

Downtown Revitalization Initiative (DRI)

Catskill Local Planning Committee Meeting #5

October 21, 2025

NYS Department of State | Office of Planning, Development & Community Infrastructure



**Department
of State**

**Downtown
Revitalization
Initiative**

NY Forward

Agenda

1. Welcome + Timeline (5 min)
2. Engagement Updates (5 min)
3. Project Updates (20 min)
4. Project Discussion (60 min)
5. Next Steps (5 min)
6. Public Comment (10 min)



NATASHA LAW

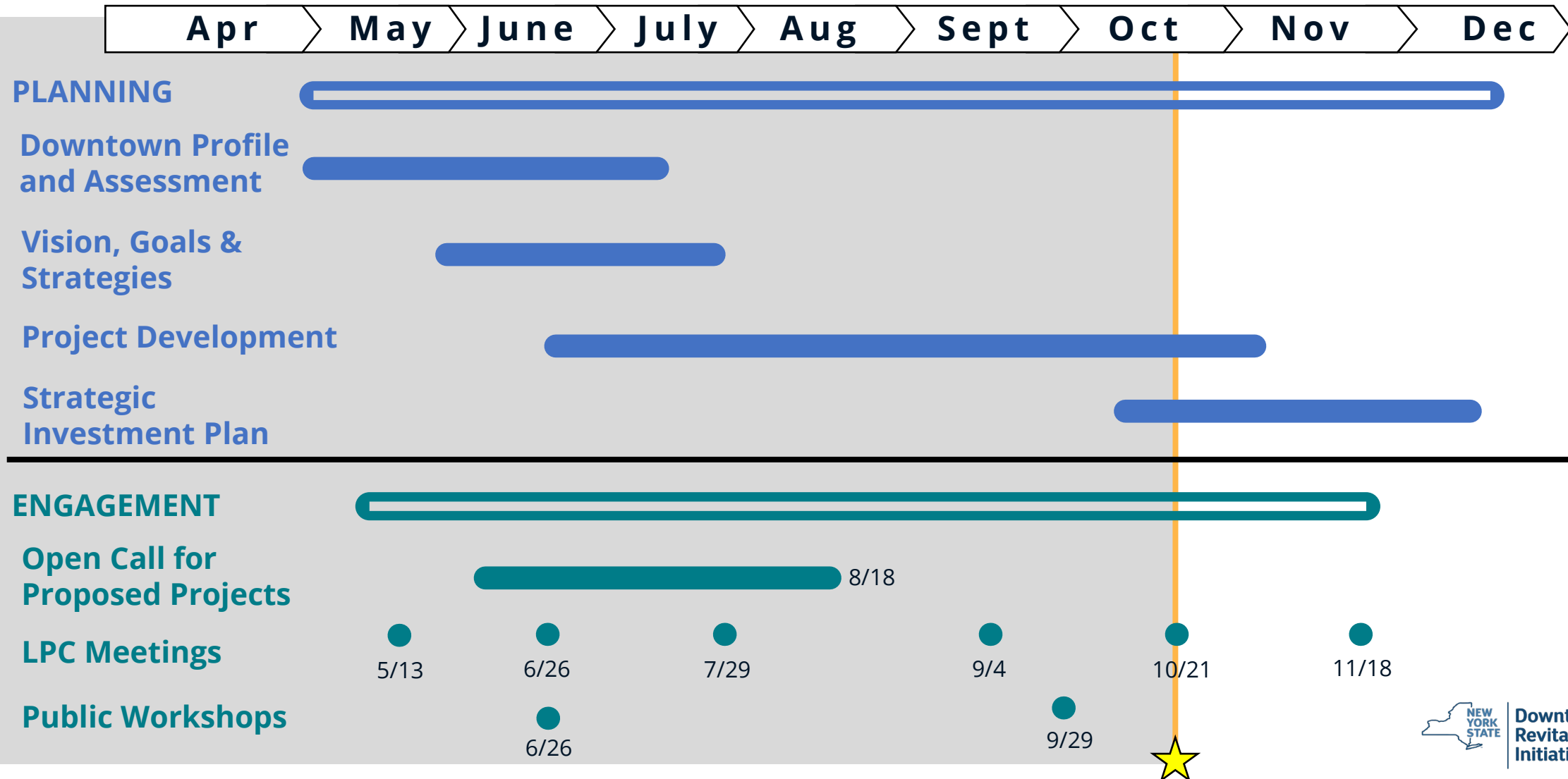
Vice President, Village of Catskill Board of Trustees
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PRO-HOUSING COMMUNITY PROGRAM:

Letter of Intent submitted: August 23, 2024
Pro-Housing Community Resolution passed: August 29, 2024
Pro-Housing Community Program application: submitted and deemed complete for review: October 3, 2024

Welcome + Timeline

Catskill DRI Timeline



Today's Goals

1 Review public input

2 Review latest project slate

3 Identify outstanding questions and begin to home in on a final slate of projects

LPC Disclosure of Conflict of Interest

Co-Chair Preamble

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.

Do any other LPC members need to make a disclosure to the Committee?

Thank you.

Documented LPC Conflicts of Interest

If you have a recusal to make that is not already listed below, please share it now.

- **Natasha Law:** N/A
- **Gilbert Bagnell:** Catskill Public Library
- **Thomas Boomhower:** N/A
- **Bertram Downes:** Mental Health Association of Greene County project
- **Rachel Puckett Fischer:** N/A
- **Jared Giordano:** N/A
- **Jennifer Greim:** N/A
- **Henry Haye:** N/A
- **Kai Hillman:** Mental Health Association of Greene County project
- **Elliot Matos:** N/A
- **Junait Shah:** N/A
- **Liam Singer:** N/A
- **Nicholas Weist:** N/A
- **Stella Yoon:** N/A

Engagement Updates

Recap: LPC Meeting #4 & Project Workshop

At our last LPC Meeting and a subsequent LPC workshop, we covered the following:

- Shared updates on public engagement and **reviewed the results of the public survey.**
- Reviewed the Catskill DRI **Vision, Goals, and Strategies.**
- **Heard presentations from all project sponsors** who submitted proposals through the Open Call for Projects.
- **Discussed takeaways and open questions** for each project, including updates from 1:1 sponsor calls with the Consultant Team.
- **Removed 3 projects from consideration** based on project readiness.



DRI Open House – September 29, 2025

Overview

- **Goal:** Enable community members to give feedback on proposed Catskill DRI projects.
- Nearly **200** residents and stakeholders gathered at the Catskill Senior Center.
- **Informational stations** around the room provided an overview of the DRI process, a map of the DRI area, and a description of DRI criteria for project evaluation.
- Participants visited **interactive stations** around the room to review a summary of each project and add **comments on project benefits, concerns, and ideas for implementation**.
- Participants placed sticky dots next to projects they felt were **top priorities for transforming the DRI area** (up to 5 each).



DRI Open House – September 29, 2025

Takeaways

- Support was highest for **public realm** projects and projects that delivered **housing**, activated the **Creek**, and supported **cultural assets**.
- We will review all public scores shortly. A **summary table** of all scores is included in the appendix.
- Seven projects (out of 23) received 47+ dots. We labeled these **High Priority** projects. Nine projects were **Medium Priority** (15-30 dots) and seven projects were **Low Priority** (<10 dots).
- Tallies are not necessarily representative of broader community sentiment but provide a **gut check** for LPC members.

High Priority Projects for Attendees

1. Renovate Historic Catskill Library
2. Transform Bridge Street Theater
3. Catskill's Advancement for New Downtown Opportunities (CANDO) Fund
4. Enhance Village Streetscape
5. Develop Mixed-Use Waterfront Housing & Commercial Space at 506 Main Street
6. Connect Ferry Service to Catskill: Install Gateway Boat Dock on Water Street
7. Activate Live Performances at the Community Theater

Project Updates

Project Evaluation Process



Removing Projects from Consideration

LPC #4
(9/4/2025)

29

Standalone Projects
Received

+

30

Small Project Fund
Interest Forms Received



3 projects
dropped out
+
3 projects
eliminated

Public Open House
(9/30/2025)

23

Projects Presented
at the Open House
(Incl. Small Project Fund)



2 projects
dropped out

LPC #5
(10/21/2025)

21

Projects Under
Consideration Today
(Incl. Small Project Fund)

Eliminated: Project was removed from consideration based on a majority vote by LPC members for reasons pertaining to project feasibility

Dropped out: Project sponsor voluntarily removed their project from consideration

Eliminated Projects

Renovate and Expand Housing Opportunities at 86 Bridge Street

Project Sponsor: Bridge Street Home LLC

Total Budget: \$500,000

DRI Funding Request: \$85,000 (17% of total project cost)

Reasons for Elimination:

- Need for more secure financing plan
- Lower catalytic impact on downtown revitalization compared to other projects → encouraged to apply to the Small Project Fund if established



