitation
7	Event Space / Kitchen
8	Mixed-Use Renovation
9	Downtown Cell Service
10	The Hubbell House
11	New Housing Development
12	The McQuade Project (Hotel)
13	Hudson Valley Writers Residency (HVWR) Rehabilitation
14	7 Ely Coffee Shop
15	Mixed-Use Renovation
16	Eagle Hotel Renovation
17	Night Owl Arts Campus
18	Dolan Block Renovation
19	Mixed-Use Renovation
20	Access for All at the Heermance Memorial Library

2&3 - Downtown / Waterfront Area

# Submitted Projects

	Sponsor	Project	Address	Total Cost	NYF Request
1	Village of Coxsackie	Housing at DPW Site	38 Mansion St.	\$ 25,100,000	\$ 500,000 (2%)
2	Village of Coxsackie	Downtown Branding	Downtown / Riverfront Area	\$ 250,000	\$ 250,000 (100%)
3	Village of Coxsackie	Pedestrian Infrastructure	Downtown / Waterfront Area	\$ 500,000	\$ 500,000 (100%)
4	Village of Coxsackie	Splash Pad	Riverside Park	\$ 350,000	\$ 350,000 (100%)
5	Village of Coxsackie	Visitor's Center & Museum	14 South River St.	\$ 1,882,601	\$ 1,582,601 (84%)
6	National Bank of Coxsackie	Bank Rehabilitation	3-7 Reed St.	\$ 201,981	\$ 161,585 (80%)
7	Bob & Mary Irwin / The American House LLC	Event Space / Kitchen	1 Reed St.	\$ 97,700	\$ 97,700 (100%)
8	Amy Bennett / 5-7 Mansion LLC	Mixed-Use Renovation	5-7 Mansion St.	\$ 2,177,000	\$ 700,000 (32%)
9	State Telephone	Downtown Cell Service	46 Reed St.	\$ 300,000	\$ 240,000 (80%)
10	Marshall McCormick / The Hubbell House Hudson Valley LLC	The Hubbell House	24 Ely St.	\$ 516,000	\$ 412,800 (80%)
11	Aaron Flach & Rich Sitcer / Sitcer-Flach Adventures LLC	New Housing Development	1-3-5 Riverside Ave.	\$ 1,800,000	\$ 300,000 (17%)

# Submitted Projects (cont.)

	Sponsor	Project	Address	Total Cost	NYF Request
12	Bryan T. McDonald / Parkview Properties, LLC	The McQuade Project (Hotel)	2-4 Mansion St.	\$ 1,200,000	\$ 300,000 (25%)
13	Bjorn Thorstad / OTWH, LLC	Hudson Valley Writers Residency (HVWR) Rehabilitation	7 Ely St.	\$ 165,000	\$ 132,000 (80%)
14	Bjorn Thorstad / OTWH, LLC	7 Ely Coffee Shop	7 Ely St	\$ 56,672	\$ 45,338 (80%)
15	Samuel Mento / Babars Vintage Guitars	Mixed-Use Renovation	9-11 Mansion St.	\$ 92,757	\$ 75,514 (81%)
16	Bryan T. McDonald / Parkview Properties, LLC	Eagle Hotel Renovation	10 Mansion St.	\$ 350,000	\$ 262,000 (75%)
17	Sarah Zar Barzilay / Sarah Zar, LLC	Night Owl Arts Campus	26 Ely St.	\$ 656,194	\$ 346,694 (53%)
18	Aaron Flach / Empire Riverfront Ventures, LLC	Dolan Block Renovation	22-36 South River St.	\$ 7,000,000	\$ 1,000,000 (14%)
19	Aaron Flach & Wayne Flach Jr. / W.A. Properties 2.0 LLC	Mixed-Use Renovation	2-6 Reed St.	\$ 1,000,000	\$ 300,000 (30%)
20	Heermance Memorial Library	Access for All at the Heermance Memorial Library	1 Ely St.	\$ 1,701,000	\$ 1,700,000 (99%)
<b>TOTAL</b>				<b>\$45,396,905</b>	<b>\$9,256,232</b>
				<i>Grant Funding Available</i>	<i>\$4,500,000</i>
				<i>Target for SIP</i>	<i>\$6-7 million</i>

