

Downtown Revitalization Initiative (DRI)

Catskill Local Planning Committee Meeting #4

September 4th, 2025

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



Department
of State

Downtown
Revitalization
Initiative

NY Forward

Agenda

1. Welcome + Timeline (5 min)
2. Engagement Updates (5 min)
3. Vision and Goals (5 min)
4. Project Sponsor Presentations (155 min)
5. Next Steps (5 min)
6. Public Comment (10 min)



NATASHA LAW

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PRO-HOUSING COMMUNITY PROGRAM:

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

Welcome + Timeline

LPC Disclosure of Conflict of Interest

Co-Chair Preamble

Each Local Planning Committee Member is reminded of their obligation to disclose potential conflicts of interest with respect to projects that may be discussed at today's meeting. If you have a potential conflict of interest regarding a project you believe will be discussed during the meeting, please disclose it now and recuse yourself from any discussion or vote on that project.

For example, you may state that you, or a family member, have a financial interest in the project, or you are on the board of the organization proposing the project.

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

Thank you.

Local Planning Committee

Natasha Law
Village of Catskill

Co-Chairs

Joe Wildermuth
Capital Region Regional Economic
Development Council

Members

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

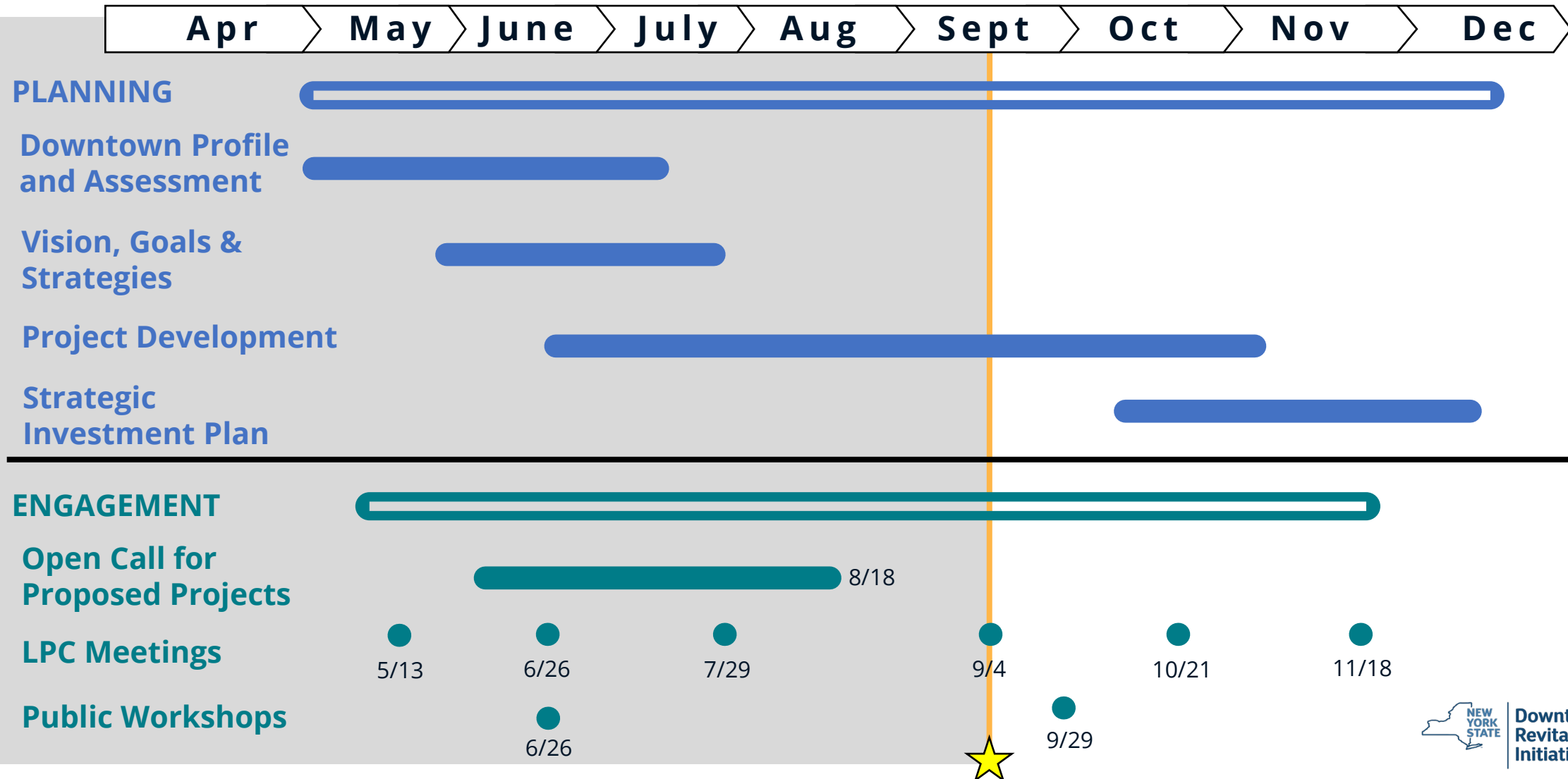
Recap: LPC Meeting #3

