



CATSKILL DRI OVERVIEW

About the Downtown Revitalization Initiative (DRI)

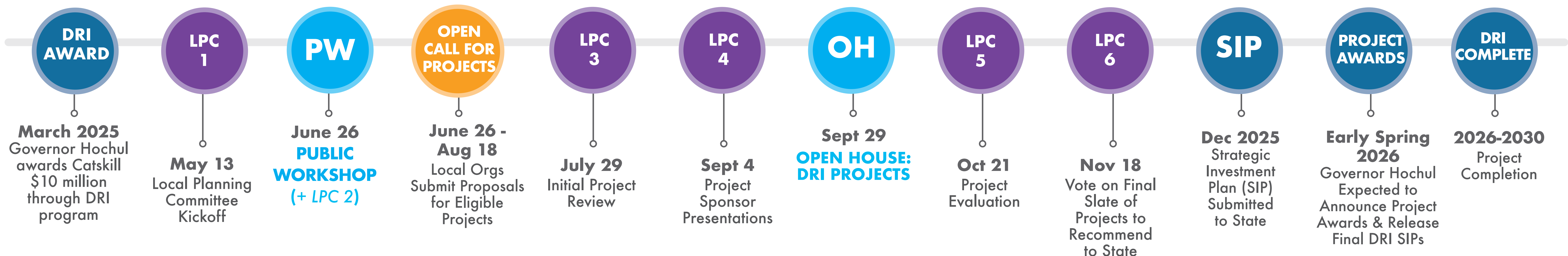
New York State's DRI program focuses on creating **healthy, vibrant, walkable downtowns** that support jobs and benefit the neighborhood, region, and State as a whole. Catskill is one of 10 communities across New York State chosen for the DRI program this year.

Each DRI community receives a **\$10 million award to fund community-supported capital projects**. A Local Planning Committee (LPC), comprising local civic, business, and government leaders, oversees the planning process to develop a vision for the community and recommends a slate of priority projects. Village President, Natasha Law, and Capital Region Regional Economic Development Council Member Joe Wildermuth are the co-chairs of the Catskill Downtown Revitalization Initiative.

The following are New York State's goals for the DRI program:

- 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.

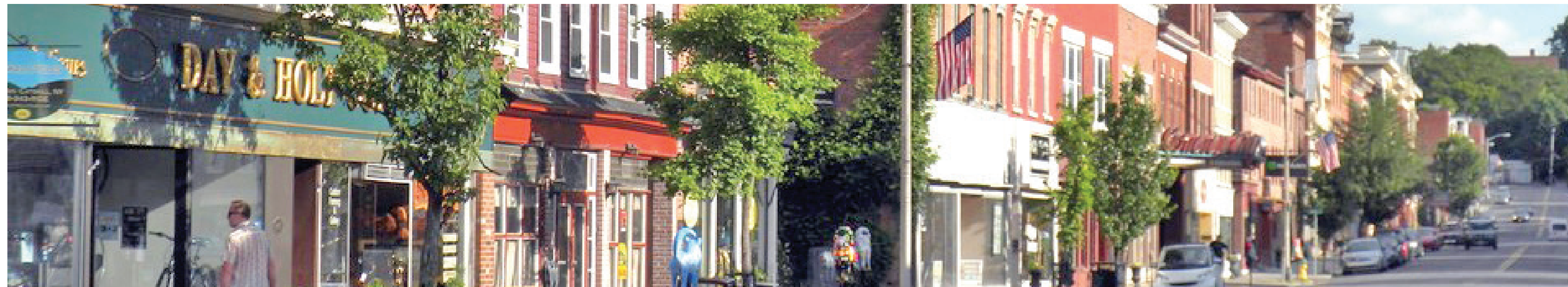
CATSKILL DRI TIMELINE





PROJECT EVALUATION CRITERIA

The Local Planning Committee will evaluate proposed projects and make a recommendation to the State of New York regarding which projects to fund.



Eligibility: All projects funded by DRI must meet certain eligibility criteria:

- All projects must be **capital projects** (one-time investments that will last for many years) rather than operating expenses (ongoing costs for staffing or programming)
- A project must fall into one of the following categories:
 - 1. New Development and Rehabilitation of Existing Structures**
Development or rehab of spaces that provide jobs, housing, or community services.
 - 2. Public Improvements**
Investments in transportation, streetscapes, open space, recreation, public art, and other public realm projects.
 - 3. Small Project Fund**
A locally managed matching fund for small projects such as façade enhancements, renovations to commercial or mixed-use buildings, business equipment, or public art.
 - 4. Branding and Marketing**
One-time expenses for downtown branding and marketing projects that target residents, investors, developers, and/or visitors.

Feasibility: The Local Planning Committee will also consider the following criteria:

- A project must have:
 - **A project lead** with proven capacity to complete the project and legal authority to undertake the project and contract with the State.
 - **Site control**, such as ownership or an agreement with the owner for permission to implement the proposed project.
 - **Identified funding sources** with sufficient financing commitments confirmed or in progress.
 - **Clear support** from any required private partners or government agencies.
 - **Plans for maintenance and operations** to sustain the project long term.
 - **The ability to start construction within two years** and complete within five years.
 - **Plans for compliance** with Building Decarbonization requirements.

Impact: Finally, the Committee will ask: How well does the project align with the State DRI program goals, and the community's DRI vision and goals, and how will it positively impact the community?

- Catskill DRI Vision and Goals: See the Vision and Goals board.
- Impact Considerations:
 - **Catalytic Effect:** The project is expected to generate broader impact in the Village by attracting additional investment, enhancing quality of life, or spurring further development beyond its direct scope.
 - **Cost Effectiveness:** The project sponsor clearly demonstrates the need for DRI funds and shows they will use public resources efficiently by leveraging other funding sources and using DRI funds to cover costs that cannot be supported elsewhere.



CATSKILL DRI VISION & GOALS

The Local Planning Committee (LPC) and the Planning Team developed a vision statement, goals, and strategies to guide the prioritization of project recommendations. The **vision, goals, and strategies** were informed by an analysis of existing downtown conditions, stakeholder interviews, input from local community members, and LPC meetings.

VISION

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 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.

GOAL 2

DOWNTOWN ASSETS

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

GOAL 3

COMMUNITY SPACES

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

GOAL 4

STREETSCAPES & 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.



Village of Catskill

Downtown Revitalization Initiative (DRI)



Downtown Revitalization Initiative

PUBLIC ENGAGEMENT

Since April 2025, Catskill's Local Planning Committee has engaged members of the public to understand priorities for Catskill and identify potential priority projects. At today's Open House, community members will share their feedback on proposed projects to further inform the Local Planning Committee's decision-making process.

Activities So Far:

120+

Public Vision Workshop

Roughly 120 community members and LPC members participated in an in-person workshop in June to identify needs, challenges, and opportunities in Catskill.

20+

Small Group Conversations

Interviews with 20+ representatives from local businesses, community-based organizations, public entities, and residents provided input on the DRI program and priorities for downtown investment.

200+

Vision Survey

Over 200 online and written responses to a survey on Catskill's greatest strengths and challenges, as well as priorities for public investments.

10+

Farmers Market

The LPC hosted a Catskill DRI tent at the Catskill Farmers Market at 10+ weekends over the summer to promote and discuss the program with visitors to the market.

Vision Survey Takeaways:

87%

of respondents agree that renovating vacant buildings into mixed-use developments would improve Catskill's Main Street experience.

67%

of respondents agree that increasing recreation opportunities would improve Catskill's Main Street experience.

Respondents would like to see more initiatives that improve housing conditions, address the lack of recreation opportunities, improve pedestrian access to the creek, and support local businesses.