Eliminated Projects

Create Community Gathering Spaces and Artist Housing at 451 Main Street

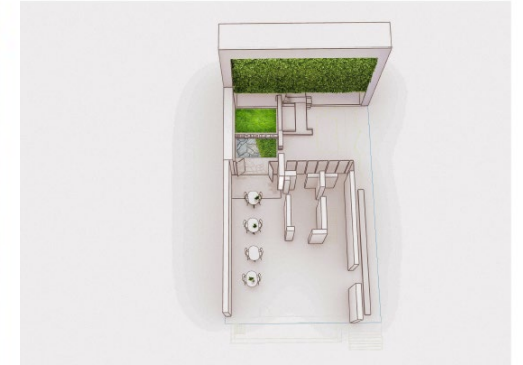
Project Sponsor: 451 Main Street, LLC

Total Project Budget: \$826,000

DRI Funding Request: \$619,000 (75% of total project cost)

Reasons for Elimination:

- Need for more defined project scope
- Unclear path to securing necessary additional funding sources



Eliminated Projects

Construct 12 New Affordable Housing Units at the Hop-O-Nose Community

Project Sponsor: Catskill Housing Authority

Total Budget: \$4,340,000

DRI Funding Request: \$1,500,000 (35% of total project cost)

Reasons for Elimination:

- Long timeline to project readiness



Dropped Out Projects

Improve Inclusion, Accessibility, and Recreation for the Hop-O-Nose Community with New Playground Infrastructure and Perimeter Fencing

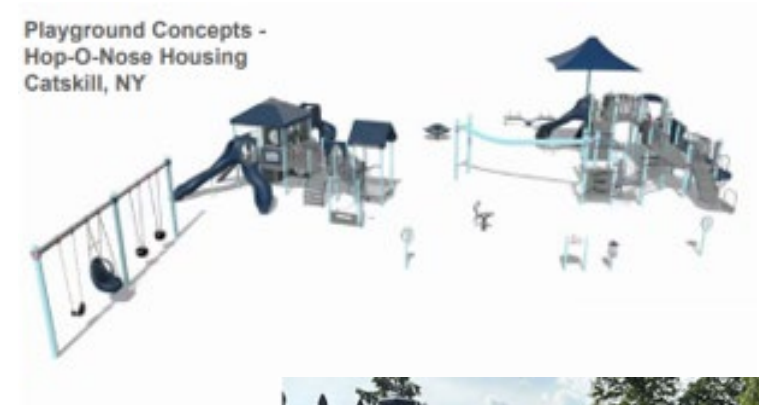
Project Sponsor: Catskill Housing Authority

Total Project Budget: \$455,000

DRI Funding Request: \$455,000 (100% of total project cost)

Reasons for Dropping Out:

- CHA unable to fund improvements on a reimbursement basis and could only undertake the project as part of a larger rehabilitation.
- Funding and approval processes have not begun for a larger rehabilitation.



Dropped Out Projects

Redevelop 479-483 Main Street for Mixed-Use

Project Sponsor: 479 Main St Project, LLC

Total Project Budget: \$4,000,000

DRI Funding Request: \$3,000,000 (75% of total project cost)

Reasons for Dropping Out:

- Adjacent property carries too much liability from fire damage to commit to undertaking the originally conceived project



Projects Still Under Consideration

	Project Name	Project Sponsor	Total Project Budget	DRI Request
1	Enhance the Village Streetscape Along Main Street and West Bridge Street	Village of Catskill	\$2,495,000	\$2,469,000
2	Activate the Village of Catskill with a New Wayfinding and Signage System	Village of Catskill	\$450,000	\$425,000
3	Connect Ferry Service to Catskill by Installing a Gateway Boat Dock on Water Street	Village of Catskill	\$291,000	\$276,000
4	Develop an ADA-Accessible Small Craft Launch on West Main Street	Village of Catskill	\$197,000	\$182,000
5	Renovate the Historic Catskill Public Library	Catskill Public Library	\$2,843,000	\$1,468,000
6	Renovate 455 Main Street to Facilitate Expanded Services by the MHA of Greene County	MHA	\$844,000	\$844,000
7	Transform Bridge Street Theatre	Bridge Street Theatre	\$650,000	\$595,000
8	Develop Mixed-use Work Force Housing and Commercial Space at 506 Main Street	Parkview Development & Construction, LLC	\$31,442,000	\$1,000,000
9	Transform 199 West Main Street into 6 Units of Workforce Housing	Hop-O-Nose LLC	\$1,000,000	\$1,781,000
10	Create Housing & Commercial Space at 95 West Bridge Street	95 W. Bridge Holding, LLC	\$3,150,000	\$2,250,000
11	Renovate Commercial Space and Expand Housing Options at 437 Main Street	Catskill Hills, LLC	\$240,000	\$155,000
12	Establish an Outdoor Destination Space with Four Studio Housing Units at 472 Main Street	Two Hawk Hudson, LLC	\$1,096,000	\$819,000
13	Restore the Historic Brick Façade at 342 Main Street	West Bridge Holdings LLC	\$153,000	\$115,000
14	Activate Live Performances at the Community Theater	373 Main Street LLC	\$911,000	\$525,000
15	Convert 104 Water Street to Mixed-use Creative Space and Art Studios	104 Water Street LLC	\$947,000	\$500,000
16	Enhance Water Access from Creekside Restaurant	ZAC Land Holding LLC	\$1,310,000	\$900,000
17	Improve Waterfront Resilience and Public Access at 70 West Main Street	Forlini's LLC	\$252,000	\$189,000
18	Create an Open-Air Event Venue and Public Waterfront Access at Lumberyard Studios	AVS Production	\$5,000,000	\$3,750,000
19	Beautify and Expand Operations at Return Brewing Outpost	Return Brewing Catskill LLC	\$682,000	\$503,000
20	Renovate Subversive Malting and Brewing	Subversive Malting and Brewing	\$994,000	\$494,000
21	Catskill's Advancement for New Downtown Opportunities (CANDO) (Small Project Fund)	Greene County Economic Development	\$600,000	\$600,000
Total			\$56,327,000	\$19,058,000

Public Realm & Nonprofit
 Housing & Mixed Use
 Commercial
 Other

Projects #1-4 Updates | Village of Catskill Projects

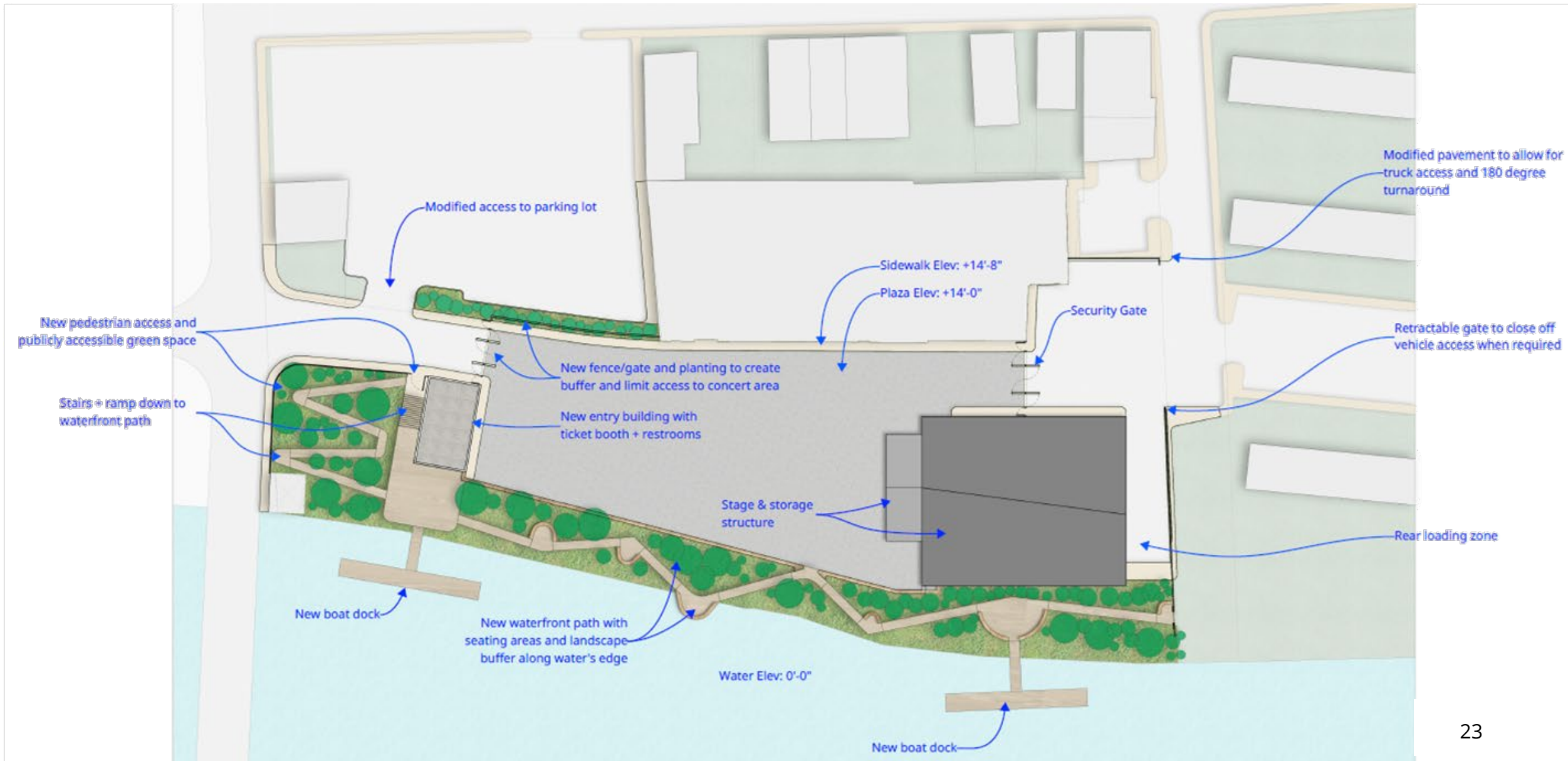
	Project Name	Project Sponsor	Total DRI Request	Total Project Cost	Project Updates
1	Enhance the Village Streetscape Along Main Street and West Bridge Street	Village of Catskill	\$2,469,000	\$2,494,000	Removed mobile bathrooms, added dry hydrant
2	Activate the Village of Catskill with a New Wayfinding and Signage System	Village of Catskill	\$425,000	\$450,000	N/A
3	Connect Ferry Service to Catskill by Installing a Gateway Boat Dock on Water Street	Village of Catskill	\$276,000	\$291,000	Envisions DRI awards as Phase 1 of the gateway dock project; will pursue LWRP funds for further placemaking enhancements around the new dock.
4	Develop an ADA-Accessible Small Craft Launch on West Main Street	Village of Catskill	\$183,000	\$198,000	Envisions DRI awards as Phase 1 of the craft launch project; will pursue LWRP funds for further placemaking enhancements around the new launch.