At our last LPC Meeting on July 29th, we covered the following:

- Provided an **overview of the DRI timeline**
- Provided **updates on community engagement**
- Summarized the final **Vision, Goals, and Strategies** guiding the DRI process
- Provided **an overview of project intent to submit forms received**
- Discussed and confirmed the expansion of the **DRI boundary** along West Bridge Street



Catskill DRI Timeline



Engagement Updates

Publicity and Outreach

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



DRI VILLAGE OF CATSKILL | PRESS RELEASE

FOR IMMEDIATE RELEASE: June 12, 2025

Contact: Margaret Irwin, Principal,
River Street Planning & Development
Email: catskilldri@gmail.com

VILLAGE OF CATSKILL DOWNTOWN REVITALIZATION INITIATIVE (DRI) ANNOUNCES FIRST PUBLIC WORKSHOP ON THURSDAY, JUNE 26, 2025.

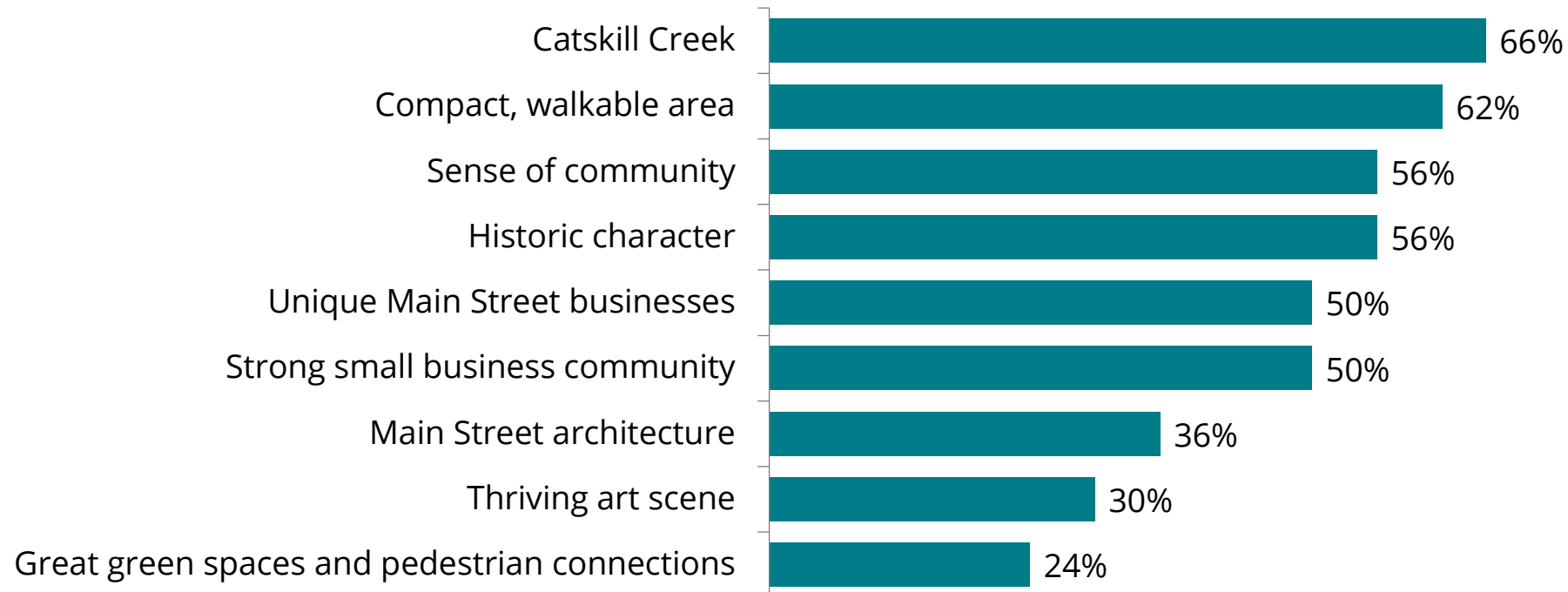
The Catskill DRI Local Planning Committee (LPC) has announced its first community workshop. The Catskill community is highly encouraged to attend and take advantage of this opportunity to learn about the DRI process, the upcoming Open Call for Projects, and to collaborate on input to the Village that will help shape the Strategic Investment Plan and contribute to the revitalization of the Downtown Creek District. The District is a compact downtown area that covers a core stretch of Main Street, Catskill Creek, and West Main Street. More information about the Catskill DRI, public workshops, LPC meetings and other opportunities to be involved will be posted on Catskill's DRI website at <https://www.catskilldri.com/>.