Public Vision Workshop Takeaways:

STRENGTHS

- Strong and inclusive community
- Historic character and natural beauty
- Catskill Creek
- Compact, walkable Main Street with unique small businesses
- Arts and cultural attractions

CHALLENGES

- Housing affordability, options, and quality
- Pedestrian safety (sidewalks, bridges, crossings and connections)
- Public creek access
- Lack of recreation options and youth activities
- Vacant and aging downtown buildings
- Lack of local jobs
- Public transportation access and options

OPPORTUNITIES

- Safe, accessible multi-modal streets
- Waterfront improvements and creek access
- Improving green spaces and playgrounds throughout the downtown area
- Expanded recreation options
- Main St. and streetscape improvements
- Murals and public art
- Wayfinding signage and branding
- New and renovated housing
- Use and reuse of vacant buildings in DRI Area, particularly into mixed-use housing/retail
- Increased range of community services and support
- More restaurants, bars and retail shops
- Supporting improvements to local businesses

Words that
Come to Mind
for the Future
of Catskill:

AFFORDABLE SAFE SIDEWALKS BETTER PUBLIC TRANSIT
OPPORTUNITY FOR ALL
RECREATION
CULTURE OF CARE
WATERFRONT USE



Village of Catskill

Downtown Revitalization Initiative



**Downtown
Revitalization
Initiative**

CATSKILL DRI AREA

DRI PROJECT LOCATIONS

Public Realm & NonProfits

- 1 Village Streetscape (Main St./W. Bridge St.)*
- 2 Village Wayfinding Signage System (DRI area)*
- 3 Gateway Boat Dock (Water St.)
- 4 Small Craft Launch (W. Main St.)
- 5 Catskill Public Library (Franklin St.)
- 6 Community-Serving Building (Main St.)
- 7 Playground & Fencing at Hop-O-Nose

Small Project Fund

- 23 Catskill's Advancement for New Downtown Opportunities (CANDO) (DRI areawide)*

Housing & Mixed-Use Buildings

- 8 Workforce Housing/Commercial (Main St.)
- 9 Mixed-Use Development (Main St.)
- 10 Workforce Housing Townhomes (W. Main St.)
- 11 Housing & Commercial (West Bridge St.)
- 12 Outdoor Destination & Housing (Main St.)
- 13 Commercial Space & Housing (Main St.)

Commercial Projects

- 14 Historic Brick Facade Restoration (Main St.)
- 15 Live Performance at Community Theater (Main St.)
- 16 Mixed-Use Creative Space & Art Studios (Water St.)
- 17 Bridge Street Theatre Renovation (Bridge St.)
- 18 Water Access at Creekside Restaurant (W. Main St.)
- 19 Waterfront Resilience & Public Access (W. Main St.)
- 20 Lumberyard Studios - New Facilities (Water St.)
- 21 Return Brewing Outpost Operations (Water St.)
- 22 Subversive Malting & Brewing Reno. (W. Bridge St.)

*Not shown on map.



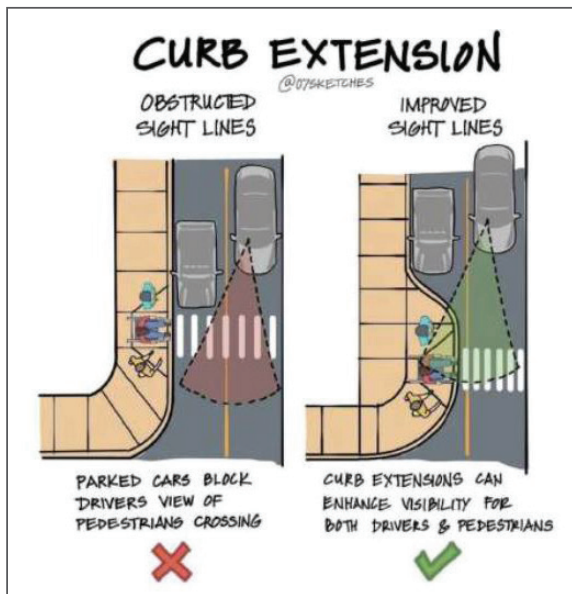
Jagged boundary line is due to NYS requirement to follow parcel lines.

Dutchman's Landing Park

PUBLIC REALM & NONPROFIT PROJECTS

1. Enhance the Village Streetscape Along Main Street & West Bridge Street

Project Location: Main Street and West Bridge Street
Project Sponsor: Village of Catskill
Total Project Budget: \$2,493,795
DRI Funding Request: \$2,468,795 (99% of total project cost)



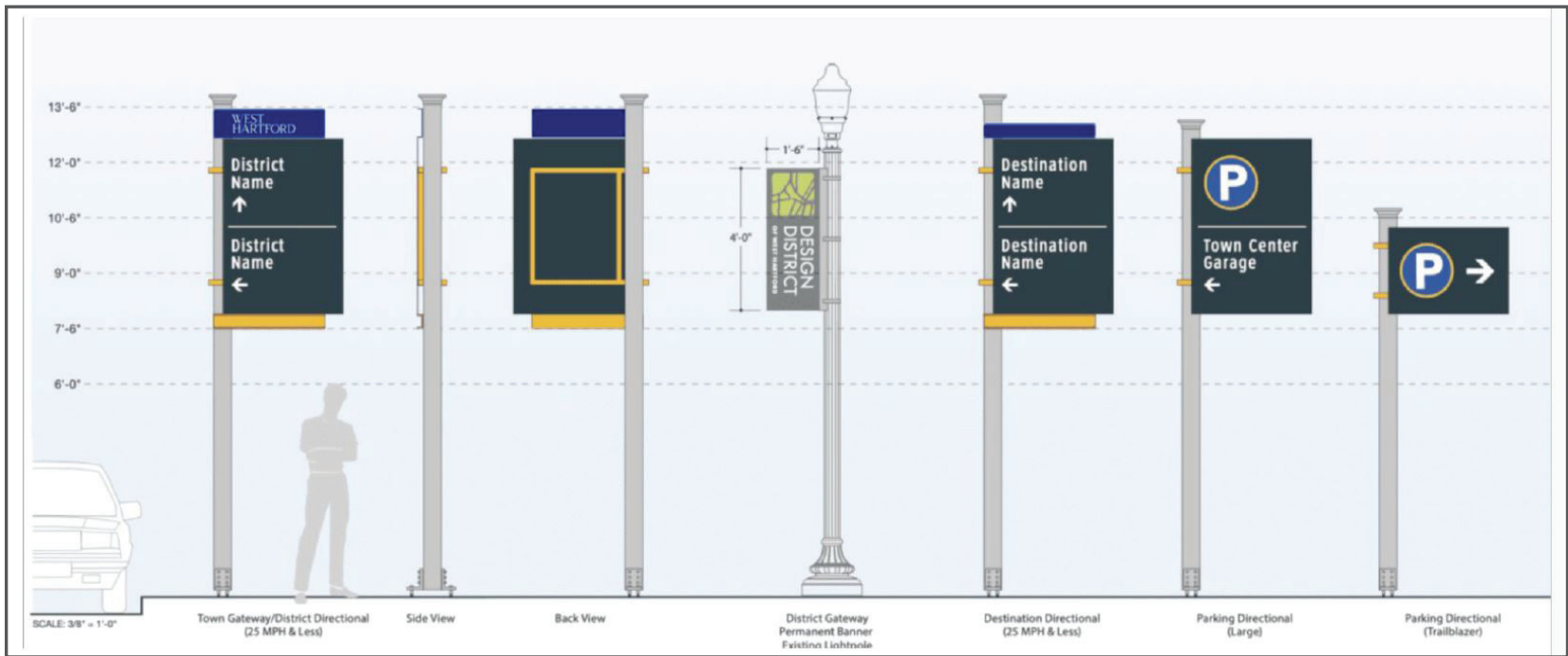
The Village proposes to make streetscape improvements on Main Street and West Bridge Street to improve visual cohesiveness, sustainability, and the overall pedestrian experience.

The proposed improvements also include ADA accessibility crossings and curb extensions for pedestrian safety.

The project proposes **comprehensive improvements to Main Street and West Bridge Street**, the core pedestrian and vehicular corridors in the Catskill DRI area. Upgrades include continuous sidewalks, color-changing lighting, landscaping, stormwater management, and enhanced mobility features such as ADA-compliant crossings, curb extensions, and bicycle connectivity. Overall, these enhancements aim to beautify downtown, improve safety and functionality, and create inviting public spaces that strengthen the village’s economic and cultural core.