Project #18 Updates | Create an Open-Air Event Venue and Public Waterfront Access at Lumberyard Studios

Project Name	Project Sponsor	Total DRI Request	Total Project Cost	Project Updates
18 Create an Open-Air Event Venue and Public Waterfront Access at Lumberyard Studios	AVS Production Group	\$3,750,000	\$5,000,000	• Reduced project budget • Incorporated publicly accessible waterfront walkway • Proposed incorporating Water Street into outdoor venue (would require approvals), with intention to open the venue/plaza to the public through seasonal events and some unprogrammed times



Project #18 Updates | Create an Open-Air Event Venue and Public Waterfront Access at Lumberyard Studios



Project #21 Updates | Catskill's Advancement for New Downtown Opportunities (CANDO) (Small Project Fund)

	Project Name	Project Sponsor	Total DRI Request	Total Project Cost	Project Updates
21	Catskill's Advancement for New Downtown Opportunities (CANDO) (Small Project Fund)	Greene County EDC	\$600,000	\$600,000	- The GCEDC Loan Committee would serve as the Small Project Fund Project Review Committee. - The Loan Committee already has local representation and has expertise in other grant programs (e.g., Community Development Block Grant Microenterprise Grant Program). - In other communities, small committees of knowledgeable professionals have been effective for successful implementation of small project small project funds.

From GCEDC

Proposals will undergo an independent underwriting analysis before being recommended to GCEDC's Loan Committee and Board of Directors, both of which are composed of seasoned executives of three local financial institutions (including two local banks), real estate brokers, journalists, workforce development professionals, and representatives from the Chamber, IDA, and CGCC.

Housing Project Updates

	Project Name	Project Sponsor	Total DRI Request	Total Project Cost	Housing Units	Affordable Units	Housing Size	AMI Levels	Affordable Rents/ Month	Market Rents/ Month	DRI Ask/ Affordable Unit	Project Updates
8	Develop Mixed-use Workforce Housing and Commercial Space at 506 Main Street	Parkview Development & Construction, LLC	\$1,000,000	\$31,443,000	70	63	1-2BR	30-80% (maj. 60%)	\$305-\$1,681	\$1,440 - \$1,735 (110% AMI)	\$15,873	• Provided detail on affordability • Village sees a viable path to site control; would double the lost amount of park space elsewhere
9	Transform 199 West Main Street into 6 Units of Workforce Housing	Hop-O-Nose LLC	\$1,000,000	\$1,781,000	6	6	2BR	70% (approx.)	\$1,500	N/A	\$166,667	• Provided detail on affordability • Prelim meeting with Planning Bd • Has path to securing all funding
10	Create Housing & Commercial Space at 95 West Bridge Street	95 W. Bridge Holding, LLC	\$2,250,000	\$3,150,000	12	5	1-2BR	60%	\$1,203	\$1,800 - \$2,000	\$450,000	• Provided detail on affordability • Has path to securing funding • DRI ask may change as we confirm funding source mix
11	Renovate Commercial Space and Expand Housing Options at 437 Main Street	Catskill Hills, LLC	\$155,000	\$240,000	~1	0	1 BR	N/A	N/A	TBD	N/A	• Increased project cost and DRI request (was \$110,000) b/c of increased materials costs • Unsure if a housing unit is feasible; not able to offer affordability
12	Establish an Outdoor Destination Space with Four Studio Housing Units at 472 Main Street	Two Hawk Hudson, LLC	\$819,000	\$1,096,000	4	4	Studio-1BR	50-60%	\$833-\$1,188	N/A	\$206,250	• Provided more detail on scope & affordability, path to funding • Slightly lower DRI ask (was \$825K); DRI ask may change as we confirm funding source mix • Updated housing units from 3 to 4

Project Discussion

Project Evaluation Framework

1

Eligibility: *Does the project meet all DRI eligibility criteria?*

2

Feasibility: *Can the sponsor implement the project within the parameters of DRI?*

3

Impact: *How well does the project align with the community's DRI vision and goals?*

DETERMINATION

Consultant Team
has screened all
projects for
eligibility

Feasibility

GUIDING QUESTIONS

1. Does the sponsor have the capacity to execute a project of this scale and level of complexity and operate it on an ongoing basis?
2. Does the sponsor have a clear path to securing funding to expeditiously execute the project?
3. Can the sponsor execute the project on a reimbursement basis?

DETERMINATION

Feasibility is determined through both the **Consultant Team** technical review and input from the **LPC** based on known capacities and local conditions.

Impact

ASSESSING IMPACT

1. Review vision and goals
2. Consider whether project will have a catalytic effect on downtown
3. Consider the magnitude of impact relative to the amount of DRI funds requested

Questions to consider:

- *What evidence do you have that there is need/demand/interest in this project?*
- *How will this project benefit the local community?*

DETERMINATION

Impact is judged by the **LPC** based on your understanding of community needs and community input received through the DRI process, with input from the Consultant Team.

Catskill DRI Vision Statement

Drawing on its history as a crossroads of the Upper Hudson Valley, Catskill will be a vibrant, active community that provides opportunity for all. Catskill will be affordable and accessible to people and families of all income levels and backgrounds while retaining its small-village character, natural beauty, and culture of care, inclusion, and creativity.

Catskill DRI Goals

1 – Housing Affordability

Address the local affordability crisis by building new homes at a range of price points, including options affordable to those earning the village's median salary, and improving existing homes.

2 – Downtown Assets

Invest in the unique assets of the downtown area, its businesses, and Catskill Creek to draw more residents and visitors.

3 – Community Spaces

Expand and improve accessible, affordable community spaces that serve Catskill youth, families, and seniors.

4 – Streetscapes and Mobility

Beautify streetscapes, improve wayfinding and accessible pedestrian infrastructure, and make it easier for residents and visitors to get around Catskill and age in place.

Building a Slate of Projects

Ultimately, NYS will award \$10 million to projects in Catskill.

1. LPC needs to “fill a basket” with **\$12-15 million** in projects — Strategic Investment Plans should include funding requests greater than the award amount to account for the fact that some projects may prove infeasible due to unforeseen circumstances.
2. Consider how projects can be **synergistic** with one another.
3. Projects that are not eligible for DRI funding or not ready to be awarded can still be included in the Strategic Investment Plan as **“Future Priority Projects”**.

The projects under consideration total **\$19.1 million** in DRI funding requests.

What information will be presented today?

Project proposals discussed today include:

- Finalized project descriptions
- Latest budgets and cost estimates, including confirmation of other funding partners and the desired % of project costs to be covered by DRI funding
- Affordability proposals (for housing-related projects)
- Outstanding questions regarding project feasibility

By LPC Meeting #6 on November 18, the Consultant Team will work with eligible project sponsors to:

- Finalize project descriptions
- Finalize budgets and cost estimates
- Confirm project timelines
- Address any open questions on sponsor capacity, paths to securing other funding sources, and general feasibility
- Develop project renderings

Discussion Questions

- Which projects would you like to **discuss further**?
- Would it give you pause to **include any projects on a final slate**?
- What **additional information** do you need to make a final decision?