Public Survey

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

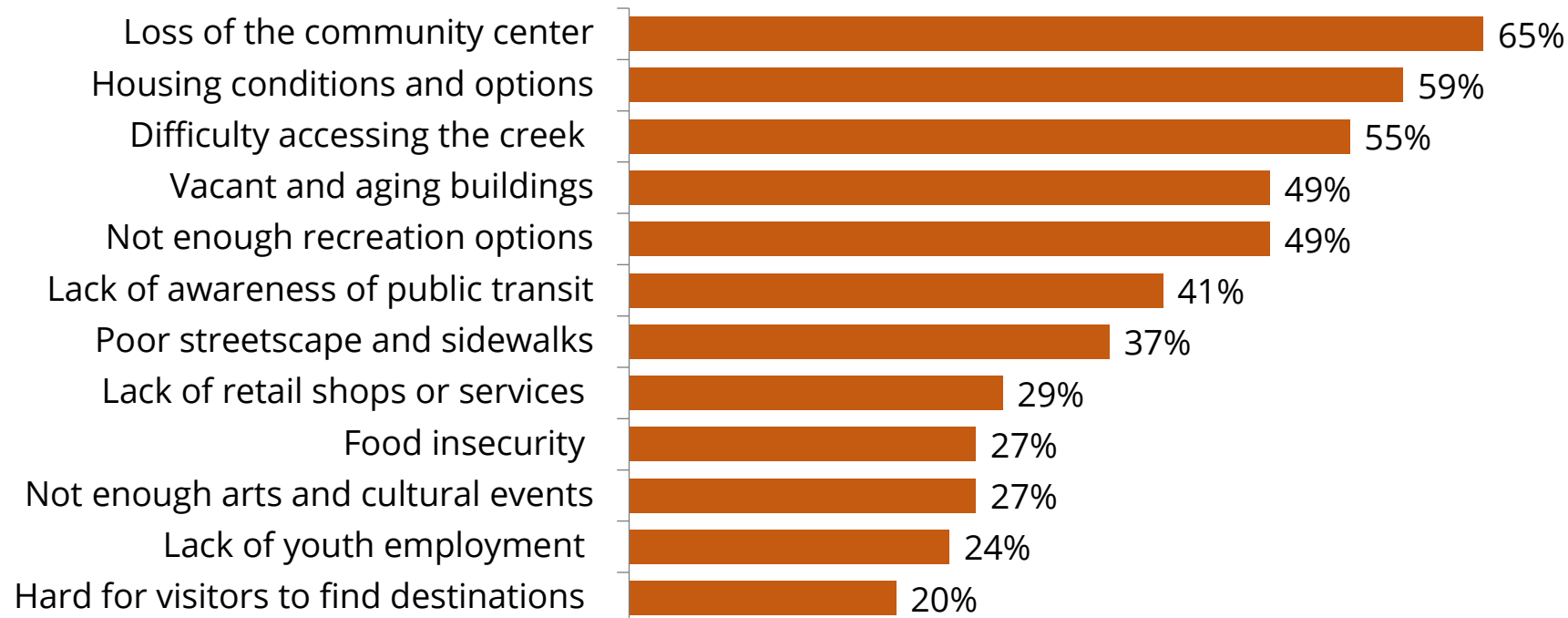
What makes downtown Catskill stand out from other places? What attracts residents and/or visitors?



