

VILLAGE OF CATSKILL | DOWNTOWN REVITALIZATION INITIATIVE  
ROUND 8 APPLICATION | OCTOBER 2024

Downtown Creek District  
Greene County



CAPITAL REGION

# Downtown Revitalization Initiative Round 8 Greene County



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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



# 01: Letter from the Village

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655 Third Avenue, 4th Floor  
New York, NY 10017

**VILLAGE OF CATSKILL**  
422 MAIN STREET  
CATSKILL, NEW YORK 12414

Dear Ms. Knight,

It is with great pride that the Village of Catskill submits this application for the Downtown Revitalization Initiative (DRI) Round 8.

Like many upstate communities, the Village of Catskill has experienced a series of booms and busts throughout its history, and the Village has seen a remarkable cultural and economic resurgence in recent years, with an infusion of new investment and new energy. Catskill now boasts a reinvigorated local business sector, a growing arts and cultural scene, and benefits from important investments in local infrastructure.

But there is more work to do. Additional investment will be critical to creating the kind of successful future that residents and Village leadership envisions for Catskill, to build on the revitalization efforts underway in the Village and find new and sustainable economic drivers that will put Catskill on a more stable footing as it looks to its future.

The Downtown Creek District envisioned in this DRI application is at the center of our community—central, walkable, and vital to our community's future. It encompasses retail, hospitality, and service businesses; municipal buildings; residences; cultural venues and schools, and it is the heartbeat of the Village, with the spectacular Catskill Creek as its central spine. The projects outlined in our application, spread throughout the District, are brimming with potential and would ensure that Catskill continues to grow and flourish.

Many vital projects in our community have received support from Empire State Development Co. and other NYS agencies, and as a Village we have been so fortunate to have a committed and dedicated community that has sought support to improve and enhance the quality of life, amenities, and services available for all who need them. Now, we hope to build on these efforts with a Downtown Revitalization Initiative award that would allow us to further expand recent revitalization efforts and broaden the scope of our projects, both private and public, and create an even more dazzling future for our community.

We are so proud of all we have accomplished in the Village in recent years, and we look forward, with great excitement and anticipation, to all that is on the horizon for our community.

On behalf of all of my friends and colleagues in Greene County and our municipality, I want to thank you in advance for your time and consideration.

Sincerely,

Joseph Kozloski  
President, Board of Trustees  
Village of Catskill

## 02: Geographic Area and Justification

The walkable one by one-half mile Downtown Creek District, bordered by the Village of Catskill's historic Main Street and West Main Street, stretching from Route 9W at the northern tip to the Hop-O-Nose and Catskill Marinas at the southern end, with the spectacular Catskill Creek running the length of the district, encompasses the Village's central downtown. With a mix of stores, restaurants, businesses, cultural venues, and residences, it is the heartbeat for the Village and the broader region, with more than \$90M invested in the DRI District in the last decade, and plus nearly \$68M invested in projects directly adjacent to the District. Potential DRI projects being planned, with total value of \$24.4M, include a mix of public and private, from infrastructure improvements to new housing to historic renovations, in order to create new cultural and commercial spaces which together will help further the creative and economic revitalization along this corridor. This will advance the Village's, and the region's, broader economic development goals, and breathe new life and energy into Catskill and the region to support a sustainable and enhanced quality of life for residents and visitors.

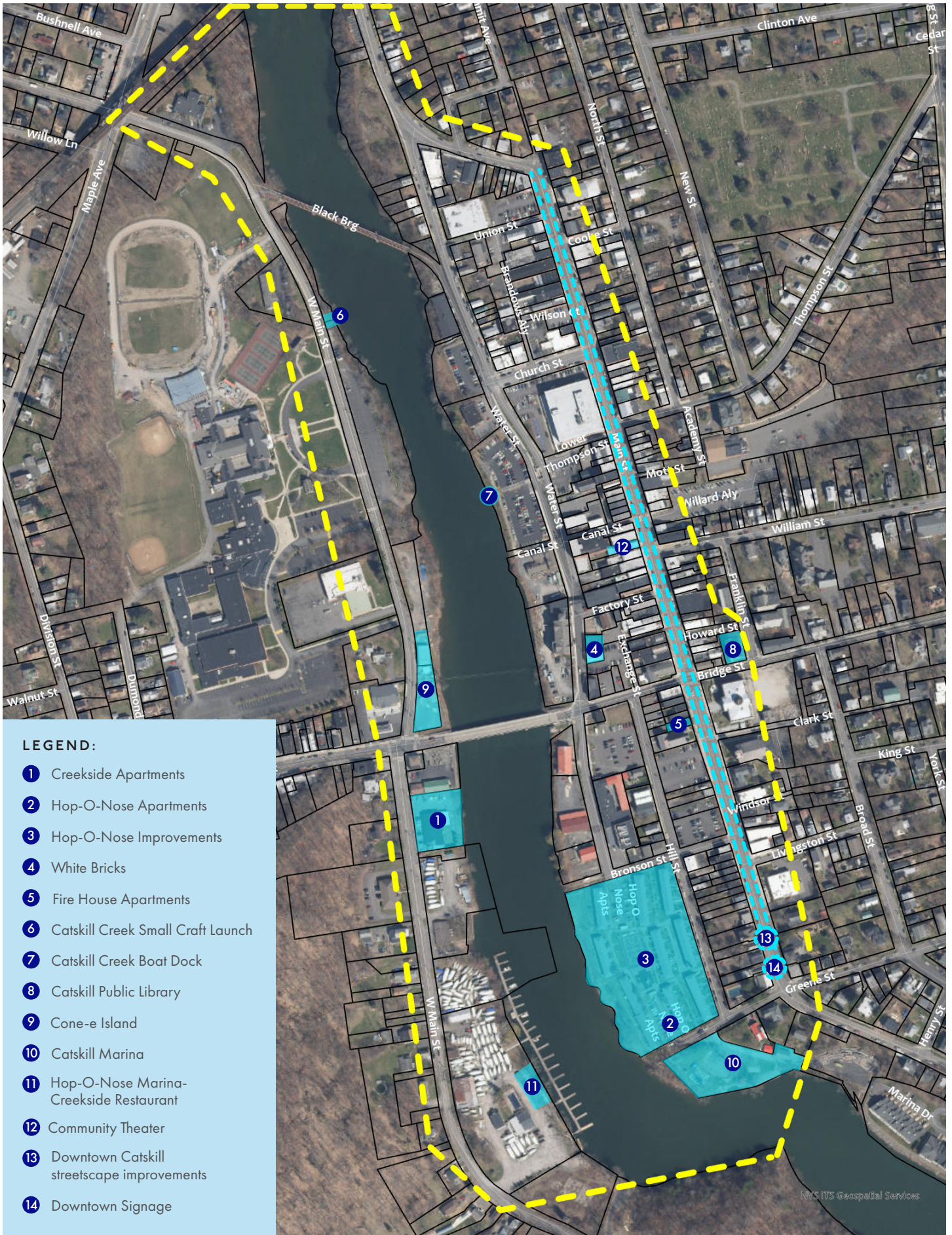
In prior DRI and NYF applications, the boundary extended all the way to the Village's western border at the Hudson River and to the Thomas Cole House on the northern border. For 2024, **the boundary area in 2024 has been redefined to be more central and focused.** With projects at Dutchman's Landing, Thomas Cole House and other sites underway or complete, the Village is re-focusing on its central corridor.

- Private projects are focused on housing, retail, and Village amenities, to serve local residents and visitors with new development along Main and West Main Streets, from Route 9 at the top to the Catskill and Hop-O-Nose Marinas at the base, including:
  - New construction for workforce and other rental housing;
  - Much-needed improvements to the Hop-O-Nose moderate income apartments, including energy efficiency upgrades to all 81 housing units in the complex, to lower costs for residents; removal of existing border fence to allow Creek access and installation of fishing dock; playground improvements.
  - Renovations of vacant historic buildings to create mixed-use spaces with new retail and housing, providing new retail options and amenities for the Village;
  - Added enhancements to local cultural and hospitality venues to allow new business growth and stability; and
  - Business expansions to broaden the scope of business offerings and bring in a new customer base for the Village.
- Capital improvement and infrastructure projects are located in more highly-trafficked areas, along Main Street, West Main Street, Water Street and the Catskill Creek itself, to create better community interconnectivity and accessibility as well as a broad new roster of recreational amenities, focused on the most dense, walkable part of the Village:
  - New recreational facilities so more people can enjoy the spectacular Catskill Creek, including construction of a ADA-compliant small craft launch (kayaks, canoes) by the Catskill High School, construction of a new ferry dock on Water Street to transport visitors and residents to and from neighboring communities, and addition of new dock with paddle-boat rentals at Cone-e Island restaurant;
  - Interior and exterior improvements to the Catskill Public Library to improve accessibility and allow the Library to expand programming for the community;
  - A Complete Streets initiative will improve both sides of Main Street with new sidewalks and lighting, covering an estimated 5,000 linear feet. The project will help improve the Village's streetscape, following multiple private rehabilitation projects as well as a Village waterline project that will tear up sidewalks (2025);
  - A new Village signage system to orient visitors and residents and guide them to the many recreational, cultural, business, and hospitality options in the Village.
  - A small projects fund to support enhancements for local businesses, providing them with critical capital to make transformative improvements that will allow them to stabilize and grow their businesses.



DRI support for the Village would contribute to the dynamic community revitalization underway to ensure continued transformation and resurgence. Projects totaling more than \$160M (both public and private investment) injected into the compact DRI district and its periphery over the past decade, including previously-awarded State grants by the Capital Region REDC, represent vital community infrastructure investment that creates **capacity for future growth**. An additional infusion of DRI funding for transformative projects in the proposed Downtown Creek District would build on these investments to catalyze further cultural, recreational and community development investment and accelerate redevelopment of underutilized properties.







### 03: Vision Statement



Over the past decade, the Village of Catskill’s revitalization has resonated throughout every area of the community, among longtime and new residents alike; across ages and demographics; and within the creative, business, hospitality, educational and municipal sectors, energizing new entrepreneurial activities, enhancing cultural and recreational tourism, and reinforcing the Village’s position as a singular place to live, work and play in the Capital Region.

Flowing from a multi-year, extensive public engagement process, the community collaboratively developed a shared vision for the Village’s future, brimming with the aspiration and potential of our unique community:

Downtown Catskill offers a singular experience, with a combination of striking historic architecture, a pedestrian-scale Main Street, and waterfront accessibility, with the spectacular Catskill Creek at the center of the community, its unifying backbone. With a walkable downtown, resplendent clean air, extraordinary natural vistas, and palpable community energy, the Village offers an uncommon mix of urban amenities and rural splendor.

**Catskill is rising.** Recent new investment has reinvigorated businesses and hospitality options, catalyzed new entrepreneurial activity, seeded a growing arts and culture scene, and galvanized active municipal investment.

Now, with plans to continue expanding downtown offerings—new housing and enhanced locally-owned businesses, new recreational amenities and broader waterway access—Catskill will create an even more vibrant and attractive community. This effort will help develop spaces and amenities for a growing population, broaden recreational and cultural amenities for residents and visitors, and work to preserve and protect the Village’s precious historical, cultural, recreational and environmental resources, while also leveraging them as economic drivers. Together, Catskill is looking ahead to a more vibrant, diverse, and inclusive future for its entire community.

The envisioned DRI projects support the community’s vision and aspirations, and have strong public support. And crucially, they support key Capital Region Economic Development goals, especially around Placemaking, Economic Growth, and Community Vibrancy and Sustainability. Projects will together help spur and enhance creative and economic revitalization throughout the Downtown Creek District and the broader Catskill community:

- Support community revitalization using mixed-use and leisure sites as anchors to drive investment and vibrancy.
- Create new employment and workforce training opportunities (short-term construction jobs, long-term new staff positions with expanded businesses).
- Complete mindful rehabilitation to preserve historic resources, bringing them back to active use.
- Develop new, much-needed housing opportunities with more than 20 new units of rental housing.
- New businesses and business improvements, as well as new recreational sites, will attract more visitors to the Village, spurring increased economic activity for businesses throughout the Village.
- New recreational sites – small craft launch and boat docking – support increased community and regional connectivity and engagement.
- More than half of the projects are private developments, expanding and leveraging critical investments in the community.



# 04: Past Investment and Future Potential

The Village of Catskill is experiencing significant development and reinvestment, spurred by a new wave of entrepreneurial activity as well as the leadership of the Village and its partners like Greene County Economic Development and the Local Development Corporation, as well as NYS partners including the Capital Region Economic Development Council, Empire State Development and NYSERDA, who together have successfully organized and implemented millions of dollars of revitalization projects over the past decade in and around the Downtown Creek District. Private investment totals over \$92M and Public investment totals nearly \$68M (see Tables 1 & 2).