In the following slides, projects are ranked by the following:

A

High impact and feasibility, moderate to high public support

B

Moderate to high impact, feasibility, and public support

C

Low impact, feasibility, or public support

A. High impact and feasibility, moderate to high public support

Project #	Project Name	Project Sponsor	Total DRI Request	Total Project Cost	Average Project Score (3 = Highest)			Feasibility Notes
					Impact (LPC Pulse Check)	Feasibility*	Public Support	
1	Enhance the Village Streetscape Along Main Street and West Bridge Street	Village of Catskill	\$2,469,000	\$2,494,000	2.8	3.0	3.0	• N/A
5	Renovate the Historic Catskill Public Library	Catskill Public Library	\$1,468,000	\$2,843,000	2.7	3.0	3.0	• State Aid for Library Construction (SAC) grant awarded • CDBG grant application submitted this week
2	Activate the Village of Catskill with a New Wayfinding and Signage System	Village of Catskill	\$425,000	\$450,000	2.7	3.0	2.0	• N/A
3	Connect Ferry Service to Catskill by Installing a Gateway Boat Dock on Water Street	Village of Catskill	\$276,000	\$291,000	2.4	3.0	3.0	• N/A
6	Renovate 455 Main Street to Facilitate Expanded Services by the Mental Health Association of Greene County	MHA of Greene County	\$845,000	\$845,000	2.4	3.0	2.0	• N/A
4	Develop an ADA-Accessible Small Craft Launch on West Main Street	Village of Catskill	\$183,000	\$198,000	2.4	3.0	2.0	• N/A
21	Catskill's Advancement for New Downtown Opportunities (CANDO) (Small Project Fund)	Greene County EDC	\$600,000	\$600,000	N/A	3.0	3.0	• N/A
TOTAL			\$6,266,000	\$7,721,000				

*Feasibility was determined by the DRI team based on 1) Budget clarity and professional estimates, 2) All funds secured, 3) Site control, 4) Sponsor experience/capacity.
4/4 = a 3.0 score, 3/4 = 2.5, 2/4 = 2.0, <2/4 = 1.0

Public Realm & Nonprofit
 Housing & Mixed Use
 Commercial
 Other



B. Moderate to high impact, feasibility, and public support

Project #	Project Name	Project Sponsor	Total DRI Request	Total Project Cost	Average Project Score (3 = Highest)			Feasibility Notes
					Impact (LPC Pulse Check)	Feasibility*	Public Support	
8	Develop Mixed-use Workforce Housing and Commercial Space at 506 Main Street	Parkview Development & Construction, LLC	\$1,000,000	\$31,443,000	2.7	2.0	3.0	- Sponsor in discussion with Village re: site control - Strong support from many community members though some oppose loss/relocation of parkland
14	Activate Live Performances at the Community Theater	373 Main Street LLC	\$525,000	\$912,000	2.2	3.0	3.0	N/A
16	Enhance Water Access from Creekside Restaurant	ZAC Land Holding, LLC	\$900,000	\$1,310,000	2.2	2.5	2.0	- Received updated project budget + cost estimates - Preliminary DEC conversations signal readiness - Planning Bd. Conversations reflect support
7	Transform Bridge Street Theatre	Bridge Street Theatre Inc.	\$595,000	\$650,000	2.1	2.0	3.0	Awaiting a detailed project budget + cost estimates
15	Convert 104 Water Street to Mixed-use Creative Space and Art Studios	104 Water Street LLC	\$500,000	\$947,000	2.0	3.0	2.0	N/A
10	Create Housing & Commercial Space at 95 West Bridge Street	95 W. Bridge Holding, LLC	\$2,250,000	\$3,150,000	1.9	2.5	2.0	DRI ask may change as we confirm funding source mix
TOTAL			\$5,770,000	\$38,412,000				

*Feasibility was determined by the DRI team based on 1) Budget clarity and professional estimates, 2) All funds secured, 3) Site control, 4) Sponsor experience/capacity.
 4/4 = a 3.0 score, 3/4 = 2.5, 2/4 = 2.0, <2/4 = 1.0

Public Realm & Nonprofit
 Housing & Mixed Use
 Commercial
 Other



C. Low impact, feasibility, or public support

Project #	Project Name	Project Sponsor	Total DRI Request	Total Project Cost	Average Project Score (3 = Highest)			Feasibility Notes
					Impact (LPC Pulse Check)	Feasibility*	Public Support	
20	Renovate Subversive Malting and Brewing into a Larger, All-Season Destination	Subversive Malting and Brewing	\$494,000	\$994,000	2.2	1.0	2.0	• Pending site control; working on property acquisition
19	Beautify and Expand Operations at Return Brewing Outpost	Return Brewing Catskill LLC	\$503,000	\$682,000	1.4	3.0	2.0	• N/A
9	Transform 199 West Main Street into 6 Units of Workforce Housing	Hop-O-Nose LLC	\$1,000,000	\$1,781,000	2.3	3.0	1.0	• N/A
17	Improve Waterfront Resilience and Public Access at 70 West Main Street	Forlini's LLC	\$189,000	\$252,000	1.9	3.0	1.0	• N/A
12	Establish an Outdoor Destination Space with Four Studio Housing Units at 472 Main Street	Two Hawk Hudson, LLC	\$825,000	\$1,100,000	1.8	2.5	1.0	• DRI ask may change as we confirm funding source mix • Awaiting design specifications
11	Renovate Commercial Space and Expand Housing Options at 437 Main Street	Catskill Hills, LLC	\$155,000	\$240,000	1.8	1.0	1.0	• Awaiting detailed scope, costs, and rents • Sponsor unsure a housing unit will be possible
13	Restore the Historic Brick Façade at 342 Main Street	West Bridge Holdings LLC	\$116,000	\$154,000	1.6	3.0	1.0	• Confirming eligibility for historic tax credits and other façade programs
18	Create an Open-Air Event Venue and Public Waterfront Access at Lumberyard Studios	AVS Production Group	\$3,750,000	\$5,000,000	1.3	2.0	1.0	• Pending approval for Water Street closure • Pending discussions with DEC
TOTAL			\$7,032,000	\$10,204,000				

*Feasibility was determined by the DRI team based on 1) Budget clarity and professional estimates, 2) All funds secured, 3) Site control, 4) Sponsor experience/capacity.
4/4 = a 3.0 score, 3/4 = 2.5, 2/4 = 2.0, <2/4 = 1.0

Public Realm & Nonprofit
 Housing & Mixed Use
 Commercial
 Other



Discussion Questions

- Which projects would you like to **discuss further**?
- Would it give you pause to **include any projects on a final slate**?
- What **additional information** do you need to make a final decision?

Next Steps

Upcoming LPC and Public Meeting Dates

Tuesday, November 18

LPC Meeting #6 and Final Project Vote

Catskill High School (Cafeteria)

341 W. Main Street

5:00-7:00PM

By LPC Meeting #6, the Consultant Team will work with project sponsors to finalize:

- Project descriptions
- Detailed cost estimates and project budgets, backed up by professional cost estimators
- Confirmation of other necessary funding sources
- Fleshed out project timelines
- Project renderings

The Consultant Team will share detailed project profiles containing this information with the LPC to prepare for this meeting.

Public Comment

Downtown Revitalization Initiative (DRI)

Catskill Local Planning Committee Meeting #5

October 21st, 2025

NYS Department of State | Office of Planning, Development & Community Infrastructure



NEW YORK
STATE OF
OPPORTUNITY.

**Department
of State**

**Downtown
Revitalization
Initiative**

NY Forward

APPENDIX:

Summary of Public Open House Input

APPENDIX: SUMMARY OF PUBLIC OPEN HOUSE INPUT

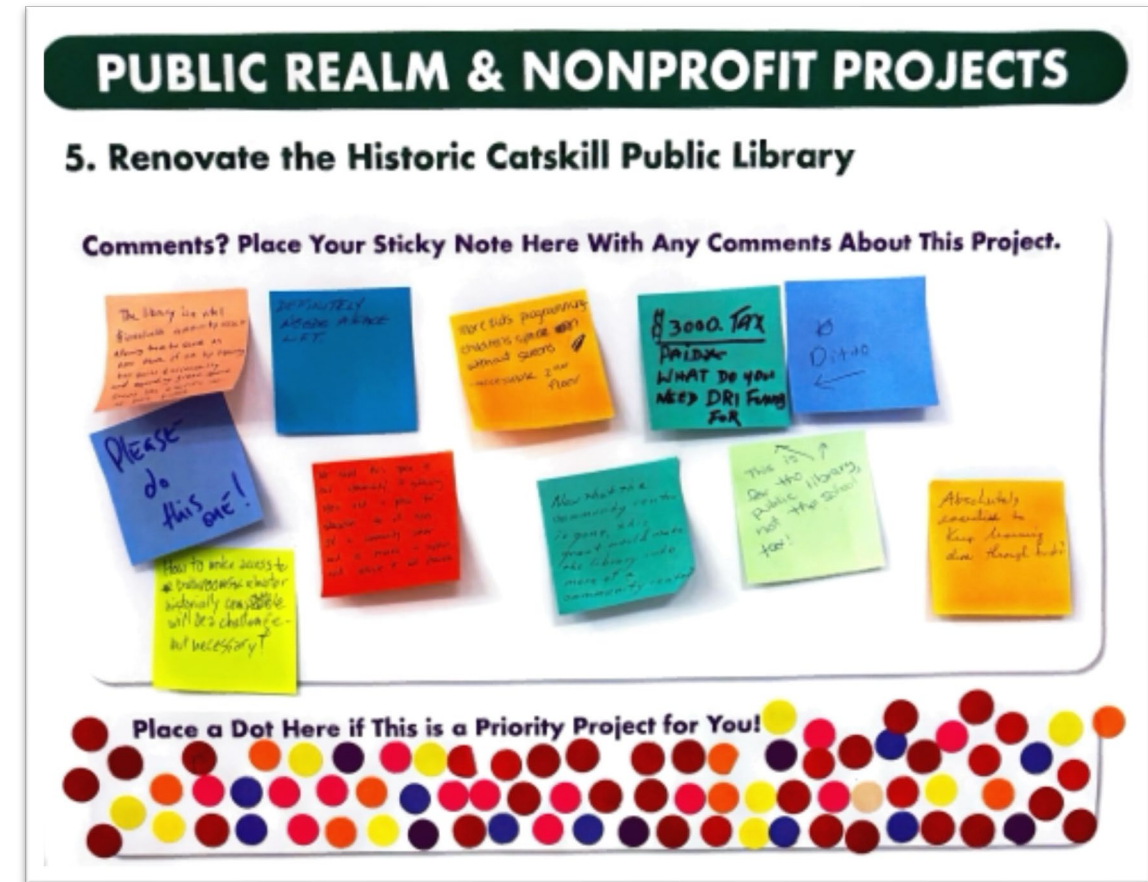
Project Name/Description	# Support	Project Name/Description	# Support	Project Name/Description	# Support
Renovate The Historic Catskill Library	81	Renovate 455 Main Street To Facilitate Expanded Services (MHA)	30	Redevelop 479-483 Main Street For Mixed Use	10
Transform Bridge Street Theater	70	A New Playground And Perimeter Fencing for The Hop O Nose Community With	24	Improve Waterfront Resilience and Public Access at 70 West Main Street	7
Catskill’s Advancement for New Downtown Opportunities (CANDO) Fund (Small Project Fund)	67	Convert 104 Water Street to Mixed-use Creative Space and Art Studios	24	Renovate and Build New Facilities at Lumberyard Studios	7
Enhance Village Streetscape	59	Renovate Subversive Malting and Brewing	24	Transform 199 West Main Street Into Six-unit Workforce Housing Townhomes	5
Develop Mixed Use Waterfront Housing And Commercial Space At 506 Main Street	50	Activate The Village With Wayfinding And Signage	19	Establish an Outdoor Destination Space with Three Studio Housing Units at 472 Main Street	5
Connect Ferry Service To Catskill By Installing A Gateway Boat Dock On Water Street	47	Enhance Water Access from Creekside Restaurant	19	Restore the Historic Brick Façade at 342 Main Street	4
Activate Live Performances at the Community Theater	47	Develop An ADA Accessible Small Craft Launch	18	Renovate Commercial Space and Expand Housing Options at 437 Main Street	1
		Beautify and Expand Operations at Return Brewing Outpost	18		
		Create Housing & Commercial Space at 95 West Bridge Street	16		

High Public Priority Medium Public Priority Low Public Priority

Proposed DRI Projects Grouped by Priority Based On Open House "Dot Voting": **HIGH PRIORITY**

High Priority Projects (47+ dots)

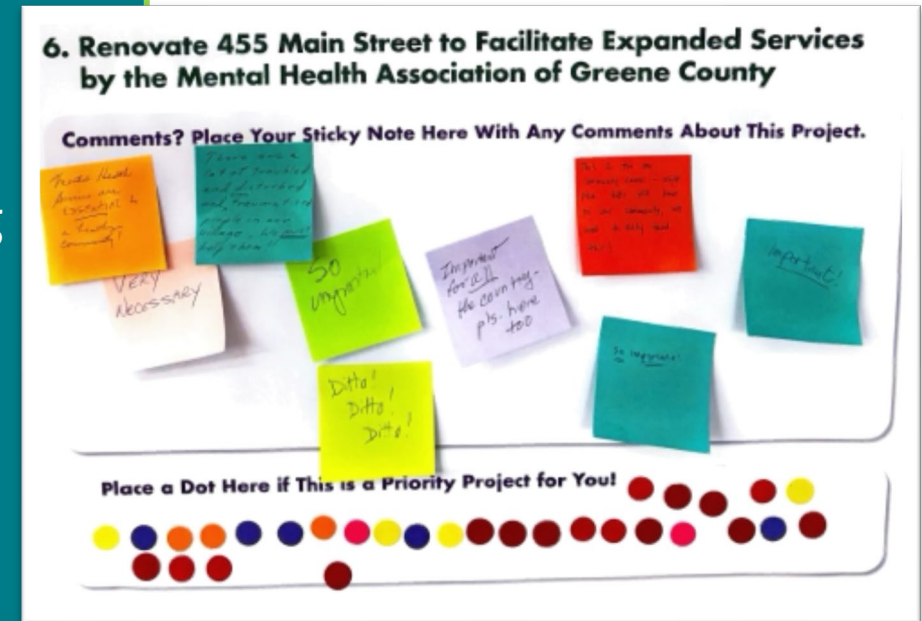
- **Renovate Historic Catskill Library**
- **Transform Bridge Street Theater**
- **Catskill's Advancement for New Downtown Opportunities (CANDO) Fund**
- **Enhance Village Streetscape**
- **Develop Mixed-Use Waterfront Housing & Commercial Space at 506 Main Street**
- **Connect Ferry Service to Catskill: Install Gateway Boat Dock on Water Street**
- **Activate Live Performances at the Community Theater**



Proposed DRI Projects Grouped by Priority Based On Open House "Dot Voting": **MEDIUM PRIORITY**

Medium Priority Projects (15-30 dots)

- **Renovate 455 Main Street to Facilitate Expanded Services by the Mental Health Association of Greene County**
- **Improve Inclusion, Accessibility and Recreation for Hop O Nose Community with New Playground/Perimeter Fencing** (*Note: project withdrawn after Open House*)
- **Convert 104 Water Street to Mixed-use Creative Space and Art Studios**
- **Renovate Subversive Malting and Brewing**
- **Activate The Village with Wayfinding and Signage**
- **Enhance Water Access from Creekside Restaurant**
- **Develop an ADA Accessible Small Craft Launch**
- **Beautify and Expand Operations at Return Brewing Outpost**
- **Create Housing and Commercial Space at 95 West Bridge St.**



Proposed DRI Projects Grouped by Priority Based On Open House "Dot Voting": **LOWER PRIORITY**

Lower Priority Projects (10 or fewer dots)

- **Redevelop 479-483 Main Street for Mixed Use**
(Note: project withdrawn after Open House)
- **Improve Waterfront Resilience and Public Access at 70 West Main Street**
- **Renovate and Build New Facilities at Lumberyard Studios**
- **Transform 199 West Main Street into Six-unit Workforce Housing Townhomes**
- **Establish an Outdoor Destination Space with Three Studio Housing Units at 472 Main Street**
- **Restore the Historic Brick Façade at 342 Main St.**
- **Renovate Commercial Space and Expand Housing Options at 437 Main Street**

HOUSING & MIXED-USE BUILDING PROJECTS

10. Transform 199 West Main Street Into Six-Unit Workforce Housing Townhomes

Comments? Place Your Sticky Note Here With Any Comments About This Project.

Place a Dot Here if This is a Priority Project for You!

The image shows a sample of a public open house input card. At the top, there is a red header with the text "HOUSING & MIXED-USE BUILDING PROJECTS". Below this, the project title "10. Transform 199 West Main Street Into Six-Unit Workforce Housing Townhomes" is written in bold. Underneath the title, there is a section labeled "Comments? Place Your Sticky Note Here With Any Comments About This Project." which contains four sticky notes with handwritten comments. At the bottom of the card, there is a section labeled "Place a Dot Here if This is a Priority Project for You!" with five colored dots (red, pink, blue, dark blue, red) for voting.

Proposed DRI Projects With Public Comments

#	Project Description	Priority (# Dots)	Comments
PUBLIC REALM AND NONPROFIT PROJECTS			
1	Enhance Village Streetscape	H (59)	- Public projects like this will help businesses and community all at once. - Reduce speed limit in the village. - Need better sidewalks to make the village more pedestrian friendly. - Regulate noise pollution on Main Street. - Need bike parking and e-bikes. - Will businesses have input on sidewalk expansion in front of their building? - I fully support this but ran out of stickers.
2	Activate The Village with Wayfinding and Signage	M (19)	- Love this. Signage is critical for creating cohesion. - This is so important for every business on and around Main Street. When people come here let's make it easy and show them around. - Cohesive signage throughout the village increases access & success for all. - Have signage and posted schedules at bus stops. - Maps of signage are definitely needed in multiple languages; also spoken for people with visibility challenges. - I support this but ran out of stickers.
3	Connect Ferry Service to Catskill by Installing a Gateway Boat Dock on Water Street	H (47)	- Water as transportation for locals and visitor. - Brings people who visit and spend money. - Coupled with wayfinding and streetscape project this is a huge step in bringing people to Catskill and increasing the customers for businesses and ensuring access and travel while maintaining status as a destination. - Let's open Catskill to Hudson River neighbors. - This would be good for use of our water.