2. Activate the Village of Catskill with Wayfinding & Signage System

Project Location: Throughout the DRI area
Project Sponsor: Village of Catskill
Total Project Budget: \$450,000
DRI Funding Request: \$425,000 (94% of total project cost)



The Village is proposing to design and construct a new wayfinding signage system to guide residents and businesses to the various amenities and destinations in downtown Catskill.

The project will create a **coordinated network of directional, informational, and historical marker signs throughout the DRI area** to guide visitors and residents to businesses, cultural sites, parks, parking, and waterfront access. The project includes pedestrian- and vehicle-oriented signs, clear parking guidance, 16 historical markers and interpretive sign panels, all of which will align with Catskill’s existing branding and be produced with weather-resilient, ADA-compliant materials. By improving navigation and highlighting the village’s cultural, historic, and recreational assets, the new wayfinding and signage system would support ongoing revitalization efforts by encouraging exploration, increasing foot traffic, and supporting downtown businesses.

PUBLIC REALM & NONPROFIT PROJECTS

3. Connect Ferry Service to Catskill by Installing a Gateway Boat Dock on Water Street

Project Location: Catskill Creek (Water St at the County Lot)
Project Sponsor: Village of Catskill
Total Project Budget: \$290,625
DRI Funding Request: \$275,625 (95% of total project cost)



The Village is proposing to construct an ADA-compliant boat dock on Water Street near the County Lot to extend ferry services to downtown Catskill.

The project will install a durable, **ADA-compliant EZ Launch dock to extend the Hudson Ferry Company passenger ferry service to downtown Catskill.** Site improvements will include landscaping, new seating, lighting, pedestrian pathways, and clear signage to create an inviting and accessible waterfront arrival point. The dock would also connect ferry passengers to the downtown DRI area and nearby village attractions. Integrated with the Village’s proposed wayfinding and signage system, the project aims to enhance waterfront accessibility, promote pedestrian exploration, and strengthen downtown Catskill’s economic and cultural offerings.

4. Develop an ADA-Accessible Small Craft Launch on W. Main St.



Project Location: Catskill Creek (in front of the Catskill High School, West Main St)
Project Sponsor: Village of Catskill
Total Project Budget: \$197,099
DRI Funding Request: \$182,099 (92% of total project cost)



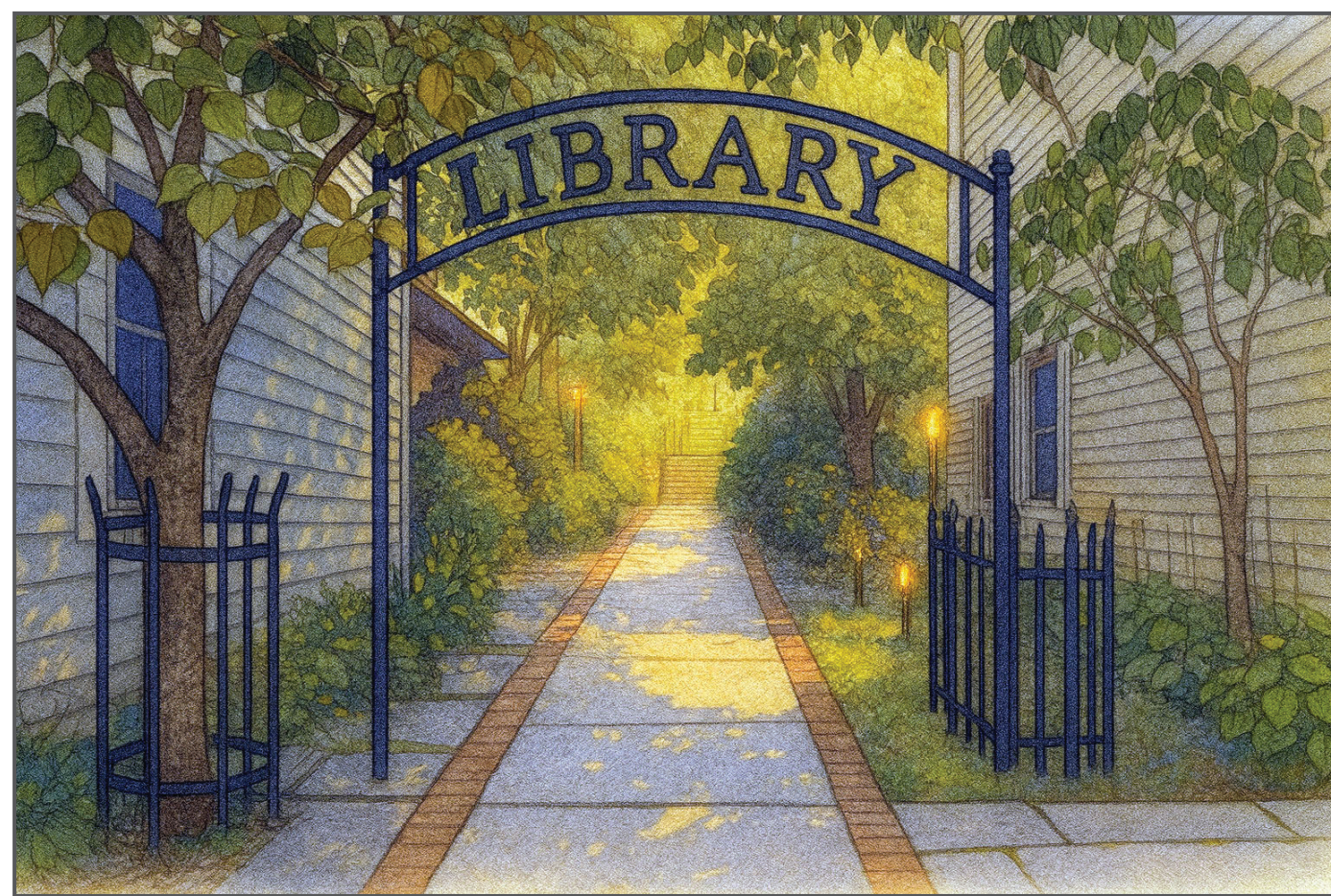
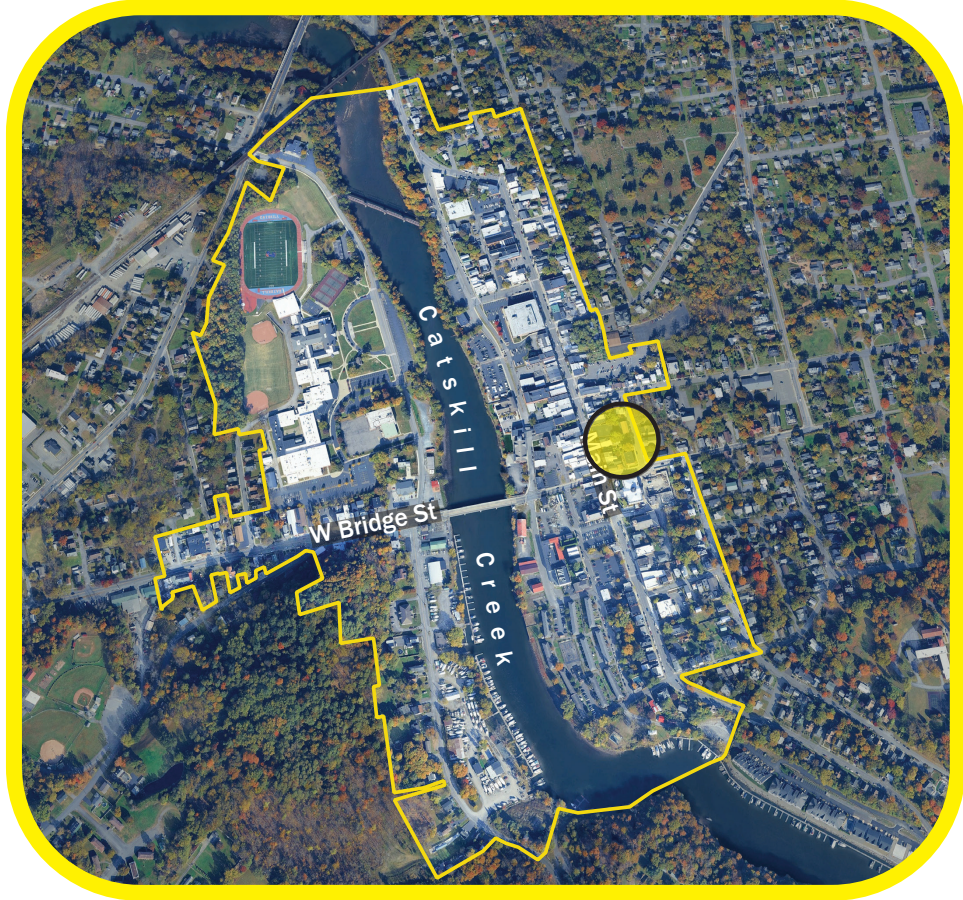
The Village is proposing to construct an ADA-compliant kayak launch on the west side of Catskill Creek adjacent to Catskill High School.