A roster of more than 50 projects have been recently completed, are underway or are in the pipeline in the Downtown Creek District or directly adjacent to the District demonstrate this investment and growth. The magnitude of recent investment is enormous. Local entrepreneurs brim with new ideas, energy and capacity, with many leveraging private investment and public support to complete the projects, with highlights including:

- A range of new investments recently completed by the Bank of Greene County
- A recently completed WellNow Urgent Care facility
- A new justice center to be opened by the County
- Foreland, an 85,000 sf contemporary arts campus, transformed the largest single footprint in Catskill Village from a dark, empty lot to a thriving arts ecosystem (of 60+ creatives working on any given day!). The development was completed in June of 2022 and is operating at 100% occupancy (RNY4 grant)
- Two buildings (329-331 Main Street) are being transformed into the new Mr. Cat 25-room select service hotel, which will be the first hotel in Catskill, with a new restaurant planned on the ground floor (NYSERDA CNCEd and MNY grants)
- A new retail and co-working space has just opened in the renovated former Niagara Bank building at 335 Main Street (MNY grant) and the former Community Center is being renovated to add five rental apartments;
- Phase I rehabilitation of the beloved Community Theater, transforming it into a film and live performance venue (RNY8 grant)
- Return Brewing took over the 13,000 sf Crossroads Brewery space, opening their second location in the area.
- Municipal projects such as new water lines and wastewater collection improvements, EV charging stations, and new sidewalks, as well as the completed Black Bridge pedestrian walkway, one of the last remaining pieces of the historic Catskill Mountain Railway, over Catskill Creek, which was nearly destroyed after Hurricane Irene
- Additionally, the 2024 season was the third for the Catskill Farmers Market, located directly on the beautiful Catskill Creek. The market doubled its size in vendors and the community has been extremely supportive and is sustaining this scale of fresh food access. Each vendor is a small business in itself, and we are proud to help them succeed.

TABLE 1: PRIVATE PROJECTS: GRANTS + INVESTMENT

DOWNTOWN CREEK DISTRICT	AMOUNT
Foreland III Water St (received RNY4 award)	11,900,000
Mr. Cat Hotel 329-331 Main St (received MNY + NYSERDA awards)	9,000,000
Community Theater 373 Main St (received RNY8 award)	1,850,318
Catskill Marina	400,000
Creeside Restaurant at Hop-O-Nose Marina	400,000
391 Main St	4,410,542
Kirwin's Game Store	1,800,000
The Catskill House	800,000
Stewart's Development	2,369,257
Cultivate Catskill (Village Beautification)	200,000
Bank of Greene County	5,245,000
Lumberyard (8,295,000 private investment + 800,000 NYS grant)	9,095,000
Cone-e Island	25,000
First Baptist Church (321 Main Street)	919,427
Community Center renovation	1,477,698
New Downtown Small Businesses (2014-2024) (see Table 3)	4,165,000
Coming Soon: Tiny Boathouse Hotel	1,000,000
	55,057,242



DOWNTOWN CREEK DISTRICT ADJACENT	AMOUNT
Thomas Cole National Historic Site	10,836,650
Bridge Street Theatre	105,000
Skywalk	15,800,000
WellNow Urgent Care	300,000
Wendy's, Gas Land Gas Station, Taco Bell	2,800,00
Coming Soon: - Stella's Restaurant	616,900
95 West Bridge St (Former Agway) - Rehab for mixed-use (retail + new apartments)	1,400,000
Nipapoa LLC Dispensary (multiple locations on Route 9W) Approvals Underway	4,500,000
24 West Bridge Street (new apartments)	1,200,000
	<b>37,558,550</b>
<b>Total Private Investment In or Near Downtown Creek District</b>	<b>\$ 92,615,792</b>

**TABLE 2: PUBLIC PROJECTS: GRANTS + INVESTMENT**

DOWNTOWN CREEK DISTRICT	AMOUNT
VILLAGE OF CATSKILL	
Village Building Permits Issued 2014-2024	17,025,000
ARPA FUNDING	391,000
Village of Catskill LDC (small business grants and low-interest loans)	300,000
Village of Catskill Engineering Study (DEC)	100,000
Village of Catskill Lead Pipe Replacement (EPA)	1,600,000
Sewage Pump Station Engineering Study (DEC)	30,000
Catskill Plans: BOA, Comp Plan, LWRP	290,000
Main Street/Bridge St. Buildings	2,625,000
Water Storage Tower Project	2,900,000
Main St Water line project	2,914,319
Wastewater collection improvement project	3,716,313
EV Charging Stations	26,606
Boat launch (Dutchman's Landing)	100,000
Eliot Park (Playground)	125,000
Smart Climate Community	200,000
Lead Service Line Replacement Grant	248,605
	<b>32,591,843</b>
GREENE COUNTY	AMOUNT
GC Parking/Sidewalks, Downtown Walking Loop, Dutchman's Landing/Catskill Point Upgrades, Jail Demo/Prep	790,000
Justice Center	28,000,000
	<b>28,790,000</b>
DOWNTOWN CREEK DISTRICT ADJACENT	
VILLAGE OF CATSKILL	AMOUNT
Village Building Permits Issued 2013-2024	5,675,000
GREEN COUNTY	AMOUNT
GC Parking/Sidewalks, Downtown Walking Loop, Dutchman's Landing/Catskill Point Upgrades, Jail Demo/Prep	790,000
	<b>6,465,000</b>
<b>Total Public Investment In or Near Downtown Creek District</b>	<b>\$67,846,843</b>



# 05: Recent and Impending Job Growth

The Village’s appeal as a place to live and work is supported by a diverse range of job opportunities, which will be further expanded with DRI funding. Local employers, deeply committed to the community, play a pivotal role in attracting and sustaining a diverse workforce and helping to ensure long-term economic growth for the community. Businesses in the DRI area provide employment in retail, finance, education, banking, healthcare, local government, community services and hospitality, and this wide range of professions continues to help the downtown attract and retain a diverse workforce to drive its continued revitalization. Many of the proposed transformative projects will also create new employment and opportunities for the district, further supporting continued economic and community revitalization, and now employing a majority of workers in the entire Village.

Many of the businesses shown in Table 3 have opened or expanded in the last decade, and welcome a range of regular residents as well as visitors as customers. These new businesses and business expansions represent nearly 350 new jobs for the Village in the last decade. This level of regular community support demonstrates a solid foundation for ongoing economic advancement that DRI funds can build upon.

New businesses slated to open in the next five years, including Proposed DRI projects, brand new businesses, as well as expanded operations for existing businesses, will represent more than 100 new long-term jobs in the next five years, as well as more than 50 short term construction jobs (Table 4).

## KEY FIGURES



TABLE 3: PRIVATE PROJECTS: GRANTS + INVESTMENT

2014-2024	BUSINESSES RECENTLY OPENED OR EXPANDED IN THE DRI DISTRICT
Angel's Restaurant	L&M Pottery Studio
Arteque	Left Bank Ciders
Avalon Lounge	Little Art Shop
Bank of Greene County	Made X Hudson
Body Be Well	Magpie Books
C2I New West Properties	New York Restaurant
Cat on the Corner	Peyton's
Catskill Bicycle Supply Co.	Return Brewing
Catskill Chocolate Company	Spike's Record Rack
Catskill Collectibles	SPwoodenworks USA
Catskill Cryo	Stay Forever Gift Shop
Catskill Hot Yoga	Stewart's
Chemistry Wine Bar	Stinging Nettle Apothecary
Citiot	Subversive Malting & Brewing
Constellations	The Catskill House
Corduroy Shop	The Juice Branch
Foreland	The Salad Bar
Hemlock	The Village Mercantile
High Peak Services	Toko Provisions
Hill Street Gallery	Willa's Bakery Cafe
Cafe Joust	Yaad Wellness
Kaaterskill Market	394 Holdings
Kirwin's Game Store	



**TABLE 4: BUSINESSES OPENING OR EXPANDING 2025-2028 IN THE DRI DISTRICT**

PROPOSED DRI PROJECTS	JOB S
Creekside Apartments (193-201 West Main St)	0
Hop-O-Nose Apartments (New units) (25 Bronson Street)	0
Hop-O-Nose Apartments Rehabilitation (Greene / Hill / Bronson Streets)	0
White Bricks (104 Water St)	4
Fire House Apartments (323 Main St)	4
Catskill Creek Small craft launch (West Main Street @ Catskill HS)	1
Catskill Creek Boat Dock (Water St @ County Lot)	2
Catskill Public Library	0
Cone-e Island (6-8 West Bridge Street)	6
Catskill Marina (12 Greene Street)	5
Creekside Restaurant at Hop-O-Nose Marina (160 West Bridge Street)	5
Community Theater Phase II (373 Main Street)	2
Downtown Catskill Streetscape improvements	0
Downtown Signage System	0
OTHER NEW BUSINESSES OPENING 2025-2028	JOB S
Dispensary @ 335	10
Mr. Cat Hotel 329-331 Main St	5
Mr. Cat Restaurant	10
Greene County Justice Center	5
Tiny Boathouse Hotel	10
Mr. Cat Gym	3

## 06: Quality of Life

The Village of Catskill is the seat of Greene County, and is the highest-density urban area in the County. It is intertwined with its surrounding natural environment, nestled at the feet of the majestic Catskill Mountains, sheltered and enlivened by the restorative and inspirational power of the natural world. It is a site of remarkable beauty where the mountains meet the mighty Hudson River, an active waterfront community with a remarkable mix of historic architecture plus cultural, natural, and recreational assets.

After a series of booms and busts in the 19th and 20th centuries, Catskill's revitalization over the past two decades has been significant, and serves as a beacon to the region. Long vacant waterfront and Main Street buildings have been rehabilitated to include new restaurants, stores and businesses, some with apartments and many with short-term rentals on the upper stories. Main Street and its side streets now boast a varied mix of retail, hospitality, services, recreation, government and nonprofit offices, residential developments, apartments and single-family homes—a mix of the traditional and the quirky that appeal to residents, workers and visitors of all ages and incomes, making it a great place to live, work and play as well as create, innovate, learn and enjoy.

A small community—just under three square miles with a population of 3,745—the Village of Catskill has a distinct pride of place. Its strong sense of community welcomes new residents and mobilizes long-time residents, with neighbors who truly look out and show up for one another. The Village has become a hub for a diverse creative, entrepreneurial community with a distinctive character and unmistakable local flavor, a balance of old businesses alongside entrepreneurial ventures, lovable eccentrics, artists, and farmers, cohabitating agreeably. A walkable city offering a slower pace, resplendent with clean air and extraordinary natural vistas, Catskill has a growing and flourishing community of creative enterprises, and many remnant buildings that display the architectural history from Village's prosperous days have been reclaimed as part of a lively arts, music, market, farming, food and crafts scene. Long vacant storefronts have opened with new entrepreneurial enterprises, from retail to hospitality. Longtime businesses, from County offices to local banks, have expanded.

This combination of assets has driven Catskill to become a sought-after home for year-round residents and seasonal owners alike. Home sales skyrocketed during the pandemic, affordability dropped by nearly half, supply has dwindled, and many local residents are priced out of both rental and ownership markets with a current median home costing over \$350,000.

Local residents need support and incentives to remain in the community they love, and the proposed DRI projects include a range of new housing options as well as space for new businesses and recreational amenities:

- Private projects include new developments with retail, housing and Village amenities, to serve local residents and visitors along Main and West Main Streets;
- Municipal capital improvement and infrastructure projects to create better community interconnectivity and accessibility as well as a broad new roster of recreational amenities; and
- A small projects fund to support enhancements for local businesses, providing small businesses with critical capital to make transformative improvements that will allow them to stabilize and grow their businesses.

New recreational initiatives and waterway access are central to the proposed DRI projects, and to the DRI District, with new amenities to be developed along the spectacular Catskill Creek, which serves as the central spine of the Village. Currently, the Village has a limited supply of public recreational facilities. The main one, south of the DRI area, is Dutchman's Landing Park. Located along the Hudson River, Dutchman's Landing offers boat launch ramps, picnic tables, a playground, and a new performance stage that welcomes residents and visitors for regular concerts. The Hudson River, while majestic, is large and daunting, with strong currents and a toxicity level that discourages swimming. By contrast, the Catskill Creek is family-friendly—easy to navigate by kayak or canoe and swimmable in many areas—but there is extremely limited access to the Creek for residents and visitors. With this in mind, the proposed DRI projects include four projects focused on the Creek:

- An ADA-compliant kayak and small craft launch on West Main Street, just in front of Catskill High School, will provide broader access to the Creek for residents and visitors. Small craft access to the Creek in the proposed DRI district currently consists of individual dirt paths, serving a small number of community members, and this new small craft launch will ensure that more of the community can enjoy the splendor of the Creek.
- A boat dock on Water Street, where the Hudson Ferry Co. will dock. The Ferry Co. will add Catskill to their circuit allowing locals and visitors to travel between the towns of Catskill, Athens and Hudson. The popular and charming Ferry service will bring more people to Catskill's downtown and spur expanded economic activity. The dock landing will also serve as the start of a walking trail through the Village and up to the Thomas Cole House, guided by the new street signage to be installed as part of DRI projects.
- A new small craft dock will be added to Cone-e Island's expansion, with plans for boat rentals. Currently, there is nowhere to rent boats (kayaks, canoes, or paddle boats) for use on the Creek. Creation of this dock and rental service will open the Creek up for recreation and incentivize a new adventure and outdoor activity industry in Catskill.
- New Creek access will be part of the Hop-O-Nose Apartment complex improvements. The existing, six-foot chain link fence surrounding the property, which blocks access to the Creek, will be removed, and a lower wooden fence with gates leading to a fishing dock and other Creek access points will be installed, so that the more than 150 Hop-O-Nose residents, including nearly 75 children, can access the Creek directly. Providing Creek access will be a huge boon for long-time residents and families, especially families with children who will be able to safely enjoy water activities in the gentler currents of the Creek.