# Housing at DPW Site



art/culture



recreation



youth



housing



commerce



ped/bike

**Sponsor** Village of Coxsackie

**Address** 38 Mansion St

**\$500,000 Total NYF funding request**

**\$24.5M Total funds from other sources**

**\$25.1M Total project cost**



Current site



Kearney Group Project Example

**Description:** The removal of the existing Public Works Garage Facility and brownfield remediation and the construction of approximately 68 unit mixed-income, artist, affordable housing development. All units will be affordable with the exception of one unit reserved for the superintendent. The project will be modeled after several other successful artist housing developments completed by the developer, Kearney Realty & Development Group (Kearney Group), including Copper City Lofts in Rome, NY, West End Lofts in Beacon, NY and others.



# Downtown Branding



art/culture



recreation



youth



housing



commerce



ped/bike

**Sponsor** Village of Coxsackie

**Address** Downtown / Riverfront area

<b>\$250,000</b>	<b>Total NYF funding request</b>
\$0	Total funds from other sources
\$250,000	Total project cost



Village Seal

**Description:** 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 to downtown and creating a social media presence. Creating an app to find historic sites, restaurants, and activities in downtown. Include historic Hudson River related tours and kiosks for information. Funding would be secured from NYS and other tourism funding marketing programs in partnership with local business community and Greene County. The process will be driven by the Village in partnership with the Greene County Office of Tourism, NYS I Love NY, and other regional partners.



2 - Downtown / Waterfront Area

# Pedestrian Infrastructure



art/culture



recreation



youth



housing



commerce



ped/bike

**Sponsor** Village of Coxsackie

**Address** Downtown Coxsackie

<b>\$500,000</b>	<b>Total NYF funding request</b>
\$0	Total funds from other sources
<b>\$500,000</b>	<b>Total project cost</b>



Map with black lines indicating where sidewalks and crosswalks are needed

**Description:** Design and construction of downtown street infrastructure including Reed, New, S. River, Washington, and Ely Streets and Betke Blvd. Focus to include sidewalks, historic lighting, banners, benches, etc. Improve traffic flow and access into and around the downtown/waterfront area. Design and construct downtown gateways to Reed and Mansion St. Incorporate green infrastructure practices where practicable. Focus on improved connections to other private projects attracting increased destination traffic and business to downtown.



# Splash Pad

**Sponsor** Village of Coxsackie

**Address** Riverside State Park

**\$350,000** Total NYF funding request

**\$0** Total funds from other sources

**\$350,000** Total project cost



art/culture



recreation



youth



housing



commerce



ped/bike



Map with site outlined in Black



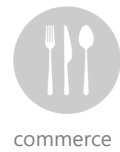
Precedent images

**Description:** Construct a Splash Park, approx. 40'x40' in size at the Riverside State Park, near the Pavilion and playground. The state park is operated by the Village under a 15-year written agreement with NYS OPRHP. Public use project creating a family friendly area to cool off during the hot summer season.





# Visitor's Center and Museum



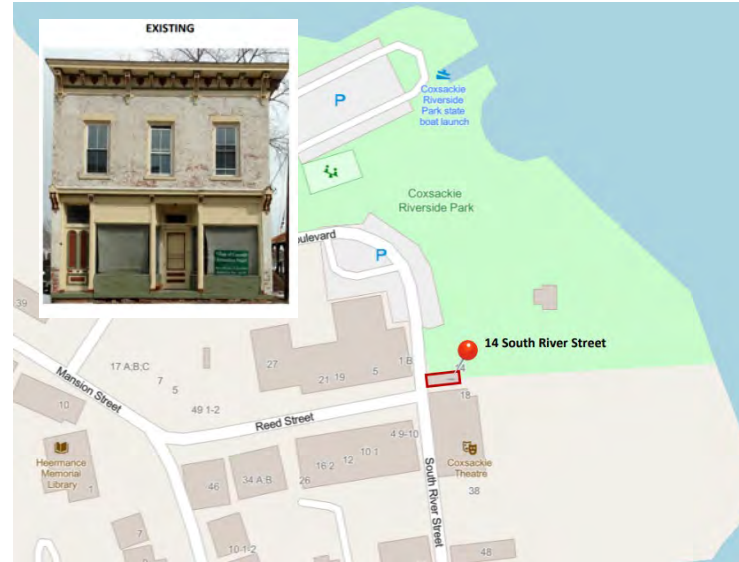
**Sponsor** Village of Coxsackie

**Address** 14 South River Street

**\$1,582,601 Total NYF funding request**

**\$ 300,000 Total funds from other sources**

**\$ 1,882,206 Total project cost**



Proposed site location outlined in red



Front facing design plan

**Description:** The project involves rehabilitation of a two-story 3,700 sq. ft. 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 Visitors' Center will serve as a gateway for destination traffic driven by the new hotel and event center and recently-enhanced Riverside State Park. Preliminary architecture and engineering drawings and cost estimates completed.