This project would establish an **ADA-compliant EZ Launch system on the West side of Catskill Creek for kayaks, canoes, and similar crafts,** featuring handrails, transfer benches, and a stable boarding platform designed for durability and minimal maintenance. Site improvements include landscaping, grading, accessible pathways, and wayfinding signage to create a safe and welcoming public space. Parking enhancements will accommodate vehicles with trailers, personal cars, and ADA-accessible spaces, while pedestrian connections will connect the new craft launch to West Main Street and the village sidewalk network. These improvements will aim to expand recreational access to the Catskill waterfront and enhance downtown connectivity.

PUBLIC REALM & NONPROFIT PROJECTS

5. Renovate the Historic Catskill Public Library

Project Location: Catskill Public Library (1 Franklin Street)
Project Sponsor: Catskill Public Library
Total Project Budget: \$2,843,000
DRI Funding Request: \$1,468,000 (52% of total project cost)



The historic Catskill Public Library's building renovation will create new reading rooms, expand programming, and modernize infrastructure at the library. This project will both restore underutilized space and create new interior and exterior spaces for new programming and improved user experience.

The Catskill Public Library proposes to **renovate its historic structure to expand services, ensure full ADA accessibility, and modernize infrastructure to match 21st-century needs**. The Library is seeking DRI grants for Phase 2 of the renovation project, while Phase 1 will be covered by other funding sources. Phase I of building renovations, funded by another grant source, will add improved ADA accessibility, including the installation of an elevator for library staff and patrons. Phase 2 - the proposed DRI project - will introduce reconfigured program spaces for children and young adults, quiet study areas, upgraded reading and gathering rooms, a new office suite, an all-electric heating and cooling system, and lighting upgrades. Additionally, outdoor spaces will be activated through a new Sunken Garden and Linden Patio that are linked to downtown pedestrian routes. Together, these improvements will expand capacity, reduce emissions, and strengthen the library's role as a civic and cultural anchor for downtown Catskill.

6. Renovate 455 Main Street to Facilitate Expanded Services by the Mental Health Association of Greene County



Project Location: 455 Main Street
Project Sponsor: Mental Health Association of Greene County
Total Project Budget: \$844,433
DRI Funding Request: \$844,433 (100% of total project cost)



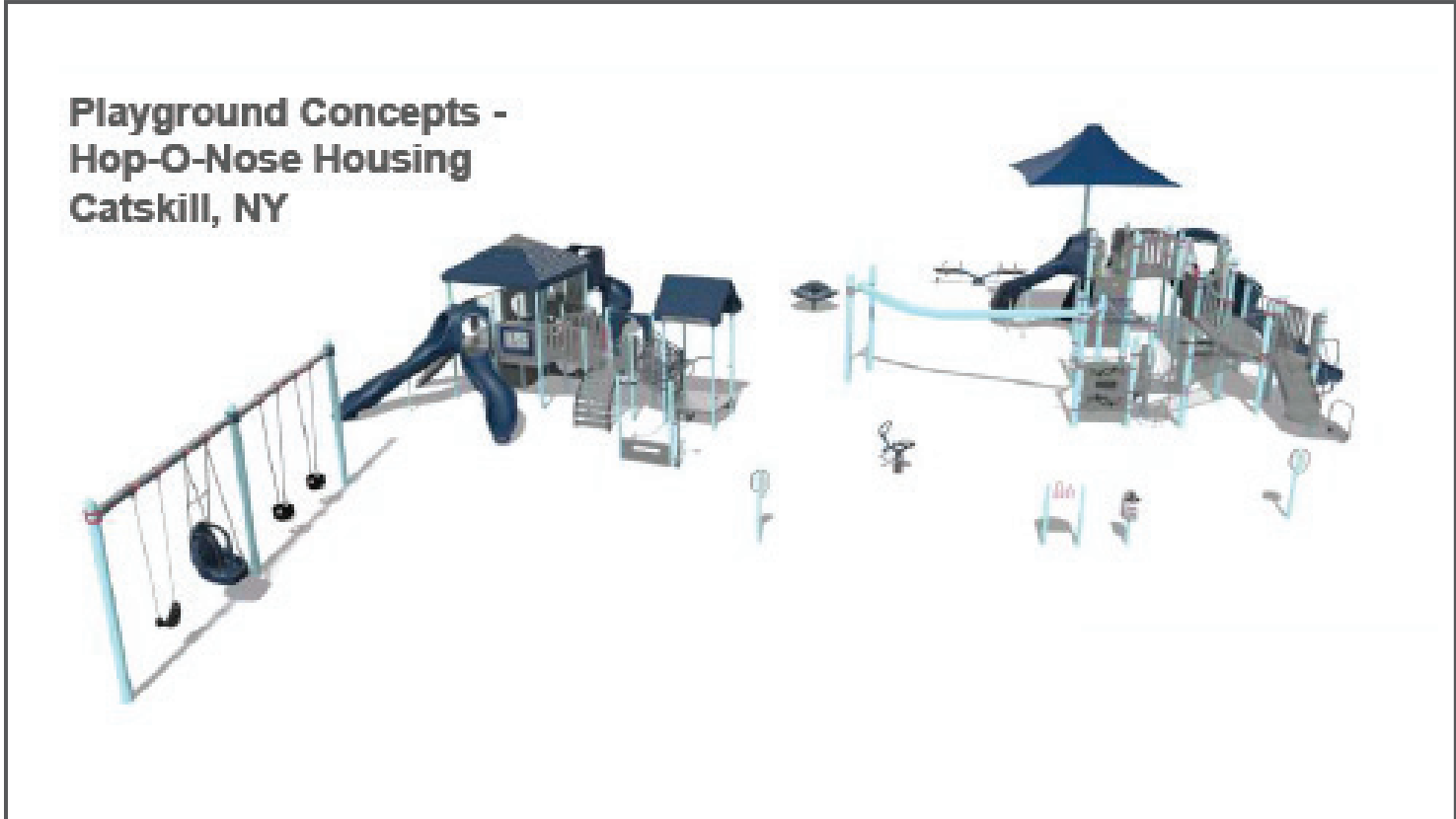
455 Main Street houses the Mental Health Association of Greene County, including its youth clubhouse along with crisis services and supportive housing. The structure requires several improvements to continue serving these populations.

The Mental Health Association at 455 Main Street is a vital community resource in downtown Catskill. The organization offers youth, family, and supportive care/housing programs to the Catskill community, as well as an inclusive arts and cultural space. The project proposes building renovations to **expand MHA operations and youth recreation space, and upgrades to two units of supportive housing** for people overcoming addiction. Structural improvements include a full roof replacement, foundation and brick repairs, new windows, and accessibility upgrades such as safer decks, stairs, and railings. Interior work would remodel apartment bathrooms and the Clubhouse kitchen, replace damaged flooring and ceilings, and add soundproofing for the youth music room. These improvements would both address urgent safety needs and expand the building's capacity to serve as an inclusive, welcoming, and functional anchor for youth, families, and vulnerable residents.