The Village of Catskill rewards residents and visitors alike with a thriving arts and culture scene, a unique blend of stores and restaurants, and an attractive mix of urban amenities and rural splendor. The proposed DRI projects will enhance this exceptional community, transforming vacant and undeveloped sites into more accessible and desirable areas for community gathering.





## 07: Support Local Policies

The Village of Catskill has completed a number of important urban development plans in the last decade, and the proposed DRI projects conform and advance many of the key goals in the various plans.

Formal plans as well as local planning have included:

- 2024 Climate Smart Communities Certification
- 2022, 2023 and 2024 Downtown Revitalization Initiative applications, which included extensive community planning and visioning
- 2020 Comprehensive Plan
- Local Waterfront Revitalization Program (2018-19 planning, 2022 update)
- 2017 Brownfield Opportunity Area Nomination
- 2014 Downtown Design Plan (in conjunction with the Climate Adaptive Design Studio, Cornell University)
- 2009 Waterfront + Downtown Revitalization Plan; 2020 (update) 2013 (initial) Waterfront Resilience Task Force Report

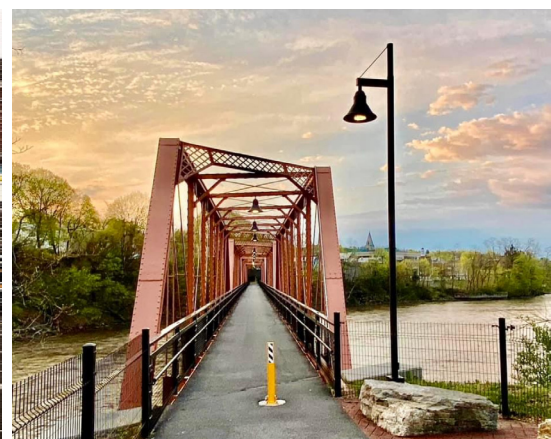
Community Revitalization Planning has focused on strategies to create an active and inviting downtown along the Village's historic Main Street, improving the physical condition of the downtown while still maintaining its historic quality, and linking the downtown to the waterfront, along the Catskill Creek down to Catskill Point. Public investment was identified as a key goal in each plan, to rehabilitate the infrastructure and create public amenities and destinations that together would make Catskill an appealing, dynamic, safe and attractive place to live, work and raise a family or to visit. Main Street always functioned as the heart of downtown, with its historic buildings and walkable streetscape. The plans also set priorities in increasing housing opportunities and improving retail spaces.

Decades of disinvestment left many of Catskill's buildings empty and in disrepair, and a goal of all of these plans focused on attracting private investment. The 2020 Comprehensive Plan offers the most up to date and comprehensive overview of priorities, centering economic development as a key goal. The plan defines economic vitality as the key to future success for the Village, focusing on the adaptive reuse of underutilized sites and buildings that preserve its natural and historic resources, expand employment opportunities, and enhance Catskill as a tourist destination. The study further notes that the Village's Main Street is recognized for its historic two and three-story mixed-use buildings, pedestrian scale streets, and mix of new businesses, however, the many vacant storefronts had led to a general sense of disinvestment that detracts from the beautiful, historic character of Downtown.

The plan offers important points of aspiration, noting that Catskill's Main Street offers a safe and walkable environment, a distinct sense of place as defined by its historic architecture, attractive civic buildings, a variety of businesses and some important cultural anchors that together create a solid foundation to build and sustain a Downtown revitalization effort. It outlines a framework for achieving this goal, centered on civic and cultural anchors for the community, noting that successful Downtown business districts are not only places where people can shop, but must also be places where a community can gather for civic and cultural events.

Additionally, Catskill was designated as a Magnet community by the CREDC, one of 54 communities estimated to face the greatest risk and have the most need for diversification and investment. Catskill ranks fifth on the region's top 20 list of communities facing high poverty, with 21% of the population living in poverty – which marks a 29.2% growth in poverty population from 2014 to 2019 according to the American Community Survey (ACS). CREDC reports that 13.5% of our workforce are employed in the arts, entertainment, and recreation, and accommodation and food services sectors. That concentration is over 140% above the regional average of 9.2%, and many of the new jobs estimated among the proposed DRI project are in these sectors. This designation has driven Village support for affordable housing development, Village infrastructure improvements, complete streets initiative and low barrier to employment projects along Main Street.

Strategically expanding investment in the community through the varied DRI projects proposed, and focusing these on the compact, walkable, central Downtown Creek District, will play an important role in furthering the Village's economic development.



## 08: Public Support

### KEY FIGURES 2022-2024

250+

WORKSHOP  
PARTICIPANTS

1450+

WEBSITE  
VISITS

150+

LETTERS OF  
SUPPORT

150+

SURVEY  
RESPONSES

The Village of Catskill has submitted applications to the DRI and NYF programs in 2022, 2023 and this year, 2024. Community engagement and planning, 2022-2024, has been far reaching—high energy, sometimes surprising, always passionately optimistic and consistently diverse.

The Village is committed to engaging with and listening to a wide range of community voices, and has cast a wide net to reach stakeholders, especially neighborhoods most impacted that are home to our oldest and poorest residents. Our community partners have helped to broaden the reach of this engagement, to ensure broad and equitable representation among community members.

Building on engagement beginning in 2022, we've gathered input from young children at the Village summer camp to seniors; from longtime Catskill residents to new arrivals; from established local business owners to new entrepreneurs setting up in the community; from local municipal employees to creatives and artists; and everyone in between.

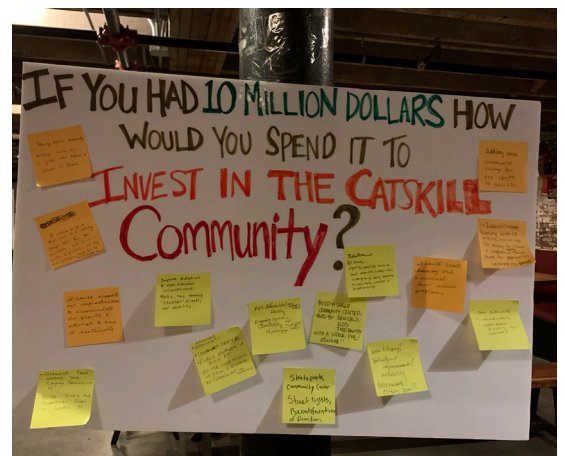


- Outreach has been far-reaching, implemented online via postings on the Village's website, emails, local organization outreach, the Village's Facebook page, and a dedicated project website ([www.catskilldri.com](http://www.catskilldri.com)) as well as via hard copy mailers, posters and fliers.
- Outreach by and input from Village Leadership and the Local Development Corporation
- Four in-person community workshops were held 2022-2024, which were attended by 250+ community members.
- The dedicated website has provided an ongoing platform for residents to learn about and provide feedback on project proposal, and has been visited over 1469 times by 994 unique visitors.
- Community surveys, with more than 150 responses 2022-2024, have provided invaluable feedback about community issues and aspirations, proposed project feedback, and information about local businesses, investments and jobs created to help us understand recent and impending growth.
- Open calls for project proposals have brought a range of exciting potential projects, with more than two dozen submitted each round.
- Village of Catskill leadership attended the Farmers' Market each year 2022-2024 to speak with residents about their plans and dreams for the community, to help inform the applications and proposed projects.

These community engagement efforts follow our 2020 Comprehensive Plan, our current Local Waterfront Revitalization Program planning initiative, and Brownfield Opportunity Area Program, which have conducted a dozen meetings in recent years.

Participants have supported downtown beautification and pedestrian access improvements made by Cultivate Catskill as well as private investments that are reusing vacant and abandoned historic buildings and filling storefronts, creating new housing, and attracting new residents. Pride in the legacy of local arts organizations, from the well-established Thomas Cole House to new and flourishing organizations like Foreland and CREATE Council on the Arts abounds.

But the community has also raised their voices in concern about a number of important issues, including housing and rental price escalation as well as a lack of long term, stable, well-paying employment opportunities. We all share these concerns and that's why the projects in this DRI application have broad support across the community. The DRI and NYF process has united the community around common needs, feasible projects and a shared vision anchored around the idea that doing good is good business.





## 09: Transformative Project Opportunities

The Village of Catskill has assembled a diverse roster of projects that address the community's most pressing needs. With an infusion of NYS funding, the Village and its partners are ready to implement these exciting revitalization projects. 15 transformative, shovel-ready downtown revitalization projects, with a total budget of more than \$24M have been identified, vetted, and supported by the community. Planning for each of these projects is well underway, with the Village and local private partners working to assemble comprehensive design and construction plans, matching funds, and project development plans, from permitting through ribbon cutting. These projects were all either identified in recent planning studies or were submitted by a project sponsor as part of the public engagement process, and were considered in relation to local community needs as well as DRI program goals:

### PROJECT HIGHLIGHTS:

- **Seven Private projects** include new developments with retail, housing and Village amenities, to serve local residents and visitors along Main and West Main Streets. This includes new housing construction, adaptive reuse projects to create new mixed-use spaces with new retail and housing. Projects also encompass critical enhancements to local cultural and hospitality venues as well as local businesses to allow expansive operational growth and to create new customer bases for the Village;
- **Six Public capital improvement and infrastructure projects** to create better community interconnectivity and accessibility as well as a broad new roster of recreational amenities;
- Projects encompass development of **more than 20 new housing units and improvements to 81 existing moderate-income housing units, four new Catskill Creek access points and docks / craft launch facilities** to expand access for residents and visitors to the spectacular natural resource that is the backbone of the community and a unique selling point for the Village, and improvements to the Catskill Public Library to improve access and increase community programming and services;
- A **small projects fund** to support enhancements for local businesses, to provide small businesses with critical capital to make transformative improvements that will allow them to grow and stabilize their businesses;
- **\$24.4M in potential Downtown Creek District projects, seeking \$12.2M in DRI funding and leveraging \$12.2M in private and public funds.**

### DOWNTOWN CREEK DISTRICT ALIGNMENT

The proposed projects are aligned with key DRI program goals, to **create a more active downtown and enhance the Village's public spaces, attract new businesses and services** to provide new offerings for residents and visitors and new **jobs for residents**, and to develop **new amenities to enhance downtown living** including **new housing** for local residents.

### NEW DEVELOPMENT: HOUSING

#### 1 CREEKSIDE APARTMENTS (WORKFORCE HOUSING)

**Address:** 193-201 West Main Street (Hop-O-Nose Marina)

**Total Cost:** \$2,275,000

**DRI Request:** \$1,250,000

**Sponsor:** Sean Meagher (local business owner and real estate developer)

**Timeline:** 2026-2027

**Readiness:** Land owned by developer; design in process

**Other Funding:** (Leverage) \$1,025,000 (including \$275K land acquisition)

**DRI Alignment:** more active downtown, amenities for residents and visitors, new jobs, enhanced downtown living, new housing

Construction of six new two-level units for workforce housing, transforming a currently underutilized lot in a central location to active use. Units would be 1300-1400 sf, two-bedroom apartments with a range of amenities (full kitchen, washer/dryer, ample closets and storage, dedicated off-street parking) to create quality workforce housing for long-term rental. Units will be built with energy efficiency in mind (equipment, windows, insulation, etc) to keep costs low for tenants. Each unit will have a porch overlooking the Catskill Creek and front lawns planted with ornamental grasses, plus a patio space behind each unit. Located two blocks from the Uncle Sam Bridge, units will be easily walkable to central Main Street. Rents will be affordable (\$1600-\$1700/month) to keep the units accessible for young

families, especially employees of the developer's nearby Creekside Restaurant. The lot will require a new retaining wall. Developer already owns the land, and is selling properties in Troy, NY to fund his portion of the costs. Planning and Zoning boards aware of and in support of the project.



## 2 HOP-O-NOSE APARTMENTS - NEW UNITS

**Address:** 25 Bronson Street

**Total Cost:** \$4,500,000

**DRI Request:** \$2,000,000

**Sponsor:** Catskill Housing Authority

**Timeline:** 2026-2027

**Readiness:** Designs, vendors and crew in place

**Other Funding:** (Leverage) \$2,500,000 (via federal low income housing tax credit program and HUD 221(d)4 multi-family housing loan program)

**DRI Alignment:** more active downtown, amenities for residents, enhanced downtown living, improved housing

Construction of ten new two-level units for rental, on the site of the current CHA office at 25 Bronson Street. There is regularly more demand for the moderate-income Hop-O-Nose apartments and there is never a vacancy in the complex. Given the continued and increasing need for affordable housing in Catskill, and the region, the CHA plans to build ten new one-bedroom units to allow more renters. The CHA would cover its costs via the federal low income housing tax credit program and the HUD 221(d)4 multi-family loan program, partnering with the Bank of Greene County. The one-bedroom units would be built to match the rest of the complex, in two-level brick buildings with full kitchens and other amenities. Located on the beautiful Catskill Creek, tenants would have access to the onsite

recreational amenities (basketball courts and playground), as well as beautiful water views. The complex is easily walkable to central Main Street. Planning and Zoning boards aware of and in support of the project.