Proposed DRI Projects With Public Comments

#	Project Description	Priority (# Dots)	Comments
PUBLIC REALM AND NONPROFIT PROJECTS			
4	Develop an ADA Accessible Small Craft Launch	M (18)	- It's only \$250,000. - More accessibility - Why doesn't everyone vote for this? - Yes to all projects with use of the creek facilities on the water. - Great recreation projects for locals who have been here for generations.
5	Renovate The Historic Catskill Library	H (81)	- Library is a vital and invaluable community asset allowing them to serve even more of us by expanding spaces and accessibility; expanding green space seems like terrific use of DRI funds. - Please do this one! - Making the bathrooms and elevator historically compatible will be a challenge but worth it. - Definitely needs a face lift. - We need this space in our community. A gathering space and a place for education for all ages. It's a community center and a resource to support and ensure it will flourish. - More kids programming and space without screens. Accessibility to the second floor. - We pay taxes for the library - why do they need DRI money? - Clarification that this is for the public library not school tax. - Now that the community center is gone this grant would make the library into more of a community center. - Absolutely essential to keep learning through books.
6	Renovate 455 Main Street to Facilitate Expanded Services by the Mental Health Association of Greene County	M (30)	- Mental health services are essential to a healthy community. - There are a lot of troubled and traumatized people in our community. We must help them. - So important and very necessary. - This is the one community center style place kids still have in our community. We need to fully fund this.

Proposed DRI Projects With Public Comments

#	Project Description	Priority (# Dots)	Comments
PUBLIC REALM AND NONPROFIT PROJECTS			
7	Improve Inclusion, Accessibility & Recreation for Hop O Nose Community with New Playground & Perimeter Fencing	M (24)	• I'd like to see planting of native species along the creek for the riparian edge. • Current fencing is ugliest thing seen in this town. Let's make it beautiful. • Long overdue! • Please expand to include all - especially on the waterfront. • As the waterfront is made more beautiful we need to be sure the children know how to swim. Water safety is very important. Many parents I have met can't swim either.

Proposed DRI Projects With Public Comments

#	Project Description	Priority (# Dots)	Comments
HOUSING AND MIXED-USE BUILDING PROJECTS			
8	Develop Mixed Use Waterfront Housing and Commercial Space At 506 Main Street	H (50)	• Loss of greenspace and parkland: Loss of greenspace and viewshed. / This means the loss of 100-year-old park and open space along the Creek. / Keep as a park / This has been a park for 100 years. / How come there is no mention of this destroying a park? / Improve the park. / I love the park where it is. This project should be further out from downtown. / The loss of a public park along the creek would be unfortunate and would benefit a small number of people. Add a public park to this that attracts residents and tourists to the Creek frontage. • Support for affordable housing: This would add lots of affordable housing. Great! /We need more housing, and this project has the best chance of filling that need. /Creating 70 units of cost-controlled AMI/statutorily designed affordable housing right in the heart of downtown Catskill seems like the highest use of Catskill DRI funding. / 70 units is highest of all proposals. / More housing! • Where is the rest of the funding coming from? We need more info/a plan. • Bring people to downtown to live and support downtown businesses. • Yes to affordable but – 1) Who will property manage? Will rents remain affordable? 2) How long will construction take? • Super skilled professional development. Housing – yes! Mixed-use. • Why does the dev. only need 31 – do they need any % at all? • How can we ensure architecture is in keeping with the charm of Catskill?
9	Redevelop 479-483 Main Street for Mixed Use	L (10)	• Apartments made affordable! • This would be a great housing project if it requested \$1 M rather than \$3.0M.

Proposed DRI Projects With Public Comments

#	Project Description	Priority (# Dots)	Comments
HOUSING AND MIXED-USE BUILDING PROJECTS			
10	Transform 199 West Main Street into Six-unit Workforce Housing Townhomes	L (5)	- Looks great. Much needed housing. - Sensitive and appropriate to the community. - Great project! - Improves diversity of Village housing stock. Would like more affordability.
11	Create Housing & Commercial Space at 95 West Bridge Street	M (16)	- Would create jobs and bring people to that end of Bridge Street. - Don't buy into this. - Affordable housing? W. Bridge is a happening spot, let's keep it going.
12	Establish an Outdoor Destination Space with Three Studio Housing Units at 472 Main St.	L (5)	Yes! Please activate Upper Main Street.
13	Renovate Commercial Space and Expand Housing Options at 437 Main Street	L (1)	No comments.

Proposed DRI Projects With Public Comments

#	Project Description	Priority (# Dots)	Comments
COMMERCIAL PROJECTS			
14	Restore the Historic Brick Façade at 342 Main Street	L (4)	This is a moderate and reasonable request by an enduring Main Street business.
15	Activate Live Performances at the Community Theater	H (7)	- Live performances would be incredible. - More activities for children. - Yes please!
16	Convert 104 Water Street to Mixed-use Creative Space and Art Studios	M (24)	- A key project to develop our art or creative community. - I've lived in the Village since 2007 but really only since Cone Zero opened do I feel like I'm part of the community. - Water Street Art Studio already does this. Fund them! - This project will help foster the artistic community in Catskill and bring more people. - Ran out of stickers but love this project! - The soda kiln will be a destination for potters, bringing in out of town visitors for workshops – Oki Doki in Germantown sells out their workshops for the year in one weekend.
17	Transform Bridge Street Theater	H (70)	- We're actually a non-profit organization. - This will also divide two performance spaces so they can be used simultaneously, expanding opportunities for classes & community meetings. - Yes! Love the green wall in courtyard. - BST benefits the school, community, students, & visitors. Definitely a must. - Cultural growth is as important as business. Support BST!

Proposed DRI Projects With Public Comments

#	Project Description	Priority (# Dots)	Comments
COMMERCIAL PROJECTS			
17	Transform Bridge Street Theater (Continued)	H (70)	• Live theater always brings people to the area. Having a comfortable environment would make it more enjoyable. • Theater has brought more people into the area & helps businesses flourish. • Such an important community presence. • Best art & culture we've had – need to expand for more children & families. • BST is a community gem! We need to support and enhance it! • Bridge Street Theater has been a great community asset! • Proven track record! Great theater with soul! • The Bridge Street Theater is a brilliant, marvelous, visionary organization. Please give them every penny they requested.
18	Enhance Water Access from Creekside Restaurant	M (19)	• Yes! All water access points drive increased recreation. • A riparian planting of native shrubs would be a better approach than a retaining wall. • Investing public money in private property? Hmm...
19	Improve Waterfront Resilience and Public Access at 70 West Main St.	L (7)	• No comments.
20	Renovate and Build New Facilities at Lumberyard Studios	L (7)	• This company should receive no further public money, for a project that has already been proposed and has failed to be completed. Also, please take into account site control by the project sponsor before considering this as a valid project. • Who even owns Lumberyard now?

Proposed DRI Projects With Public Comments

#	Project Description	Priority (# Dots)	Comments
COMMERCIAL PROJECTS			
21	Beautify and Expand Operations at Return Brewing Outpost	M (18)	• Developing here makes that area safer for everyone! • Definitely community friendly project. • Appreciate the support for hiring local & bringing people together in the village. • Supports manufacturing and local jobs. • Encourage food trucks here and elsewhere (e.g., Dutchman’s Landing?)
22	Renovate Subversive Malting and Brewing	M (24)	• Subversive is already a community hub – enabling them to strengthen that status, grow their employees, expand their offerings and community use seems great. • If recreating 95 West Bridge having a pleasant new place across the road where people can eat and drink after shopping. • Subversive has invested so much into Catskill and proven its commitment. Deserves to have this grant. • Everything Subversive does, they do it well. They are an asset to Catskill and worth supporting. • Yes!!! Subversive does so much for Catskill, we should give more to make them bigger and better!

Proposed DRI Projects With Public Comments

#	Project Description	Priority (# Dots)	Comments
SMALL PROJECT FUND			
23	Catskill’s Advancement for New Downtown Opportunities (CANDO) Fund (Small Project Fund)	H (67)	• The goal of the DRI is to fund transformational projects for small businesses. Any investment offers the potential for transformational changes. Not only for the business but the community. • Pooling resources helps more people. • We need a new place for our food pantry that serves the community. • Upgraded, safer sidewalks please! • Catskill Food Pantry needs a walk-in cooler. / Please take note we need a new walk-in freezer for the pantry that serves our community. • Having small businesses get some of this support would be awesome! • Small businesses in Catskill are constantly struggling. They should be main beneficiaries of any economic development in our town. We need to ensure DRI funds support the businesses that put our town on the map – and they are all small businesses that desperately need these funds. • Support the wonderful small businesses. • CONE ZERO KILN

APPENDIX: Engagement Updates

DRI Open House – September 29, 2025

Overview

- **Goal:** Enable community members to give feedback on proposed Catskill DRI projects.
- Nearly **200** residents and stakeholders gathered at the Catskill Senior Center.
- **Informational stations** around the room provided an overview of the DRI process, a map of the DRI area, and a description of DRI criteria for project evaluation.
- Participants visited **interactive stations** around the room to review a summary of each project and add **comments on project benefits, concerns, and ideas for implementation**.
- Participants placed sticky dots next to projects they felt were **top priorities for transforming the DRI area** (up to 5 each).