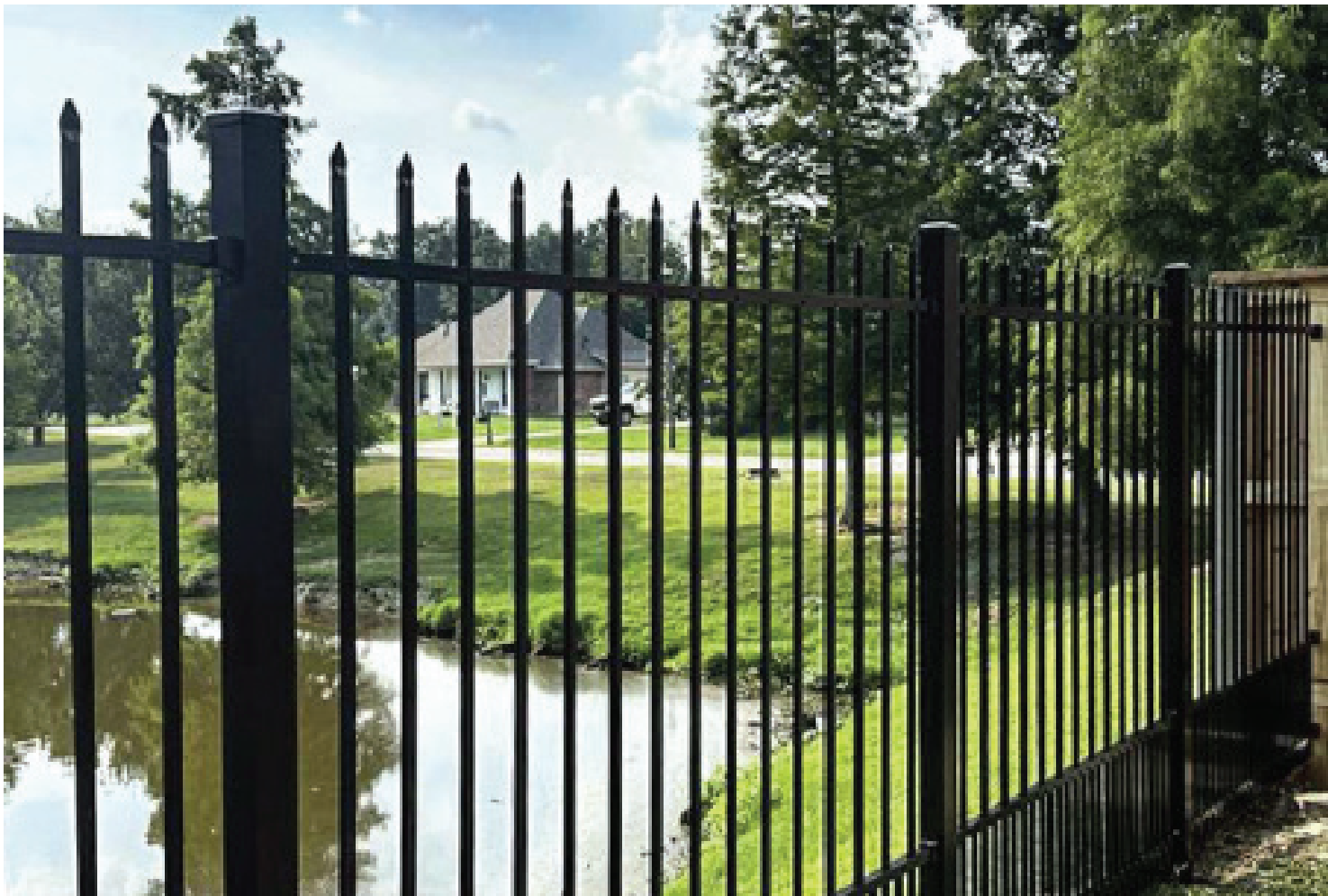
PUBLIC REALM & NONPROFIT PROJECTS

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

Project Location: Hop-O-Nose Homes
Project Sponsor: Catskill Housing Authority
Total Project Budget: \$454,688
DRI Funding Request: \$454,688 (100% of total project cost)



The Catskill Housing Authority proposes replacing the existing Hop-O-Nose playground with a modern, inclusive ADA-accessible playground.



In addition to the playground renovation, CHA proposed replacing the existing chain link fence around the Hop-O-Nose community with a metal, see-through fence.

This project would transform the outdoor environment at Hop-O-Nose by **replacing the outdated playground with a modern, safe, and accessible play space**. The new playground would be designed for full inclusion, with swings, slides, climbers, monkey bars, and other equipment designed to promote physical activity, imaginative play, and social development for people of all abilities and arranged according to national safety best practices. In addition, **the existing fence along Catskill Creek would be replaced** with an ornamental wrought-iron fence to improve safety and aesthetics along the creek. The project would create a more inclusive, healthy space for children, residents, and visitors, and improve the connection the Hop-O-Nose campus has to the waterfront.

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

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

HOUSING & MIXED-USE BUILDING PROJECTS

8. Develop Mixed-Use Workforce Housing and Commercial Space at 506 Main Street

Project Location: 506 Main Street (Park for Paws)
Project Sponsor: Parkview Development & Construction, LLC
Total Project Budget: \$31,442,059
DRI Funding Request: \$1,000,000 (3% of total project budget)



The proposed project would create approximately 70 units of workforce housing above storefronts, similar to the sponsor's recently completed Glove City Lofts in Gloversville, NY.

The proposed development would transform the underutilized property at the intersection of Main and Water Streets into a 75,000 sq. ft. mixed-use building, with approximately **70 affordable residential units above four ground-floor retail storefronts**. The one- and two-bedroom apartments would be affordable to households earning 30-90% of the area median income, presently \$678/month to \$2,024/month for a three-person household, and would include space for artists wishing to live and work in Catskill. The DRI project scope includes construction, streetscape improvements, and integration of public art and community space on-site. The residential units include modern kitchens, bathrooms, and amenities. The development would allow approximately 70 households to live in Catskill at affordable rents and would activate upper Main Street with new businesses.

9. Redevelop 479 - 483 Main Street for Mixed-Use



Project Location: 479-483 Main Street
Project Sponsor: Parkview Development & Construction, LLC
Total Project Budget: \$4,000,000
DRI Funding Request: \$3,000,000 (75% of total project cost)



This project would develop 30+ units of housing and commercial/office space at a currently underutilized section of north Main Street.

This redevelopment of 479, 481, and 483 Main Street would replace a fire-damaged building and adjacent vacant lots with a mixed-use destination downtown. The proposed project includes **3 new storefronts at street level, second-floor meeting and office space, and upper-floor apartments**. By blending commercial and residential uses, the project would restore a key block on Main Street, support new business activity, and add much-needed housing to the village. The developers have agreed to consider maintaining rents at levels affordable to longtime Catskill residents and workers. Future expansion may also include 475 and 477 Main Street, two adjacent properties, further strengthening downtown revitalization.

HOUSING & MIXED-USE BUILDING PROJECTS

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

Project Location: 199 West Main Street
Project Sponsor: Hop-O-Nose LLC
Total Project Budget: \$1,400,000
DRI Funding Request: \$1,050,000 (75% of total project cost)



The development at 199 West Main Street would include two buildings, each with three multi-floor townhome style apartments, similar to this concept image.

This project would replace an existing single-family home on West Main Street with **two new townhouse-style apartment buildings with six two-bedroom units**, providing approximately 1,400 sq. ft. per unit. Each unit would feature a living area, kitchen, dining space, and half-bath on the first floor, with two bedrooms and a full bath upstairs, including a washer and dryer. The development would include two off-street parking spaces per unit and a small private porch for each residence. The developer plans to have each unit listed at rents affordable to longtime Catskill residents and workers.