## REHABILITATION: HOUSING

## 3 HOP-O-NOSE APARTMENT COMPLEX IMPROVEMENTS

**Address:** Hill / Bronson / Greene Streets

**Total Cost:** \$2,050,000

**DRI Request:** \$1,050,000

**Sponsor:** Catskill Housing Authority

**Timeline:** 2026-2027

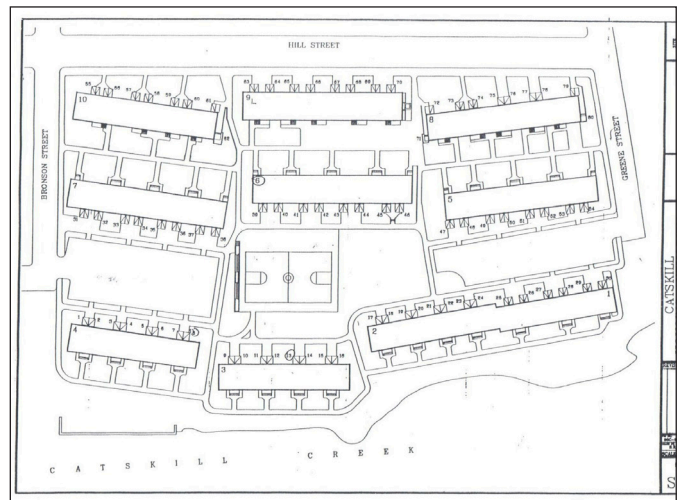
**Readiness:** Designs, vendors and crew in place

**Other Funding:** (Leverage) \$1,000,000

**DRI Alignment:** More active downtown, enhanced public spaces, amenities for residents, enhanced downtown living, improved housing

Energy efficiency upgrades to all of the existing 81 housing units in the Hop-O-Nose complex, to lower costs for residents; removal of existing border fence to allow Creek access and installation of fishing dock; playground improvements. Hop-O-Nose Homes was built in 1956, and sits on the Catskill Creek, featuring 81 red brick semi-attached rental units. Operated by the Catskill Housing Authority and intended for families, 65+ children live in the complex. Hop-O-Nose has a waiting list of 130-140 people, and rarely has vacancies as it is the only income-based housing in the Catskill area. Renovations are sorely needed — the original 1956 windows have poor insulation, which leads to high heating and cooling bills for tenants; this project would replace windows in all 81 units with high-efficiency windows that would help lower utility costs. Additionally,

the project would replace the outdated 80s playground that currently exists, and would remove the unsightly existing chain-link border fence and replace it with a post-and-beam fence with gates to allow both views of and access to the Creek for residents, including the installation of one fishing dock for use by residents.





#### 4 WHITE BRICKS

**Address:** 104 Water Street

**Total Cost:** \$1,150,000

**DRI Request:** \$450,000

**Sponsor:** Local developer (104 Water Street LLC)

**Timeline:** 2026-2027

**Readiness:** Developer has deep experience with similar project scopes; design in process; building owned by the developer

**Other Funding:** (Leverage) : \$700,000

**DRI Alignment:** More active downtown, enhanced public spaces, new businesses, amenities for residents and visitors, new jobs, enhanced downtown living, new housing

Renovation of a 4500 sf brick building, currently vacant, to create an 800 sf street level retail space plus two 800 sf apartments above. The vacant building needs significant work - a gut renovation and build out to create a new retail space and new housing for Catskill. The abandoned building will be home to vibrant new spaces, both retail and residential, which will draw more people, both visitors and residents, through the Village, from Main Street to the Catskill Creek, offering new opportunities and amenities. Directly across the street from Foreland, it will add vibrancy and activity to

the neighborhood, providing space for a new creative entrepreneurial enterprise as well as sorely needed housing for the community.



#### 5 FIRE HOUSE APARTMENTS

**Address:** 323 Main Street

**Total Cost:** \$1,161,000

**DRI Request:** \$400,000

**Sponsor:** 323 Main Street LLC

**Timeline:** 2026-2027

**Readiness:** Developer has deep experience with similar project scopes; design in process; building owned by the developer

**Other Funding:** (Leverage) \$761,000 (\$240K towards current project plus \$520K invested to date in property acquisition and repairs)

**DRI Alignment:** More active downtown, enhanced public spaces, new businesses, amenities for residents and visitors, new jobs, enhanced downtown living, new housing

The historic A. M. Osborn Company Firehouse will be converted into a mixed-use space with new apartments and a street-level retail space. A gut renovation would transform the 3200 sf former Firehouse to create a 800 sf street-level retail space, one 800 sf street-level apartment, and two 800 sf second floor apartments. The street-level retail space would be housed in the dramatic former garage, with a soaring ceiling and a floor-to-ceiling window replacing the garage door. The upper story features bay windows and historic window treatments, and the upper-floor apartments will honor these historic details. Adjacent to other projects underway to redevelop

empty Main St buildings, the new Fire House development will add vibrancy and activity to the neighborhood, providing space for a new creative entrepreneurial enterprise as well as sorely needed housing for the community.



## 6 CATSKILL CREEK SMALL CRAFT LAUNCH

**Address:** Catskill Creek (in front of the Catskill High School, West Main St)

**Total Cost:** \$150,000

**DRI Request:** \$100,000

**Sponsor:** Village of Catskill

**Timeline:** 2026

**Readiness:** Design is in process, and the project can be completed in 12 months once approved. Vendor and crew identified; land owned by Catskill High School

**Other Funding:** (Leverage) \$50,000

**DRI Alignment:** More active downtown, enhanced public spaces, amenities for residents and visitors, enhanced downtown living

An ADA-compliant kayak and small craft launch on West Main Street, directly in front of Catskill High School, will finally provide broader access to the Creek for residents and visitors. Public small craft access to the Creek in the proposed DRI district currently consists of two gravel paths that are difficult to navigate and are only able to serve a small number of community members who can manage the precarious balancing act required to launch craft. This new small craft launch will ensure that more of the community can enjoy the splendor of the Creek. Construction of new ADA-compliant small craft launch (kayaks and canoes) will allow broader access to the Catskill Creek by all community residents and visitors. As part of the LWRP priority revitalization projects, a small craft launch was

envisioned and supported by the whole community. The cost for the ADA Small Craft EZLaunch is estimated at \$71,000. Additional site improvements (landscaping, parking and access improvements) will be made to support the launch, for a total budget of \$150,000. The land is owned by Catskill High School, which provides an easement to the Village of Catskill for public use. The project advances the Village's 2020 Comprehensive Plan and 2022 LWRP.



## 7 CATSKILL CREEK BOAT DOCK

**Address:** Catskill Creek (Water St at the County Lot)

**Total Cost:** \$313,000

**DRI Request:** \$200,000

**Sponsor:** Village of Catskill

**Timeline:** 2026

**Readiness:** Design completed; vendor and crew identified; land owned by the Village

**Other Funding:** (Leverage) \$113,000

**DRI Alignment:** more active downtown, enhanced public spaces, new businesses, new services, amenities for residents and visitors, new jobs, enhanced downtown living

Construction of a new large craft boat dock will serve the Hudson Ferry Co. The Ferry Co, which already operates service between Athens and Hudson, will add Catskill to its circuit, allowing locals and visitors to travel in style and with ease between the towns of Catskill, Athens and Hudson. The popular and charming Ferry service will bring more people to Catskill's downtown and spur expanded economic activity. The dock landing will also serve as the start of a walking trail through the Village and up to the Thomas Cole House, guided by the new street signage to be installed as part of DRI projects. The cost for the EZLaunch is estimated at \$144,000.

Additional site improvements (landscaping, parking and access improvements) will be made for a total budget of \$313,000. The land is owned by the Village of Catskill. The project advances the Village's 2020 Comprehensive Plan and 2022 LWRP.





## 8 CATSKILL PUBLIC LIBRARY

**Address:** 1 Franklin Street

**Total Cost:** \$1,625,000

**DRI Request:** \$1,000,000

**Sponsor:** Village of Catskill

**Timeline:** 2026

**Readiness:** Designs completed, expanded programming plans developed

**Other Funding:** (Leverage) \$625,000

**DRI Alignment:** More active downtown, enhanced public spaces, new services, amenities for residents and visitors, enhanced downtown living, energy efficiency

The Catskill Public Library has served Catskill and the region since it was established in 1893. The Library established a Pallenville branch in the 1920s, to broaden its reach, and the two locations welcome thousands of visitors each year with programming, books, periodicals, digital resources and community events. The Catskill location is housed in a historic Greek Revival building constructed in 1901 with a grant from Andrew Carnegie. The building has been carefully maintained throughout the Library's history, but with expanding community needs, the building needs some improvements to better serve its growing community. The building's HVAC system was recently upgraded, but now the Library plans for additional critical improvements to expand its programming and continue to adapt the changing role libraries play in their communities. Improvements include green energy improvements (roof repair, installation of roof solar panels, installation of back-up battery system, transition to all-electric operations);

reconfiguration of all three floors to create more programming and events space and installation of an elevator to allow visitors with mobility issues to access the second floor and basement, where many programs are / will be hosted; exterior improvements (small green patio, signage, exterior storage, improvement of the front sidewalks and approach, and addition of bike racks). Of note, the Library serves as the Village's heating and cooling center during extreme weather and the green energy improvements would allow the Library to continue heating and cooling during power outages by using a battery backup system. And exterior improvements are intended for use by visitors during open hours as well as public use at all hours, including on local residents who depend on the Library's WiFi in off hours.



## MAJOR BUSINESS IMPROVEMENTS

### 9 CONE-E ISLAND

**Address:** 6-8 West Bridge Street

**Total Cost:** \$400,000

**DRI Request:** \$250,000

**Sponsor:** Cone-E Island Restaurant

**Timeline:** 2026-2027

**Readiness:** Owners have operated at the site for more than 20 years; design and construction loans in process; property owned by the business

**Other Funding:** (Leverage) \$150,000

**DRI Alignment:** more active downtown, enhanced public spaces, amenities for residents and visitors, new jobs, enhanced downtown living

Cone-e Island is a beloved Catskill institution that is currently strictly seasonal. As a business, its superpower is its central location—walking distance from Catskill Middle and High Schools, en route to Catskill Elementary, walkable from the downtown business district, and directly adjacent to (in fact, overlooking) the Catskill Creek. DRI support would enable renovation of an existing derelict garage on the lot in order to create a new, year-round burger and fried fish shack while also establishing a seasonal pedal boat rental service on the scenic Catskill Creek. These improvements would significantly expand the business, which is now a seasonal ice cream shack. The owners, who have operated on the site for more than 25 years, want to create a unique dining experience

for Catskill, transforming the existing garage into a charming eatery featuring locally-sourced food, while also expanding recreational opportunities for Village residents and visitors by creating additional small-craft access to Catskill Creek with pedal boat rentals. This business, a staple in the lives of local families but also frequented by tourists, deserves this major upgrade.



## 10 CATSKILL MARINA

**Address:** 12 Greene Street (Catskill Marina)

**Total Cost:** \$2,150,000

**DRI Request:** \$750,000

**Sponsor:** Catskill Marina LLC

**Timeline:** 2026

**Readiness:** Vendors and crew identified; property owned by the business

**Other Funding:** (Leverage) \$1,400,000 (including \$400K recent investments for improvements and business operations)

**DRI Alignment:** more active downtown, new jobs

Major improvements are planned to the Catskill Marina, which has served Catskill and the region for more than 50 years, April - November, with dockage, fuel, water, storage, maintenance and other services for boats traveling along the Hudson. The Marina has been owned and operated by the same local family for more than 20 years, and is regularly fully booked in season. Easily walkable to central Main Street, boat passengers regularly visit Main Street businesses and enjoy Village offerings while docked. Improvements will include shore line stabilization, new gas and diesel pumps, a power upgrade, dock expansion (currently 80 berths, expanding to 90), plus an outdoor pavilion with a recreation area for

use by boat passengers. The improvements will allow the Marina to significantly expand business operations, to bring more visitors to Catskill's downtown and create additional employment opportunities.