Public Survey

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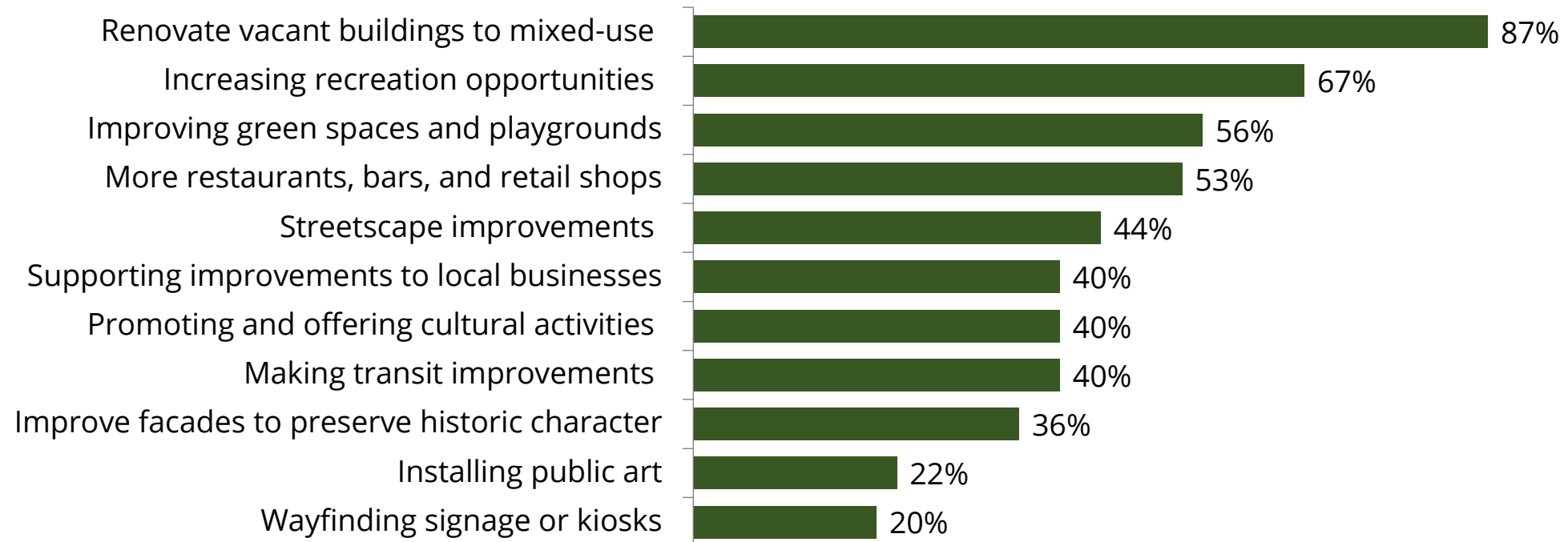
What specific issues in downtown Catskill need to be addressed?