11. Create Housing & Commercial Space at 95 West Bridge St.



Project Location: 95 West Bridge Street
Project Sponsor: 95 W. Bridge Holding LLC (Salvatore Buzzetta & Gina Piazza)
Total Project Budget: \$3,000,000
DRI Funding Request: \$2,250,000 (75% of total project cost)



The proposed project would add a floor to the existing structure to accommodate ground-floor commercial space with residential units above.

The proposed redevelopment of 95 West Bridge Street in Catskill would transform the existing building (formerly an Agway) through a roof raise and comprehensive renovation, delivering **12 residential units and up to 7 commercial spaces** within over 12,000 sq. ft. The sponsors are willing to agree to include affordable rents as part of the residential component, pending further discussion with the Local Planning Committee. The site would also feature parking to serve both the residential and commercial components. This project preserves the historic structure while upgrading interiors, building systems, and accessibility, enhancing both housing supply and commercial activity along West Bridge Street.

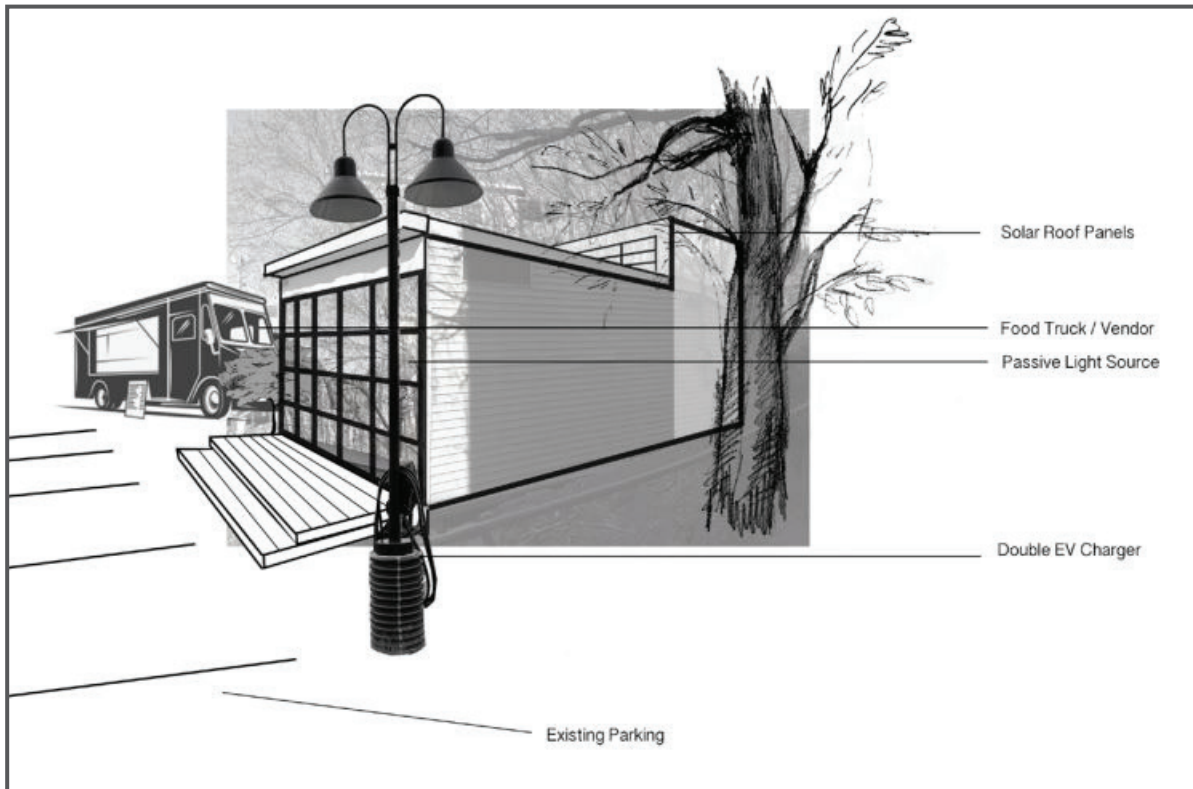
HOUSING & MIXED-USE BUILDING PROJECTS

12. Establish an Outdoor Destination Space with Three Studio Housing Units at 472 Main Street

Project Location: 472 Main Street
Project Sponsor: Two Hawk Hudson, LLC/Studio Scrivo/Create
Total Project Budget: \$1,100,000
DRI Funding Request: \$825,000 (75% of total project cost)



The front of The Catskill looking north.



The Catskill would feature EV charging, a food truck pad, storefront, and roof deck with solar panels.

472 Main Street ("The Catskill") is a mixed-use redevelopment designed to connect Main Street to the mountains, offering public amenities such as a **viewing deck, restroom, food truck pad, EV charging, and garden/outdoor community spaces, along with 3 studio apartments.** The project involves replacing the existing structure with a similarly sized retail storefront and constructing 3 separate structural units of housing behind the storefront. The project emphasizes sustainability through reclaimed wood and eco-friendly building practices while fostering engagement between residents, visitors, and the onsite small businesses. The proposal recommends a single-phase execution to achieve housing and community space on the same timeline.

13. Renovate Commercial Space and Expand Housing Options at 437 Main Street



Project Location: 437 Main Street
Project Sponsor: Catskill Hills, LLC
Total Project Budget: \$145,000
DRI Funding Request: \$110,000 (76% of total project budget)



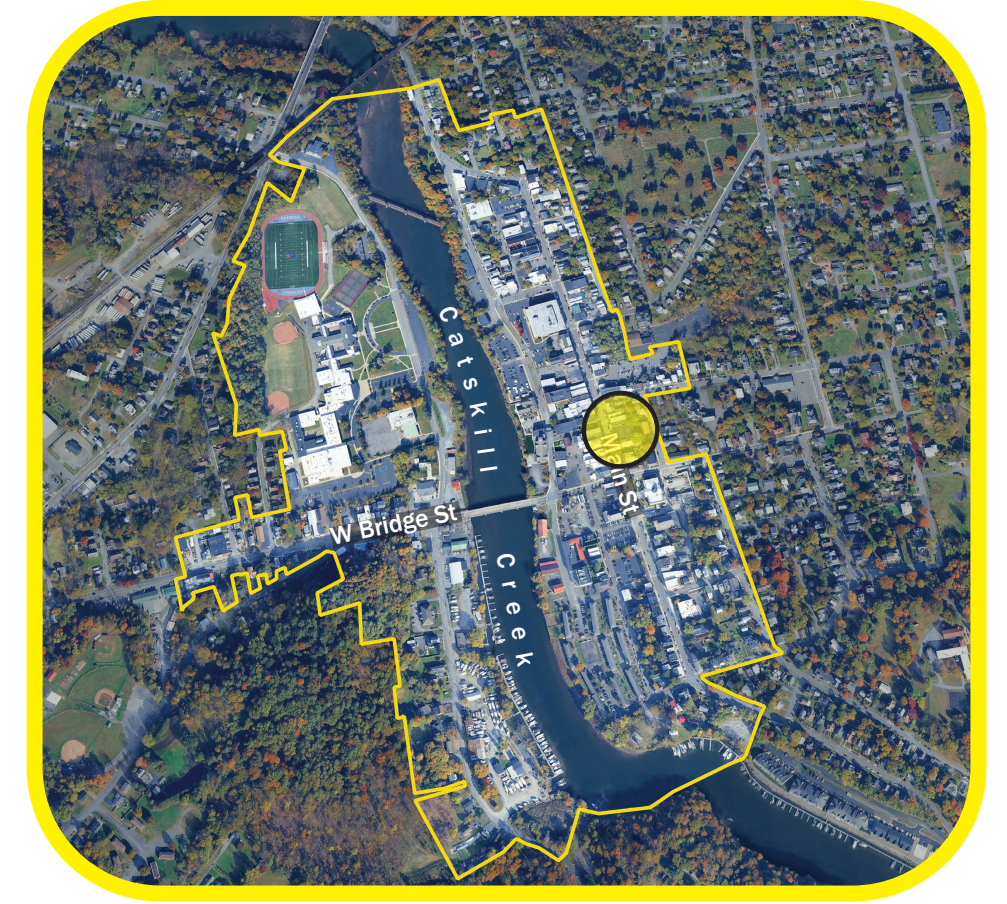
437 Main St. currently houses two floors of commercial space, with an opportunity to renovate the third floor into a residential unit.