## 11 CREEKSIDE RESTAURANT + HOP-O-NOSE MARINA

**Address:** 160 West Main Street (Hop-O-Nose Marina)

**Total Cost:** \$1,100,000

**DRI Request:** \$500,000

**Sponsor:** Creekside Restaurant LLC

**Timeline:** 2026

**Readiness:** Owners have operated at the site for more than 20 years; design and engineering in possess; construction loans in process; property owned by the business

**Other Funding:** (Leverage) \$600,000 (including \$400K recent investments for improvements and business operations)

**DRI Alignment:** more active downtown, enhanced public spaces, amenities for residents and visitors, new jobs, enhanced downtown living

This project includes planned improvements for both the Marina and the Creekside Restaurant. The project will stabilize the shoreline of the Catskill Creek in front of the Hop-O-Nose Marina and the Creekside Restaurant, to prevent further erosion, provide important protection to the local watershed and the Catskill Creek, and ensure the continued operations for these two successful local businesses, each with a proven track record of local employment and each serving the community with important amenities. It would allow for significant growth for the restaurant, allowing the owners to add more outdoor seating as well as an outdoor event pavilion, which would mean a significant revenue increase for the business as well as new jobs for Catskill. Improvements will also include the purchase and installation of new marine crane to allow work on larger craft (currently

limited to 15 tons, the new crane will support up to 35 tons), to allow the Marina to work on larger crafts, which has regularly been a request from potential customers, which to date the Marina has had to turn away. The Marina and Restaurant currently employ 20-25 seasonal staff; improvements would allow for an additional three-five seasonal employees.





## 12 COMMUNITY THEATER - PHASE II

**Address:** 373 Main Street

**Total Cost:** \$750,000 (part of larger \$2.4M project, including property acquisition and improvements to date)

**DRI Request:** \$400,000

**Sponsor:** 373 Main Street LLC

**Timeline:** 2026

**Readiness:** Owner has deep experience with historic renovations; crew in place; design in process; building owned by the developer

**Other Funding:** (Leverage) \$350,000 (plus additional \$1.8M invested to date in Phase I)

**DRI Alignment:** More active downtown, enhanced public spaces, amenities for residents and visitors, new jobs, enhanced downtown living

The Community Theater is Catskill's only movie theater, in a town that is acutely lacking in entertainment options for kids and families. Since its pandemic closure, its absence on Main Street has been sorely felt. Phase II of a comprehensive historic renovation is planned: back of house renovation and build out (Green Room and two dressing rooms below the stage); upgraded lighting and acoustic system for Main Theater; addition of Lobby Bar. The first phase of renovations for the historic Community Theater, funded in part through a RNY8 grant, will be completed in 2025 and the Theater will open in late 2025. These final improvements, focusing

on back-of-house amenities for artists plus new amenities for customers, are planned for 2026-2027, and will not cause any disruptions to operations. New dressing rooms and a green room will provide artists with crucial space for pre-performance preparation and will allow the Theater to engage a wider roster of artists for live performances, expanding and enhancing the Theater's roster of programming. A Lobby Bar will be added to offer customers an expanded array of offerings, beyond traditional movie concessions, and will ensure increased revenue for the owners to maintain operations.



## PUBLIC IMPROVEMENTS

## 13 STREETSCAPE IMPROVEMENTS

**Address:** Downtown Catskill

**Total Cost:** \$6,150,000

**DRI Request:** \$3,150,000

**Sponsor:** Village of Catskill

**Timeline:** 2026-2027

**Readiness:** Design completed; vendors and crew identified

**Other Funding:** (Leverage) \$3,000,000

**DRI Alignment:** Enhanced public spaces, amenities for residents and visitors, enhanced downtown living

As part of the 2020 Comprehensive Plan, the Village developed an overall Complete Streets plan to install new sidewalks, new period lighting and other streetscape along both sides of Main Street and West Bridge Street, and to construct public restrooms in the Municipal Lot on Water St. Enhancing and expanding the sidewalk system was a clear priority public investment project from the community workshops and in survey responses, and is especially needed following Village water main repairs. The plans include safety improvements for bicycle and pedestrian travel prioritizing routes to and from parks and schools. The project will install 5,000 linear feet of sidewalk at least 5 feet wide with curb, stormwater management, trees and lighting (undergrounding utilities if possible) as well as sorely needed public restrooms for visitors, and will promote

walkability and increase safety for people of all ages and abilities. As a CREDC Magnet community where people have fewer cars, it's important to create easier access for all residents, especially older and poorer residents. The project also advances CREDC Magnet and Core Strategies and advances the Village's 2020 Comprehensive Plan and 2022 LWRP.



## 14 VILLAGE SIGNAGE SYSTEM

**Address:** Downtown Catskill

**Total Cost:** \$200,000

**DRI Request:** \$200,000

**Sponsor:** Village of Catskill

**Timeline:** 2026

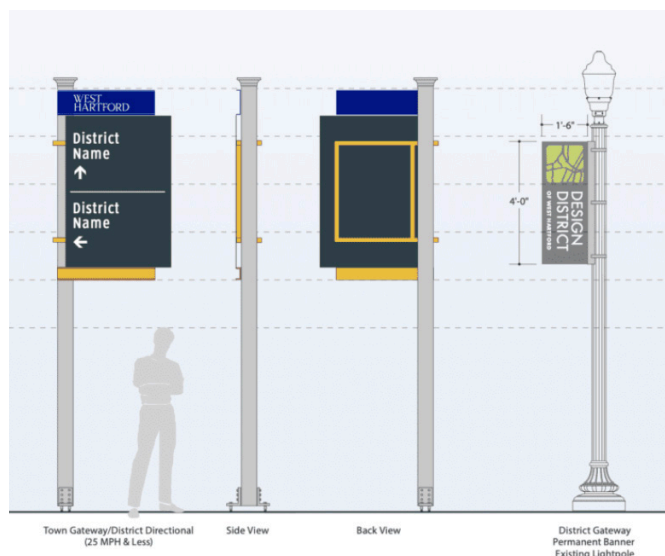
**Readiness:** Design completed

**Other Funding:** (Leverage) \$0

**DRI Alignment:** Enhanced public spaces, amenities for residents and visitors, enhanced downtown living

A new Village signage system will be installed to orient visitors and residents and guide them to the many recreational, cultural, business and hospitality options in the Village, within the DRI District and beyond (up to the Thomas Cole House and down Main Street to Dutchman's Landing). The signage will be designed to market and promote downtown as the hub of a network of arts, cultural, historic and heritage resources, and expands existing branding efforts by installing additional signage to orient visitors throughout the Village, including to safe and free off-street parking. In addition, 16 historical markers and interpretive sign panels will be designed and installed throughout the DRI District to tell the story of local history through its architecture, sites, and landscapes. These investments will help draw residents and visitors through the Village, spurring increased

economic activity for local businesses and bringing more people downtown. It will also advance statewide strategies for placemaking and downtown revitalization.



## SMALL PROJECTS FUND

## 15 SMALL PROJECTS FUND

**Address:** Downtown Catskill

**Total Cost:** \$600,000

**DRI Request:** \$600,000

**Sponsor:** Village of Catskill / Catskill Local Development Corporation (LDC)

**Timeline:** 2026-2030

**Readiness:** LDC currently successfully manages a small grants and low-interest loan fund for Catskill businesses, which to date has supported more than 50 downtown businesses.

**Other Funding:** (Leverage) \$0 (more than \$300,000 invested by the Village / LDC 2014-2024)

**DRI Alignment:** More active downtown, amenities for residents and visitors, new jobs, enhanced downtown living

A Small Projects Fund to support enhancements for local businesses, to provide small businesses with seed money for their opening months and critical capital to make transformative improvements that will allow them to grow and stabilize their businesses. The Fund has been administered by the LDC, which to date has supported more than 50 downtown businesses, with more than \$300,000 invested by the Village and the LDC in recent years, helping to enliven Main Street with new jobs and activity, and filling up previously empty storefronts. This will expand the ability of the Fund

to help with new business openings as well as business improvements for existing businesses, including capital work (facade improvements or interior renovations), equipment upgrades to expand capacity and improve efficiency, and critical infrastructure repairs (plumbing, electricity, etc). These investments will make businesses more attractive and successful and advance statewide strategies for placemaking and downtown revitalization.





## 10: Administrative Capacity

If Catskill were to receive a DRI award in 2024, local, collaborative planning would continue and be expanded throughout the DRI planning and implementation process. Village of Catskill leadership, Greene County Economic Development, and the Local Development Corporation will establish a Local Steering Committee, encompassing a range of community members, stakeholders, partners and planners. This Steering Committee would work with both Village and County governments as well as local project partners from the comprehensive post-award planning process through final implementation, to realize all community and NYS goals for local community revitalization.

The collaborative work undertaken between the Village of Catskill leadership, Greene County Economic Development, Tourism and Planning (GCEDC), and Catskill's Local Development Committee (LDC) has served as an invaluable resource to help navigate and enhance the DRI application planning and development process. This broad group includes a range of local civic, business, and cultural leaders, representing a wide cross-section of the community, who together have both a history of successful collaboration and implementation on community initiatives as well as a deep commitment to the long term success of the Village.

### Project Management

The DRI Steering Committee will harness the experience of community stakeholders from key sectors—recreation, real estate, culture, hospitality, retail—as well as individuals with backgrounds in public and urban planning (this will likely involve both local residents with relevant professional experience as well as or sector-specific consultants).

The DRI Steering Committee will meet regularly to ensure collaborative work and communication between Village and County leadership, ESD-assigned consultants, and the community—first to complete the extensive post-award planning process and then to help manage project implementation. A dedicated DRI project coordinator will be retained to support the Steering Committee and the Village through 24 months of implementation beginning in 2025.

All major projects and municipal financing will be subject to review and approval by local planning and zoning officials, as well as the Village Board of Trustees, with input from the community through the regular public hearing process. Additional support will be provided by Greene County Economic Development, Tourism and Planning and the Catskill Local Development Committee, which have been instrumental in the development of this application and on past collaboration and planning endeavors in the Village.

The key parties involved, the Village Board of Trustees, the LDC and GCEDC, have deep experience in managing state and federal grants. The President of the Village Board (Catskill's Mayor), Village Clerk, two deputy clerks, and all members of the Village Board and LDC Board will be hands-on implementors, led by Natasha Law, Vice President, Village of Catskill Board of Trustees. This team has extensive experience overseeing the administration of grants, from grants management, reporting, MWBE compliance to payment processing, and have built an organizational structure to account for and invest grant funds for multiple projects simultaneously.



# Letters of Support



Please accept these Letters of Support for the Village of Catskill's 2024 Downtown Revitalization Initiative application. The potential impact of a DRI award for the Village has galvanized support from a range of friends and supporters, from elected and county officials, to local business owners, to local residents and visitors, adding to letters received as part of previous application rounds, and we are pleased to share these as part of this application:

- Michelle Hinchey, New York State Senator SD 41
- Christopher Tague, New York State Assembly member AD 102
- Warren Hart, Deputy Commissioner, Greene County Economic Development, Tourism and Planning
- Elizabeth Izzo, Town Clerk, Town of Catskill
- Kate Treacy, Hudson Ferry Co., who will be partnering with the Village for the proposed boat dock project
- Tim Graham, local business owner (Left Bank Ciders)
- Melissa Weaver and Alon Koppel, local business owners (Avalon Lounge)
- Tom Illari, local business owner (Catskill Collectibles)
- Natasha Witka, local business owner (New York Restaurant, Catskill Chocolate Co)
- Yoginder Virk, local business owner (Indoveda)
- Sandy Dylak, local business owner (Catskill Cryo)
- Greg Calabrese, local business owner (Rip Van Winkle Adventure Guides)
- Robert Hoven, Board President, Friends of Beattie-Powers Place
- Stephen Bradicich and Robbie Chafitz, Co-Founders, the Catskills Comedy Festival
- Doreen Parsley Davis, Catskill Town Supervisor 2016-2020
- Longtime Village residents, Helen Tieger, Hudson Talbott, Laura Morgan, Lara Turney, Laura Thorne and Rickey Shaum





CHAIR  
AGRICULTURE

COMMITTEES  
CULTURAL AFFAIRS, TOURISM,  
PARKS AND RECREATION  
ENERGY AND TELECOMMUNICATIONS  
ENVIRONMENTAL CONSERVATION  
FINANCE  
LOCAL GOVERNMENT  
TRANSPORTATION

THE SENATE  
STATE OF NEW YORK



**MICHELLE HINCHEY**  
Senator, 41<sup>ST</sup> District

MEMBER  
SUBCOMMITTEE ON CANNABIS  
JOINT SENATE TASK FORCE  
ON OPIOIDS, ADDICTION, AND  
OVERDOSE PREVENTION  
LEGISLATIVE COMMISSION ON  
RURAL RESOURCES  
LEGISLATIVE WOMEN'S CAUCUS  
SELECT MAJORITY TASKFORCE ON  
MINORITY AND WOMEN-OWNED  
BUSINESS ENTERPRISES

October 10, 2024

Michael Yevoli, Regional Director  
Capital Region Economic Development Council  
433 River Street, Suite 1003  
Troy, NY 12180

Dear Director Yevoli,

I am writing to express my enthusiastic support for the Village of Catskill's application for the New York State Downtown Revitalization Initiative (DRI) grant. This initiative represents a vital opportunity for the community to invest in its future and enhance the quality of life for both residents and visitors.

Catskill, with its rich history and stunning natural surroundings, has long been a community that embodies the charm and character of the Hudson River Valley. The village's historic downtown area serves as a focal point for local culture and commerce, yet it faces challenges that necessitate revitalization.