# Bank Rehabilitation



art/culture



recreation



youth



housing



commerce



ped/bike

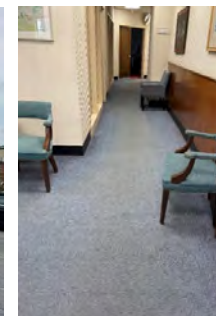
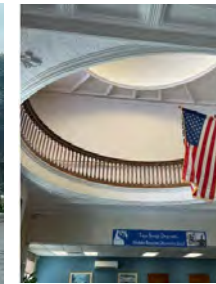
**Sponsor** National Bank of Coxsackie

**Address** 3-7 Reed Street

**\$161,585 Total NYF funding request**

**\$ 40,396 Total funds from other sources**

**\$201,981 Total project cost**



Existing conditions

Precedent images

**Description:** (1) Replacement of all windows in the front and rear of the building. Windows in the front will be replaced with commercial store front windows. (2) Install a more modern outdoor lighting scheme without detracting from the historic nature of the building. (3) The washing and cleaning of all brick and block work on the front and rear of the building. (4) Cleaning, painting and plastering of the historical Rotunda inside the bank's lobby. (5) Installation of new flooring throughout the building. The total square footage of new flooring will be approximately 6,000 SF. (6) Revitalization of the flower bed on the north side of the building. Removal of all existing plants/trees and replacing with cobblestone mulch and seasonal colors. Lighting in the flower beds will also be repaired.



# Event Space / Kitchen



art/culture



recreation



youth



housing



commerce



ped/bike

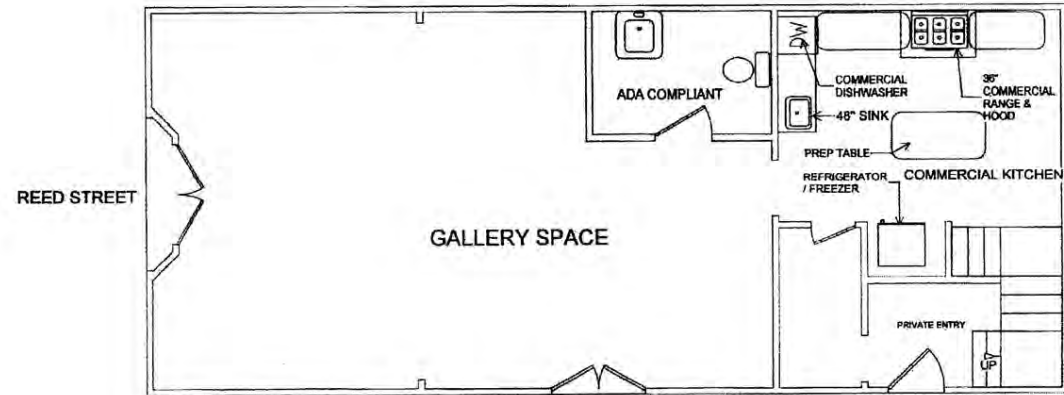
**Sponsor** Bob and Mary Irwin / The American House, LLC

**Address** 1 Reed Street

**\$97,700 Total NYF funding request**

**\$0 Total funds from other sources**

**\$97,700 Total project cost**



Proposed floor plan

MARY AND BOB IRWIN  
1 REED STREET  
COXSACKIE, NY

**Description:** 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, etc. This application is for funding to install a commercial kitchen, electrical and plumbing, music/art space enhancements, landscaping and facade improvements.