This 5,000 sq. ft. mixed-use building on Main Street is advancing to its next phase of renovations to improve safety, energy efficiency, and long-term usability. Planned work includes masonry repairs, energy-efficient windows, rear entry and loading dock improvements, and a new fire escape to enable conversion of the unoccupied third floor into residential space. These upgrades would **strengthen the stability of its existing commercial spaces and tenants and create one unit of downtown housing,** contributing to both business vitality and community stability.

COMMERCIAL PROJECTS

14. Restore the Historic Brick Façade at 342 Main Street

Project Location: 342 Main Street
Project Sponsor: West Bridge Holdings LLC
Total Project Budget: \$153,486
DRI Funding Request: \$115,115 (75% of total project cost)



The project will restore the historic character of the 342 Main Street building by adding brick façade, gooseneck lighting, new building signage, and other enhancements.

This project would **restore the historic brick façade of a mixed-use building on Main Street to revive its historic character, while improving safety, aesthetics, and functionality of the building.**

Renovations include the removal of non-historic siding, cleaning and full repointing of the brick façade, replacement of eaves and soffits with copper gutters and snow guards, and upgraded street-facing windows. A new traditionally styled building sign with lighting and coordinated storefront siding aims to enhance visibility of the building's tenants. Together, these improvements seek to support a key local retailer (Catskill Grocery) and enhance overall pedestrian experience on Main Street.

15. Activate Live Performances at the Community Theater



Project Location: 373 Main Street
Project Sponsor: 373 Main Street LLC
Total Project Budget: \$911,425
DRI Funding Request: \$525,000 (58% of total project cost)



The project will continue the Community Theater renovation project. the DRI project will improve back-of-house amenities to attract live performances to the venue.

The Community Theater redevelopment project is a two-phase project bringing new cultural and economic vitality to Catskill's historic Main Street. Completed Phase I restored the main 488-seat theater, the 2nd floor 234-seat cinema, lobby, and renovated concessions and public spaces. Phase I allowed the venue to reopen for film showings. Phase II, the proposed DRI project, would be aimed at **attracting live performance to the venue and expanding artist support by enhancing back-of-house facilities, including a green room, two dressing rooms, upgraded lighting and acoustics, and a new lobby bar.** Together, these two phases of renovation will preserve a historic landmark in downtown Catskill and create a dynamic, year-round cultural destination.

COMMERCIAL PROJECTS

16. Convert 104 Water Street to Mixed-Use Creative Space & Art Studios

Project Location: 104 Water Street
Project Sponsor: 104 Water Street LLC
Total Project Budget: \$946,850
DRI Funding Request: \$500,000 (53% of total project cost)



This project will renovate 104 Water Street to expand Cone Zero's ceramic studios and visual arts programming.

The expanded Cone Zero space will also include new multi-use classrooms and artist studios.

This project would transform a long-vacant building on 104 Water Street into a **vibrant, mixed-use arts hub, allowing Cone Zero Ceramics to expand its multi-media ceramic studios and host visual arts programs.** Renovations include a full gut and environmental remediation, with the ground floor dedicated to firing, glazing, and finishing workshops, and the second floor featuring multi-use classrooms, kids' studios, and private artist workspaces. This redevelopment would increase program capacity for Cone Zero, currently based at Foreland in Catskill; improve building safety and accessibility; and create a year-round destination for arts education, cultural programming, and community engagement in downtown Catskill.

17. Transform Bridge Street Theatre



Project Location: Bridge Street Theatre (44 West Bridge Street)
Project Sponsor: Bridge Street Theatre Inc.
Total Project Budget: \$650,000
DRI Funding Request: \$595,000 (92% of total project cost)



Bridge Street Theatre is proposing a building renovation that will improve building efficiency and safety while expanding program offerings for Catskill residents and visitors.

This project aims to make **key safety and functionality improvements to Bridge Street Theatre in order to expand programming** and enhance the downtown Catskill cultural landscape. The project focuses on five interconnected improvements: installing a purpose-driven fire suppression system throughout the theater, renovating a 2,700 square feet "Big Room" for rehearsals and set design, upgrading heating and cooling with energy-efficient heat pumps, modernizing the speakeasy lobby, adjoining outdoor patio with an extensive green roof, and improving the building façade and signage. These upgrades would create weather-resistant, energy-efficient, and welcoming spaces for theatergoers, performers, and staff, while supporting the village's broader revitalization goals.

COMMERCIAL PROJECTS

18. Enhance Water Access from Creekside Restaurant

Project Location: Creekside Restaurant (106 West Main Street)
Project Sponsor: ZAC Land Holding, LLC (Sean Meagher)
Total Project Budget: \$1,310,000
DRI Funding Request: \$900,000 (69% of total project cost)



This project is proposing to stabilize the shoreline near Creekside Restaurant and the Hop-O-Nose marina to preserve long-term riverfront access and implement building improvements at the restaurant.