The proposed projects under this DRI application are thoughtfully designed to address key areas of economic development, infrastructure, housing, and recreation. Specifically, I support the following initiatives:

1. **Economic Development:** By focusing on local business growth and attracting new investments, the DRI funding will help create jobs and stimulate economic activity in the downtown area.
2. **Infrastructure Improvements:** Upgrading infrastructure is essential for supporting current residents and making Catskill an attractive destination for new businesses and visitors. This includes enhancements to transportation systems, public utilities, and community spaces.
3. **Housing Initiatives:** The revitalization efforts will prioritize the development of affordable and diverse housing options, ensuring that Catskill can accommodate a growing population while maintaining its unique character.

**CHAIR**  
AGRICULTURE

**COMMITTEES**  
CULTURAL AFFAIRS, TOURISM,  
PARKS AND RECREATION  
ENERGY AND TELECOMMUNICATIONS  
ENVIRONMENTAL CONSERVATION  
FINANCE  
LOCAL GOVERNMENT  
TRANSPORTATION

THE SENATE  
STATE OF NEW YORK



**MICHELLE HINCHEY**  
Senator, 41<sup>ST</sup> District

**MEMBER**

SUBCOMMITTEE ON CANNABIS  
JOINT SENATE TASK FORCE  
ON OPIOIDS, ADDICTION, AND  
OVERDOSE PREVENTION  
LEGISLATIVE COMMISSION ON  
RURAL RESOURCES  
LEGISLATIVE WOMEN'S CAUCUS  
SELECT MAJORITY TASKFORCE ON  
MINORITY AND WOMEN-OWNED  
BUSINESS ENTERPRISES

4. Recreation Enhancements: Investing in recreational facilities and public spaces will promote physical activity and community engagement, enriching the lives of residents and enhancing the overall quality of life in Catskill.

In conclusion, I wholeheartedly support the Village of Catskill's application for the NYS DRI grant. The focus on revitalization through economic development, infrastructure, housing, and recreation is crucial for the community's growth and sustainability. I believe that with this funding, Catskill can unlock its full potential and continue to thrive as a vibrant, welcoming place for everyone.

I appreciate your consideration of this application. Should any further assistance be required, please do not hesitate to contact me or my District Director, Elisabeth Tavarez, at [tavarez@nysenate.gov](mailto:tavarez@nysenate.gov) or 845-331-3810.

Sincerely,

A handwritten signature in black ink that reads "Michelle Hinchey".

New York State Senate, District 41





Christopher W. Tague  
Assemblyman, 102<sup>nd</sup> A.D.

Albany, Delaware, Greene, Otsego,  
Schoharie and Ulster Counties

# THE ASSEMBLY STATE OF NEW YORK ALBANY

RANKING MINORITY MEMBER  
Committee on Agriculture

COMMITTEES  
Election Law  
Environmental Conservation  
Real Property Taxation  
Tourism, Parks,  
Arts and Sports Development

October 11, 2024

Michael Yevoli, Regional Director  
Capital Region Regional Economic Development Council  
Hedley Park Place  
433 River Street – Suite 1003  
Troy, NY 12180

Dear Regional Director Yevoli,

This letter is provided in support of the application submitted by the Village of Catskill to the Capital Region Regional Economic Development Council for consideration for the Downtown Revitalization Initiative.

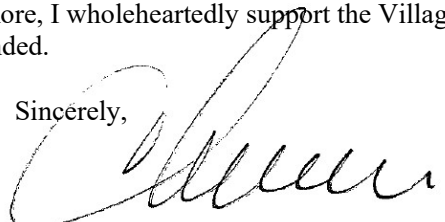
The Village of Catskill is a dynamic, commercial hub in rural Greene County but is seeking this funding through the Downtown Revitalization Initiative (DRI) to be able to fully embrace its potential. Prepared to build upon the momentum of substantial recent investments by both the private and public sector, the Village, if awarded, will leverage the DRI monies to continue to cultivate a vibrant and sustainable downtown economy.

With much to offer its growing population and tourism-driven visitations, the Village of Catskill is looking to capitalize on its Catskill Creek frontage, historical assets, anchor institutions, and rich cultural heritage. The Village's traditional "downtown" has undergone a momentous transformation in recent years with the restoration of several historic and architecturally significant buildings as well as with the influx of authentic small businesses, including restaurants and shops, found within walking distance of the beckoning waterfront.

As I understand it, the Village of Catskill is seeking this much needed grant to ensure a complete and successful transformation. Focusing on creating much-needed housing and incorporating the waterfront to boost economic development, the Village has assembled a diverse roster of projects that address the community's most pressing needs including: new housing construction and the renovation of existing units; adaptive reuse of historic buildings to create additional retail space; enhancements to local cultural and hospitality venues; improve community interconnectivity and accessibility as well as new recreational amenities including Catskill Creek access points and docks. If awarded, the Village of Catskill will be another step closer to realizing its full vision, which will no doubt attract new visitors to the area and provide an improved quality of life for residents.

The Village of Catskill is eager and ready to implement the vision for downtown developed through collaboration and valued community partnerships. Completion of the Village's goals will not only foster the economic, social, and cultural fabric of Catskill but also has the potential to significantly contribute to a wider-reaching revitalization in the entire region. For these reasons and more, I wholeheartedly support the Village of Catskill's DRI application and hope to see this worthy proposal funded.

Sincerely,

  
Christopher W. Tague  
Assemblyman, 102<sup>nd</sup> A.D.

CT/tr



**Greene County  
Economic Development,  
Tourism & Planning**

411 Main Street, Suite 419  
Catskill, New York 12414

**Warren Hart**  
Director



**GREENE  
BUSINESS**



DiscoverGreene.com

October 10, 2024

Michael Yevoli  
Capital District Regional Economic Development Office  
Hedley Park Place  
433 River Street - Suite 1003  
Troy, NY 12180

Re: Letter of Support for the Village of Catskill DRI Application

Dear Mr. Yevoli: *MIKE*

I am writing to communicate my strong support for the Village of Catskill's application to the Downtown Revitalization Initiative. Catskill has been building momentum with tremendous public and private investment, specifically in the downtown corridor and along the Catskill Creek and Hudson River. With a DRI grant, Catskill will identify and implement additional transformational projects to catalyze continued investment and historic preservation in the downtown. Through the DRI, New York State invests \$100 million in ten economic development regions to 'invigorate and enliven' downtown areas by infusing catalytic capital into projects with lasting revitalizing impacts. Catskill exhibits the momentum that defines successful applicants, and this grant would provide the needed opportunity to continue its revitalization.

The Village is no stranger to the DRI, citing this year's application as their third submission in the past three consecutive years. They have actualized ESD's debriefing advice into this proposal, primarily focusing on a more compact and uniformed catchment area that prioritizes access to their greatest asset: the Catskill Creek. As a tributary to the Hudson River, the Creek is the foundation of much of the placemaking efforts the Village has undertaken throughout its revitalization journey. This application seeks to better utilize the vital waterway, improving access to historic tourist destinations, while also increasing affordable housing stock and investing in the future of staple community cornerstones.

Projects of special interest in this application, such as artist-focused live-work spaces, the establishment of a dock on the Catskill Creek accessible to a Hudson based ferry company, a designated walking trail linking the Creek and the Thomas Cole Historic Site, and the next phase of renovations at the Community Theatre, tell a story rooted in synergy. The completion of these proposals will secure the high quality of life factor that the Village has been fortifying through momentous public and private investments over the past decade.

The Village has identified a wide range of transformative projects that will be ready for implementation with an infusion of DRI funds. I strongly believe that these funds will result in immediate and long-term revitalization and economic benefits that will span beyond Catskill and into the Capital Region and Hudson River Valley. Your close and careful consideration to awarding the Village of Catskill with this year's NY Forward program is genuinely appreciated and is much deserved.

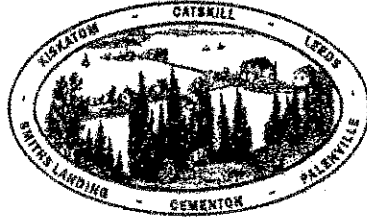
Sincerely,

Warren Hart  
Deputy County Administrator



Patrick McCulloch  
SUPERVISOR  
Elizabeth Izzo  
TOWN CLERK  
Theodore Hilscher  
TOWN ATTORNEY

Established 1788  
**Town of Catskill**



COUNCILLORS  
Jared Giordano  
Steven R. Espel Jr.  
Brian Kozloski  
Dawn Scannapieco

October 9, 2024

Elizabeth Izzo  
Town of Catskill  
439 Main Street  
Catskill, NY 12414  
eizzo@townofcatskillny.gov  
518-943-2141 x3

Dear DSS Office of Strategic Partnerships:

I am writing on behalf of the Catskill Town Board to express our dedicated support for the Village of Catskill as it applies for the New York State Downtown Revitalization Initiative (DRI) grant in the current round. This grant presents an invaluable opportunity for our community to revitalize and enhance the quality of life for residents and visitors alike.

The village has a solid foundation for growth. However, like similar small towns, Catskill faces challenges that require focused investment and revitalization.

The proposed projects under this DRI application are centered on critical areas of economic development, infrastructure improvement, housing, and recreation. By focusing on these key areas, Catskill aims to:

1. **Revitalize Economic Development:** Strengthening local businesses and attracting new enterprises will create jobs and stimulate economic growth. The DRI funding will support initiatives designed to enhance the downtown area, making it more appealing for both residents and tourists.
2. **Improve Infrastructure:** Upgrading the village's infrastructure is essential for supporting current residents and attracting new businesses. Investments in transportation, utilities, and public spaces will enhance accessibility and ensure a more sustainable future for Catskill.
3. **Address Housing Needs:** The revitalization efforts will also prioritize the development of affordable housing options, addressing the growing demand for diverse housing types. This will not only benefit current residents but also attract new families and individuals to the area.

439 Main Street ~ Catskill, New York 12414 ~ Phone 518-943-2141

[www.townofcatskillny.gov](http://www.townofcatskillny.gov)

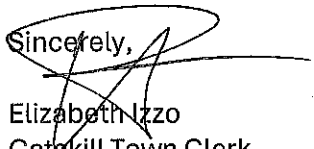
"This institution is an equal opportunity provider and employer"

4. Enhance Recreation Opportunities: Investing in recreational facilities and spaces will promote a healthier lifestyle and improve the overall quality of life in Catskill. Expanding parks, trails, and community spaces will foster engagement among residents and encourage outdoor activities.

In conclusion, I wholeheartedly support the Village of Catskill's application for the NYS DRI Grant in this round. The focus on revitalization through economic development, infrastructure, housing, and recreation is not only timely but essential for the village's future. I am confident that with this funding, Catskill can emerge as a thriving community that honors its rich heritage while paving the way for sustainable growth.

Thank you for considering this important application. I look forward to witnessing the positive changes that will come to Catskill because of this initiative.

Sincerely,



Elizabeth Izzo  
Catskill Town Clerk





October 15, 2024

Michael Yevoli  
Regional Director  
Capital Region  
Empire State Development  
Hedley Park Place  
433 River Street, Suite 1003  
Troy, NY 12180

Dear Mr. Yevoli,

On behalf of Hudson Ferry Company, I am writing to express our full support for the Village of Catskill's application for the Downtown Revitalization Initiative (DRI) grant. We believe that the proposed revitalization efforts will have a profound impact on the region, and we are particularly excited about the potential opportunities that the DRI could unlock for fostering greater connectivity and economic development between our neighboring communities.

Hudson Ferry Company's mission has always been to create cross-river connections that enhance the economic vitality of our region and provide residents and visitors alike with recreational access to the beautiful waterways of the Hudson River. The inclusion of a much-needed dock in Catskill would allow us to better interconnect Catskill with other municipalities, expanding our services to new destinations and further solidifying the community links that are at the heart of our operation. With this dock, we would be able to offer more frequent ferry service between Hudson, Athens, and Catskill, promoting increased tourism, business collaboration, and shared recreational activities.

Catskill's vibrant waterfront is a key asset to the region, and we are confident that this project will serve as a catalyst for broader regional growth. By enhancing accessibility and improving infrastructure, the DRI will help maximize the potential of Catskill's waterfront while providing new opportunities for the local economy to flourish. We look forward to being an integral part of this transformation by bringing Catskill into our cross-river ferry network, connecting communities and supporting sustainable growth for years to come.

We strongly encourage you to support the Village of Catskill's DRI grant application. Hudson Ferry Company stands ready to collaborate and contribute to the success of this project, and we are enthusiastic about the future opportunities it presents for both our company and the community at large.

Thank you for your consideration.

Sincerely,  
Kate Treacy  
Hudson Ferry Company

A handwritten signature in black ink, appearing to read "Kate Treacy", with a large, stylized loop at the end.

[www.hudsonferry.co](http://www.hudsonferry.co)  
518-945-8184

To Whom It May Concern,

I will keep this letter informal because it reflects Catskill's unique perspective that keeps this town vibrant, alive, welcoming, friendly, and an amazing place to live, work, and visit.