DRI Open House – September 29, 2025

Takeaways

- Support was highest for **public realm** projects and projects that delivered **housing**, activated the **Creek**, and supported **culture**.
- Seven projects (out of 23) received 47+ dots. We labeled these **High Priority** projects. Nine projects were **Medium Priority** (15-30 dots) and seven projects were **Low Priority** (<10 dots).
- Tallies are not necessarily representative of broader community sentiment but provide a **gut check** for LPC members.
- We will review all public scores shortly. A **summary table** of all scores is included in the appendix.

High Priority Projects for Attendees

1. Renovate Historic Catskill Library
2. Transform Bridge Street Theater
3. Catskill's Advancement for New Downtown Opportunities (CANDO) Fund
4. Enhance Village Streetscape
5. Develop Mixed-Use Waterfront Housing & Commercial Space at 506 Main Street
6. Connect Ferry Service to Catskill: Install Gateway Boat Dock on Water Street
7. Activate Live Performances at the Community Theater

Publicity and Outreach

- Village press releases
- Local media (Times Union, Channel 10, Hudson Valley 360, WHEB Radio, and more)
- Catskill DRI email blasts
- Word of mouth
- Farmers market tabling
- Stickers at the Clubhouse to engage youth
- Door-knocking



Village of Catskill
Downtown Revitalization Initiative (DRI)

Join Us to **Learn About Project Proposals**
Catskill's \$10 Million Grant to Improve Downtown



CATSKILL LPC MEETING #4
PROJECT SPONSOR PRESENTATIONS
Thursday, Sept. 4, 2025
5:00 PM to 8:00 PM
Catskill Senior Center*
15 Academy Street, Catskill, NY 12414
Time for public comment will be held at the end of the LPC meeting.

Questions?
Contact us at
catskilldri@gmail.com



www.CatskillDRI.com

How Do the Proposed Projects Support Your Vision for Downtown?
The Village of Catskill was awarded \$10 million from New York State through the Downtown Revitalization Initiative (DRI). Join us at this LPC meeting and the Public Open House to learn about and share your input on proposed projects to advance the community's vision for revitalization of the Catskill Downtown Creek District.

Also Coming Up: PUBLIC OPEN HOUSE
Monday, September 29, 2025, 5:30PM - 7:30PM at the Catskill Senior Center

*The Catskill Senior Center is an accessible location that complies with the Americans with Disabilities Act (ADA). For questions about accessibility or to request accommodations, please email us at catskilldri@gmail.com. Advance notice will allow us to meet as many needs as possible.

How Would You Spend \$10 Million Downtown?




www.CatskillDRI.com



Downtown Revitalization Initiative

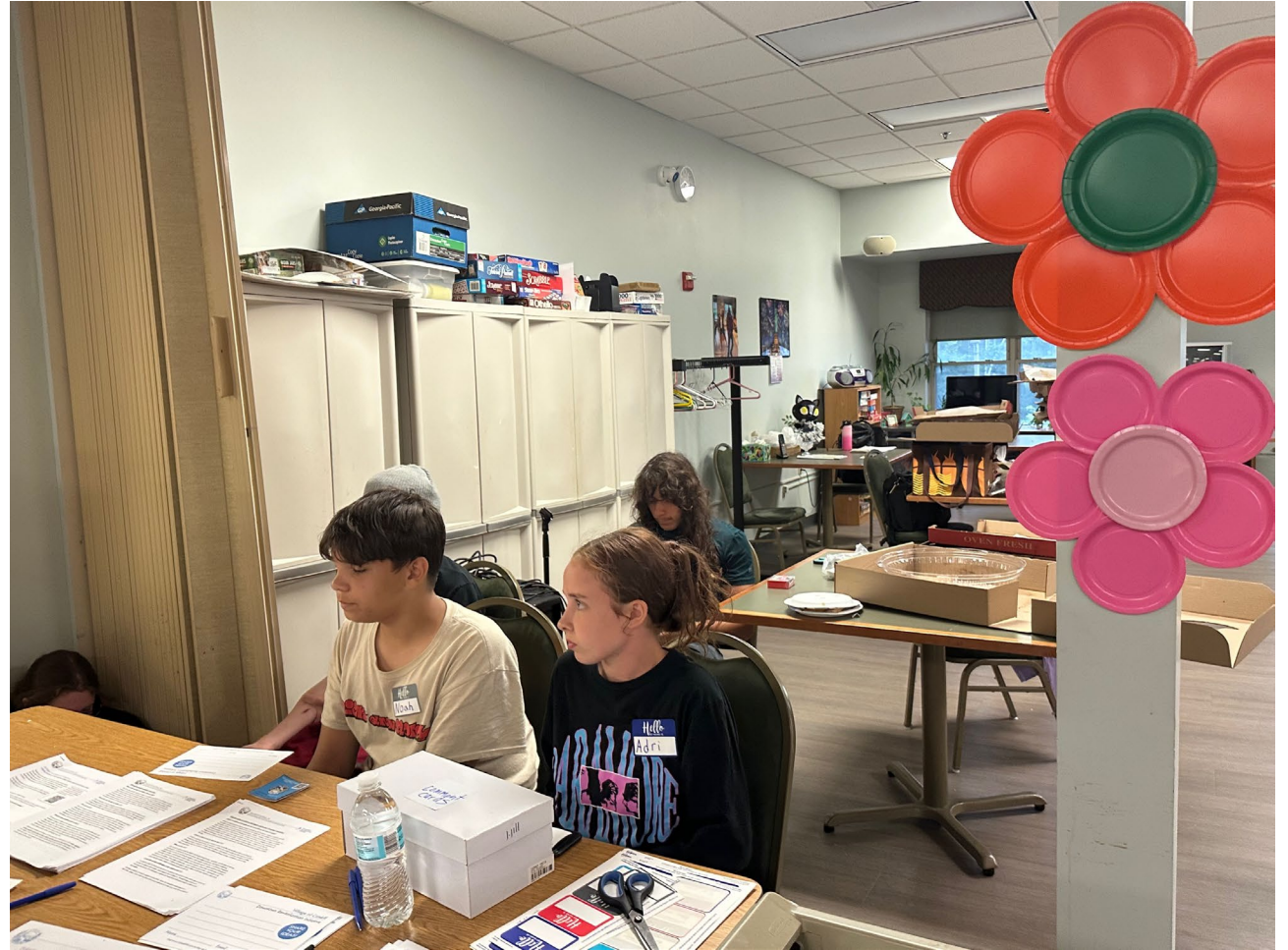
Farmers Market Tent

- **Goal:** Introduce members of the community to the DRI process through casual conversation.
- Members of the LPC and Consultant Team staffed an informational tent at the Catskill Farmers Market on 12 Sundays throughout the summer. **Many thanks to the LPC members who volunteered!**
- The tent offered a map of the DRI area, informational flyers and postcards, and opportunities for members of the public to sign up for more information and upcoming events.
- Volunteers answered questions about the DRI and Open Call for Projects process.
- Tent visitors were encouraged to access the public survey on Catskill's strengths, challenges, and opportunities to inform the DRI process.
- Visitors were encouraged to attend DRI workshops, Open Houses and LPC meetings.



Continued Community Engagement

- **64 Catskill DRI Community Surveys** were submitted identifying people's vision for downtown and strengths, challenges, and opportunities for projects.