# Mixed Use Renovation



art/culture



recreation



youth



housing



commerce



ped/bike

**Sponsor** Amy Bennett / 5-7 Mansion LLC

**Address** 5-7 Mansion Street

**\$700,000 Total NYF funding request**

**\$1,477,000 Total funds from other sources**

**\$2,177,000 Total project cost**



5-7 Mansion Street  
Project Sponsor:  
5-7 Mansion LLC  
c/o Amy Bennett  
42 FreleighPlace Ext  
Coxsackie, NY 12051  
(917) 412-5901  
amy@greengrape.com

Current conditions



5-7 Mansion Street  
Project Sponsor:  
5-7 Mansion LLC  
c/o Amy Bennett  
42 FreleighPlace Ext  
Coxsackie, NY 12051  
(917) 412-5901  
amy@greengrape.com

**Description:** 5-7 Mansion will be a mixed use building of 10,000 sf: 3400 sf of commercial restaurant/retail space and 6600 sf of residential apartments (2 studios, 6 1BR). The apartments will be at or below market and the commercial space will be priced to attract retail restaurant business. Has reached out to a local diner that closed due to a fire and multiple seasoned restaurateurs about opening a reasonably priced public house or diner. Entire building requires renovation due to weather damage – a microburst in 2021 that rendered it unsuitable for its prior use, and a deep freeze earlier this year – but structure and façade appear to be sound and intact.



# Downtown Cell Service



art/culture



recreation



youth



housing



commerce



ped/bike

**Sponsor** State Telephone Company, Inc.

**Address** 46 Reed Street & Downtown

**\$240,000** Total NYF funding request

\$60,000 Total funds from other sources

\$300,000 Total project cost



State Telephone Company (STC), 46 Reed St

**Description:** State Telephone Company (STC) proposes to work with any larger cell phone company, i.e.: Verizon, AT&T, to locate new cell service at the STC building located at 46 Reed St. in Cossackie. STC would utilize grant money to incentivize cell providers to install equipment in the downtown area for better coverage and to improve public safety.



# The Hubbell House



art/culture



recreation



youth



housing



commerce



ped/bike

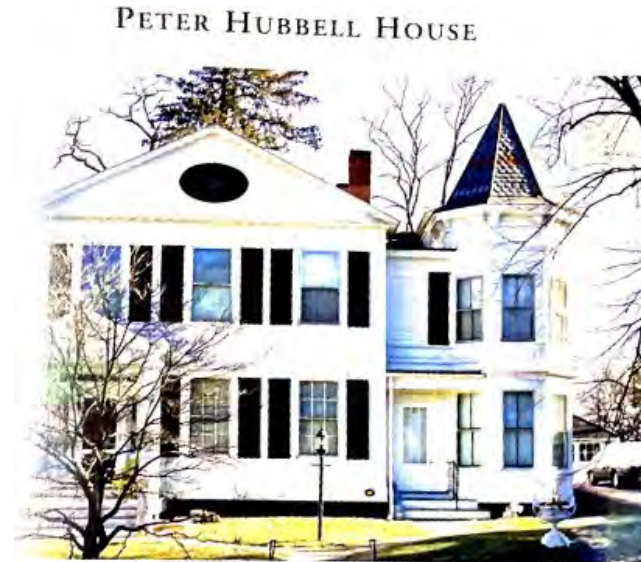
**Sponsor** Marshall McCormick / The Hubbell House Hudson Valley LLC

**Address** 24 Ely Street

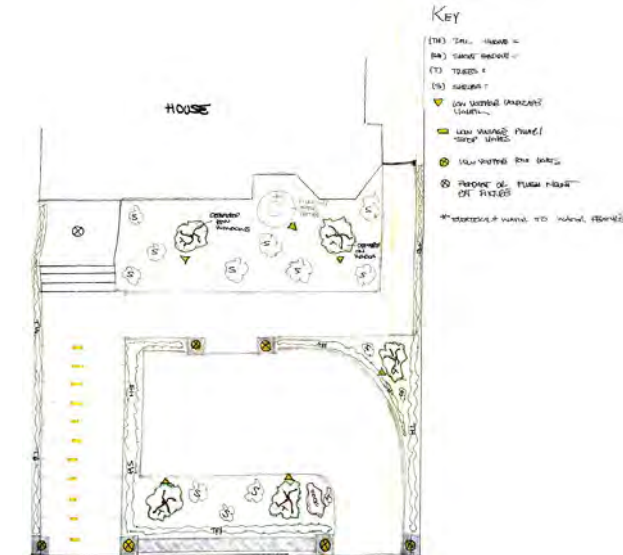
**\$412,800 Total NYF funding request**

**\$103,200 Total funds from other sources**

**\$516,000 Total project cost**



House featured in Greene County's Historic Places



Yard design

**Description:** Residence is listed on the Greene County Historical Register. The home, originally constructed in 1820, underwent two additions in the 1800's. It's 2,962 sf and sits on an 8,712 sf lot with views of the Hudson River. 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 needs 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.