My name is Tim Graham and I am a small business owner. In July 2020, at the height of the pandemic, we opened Left Bank Ciders, just off Main Street in downtown Catskill. Prior to opening the business, my wife and I had been living in the Village and working on restoring the building and creating a business from scratch. We had been drawn to Catskill because of its utterly unique charm and immediately found it an amazing place to start a business—everyone was enthusiastic and supportive of our project from the get-go. From other business owners to the local Planning Board to longtime residents, people were generous with their time and advice and welcoming to us newcomers. Catskill is an incredibly diverse town on multiple levels, but people from all walks of life unite their support behind businesses, projects, and initiatives that make this town more vibrant and inclusive. This town is truly a community. We felt buoyed and supported at a critical and scary moment in time, and we learned that if you commit to Catskill it will return the favor.

Speaking of favors, Catskill rarely asks for any. Despite limited assistance or investment from outside sources (state and federal government), this town is thriving. Private business owners and the villagers keep Catskill growing and improving, largely because the people who live and work here love this place. I feel we are very deserving of some assistance considering where we are and how we got here on our own, without well-endowed foundations, grants, or awards. We are proud of all we have accomplished but it's time to take this village to the next level, and fulfill the destiny that's been just out of reach for many years. Catskill will be a must-visit stop in the Hudson Valley, and one of the best places to live and work in New York.

Thank you for your consideration,  
Tim

Tim Graham  
Owner  
Left Bank Ciders

To whom it may concern,

My husband and I own a commercial residential building on Main Street that we both live and work in. Consequently as you can imagine, we feel very invested in the future of this charming historical village and feel strongly that it deserves a grant to further help improve itself. Having lived in the heart of downtown Catskill for a number of years now, we can personally attest to the good will and positive attitude of the community that calls Catskill their home.

Prior to moving to Catskill in 2014, we lived in two other small Hudson Valley towns. Both of those other towns didn't get close to the level of energy and enthusiasm for making a place better, that we encountered in Catskill. This important – let's do this together – was palpable then, as it is now. The village grant application can help it move past the difficult times of we all encountered during the Covid pandemic and can become an even better place to live and work in, for generations to come.

We would love to see works supported that are geared toward helping small businesses or non-profit organizations that would not be able to afford to pay for improvements themselves, as opposed to the wealthy developers in town that can afford improvements on their own. Or supporting projects that would benefit all residents, such as solar panels, parks, safe-guarding, greening the existing parking lots that are next to Catskill Creek, beautifying additional areas around the Catskill Creek and adding more walking trails, completing more sidewalks, bike paths, etc.

Sincerely,

Melissa Weaver and Alon Koppel

365 Main Street  
Catskill, NY 12414



Thomas Illari  
50 Allen Street  
Catskill, NY 12414

To Whom It May Concern:

I am a resident of the village of Catskill. In addition to calling Catskill home, I also have two businesses in the village, Catskill Collectibles LLC and High Peak Services LLC, of which I have invested much time and financial backing. I have chosen Catskill as my home and a location for both of my businesses because I believe in its future and it's potential.

I strongly support the application for the grant being applied. This village has amazing potential due to its strategic location, natural beauty and abundant historical significance to the region and country.

I would like to see a planning for our waterfront. We have a specular creek running down the village. There needs to be improved park, eateries, music and general improvements for residents and visitors alike. A new community center for both after school programs and for adult interaction would be welcome. I would also like to see the village have better planning for walkways and a real dog park.

As I said above, I live in Catskill out of choice. It has been a part of my life for the past 55+ years. Please consider helping us. This would be greatly appreciated.

Thank you.  
Thomas

To Whom it May Concern,

The Village of Catskill is one of the best places on earth. Our proximity to all-season recreation, position to access major highways and railways for transportation and the Hudson River allow us to be a cultural community for all walks of life. While our natural resources flourish we are in desperate need of rehabilitation of our infrastructure to support our community and tourism.

One example where resources need to be allocated is our basic municipal infrastructure; roadways, sidewalks, and water lines. As a fellow restaurateur, in the last year we've suffered from 6 water main breaks causing major crisis in our operating systems. We depend on our municipal water for cooking, drinking, sanitation, restrooms, ice, soda gun beverages etc. We have had to close our doors and sadly send staff home without pay.

In addition, the support for our municipal infrastructure would make it possible to sustain more housing development, as this too is a crisis for Us.

Another critical example of where we need to allocate resources is the need for our Community Center. Our children are our future. The Catskill Community Center was the physical and emotional sanctuary for so many of our children and the need to rebuild a walkable facility is detrimental to our children's future.

Thank you for taking the time to listen to my input. I hope you take the above into deep consideration when evaluating the Village of Catskills need.

Natasha Witka  
136 Main Street  
Catskill, NY 12414  
Cell: 518-331-1081

Owner:  
New York Restaurant  
Catskill Chocolate Co.  
Century 21, New West Properties

Mr. Yoginder Virk  
President  
Indoveda LLC  
5 Sandstone Ridge  
Upper Saddle River, NJ 07458

Mr. Michael Yevoli  
REDC- Capital Region  
Hedley Park Pl.  
433 River Street  
Troy, NY 12180

**Support for the Village of Catskill in DRI Round 6 / NYF**

**Dear Mr. Yevoli,**

I would like to express my unequivocal support for the Village of Catskill's application for New York Forward.

After having visited and engaged with numerous municipalities in New York State relevant to the expansion of our businesses, we came to the determination that the Village of Catskill is ideally suited to establish both traditional and innovative retail operations.

The elected officials and administrators of the Village of Catskill are well aware of the need to safeguard its traditions and historic character, and that these are essential prerequisites towards creating a sustainable and inclusive local economy that will ultimately benefit the entire community.

The Village Board of Trustees and Ms. Natasha Law in particular made us feel welcome from Day 1; as such, we now have a commercial property in the Village under contract with an estimated closing date of November 1 2022, and look forward to completing our \$2.2 Million investment in the creation of new retail businesses and up to 15 new, full time jobs for the community by Q4 2023 - Q1 2024.

**Best regards,**

**Yoginder Virk  
President  
Indoveda LLC**



In 2019,<sup>1</sup> I spent months scouting Columbia, Dutchess, and Ulster counties for a space to launch my small business. I live in Athens. Catskill is only six miles away. Still, Greene County... certainly, Catskill... was not on my radar. After a while of scouting fancier towns, I started to take a look at Catskill. The community is diverse and rich with generations of culture in every direction. In no way has Catskill ever been a blank slate. Investments were being made to energize the Village in an authentic way. Before the pandemic, lots of small businesses were invested in supporting the community. During the pandemic, almost every small business stayed strong. Not necessarily to make money, as much as to hold the community together.

Catskill's evolution is inevitable. It's vitally important for the town to grow. Private investors are great. But, eventually, it could all turn out to be about making money, and not about maintaining and lifting the authenticity of the Catskill Community. If the town were to receive funding to invest in unification projects, community development, and upgraded resources, important gaps will be filled in to ensure Catskill remains a thriving and authentic community. It's unlikely private investors will ever fill in those gaps.

Catskill is the face of Greene County. Without outside funds to support community endeavors, the town could lose much of its cultural diversity. The "face" of Greene County will become up to individuals with money to invest. Culture is precious. All of the various plans outlined by Natasha and the team responsible for grant proposals are spot on.

Sandy Dylak

Catskill Cryo, established February, 2020



Sophie Henderson <sophie@upstateconsulting.net>

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## Fw: Dock Proposal LOS

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Natasha Law <nlaw@villageofcatskillny.gov>  
To: Sophie Henderson <sophie@upstateconsulting.net>

Sun, Oct 13, 2024 at 8:51 AM

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**From:** Greg Calabrese <[gregcalabrese@ripvanwinkleadventureguides.com](mailto:gregcalabrese@ripvanwinkleadventureguides.com)>  
**Sent:** Sunday, October 13, 2024 8:33:44 AM  
**To:** Natasha Law <[nlaw@villageofcatskillny.gov](mailto:nlaw@villageofcatskillny.gov)>  
**Subject:** Dock Proposal

To whom it may concern,

My name is Greg Calabrese. I am a life long resident of the village, and town of Catskill. I own a small business in the catskill area taking people Hiking, Camping, and Kayaking.

I am writing this letter in support of Natasha Law and her grant proposal for a modern docking system on the Catskill Creek in the village of Catskill. I support this for multiple reasons, and I feel a professional, public docking system would be extremely beneficial to our community.

First and foremost, I support this because it will enable me to increase my own small business by giving a safe launch space to give Kayak Tours from. As of now, our only public launches are from a gravel ramp at the Catskill Middle School that they graciously allow us to utilize, and from Dutchman's Landing Park at the point in Catskill. These are great launch points, but are not ideal or safe for launching small watercrafts. Neither location has an actual Kayak/ Canoe launching system, so people have to drag the bottom of their boats on either gravel or concrete thusly damaging the bottom of their boats. You also have to perform a precarious balancing act to get into your boat by putting the vessel half in the water, and then trying to flop in without capsizing. At Dutchman's Landing, you have to do this while avoiding trucks with larger motorboats both trying to put in and take out. It's just not a professional atmosphere to operate from, and most definitely not beginner friendly. The village of Athens, NY, just a 15 minute drive north of Catskill has a professional launch. The residents get great use out of it, and I have successfully run tours there for 4 years, but it's time to bring this to the historic Village of Catskill.

Secondly, is tourism dollars. Many riverfront towns in the Hudson Valley have seen an increase of revenue by allowing a public docking system for larger motorboats. This would allow people who are traveling up and down the Hudson River by boat to stop, dock, and explore the downtown area of Catskill. Boaters would be able to shop, dine, and walk around the village easily. Towns like Kingston, Saugerties, and Albany have already proven this to be quite successful with bustling restaurant and market areas around their docking points, and it's time to bring this to the village of Catskill as well.

Lastly, is exercise, education, and a connection to the outdoors. Many studies have shown that exercise will strengthen the bodies immune system to help fight off multitudes of ailments. With a professional docking and launching system we will allow access to residents of Catskill to get exercise by kayaking or boating along the Catskill Creek. I also feel that it will help people gain a connection to the outdoors and educate them as to why it is so important to preserve and promote these outdoor spaces. If people don't feel a connection to something, they won't see it as important. I firmly believe that ease of access to the outdoors will provide that much needed connection. Even just sitting on a bench, watching the eagles fly by can bring peace and connection to anyone who wishes to do so. Now more than ever it is important for us to bring this to the Village of Catskill.

Thank you so much for your time and your consideration for this project. There are many of us in the Village of Catskill who feel this is greatly beneficial and are ready to roll up our sleeves and pitch in to make this happen.

Greg Calabrese  
RipVanWinkle Adventure Guides  
[www.ripvanwinkleadventureguides.com](http://www.ripvanwinkleadventureguides.com)  
Sent from my iPad

Bob Hoven  
Friends of Beatty Powers  
[Rhoveninc@gmail.com](mailto:Rhoveninc@gmail.com)

Michael Yevoli  
Regional Director  
Capital Region  
Empire State Development  
Hedley Park Place  
433 River Street  
Suite 1003  
Troy, NY 12180

I am writing to express my enthusiastic support for the Village of Catskill's application for the Downtown Revitalization Initiative Grant. As a member of the community and an advocate for our local parks, especially Beatty Powers, I have witnessed firsthand the remarkable growth and transformation of Catskill over the past decade.

Catskill has blossomed into a vibrant community, attracting residents and visitors alike with its rich history, stunning views of the Hudson River, and the charming character of our downtown area. This growth has largely been fueled by the passion and dedication of individuals who love Catskill and have selflessly volunteered their time and resources to enhance our village. However, despite these admirable efforts, the community has received minimal grant support to further this development.

The revitalization of our downtown area is essential for sustaining the momentum we've built. The funds from the Downtown Revitalization Initiative would serve as a catalyst, allowing us to improve infrastructure, support local businesses, and create a more inviting atmosphere for both residents and tourists. By investing in our downtown, we can harness the full potential of Catskill, turning it into a thriving hub that celebrates our unique heritage while fostering economic growth. Enhancing access to waterways and integrating it into our downtown revitalization plan will not only enrich the community's quality of life but also attract more visitors eager to experience all that Catskill has to offer.

In conclusion, I wholeheartedly support the Village of Catskill's application for the Downtown Revitalization Initiative Grant. With the right funding, we can elevate our community to new heights, ensuring that Catskill remains a beloved destination for generations to come. Thank you for considering this vital opportunity for our village.

Sincerely,  
Bob Hoven  
Friends of Beatty Powers  
Village Resident



9/27/2023

The Catskills Comedy Festival  
Robert Chafitz & Stephan Bradicich  
Re: Letter of Support – New York Forward, Village of Catskill, NY

Dear Distinguished Members of the Capital Region Economic Development Council,  
On behalf of my ourselves and our non-profit business, The Catskills Comedy Festival, we offer our full support for the Village of Catskill's New York Forward Initiative application requesting funds that will capitalize and improve the Historic District, Main Street, and waterfront areas.