Public Survey

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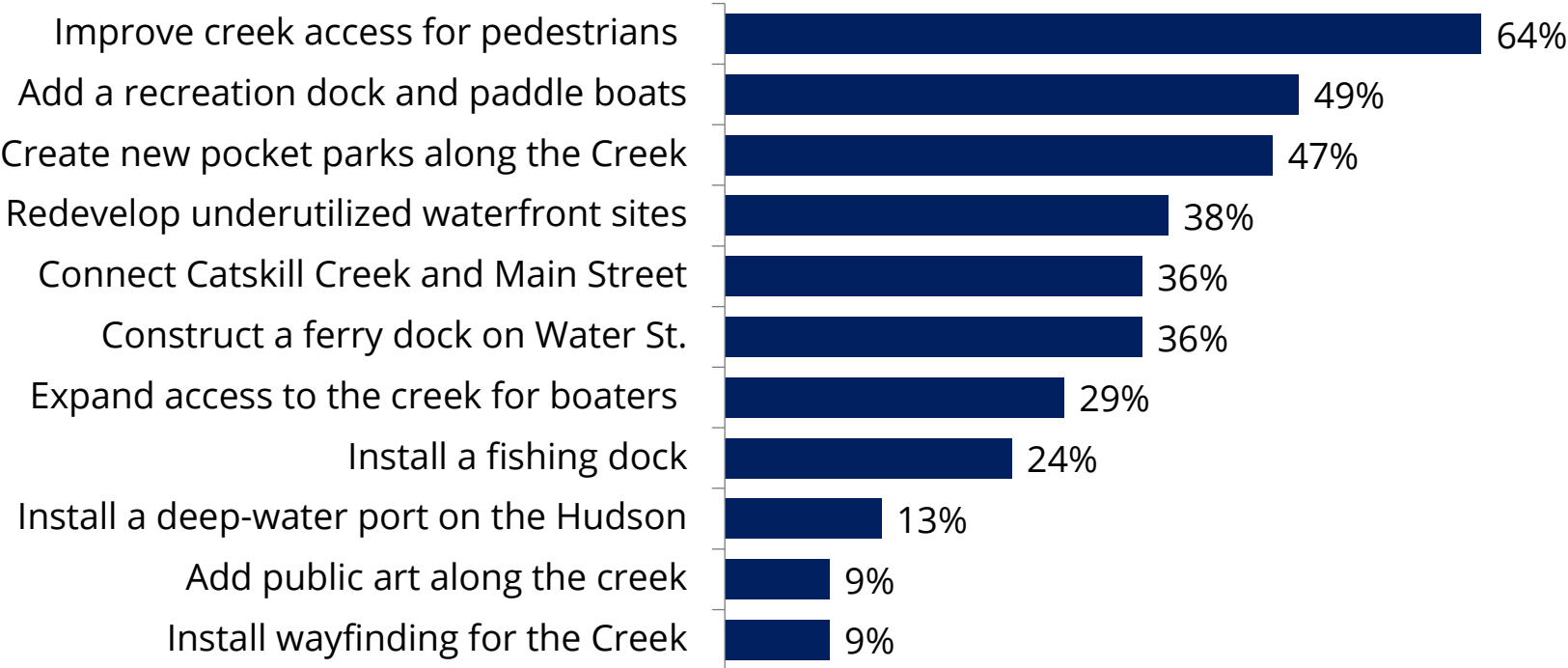
What would improve Catskill's Main Street experience?



Public Survey

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

What would help the Village make the most of Catskill Creek?



Vision, Goals, and Strategies

Catskill DRI Vision and Goals

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

LPC Feedback

June 26 Local Planning
Committee Meeting #2

July 21 Virtual Workshop

July 29 Local Planning
Committee Meeting #3



Community Feedback

Stakeholder Interviews

June 26 Public Workshop

Online Survey

Catskill DRI Vision Statement

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

Catskill DRI Goals

1 – Housing Affordability

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

2 – Downtown Assets

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

3 – Community Spaces

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

4 – Streetscapes and Mobility

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

Project Sponsor Presentations

Projects Received

Through the Open Call for Projects, the Catskill DRI received:

- 28 Standalone Projects:** Building upgrades, streetscape and public realm improvements, housing projects, and downtown branding projects with DRI requests totaling more than \$75,000 each.
- 30 Small Project Fund Interest Forms:** A locally administered fund to assist business and property owners with building upgrades and business improvements with DRI requests totaling less than \$75,000 each.