# New Housing Development



art/culture



recreation



youth



housing



commerce



ped/bike

**Sponsor** Aaron Flach & Rich Sitcer / Sitcer-Flach Adventures LLC

**Address** 1-3-5 Riverside Ave

**\$300,000** Total NYF funding request

\$1,500,000 Total funds from other sources

\$1,800,000 Total project cost



Site location



Existing conditions

**Description:** Build three duplexes, each approximately 3,000 square feet in size. Each duplex will comprise 2-bedroom, 2-bathroom units, featuring parking spaces located underneath the living areas. The aim is to offer units for either rental or sale, thereby introducing new housing options within the targeted area.



# The McQuade Project (Hotel)



art/culture



recreation



youth



housing



commerce



ped/bike

**Sponsor** Bryan T. McDonald / Parkview Properties, LLC

**Address** 2-4 Mansion Street

**\$300,000** Total NYF funding request

**\$900,000** Total funds from other sources

**\$1,200,000** Total project cost



Street view



Backyard

**Description:** Property comprises two attached brick townhouses at the top of Reed St. and the bottom of Mansion St. in Downtown Coxsackie. The building has been vacant for over 20 years and is currently undergoing early-stage renovations. The intended use is to transform the space into boutique hospitality, which is permitted in the Village Center, featuring an open communal area on the first floor for check-ins, shopping, socializing, and dining. The project aims to be a Historic Restoration Project, and Part 1 of the application was submitted to SHPO in 2020, as the building is recognized for its historical significance at both the State and Local level.





# Hudson Valley Writers Residency (HVWR) Rehabilitation



art/culture



recreation



youth



housing



commerce



ped/bike

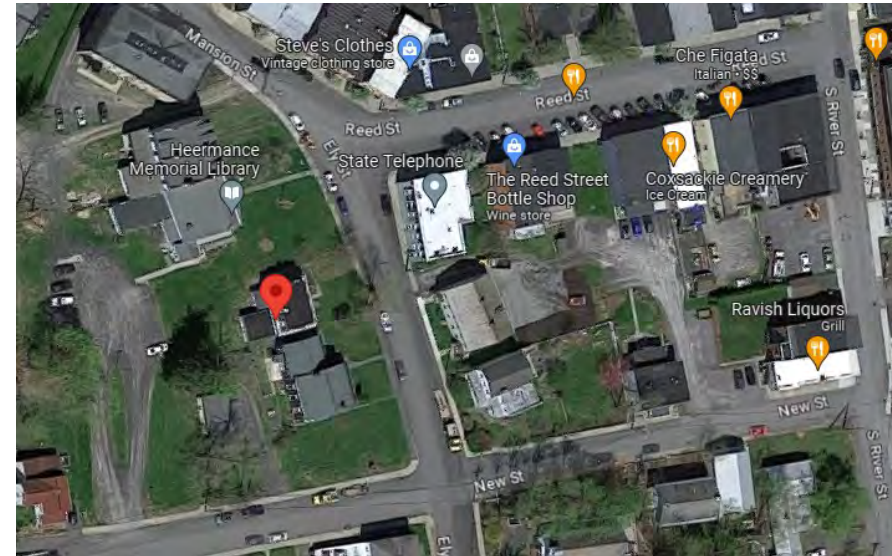
**Sponsor** Bjorn Thorstad / OTWH LLC

**Address** 7 Ely Street

**\$132,000** Total NYF funding request

**\$ 33,000** Total funds from other sources

**\$165,000** Total project cost



Site location

**Description:** 3,100 sf - 3 floors - .2 acres - With an emphasis on rehabilitation, safety, carbon footprint reduction/energy efficiency upgrade, arts and culture, HVWR 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 with optimal community participation via programming and increased consumer activity for area businesses.