The projects being submitted will enable the growth of more year-round activity, increased foot-traffic and bottom-line profitability for local business and provide facilities to capture the growing tourism industry in the region.

It is the vision of The Catskills Comedy Festival to re-establish Catskill and the neighboring areas as a destination for comedic entertainment, culture and inclusivity. The work proposed in this application will be instrumental in ensuring the infrastructure is in place to support our goals as well as many other new cultural and educational opportunities for residents and tourists alike.

Working together, this true and ongoing public-private partnership can show New York's small villages that success is within reach.

We strongly endorse Catskill's application and we're ready to help in any way we can to build a stronger and more vibrant community.

Sincerely,



Stephan Bradicich  
The Catskills Comedy Festival  
Co-Founder  
[stephan@tccfest.org](mailto:stephan@tccfest.org)  
(252) 571-1970



Robbie Chafitz  
The Catskills Comedy Festival  
Co-Founder  
[robbie@tccfest.org](mailto:robbie@tccfest.org)  
(917)846-0692

Dear Members of the Capital Region Regional Economic Development Council,

My name is Doreen Davis and I write in support of the Village of Catskill and its application for the NY Forward Program. I speak as a former elected official and resident of Catskill.

Why Catskill? Catskill has developed a reputation as a center for aspiring and established art coupled with support services for those who come to work in a rich cultural laboratory in a

perfect location ....close enough to the city to take advantage of its environment but far enough away to provide a rural landscape for experimentation.

The pandemic, while horrific in many aspects, created a northern migration into the Hudson Valley, new residents with diversity, enthusiasm and a willingness to make Catskill their home. A ready made opportunity to attract young residents from a variety of backgrounds interested in all that a small vibrant community has to offer.

With this migration, and prior to it, came infrastructure stress and a need for this community to develop and optimize their strengths ( proximity to rail via Hudson, placement on the river...solid public schools, established businesses on Main St that now co exist with new energetic counterparts) while recognizing their weaknesses and opportunities (a dearth of workforce housing, affordable childcare, establishment of a center for the entire community i.e. cradle to grave).

For decades the decline of upstate NY has been lamented until a concerted effort to revitalize old, worn communities was established. The arrival of a young enthusiastic population coupled with established community members committed to building a 'refreshed' Village of Catskill, provides a talented cadre of artists and professionals to pull through an award such as this.

Catskill is poised to put Main St on the map. An award such as this will make all the difference in these three critical areas..... seeing what needs to get done, getting it done and getting it done the right way.

Thank you,

Doreen Parsley Davis  
Catskill Town Supervisor 2016-2020

**Helene Tieger**  
**4 Harrison St.**  
**Catskill, NY 12414**

September 28, 2023

Capital Region Economic Development Council  
Michael Yevoli, Director  
433 River Street, Troy, NY 12180

Dear Mr. Yevoli,

I am writing a letter in support of Catskill's application for the current round of the New York Forward grant. My husband and I chose Catskill twenty two years ago for its architectural and scenic beauty, its cultural diversity, and its rich history. Our three sons have grown up in a village where they could walk to school or to the riverfront park. They have been able to meet their friends at the movies, or buy an ice cream at Coney Island along the Catskill Creek. The school provided special services when one of my children needed this, and extraordinary educational opportunities when they all later excelled in high school. Catskill is a wonderful village.

As the vice-president of the Board of Trustee of the Catskill Public Library, and as Co-chair of the Catskill Tree Council, I'm also privileged to witness the new energy in town, and I understand what such a grant could do to shape the village and further enhance the quality of life for all--not just some-- of our residents. The many projects discussed at the community meetings would all be transformative for Catskill. For the two organizations that I'm involved in, we are ready to go to work.

The Library is the heart of any community, and whether they are providing in person or virtual services, the staff offers the human skills and technical support that people want and need, whether they are looking for recreational reading or media access, programming for themselves or their kids, research for school or jobs, or just a safe and welcoming place to be. I am an academic librarian by profession, as well as a CPL trustee, and I'm truly convinced that there is no more democratic institution than the library. Whether we adapt the current building to make it fully accessible, or expand our services in a more central location, we have plans to evolve in different ways. Generally, society should do everything it can to invest available dollars in public libraries, and those dollars spent will realize great dividends in both economic and human terms.

The Catskill Tree Council is an all volunteer organization. In the past few years we have worked with the Village to pass a tree ordinance; we raised funds for a tree inventory; and we have annually met the requirements for our status as a Tree City with multiple public events. We are building a collaboration with the Catskill's Climate Smart Task Force, and we're looking forward to organizing a major tree planting initiative in the face of climate change. The many benefits of tree do not need to be enumerated here, but Catskill needs many more of them!

The Downtown Revitalization Initiative would support so many efforts already underway in Catskill, and I hope that this application will receive full consideration.

Sincerely,  
Helene Tieger



# HUDSON TALBOTT

[hudsontalbott.com](http://hudsontalbott.com)

Oct.12, 2024

Dear Sir/Madam,

My name is Hudson Talbott and as a deeply committed citizen of Catskill, NY, I am writing in support of our D.R.I. grant application. After decades of economic hardship, Catskill is once again flourishing. The transformation is due entirely to the perseverance of hard-working community members determined to have our town achieve its full potential as an economic driver and a beautiful place to call home. The DRI grant award will be crucial in helping us reach that goal.

I am proud to consider myself among those community members. After renovating four buildings in four years on Main St. I began a memorial tree program which led to the creation of the Catskill Tree Council, a tree law, and well over 80 trees now lining Main St. and elsewhere in the village. I have since served on several boards of non-profit organizations focused on the betterment of our community. Among them is the Thomas Cole National Historic Site, where I've been a board member for over 20 years.

The Thomas Cole House draws over 50,000 visitors per year. I am thrilled that with this grant application we are now capitalizing on this potent economic asset. Our proposal calls for a walking trail that will connect the Cole House to Main St. and Catskill Creek. Thomas Cole often lectured here about the importance of our relationship with Nature. Catskill epitomizes that ideal. Since Cole's time Catskill has always welcomed artists, writers, and anyone seeking that easy access to nature. Our DRI grant application now takes that access a step further with our proposed plan for a launch for kayaks and small craft on Catskill Creek in the center of town.

I sincerely hope you will consider Catskill for this grant. You'll be awarding it not only to the town but to all of us who remain inspired by the vision for Catskill's success.

Sincerely,  
Hudson Talbott

To Whom It May Concern:

After I saw Catskill I turned away from all other places. Mixing the beautiful and the rundown, Catskill touched a romantic nerve. What disheveled beauty, what woebegone charm! All the other towns seemed dull by comparison- either completed works or not really special - though many were fancier and more decorous. There is a lot of work to do here, I thought enthusiastically.

First observations are often truist. So it was with this one! Ten years later there still is a lot of work to do, more than I realized. That is why Catskill, on the cusp of flowering fully, needs this grant to help it fulfill its promise of a shining village on a hill.

And what a hill! It slopes down to the east, south, and west so that light arrives early in the morning and lingers late into the night with lengthy "magic hours." Mountains on either side and the Hudson River at our feet interrupt the weather's plans for the day but never the everpresent beauty. In this entrancing setting we have hundreds of historic dwellings from the early days of America's history through the 1920s. Each walk is an historical architecture lesson. Many of the newer residents have bought up old and rundown buildings and restored their loveliness out of respect for the village ideal that is Catskill.

What are we missing? Places and programs to bring the entire Catskill community together, as well as our neighbors in the rest of Greene and Columbia Counties and our visitors and guests . A literal and figurative riverside village square where all meet and enjoy life and grow and thrive together. Summer programs for children in art and music and dance at the Hop-o-Nose Point or Beattie-Powers Place. Several riverside mini-parks with chess boards and table tennis and picnic tables where people of all income levels can meet and mingle. For these spaces I am recalling Bryant Park in NYC with its "Reading Rooms" which could be hosted by the Catskill Library and/or Magpie Bookstore in warmer months. Walking and bike paths that can promote physical vitality and reduce hours in front of the TV, computers, or phones. And of course, the big conundrum, affordable housing. In that direction, training programs so that people can learn to take care of their own homes and other peoples' would be terrific, preserving our historic beauty and training youth simultaneously. Not to forget the youngest, a community center where children from all families can receive childcare and after-school care in a safe and nurturing space, big enough for public meetings.

Our community has all the pieces for a beautiful mosaic but alas, the overall design is lacking. There are significant schisms along income, education, and other lines and I make a point of knowing people in various groups and benefiting from these differences. I hope the programs created with your grant will pull the broken pieces together and create a design in which there is dignity and respect for all, regardless of income and educational level. We must be mindful that

for many struggling individuals and families, the offering should be free, and lack of money should not interfere with dignified enjoyment of the public spaces.

I can not think of a community that more deserves a chance to grow and flourish than Catskill. We have done much by ourselves but now are reaching for another level. We have all the elements for it: a depth of talented and energetic people, devoted local philanthropists who give money and time unstintingly, a pivotal location by the Rip Van Winkle Bridge with the Thomas Cole House and Olana on either side, beauty all around, and a tremendous need for serious investment. Please give us a chance! Then come and visit. You won't regret it.

Sincerely yours,  
Laura Morgan  
175 Bridge Street  
Catskill, New York 12414  
1 518 943-5620



Dear Catskill Downtown Committee and New York State -

I have been living in the general area for over a decade, most recently moving to the Town of Catskill 3 years ago to a home that could accommodate my blended family which includes adult children, my partner and my 80 year old mother. We chose Catskill because it is a beautiful town that allows us to be close to our businesses (West Coxsackie and Hudson), provides water access to the Hudson from Catskill Creek, is near natural preserves and mountains for hiking, is convenient for shopping and accessing services.

I strongly support the Village's application for grants to improve the public streets, signage, historical information, a community center that can serve multiple needs for the diverse community as well as other aspects of the program that could benefit the community at large. Primarily I would like to see the streetscape improved to make it more walkable with better conditions for existing sidewalks and more sidewalks where they are missing. I'd also like to see more green scaping to allow for better air quality, mitigation of heat in the summer on the streets, retention of water runoff and rain gardens. I also believe that the Catskill Creek could use some new pilings and retention of the banks as they are in bad repair in certain areas. A walkable and bikeable Catskill would be such a boost for the community at large.

In conclusion, I absolutely love my new community however some additional funding to help us be our best, present a more attractive and informative face to visitors and a more accessible place for our community at large would take this diamond in the rough into a fine polish. This would, in my opinion, help attract new visitors and improve our financial outcome.

Thank you, in advance, for your consideration of our application.

Kind regards,

Lara Turney  
109 Dubois Road  
Catskill, NY 12414

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**From:** Lou Thorne <[laurasthorne@gmail.com](mailto:laurasthorne@gmail.com)>  
**Sent:** Wednesday, September 27, 2023 5:34:44 PM  
**To:** Natasha Law <[nlaw@villageofcatskillny.gov](mailto:nlaw@villageofcatskillny.gov)>  
**Subject:** Letter of Support for NY Forward grant

I'm writing to express my wholehearted support for the Village of Catskill's NY Forward grant application. I am a current resident of the Village of Catskill as well as a young professional, an immigrant, a queer person, a disabled person, and an artist.

Before moving to Catskill in 2021, I had lived in six cities and four countries. Catskill is the place I want to call home for the rest of my life. I have experienced so much peace, pleasure, accessibility, and community here. I believe that this grant will only increase the quality of life in this wonderful place, and will directly address several key areas for improvement.

I am particularly delighted to see that the proposed projects include the development of housing for visiting disabled artists—what a visionary proposal!—as well as improvements to Hop-O-Nose housing, the development of a community center, and the rehabilitation of the Community Theater. All of these projects, located right in the center of town, will do so much to create a more diverse, interconnected, and thriving local community. We need more and better housing for our low-income community members, and more public places to gather with the community at large.

I extend my gratitude to the village leadership that has done so much work to prepare for this opportunity, and I am eager to follow their lead in the next steps towards making Catskill an even better place to live.

Thank you for considering our beautiful village, which I am so proud to call home.

Laura "Lou" Thorne  
23 King St 4R, Catskill NY 12414  
929-213-0442  
[laurasthorne@gmail.com](mailto:laurasthorne@gmail.com)

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To Whom it May Concern:

My name is Rickey Shaum and I have lived in the great little village of Catskill with my husband since 2015. We purchased a 1911 house and have been working in home improvements inside and out since!

We chose the village of Catskill because of its great location close to the beautiful Catskill mountains, The Hudson River and Catskill creek, plus we feel the topography here is incredibly diverse as well as the people!

I'd love to see better infrastructure such as more sidewalks and safer roads for pedestrians. Since Catskill is such a walkable village, we, plus almost all of our neighbors walk every day.

In addition, planting more trees and improving our pockets parks, especially around the creek would greatly enhance the outdoor experience here and draw even more visitors to our great village on a daily basis.

Consequently, I strongly support the Village's grant application to help improve our lovely community and to continue to add value and services for generations to come.

Rickey Shaum  
35 Woodland Ave  
Catskill, NY 12414  
469.358.2770