Hop-O-Nose Community Engagement

- Goal: Introduce members of the Hop-O-Nose community to the DRI process through casual conversation and gather insights on opportunities for DRI funding.
- Members of the LPC and the Consultant team were joined by Catskill Housing Authority board members to knock on doors and speak with residents of the Hop-O-Nose Homes Saturday, June 21st.
- Potential investments identified:
 - Splash pad or other water feature at the playground
 - Window replacement to reduce energy costs and drafts



Stakeholder Engagement

Stakeholder Group	Takeaways
Economic Development	• Catskill has a strong small business community, but businesses struggle with employee attraction and retention. • Growth areas include tourism and manufacturing/logistics. Tourism requires a hotel, transit, and additional activities/dining locations.
Businesses	• Main St. would benefit from more regular foot traffic and promotion. • Events are a major attraction; improved signage would help. • High housing costs limit the availability of labor.
Arts and Culture	• Catskill has an authentic arts and culture community. • Catskill should do more to highlight its historic buildings & landmarks. • DRI projects should commission local artists for public art.
Social Services	• A lack of quality/affordable housing, well-paying jobs, transit access, and childcare limit people’s ability to thrive • Transit in the area goes to many helpful places, but isn’t well known or frequent enough • Other top needs include mental health support/spaces, workforce training, and opportunities for young people.
Real Estate	• Greatest barriers to new housing are sewer capacity and zoning. • Greatest demand is for small for-sale (2- to 3-bed) homes and 2-fams. • Need signage to highlight attractions and streetscape improvements.
Housing Organizations	• Housing affordability is top of mind across Catskill. • Opportunities include more workforce housing, mixed-income housing, and ADUs. • Building projects in collaboration with the Hop-O-Nose community is essential.
Youth	• There should be more gathering spaces, recreation, and strong job opportunities for local youth.
Catskill Central School District	• Streetscape and mobility improvements are very important to young people, who walk most places in town and typically walk to school. • Due to factors including rising housing costs, newer residents having fewer kids, lack of transportation options, and lack of family sustaining job opportunities, the enrollment is declining. • There is a high demand for after school services, including crafting, outdoor sports (basketball) and recreation space, indoor sports and rec space, fishing, kayaking

APPENDIX:

Summary of Public Input

Vision, Strengths, Challenges + Opportunities for Catskill DRI Area

(Feedback from Public Workshop 1 + Survey 1)

Summary of All Vision Input

VISION

“Catskill will continue to grow into a more dynamic place to live, work and visit, while retaining its small-town character and remaining open and affordable to people of all income levels and backgrounds.”



Does this capture what you'd like to see downtown? What is missing/important?

- How caring, supportive and inclusive Catskill is
- Village of Catskill's heritage/historic character
- Creating opportunity and access for all, especially disenfranchised people and people of color
- Emphasis on overall affordability
- Housing affordability for all income levels
- Access to outdoor recreation and activities for all ages
- Environmental sustainability
- Main Street revitalization
- Village as a tourism destination
- Catskill Creek as an asset
- Walkable streets and transit options
- Economic growth
- Expanding opportunities for youth

Summary of All STRENGTHS Input

STRENGTHS

What makes downtown Catskill stand out from other places? What attracts visitors and residents to the DRI Area?

- Catskill Creek
- Compact, walkable Main Street
- Arts and cultural attractions
- Historic character
- Scenic beauty (river, mountains, views)
- Creative, friendly, authentic community
- Strong community building and inclusivity
- Recreation options (creek and river)
- Unique Main Street small businesses

Where do you spend time in the Catskill DRI Area?

- Main Street shops, bars, and restaurants and West Main Street
- Catskill Creek/waterfront
- Events such as Farmers Market, concerts, arts events, First Fridays
- Library
- Outdoors: pocket parks, Park for Paws, walking and biking
- West Bridge Street businesses and Thomas Cole (outside DRI area)

Summary of All Challenges Input

CHALLENGES

What specific issues need to be addressed in the downtown area?

- Housing affordability, conditions and diversity
- Pedestrian safety: bridges, sidewalks, crossings and connections
- Public transit options
- Public creek access for pedestrians and boaters
- Lack of local jobs
- Lack of youth activities (community center)
- Overall affordability and social supports
- Need more retail and local businesses
- Need for cooperation among organizations
- Environmental quality (water, trees)
- Loss of the community center
- Vacant and aging downtown buildings

Summary of All Opportunities Input **OPPORTUNITIES**

What would improve Catskill's Main Street & Catskill Creek/DRI Area experience?

- **Safe, accessible multi-modal streets:** Pedestrian safety: accessible and connected sidewalks; Creekside trail; Bike lanes, paths, racks; Better public transit (bus, shuttle, trolley); Expanded parking
- **Waterfront improvements:** creek access for pedestrians, pocket parks, trails, public kayak/canoe rental, new dock with paddle-boat rentals at Cone-e Island, vendors, waterside events
- Improving green spaces and playgrounds
- Expanded **recreation** options (youth activities, senior activities, pool, skatepark)
- **Main St. and streetscape improvements** (façades, lighting, vacancies, seating, trees, infrastructure upgrades, restrooms)
- Murals and public art
- **Wayfinding signage and branding** (e.g., community kiosk, general wayfinding, branding with art themes, parking signage, trail signage)

Summary of All Opportunities Input

OPPORTUNITIES

What would improve Catskill's Main Street & Catskill Creek/DRI Area experience?

- **Entertainment/events** (music, theater)
- New and renovated **housing** (e.g., mixed-use, replace fire-damaged homes with higher-density apartments)
- Use and reuse of **vacant buildings** in DRI Area, particularly into mixed-use housing/retail
- Increased range of **community services and supports** (e.g., skill share spaces, adult education, home for Food Pantry, diverse representation, After School Program, etc.)
- More **restaurants, bars and retail shops**
- Supporting improvements to **local businesses**

APPENDIX

DRI Vision, Goals, and Strategies

Catskill DRI Vision and Goals

The Catskill DRI Vision and Goals are intended to serve as a “North Star” to guide future investment in Catskill and serve as a framework through which the LPC will evaluate projects.

LPC Feedback

June 26 Local Planning
Committee Meeting #2

July 21 Virtual Workshop

July 29 Local Planning
Committee Meeting #3



Community Feedback

Stakeholder Interviews

June 26 Public Workshop

Online Survey

Catskill DRI Vision Statement

Drawing on its history as a crossroads of the Upper Hudson Valley, Catskill will be a vibrant, active community that provides opportunity for all. Catskill will be affordable and accessible to people and families of all income levels and backgrounds while retaining its small-village character, natural beauty, and culture of care, inclusion, and creativity.

Goal + Strategies

Goal 1 – Housing Affordability

Address the local affordability crisis by building new homes at a range of price points, including options affordable to those earning the village's median salary, and improving existing homes.

Strategies

- Renovate underused buildings for housing.
- Build new housing on underused and vacant land.
- Renovate and expand Catskill's public housing stock.
- Enable property owners to take advantage of accessible dwelling unit policies to create more units.
- Enable property owners to rehabilitate and preserve existing housing.
- Promote an environmentally sustainable and resilient housing stock.

Goal + Strategies

Goal 2 – Downtown Assets

Invest in the unique assets of the downtown area, its businesses, and Catskill Creek to draw more residents and visitors.

Strategies

- Create new opportunities to have fun on and alongside the Creek.
- Preserve the natural beauty of the Creek and surrounding areas while welcoming public access and enjoyment.
- Diversify the mix of retail and dining, prioritizing options that are affordable to local residents.
- Enable existing businesses to upgrade and modernize their spaces.
- Create downtown spaces that are accessible and cater to young people and/or seniors.
- Unify online information about Catskill offerings and events and promote activities that draw residents and visitors in the off season.

Goal + Strategies

Goal 3 – Community Spaces

Expand and improve accessible, affordable community spaces that serve Catskill youth, families, and seniors.

Strategies

- Improve and expand Catskill's parks, playgrounds, and recreational spaces.
- Improve and expand community centers and other spaces that serve young people.
- Create and improve downtown attractions that serve Catskill residents of all ages.
- Increase access to affordable fresh food in the downtown area.
- Support organizations and resources that strengthen food security.

Goal + Strategies

Goal 4 – Streetscapes and Mobility

Beautify streetscapes, improve wayfinding and accessible pedestrian infrastructure, and make it easier for residents and visitors to get around Catskill and age in place.

Strategies

- Commission public art that activates underused spaces and buildings and honors Catskill's history and culture.
- Add wayfinding signage that promotes Catskill's brand and directs people to downtown's historic & cultural sites and other resources.
- Repair and expand sidewalks and accessible pedestrian infrastructure.
- Improve lighting and plant more greenery along Main Street.
- Improve the reliability and visibility of public transit.
- Invest in infrastructure to accommodate increased foot traffic, such as public restrooms and trashcans.

APPENDIX: Local Planning Committee

Local Planning Committee

Natasha Law
Village of Catskill

Co-Chairs

Joe Wildermuth
Capital Region Regional Economic
Development Council

Members

- **Gilbert Bagnell**, Catskill Public Library
- **Thomas Boomhower**, Upstate Capital Association of New York
- **Bertram Downes**, MHA
- **Rachel Puckett Fischer**, MH Fiber
- **Jared Giordano**, RC Lacy
- **Jennifer Greim**, Thomas Cole House
- **Henry Haye**, Resident
- **Kai Hillman**, MHA
- **Elliot Matos**, HCHC
- **Junait Shah**, Coxsackie Athens School District
- **Liam Singer**, Business Owner
- **Nicholas Weist**, Shandaken Projects
- **Stella Yoon**, CREATE Council on the Arts

APPENDIX

State Contact for Potential Conflicts of Interest

If you have specific questions regarding your situation or need advice, contact the New York State Department of State Ethics Officer:

Anais Vasquez, Ethics Officer
(518) 948-0275
Anais.Vasquez@dos.ny.gov

APPENDIX:

New York State DRI Goals

New York State DRI Goals

- Create an **active downtown** with a strong sense of place
- Attract **new businesses** that create a robust mixed-use community and support new jobs
- Enhance **public spaces** for arts and cultural events
- 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 **climate resiliency**