# 7 Ely – Coffee Shop



art/culture



recreation



youth



housing



commerce



ped/bike

**Sponsor** Bjorn Thorstad / OTWH LLC

**Address** 7 Ely Street

**\$45,388 Total NYF funding request**

**\$11,334 Total funds from other sources**

**\$56,000 Total project cost**



Proposed layout and signage



**Description:** Convert 7 Ely Street’s 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. Steps include upgrade kitchen to commercial grade, 450 sf. Deck addition to backyard for outdoor seating, an entrance from deck to dining room, pathways to library, support ceiling in dining room, obtain easement from library for shared parking, landscaping, and signage.



# Mixed-Use Renovation



art/culture



recreation



youth



housing



commerce



ped/bike

**Sponsor** Samuel Menton / Babars  
Vintage Guitars

**Address** 9-11 Mansion Street

**\$75,514** Total NYF funding request

\$17,186 Total funds from other sources

\$92,757 Total project cost



Current site

**Description:** Property has affordable housing apartments upstairs with Babars Vintage Guitars below. Goal is to improve the property. This includes painting exterior store front, replace siding in the rear, install heating/cooling system, streetlamps front and back, replace 3 back doors, replace 4 thermal insulate, replace decking/ stairs, fencing for back parking area, and security cameras for front and back.



# Eagle Hotel Renovation



art/culture



recreation



youth



housing



commerce



ped/bike

**Sponsor** Parkview Properties, LLC

**Address** 10 Mansion Street

**\$262,000** Total NYF funding request

\$88,000 Total funds from other sources

\$350,000 Total project cost



Historic decking reference photo

**Description:** This property is a three story 10-unit apartment building with a law office. The lot size is .21 acres, and the building is approximately 8,000 sq. ft. The current project is to upgrade the infrastructure. 1. drainage/runoff issues in collaboration with the Village as there are Village main drains/catch basins on the rear of the property. 2. 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 recreational uses, plant trees and stormwater plants, shared garden space, repave remaining driveway with handicap spot, install a walkway. 3. Exterior upgrades: trim repainted, lighting installed, reinstallation of deck on 2nd floor based on historic photo.



# Night Owl Arts Campus



art/culture



recreation



youth



housing



commerce



ped/bike

**Sponsor** Sarah Zar Barzilay / Sarah Zar LLC

**Address** 26 Ely Street (w/ River St frontage)

**\$346,694 Total NYF funding request**

\$309,500 Total funds from other sources

\$656,194 Total project cost



Current property



Proposed Night Owl artist pavilion at River St

**Description:** (1) Building a River Street Artists' Market Pavilion to correspond with the farmers' 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. (2) Expanding artist housing with a live/ work studio space attached to the house, (3) Creating a folk crafts workshop in the former dining room of the main house, and (4) Creating an edible, resilient landscape that supports pollinators and is open for public use.



# Dolan Block Renovation



art/culture



recreation



youth



housing



commerce



ped/bike

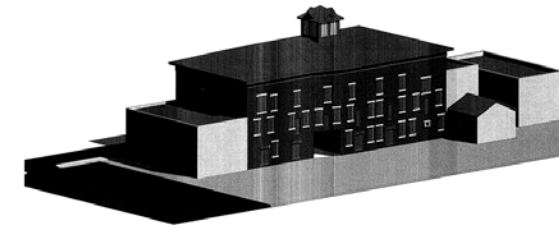
**Sponsor** Aaron Flach / Empire Riverfront Ventures LLC

**Address** 22-36 South River Street

<b>\$1,000,000</b>	<b>Total NYF funding request</b>
\$6,000,000	Total funds from other sources
\$7,000,000	Total project cost



Site outlined in black



Above: current condition Below: Proposed design

**Description:** 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 the 2nd and 3rd floors. About 16,00 sf total. Full site plan approvals are in place now. Restore NY grant has been awarded. Preliminary plans are complete.



# Mixed-Use Renovation



art/culture



recreation



youth



housing



commerce



ped/bike

**Sponsor** Aaron Flach and Wayne Flach Jr. / W.A. properties 2.0 LLC

**Address** 2-6 Reed Street

**\$300,000** Total NYF funding request

**\$700,000** Total funds from other sources

**\$1,000,000** Total project cost



Current condition

**Description:** Former Cummings hotel is now about 12,000 sf. Proposed use will be 8 apartments, with 2 being affordable, and 1 commercial storefront on Reed St. (Currently 9 apartments.) Renovations include roofing, interior, exterior, and efficiency upgrades: spray foam installation and ductless mini splints.