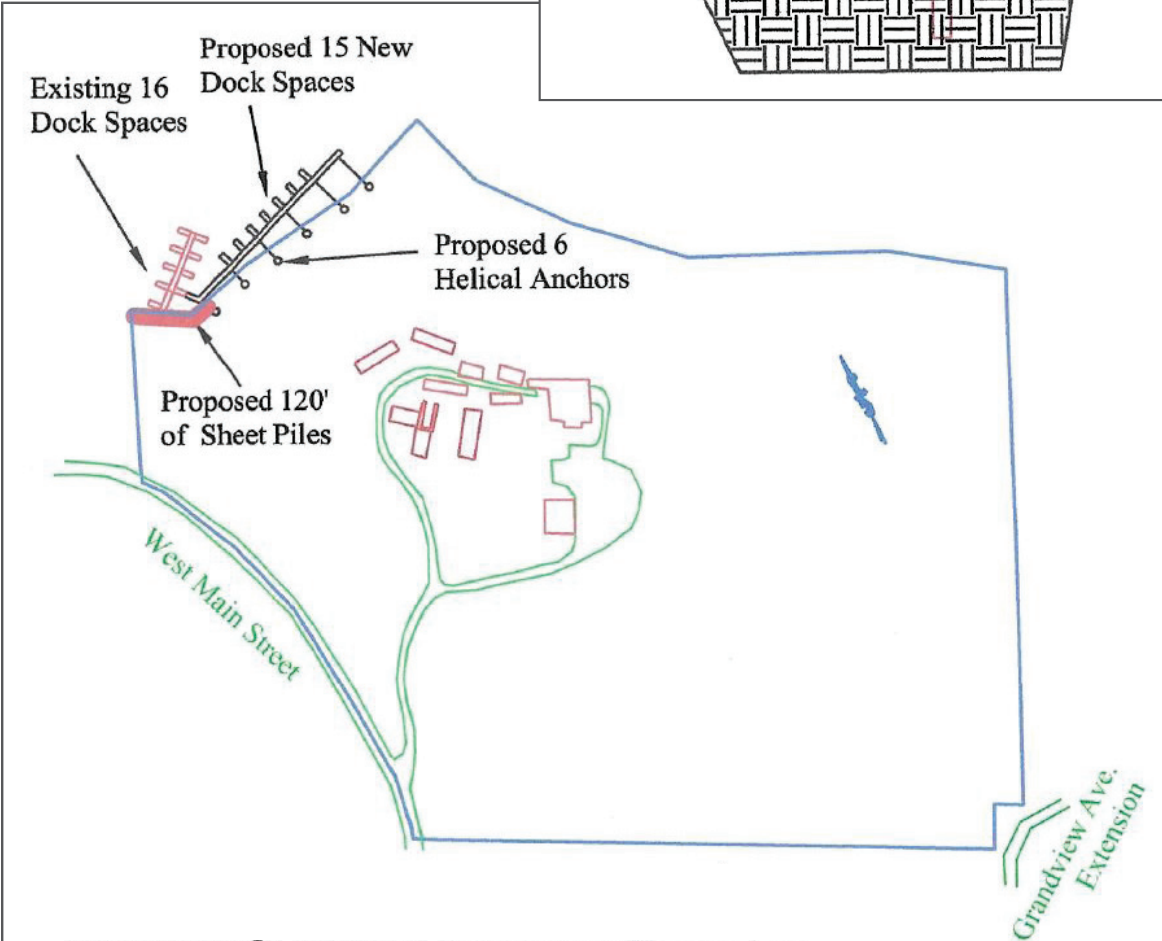
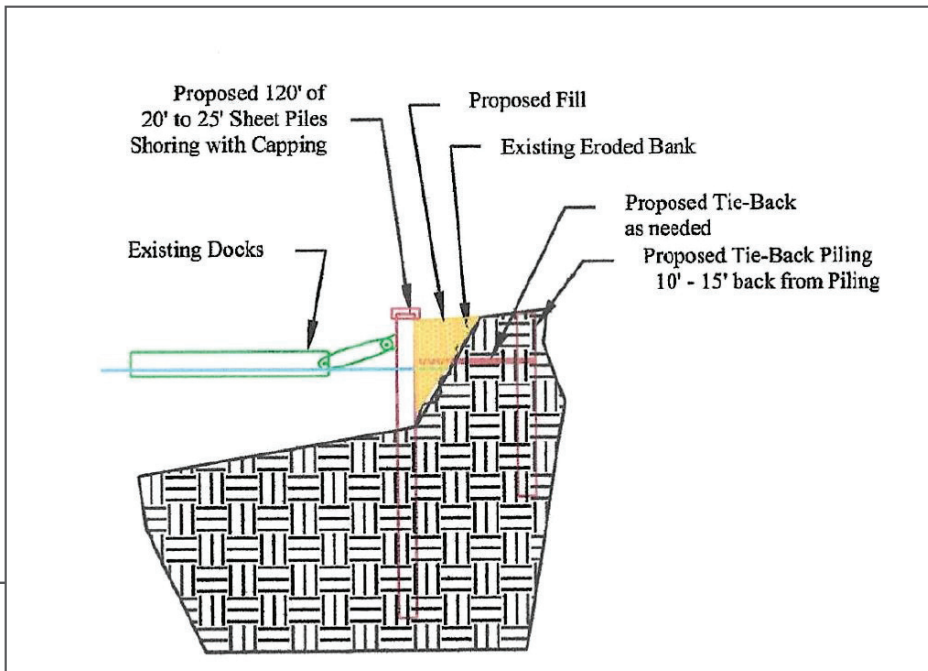
This project would invest in the Creekside Restaurant and marina property on the Catskill Creek waterfront to **enhance accessibility, recreational opportunities, and waterfront dining for residents and visitors**. Key elements include construction of a retaining wall to address shoreline erosion, a pavilion for gatherings and events, fire pit and BBQ areas, upgraded patios, building renovations with a nautical design, kayak storage and launch, fueling station for public boating, landscaping, lighting, and upgraded utilities. Together, these improvements would preserve and activate the Creek as a unique natural asset, support downtown vibrancy, and create a welcoming space for community enjoyment and tourism.

19. Improve Waterfront Resilience and Public Access at 70 West Main Street



Project Location: 70 West Main Street
Project Sponsor: Forlini's LLC
Total Project Budget: \$251,520
DRI Funding Request: \$188,640 (75% of total project cost)

Forlini's is proposing to stabilize the Catskill Creek shoreline and add 15 new slips to the marina.



The Forlini's waterfront project would **construct climate-resilient infrastructure to stabilize the shoreline, restore lost docking capacity, and support long-term access to the Catskill Creek**. Planned improvements include shoreline stabilization using engineered and nature-based solutions, reconstruction of the bulkhead and underwater infrastructure along the waterline, and expanding an ADA-compliant docking for boaters. This project is expected to add 15 more slips to the marina, allowing more local and visiting boaters to access riverfront amenities as well as Catskill's walkable downtown. Overall, the project would seek to strengthen recreation, tourism, and waterfront resilience in alignment with the village' DRI goals.

COMMERCIAL PROJECTS

20. Renovate and Build New Facilities at Lumberyard Studios

Project Location: Lumberyard Studios (62 Water Street)
Project Sponsor: AVS Production Group
Total Project Budget: \$13,000,000
DRI Funding Request: \$7,500,000 (58% of total project cost)



This project proposes demolishing the existing riverfront properties on the Lumberyard property to create a publicly accessible boardwalk, and ultimately a year-round cultural destination for visitors and residents.

This project would transform the 62 Water Street site into a year-round cultural and community hub featuring art, music, and culinary programming. The original scope included **demolition of existing riverfront structures; reconstruction of a publicly accessible boardwalk; installation of secure electrical and water connections; creation of docking slips for vessels; and installation of a stage, flexible spaces, and a full kitchen** to support pop-up restaurants, maker markets, and private events. The sponsor is now considering a narrower focus on revitalizing the riverfront portion of the property, with an estimated total project budget of approximately \$3,000,000. This revised scope would help open a portion of the Catskill Creek to the public and bring new recreational opportunities to the village.

21. Beautify and Expand Operations at Return Brewing Outpost



Project Location: Return Brewing Outpost (201 Water Street)
Project Sponsor: Return Brewing Catskill LLC
Total Project Budget: \$675,000
DRI Funding Request: \$506,000 (75% of total project cost)



Return Brewing Outpost is proposing to install new lighting and murals by local artists to beautify the space, in addition to purchasing equipment to expand manufacturing capacity.

This project aims to **revitalize the space surrounding Return Brewing Outpost by adding new lighting, murals by local artists, and enhanced wayfinding to attract foot traffic** between Main Street and Black Bridge pedestrian walkway. The project would also invest in expanding brewing operations by purchasing new and existing equipment, three new fermentation tanks, stainless steel kegs, and a PLC system overhaul, helping establish a first step towards long-term ownership of the property. These improvements will support the long-term success of Return Brewing Outpost, create at least five full-time local jobs, and strengthen Catskill's downtown economy.

COMMERCIAL PROJECTS

22. Renovate Subversive Malting and Brewing

Project Location: Subversive Malting and Brewing (96 West Bridge Street)

Project Sponsor: Subversive Malting and Brewing

Total Project Budget: \$994,000

DRI Funding Request: \$494,000 (50% of total project cost)



Subversive Malting and Brewing is proposing to expand their taproom by 1,200 square feet and enhance the building interior to expand operations and host more local events.

The project at Subversive Malting and Brewing would **expand the existing taproom by 1,200 square feet while implementing cosmetic and sustainability upgrades throughout the interior** of the building. The addition would feature energy-efficient materials, insulated garage doors, upgraded glazing, and ADA-compliant access and restrooms, addressing key operational and accessibility challenges. This expansion would boost year-round seating capacity, enabling the venue to host live music, community events, seasonal beer releases, and beer dinners. Overall, the project enhances the sustainability, inclusivity, and long-term resilience of a central gathering space in the village, while strengthening Catskill's cultural and economic vitality.

SMALL PROJECT FUND

23. Catskill's Advancement for New Downtown Opportunities (CANDO) Fund



Project Location: Throughout the Catskill DRI Area

Project Sponsor: Greene County Economic Development Corporation

Total Project Budget: \$600,000

DRI Funding Request: \$600,000 (100% of total budget)



The CANDO Fund would contribute to smaller-scale building and storefront improvements throughout the Catskill DRI area.

The Catskill's Advancement for New Downtown Opportunities (CANDO) Fund would **fund smaller-scale projects like building and storefront improvements and business equipment expenses and interior upgrades throughout the DRI area**. As part of the DRI program, each awarded community can create one "small project fund" to address local needs – the Catskill DRI received nearly 30 interest forms from business and property owners, ranging from building repairs, business renovations, and public art, indicating a widespread demand for this fund. Greene County Economic Development Corporation (GCEDC) would administer the fund, and a committee of local representatives and residents would ultimately decide which projects receive funding.