# Access for All at the Heermance Memorial Library



art/culture



recreation



youth



housing



commerce



ped/bike

**Sponsor** Heermance Memorial Library

**Address** 1 Ely Street

**\$1,700,000 Total NYF funding request**

**\$1,000 Total funds from other sources**

**\$1,701,000 Total project cost**



Current condition



Proposed Architectural Plan

**Description:** 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 3,800 sq. ft., 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.





# Preliminary Project Evaluation

# Any Projects to be removed?

Reasons for removal at this point:

- **Projects not eligible for NYF funding**

- standalone planning
- O&M
- pre-award costs
- property acquisitions

- **Projects not meeting NYF requirements**

- location outside of NYF boundary
- clearly unable to break ground within 2 years
- lacking transformative size and scale
- Sponsor lacking legal authority to undertake Project

← potential inclusion in Small Projects Fund

# Any Projects to be removed?

Sponsor	Project	Address	Total Cost	NYF Request
Village of Coxsackie	Housing at DPW Site	38 Mansion St.	\$ 25,100,000	\$ 500,000 (2%)
Village of Coxsackie	Downtown Branding	Downtown / Riverfront Area	\$ 250,000	\$ 250,000 (100%)
Village of Coxsackie	Pedestrian Infrastructure	Downtown / Waterfront Area	\$ 500,000	\$ 500,000 (100%)
Village of Coxsackie	Splash Pad	Riverside Park	\$ 350,000	\$ 350,000 (100%)
Village of Coxsackie	Visitor's Center & Museum	14 South River St.	\$ 1,882,601	\$ 1,582,601 (84%)
National Bank of Coxsackie	Bank Rehabilitation	3-7 Reed St.	\$ 201,981	\$ 161,585 (80%)
Bob & Mary Irwin / The American House LLC	Event Space / Kitchen	1 Reed St.	\$ 97,700	\$ 97,700 (100%)
Amy Bennett / 5-7 Mansion LLC	Mixed-Use Renovation	5-7 Mansion St.	\$ 2,177,000	\$ 700,000 (32%)
State Telephone	Downtown Cell Service	46 Reed St.	\$ 300,000	\$ 240,000 (80%)
Marshall McCormick / The Hubbell House Hudson Valley LLC	The Hubbell House	24 Ely St.	\$ 516,000	\$ 412,800 (80%)
Aaron Flach & Rich Sitcer / Sitcer-Flach Adventures LLC	New Housing Development	1-3-5 Riverside Ave.	\$ 1,800,000	\$ 300,000 (17%)

# Any Projects to be removed? (cont.)

Sponsor	Project	Address	Total Cost	NYF Request
Bryan T. McDonald / Parkview Properties, LLC	The McQuade Project (Hotel)	2-4 Mansion St.	\$ 1,200,000	\$ 300,000 (25%)
Bjorn Thorstad / OTWH, LLC	Hudson Valley Writers Residency (HVWR) Rehabilitation	7 Ely St.	\$ 165,000	\$ 132,000 (80%)
Bjorn Thorstad / OTWH, LLC	7 Ely Coffee Shop	7 Ely St	\$ 56,672	\$ 45,338 (80%)
Samuel Mento / Babars Vintage Guitars	Mixed-Use Renovation	9-11 Mansion St.	\$ 92,757	\$ 75,514 (81%)
Bryan T. McDonald / Parkview Properties, LLC	Eagle Hotel Renovation	10 Mansion St.	\$ 350,000	\$ 262,000 (75%)
Sarah Zar Barzilay / Sarah Zar, LLC	Night Owl Arts Campus	26 Ely St.	\$ 656,194	\$ 346,694 (53%)
Aaron Flach / Empire Riverfront Ventures, LLC	Dolan Block Renovation	22-36 South River St.	\$ 7,000,000	\$ 1,000,000 (14%)
Aaron Flach & Wayne Flach Jr. / W.A. Properties 2.0 LLC	Mixed-Use Renovation	2-6 Reed St.	\$ 1,000,000	\$ 300,000 (30%)
Heermance Memorial Library	Access for All at the Heermance Memorial Library	1 Ely St.	\$ 1,701,000	\$ 1,700,000 (99%)
			<b>TOTAL</b>	<b>\$9,256,232</b>
			<i>Grant Funding Available</i>	<i>\$4,500,000</i>

# Additional information?

Reasons for needing additional information:

- **Cost estimate lacking detail or accuracy**
- **Description lacking detail or supporting visualization**
- **Sponsor capacity to execute not sufficiently documented**
- **Project readiness and timeframe not sufficiently documented**
- **Other...**

# Any Projects needing additional info?

Sponsor	Project	Additional info needed
Village of Coxsackie	Housing at DPW Site	
Village of Coxsackie	Downtown Branding	
Village of Coxsackie	Pedestrian Infrastructure	
Village of Coxsackie	Splash Pad	
Village of Coxsackie	Visitor's Center & Museum	
National Bank of Coxsackie	Bank Rehabilitation	
Bob & Mary Irwin / The American House LLC	Event Space / Kitchen	
Amy Bennett / 5-7 Mansion LLC	Mixed-Use Renovation	
State Telephone	Downtown Cell Service	
Marshall McCormick / The Hubbell House Hudson Valley LLC	The Hubbell House	
Aaron Flach & Rich Sitcer / Sitcer-Flach Adventures LLC	New Housing Development	

# Any Projects needing additional info?(cont.)

Sponsor	Project	Additional info needed?
Bryan T. McDonald / Parkview Properties, LLC	The McQuade Project (Hotel)	
Bjorn Thorstad / OTWH, LLC	Hudson Valley Writers Residency (HVWR) Rehabilitation	
Bjorn Thorstad / OTWH, LLC	7 Ely Coffee Shop	
Samuel Mento / Babars Vintage Guitars	Mixed-Use Renovation	
Bryan T. McDonald / Parkview Properties, LLC	Eagle Hotel Renovation	
Sarah Zar Barzilay / Sarah Zar, LLC	Night Owl Arts Campus	
Aaron Flach / Empire Riverfront Ventures, LLC	Dolan Block Renovation	
Aaron Flach & Wayne Flach Jr. / W.A. Properties 2.0 LLC	Mixed-Use Renovation	
Heermance Memorial Library	Access for All at the Heermance Memorial Library	

# Public Comment

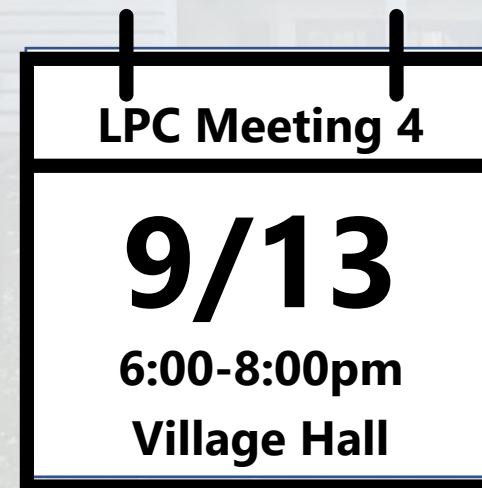
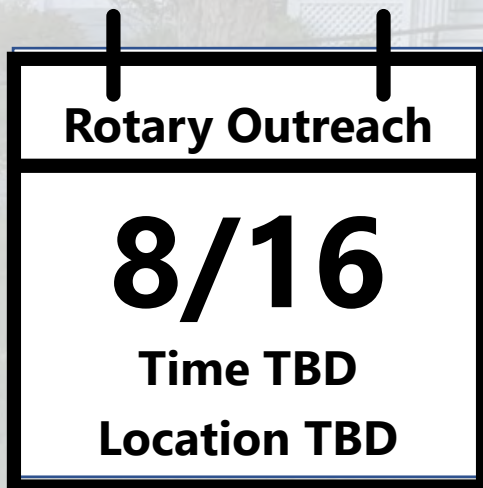
please submit comments to

**[CoxsackieNYF@gmail.com](mailto:CoxsackieNYF@gmail.com)**



# Next steps

- ✓ Follow-up with Project Sponsors for needed information
- ✓ Work with Project Sponsors to develop proposals further
- ✓ Coordinate and host outreach at Rotary Club dinner
- ✓ Begin preparing for Public Workshop 2 and LPC Meeting 4
- ✓ **LPC Members to submit Project Evaluation Worksheets by 8/16**





Thank you!