Project Evaluation Process



Project Evaluation Framework

1

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

DETERMINATION

The **Consultant Team** has identified initial eligibility questions

2

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

3

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

Feasibility

GUIDING QUESTIONS

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

DETERMINATION

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

Impact

ASSESSING IMPACT

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

Questions to consider:

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

DETERMINATION

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

Building a Slate of Projects

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

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

The projects presented today total **\$29.2 million** in DRI funding requests.

How will the LPC evaluate projects today?

Local Planning Committee Pulse Check

LPC Meeting #4 | September 4, 2025

The information presented today is preliminary and does not yet reflect the Consultant Team's full vetting of the projects

Name: _____

Instructions: Please complete this pulse check survey by **marking the boxes in each column**. There are three ways to do return this survey to the Consultant Team: 1) You may hand it to a member of the Consultant Team at the end of the LPC meeting, 2) You may email a scan of this worksheet to catskilldri@gmail.com after the meeting, 3) you may fill out a virtual version of this survey using the link emailed to you by the Consultant Team. Please submit one of these three options no later than 12pm on Monday, 9/8.

Project Name and Number	Feasibility Considerations	Impact Considerations		Goal Alignment				Comments/questions (Please note if you have a potential conflict of interest with this project.)
	Project/Sponsor Readiness	Catalytic Effect	Cost Effectiveness	Goal 1: Housing Affordability	Goal 2: Downtown Assets	Goal 3: Community Spaces	Goal 4: Streetscape and Mobility	
Project Name	<input type="checkbox"/> Hi <input type="checkbox"/> Med <input type="checkbox"/> Low <input type="checkbox"/> Need More Info	<input type="checkbox"/> Hi <input type="checkbox"/> Med <input type="checkbox"/> Low <input type="checkbox"/> Need More Info	<input type="checkbox"/> Hi <input type="checkbox"/> Med <input type="checkbox"/> Low <input type="checkbox"/> Need More Info	<input type="checkbox"/> Hi <input type="checkbox"/> Med <input type="checkbox"/> Low <input type="checkbox"/> Need More Info	<input type="checkbox"/> Hi <input type="checkbox"/> Med <input type="checkbox"/> Low <input type="checkbox"/> Need More Info	<input type="checkbox"/> Hi <input type="checkbox"/> Med <input type="checkbox"/> Low <input type="checkbox"/> Need More Info	<input type="checkbox"/> Hi <input type="checkbox"/> Med <input type="checkbox"/> Low <input type="checkbox"/> Need More Info	
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What information will be presented today?

Project proposals presented today will include:

- Sponsor name
- Key partners
- Total project cost
- Total DRI funding request
- Project description
- Open questions (from the Consultant Team)

By LPC Meeting #5 on October 21st, the Consultant Team will work with eligible project sponsors to refine:

- Finalized project descriptions
- Information on project sponsor capacity to manage grants
- Detailed cost estimates, including confirmation of other funding partners and the desired % of project costs to be covered by DRI funding
- Fleshed out project timelines
- Project renderings

Directions for project sponsors

- **Limit your presentations to 3 minutes.** A timekeeper will stop you once your allotted time is up to ensure all sponsors have an opportunity to present and that the meeting remains on schedule.
- Answer questions during a brief **3-minute Q&A** with the LPC.
- Be prepared to **disclose any government grants** your organization or any affiliated organizations have received **in the past 10 years.**
- *If you are presenting more than one project, you will receive 3 minutes for the first project and 2 minutes for each subsequent project back-to-back, followed by a Q&A with the LPC.*

Small Project Fund Update

Small Project Fund Update

The Greene County Economic Development Corporation (GCEDC) has volunteered to serve as the local administrator for a Small Project Fund focused on improvements to downtown buildings and businesses. The fund would be called:

Catskill's Advancement for New Downtown Opportunities (CANDO)

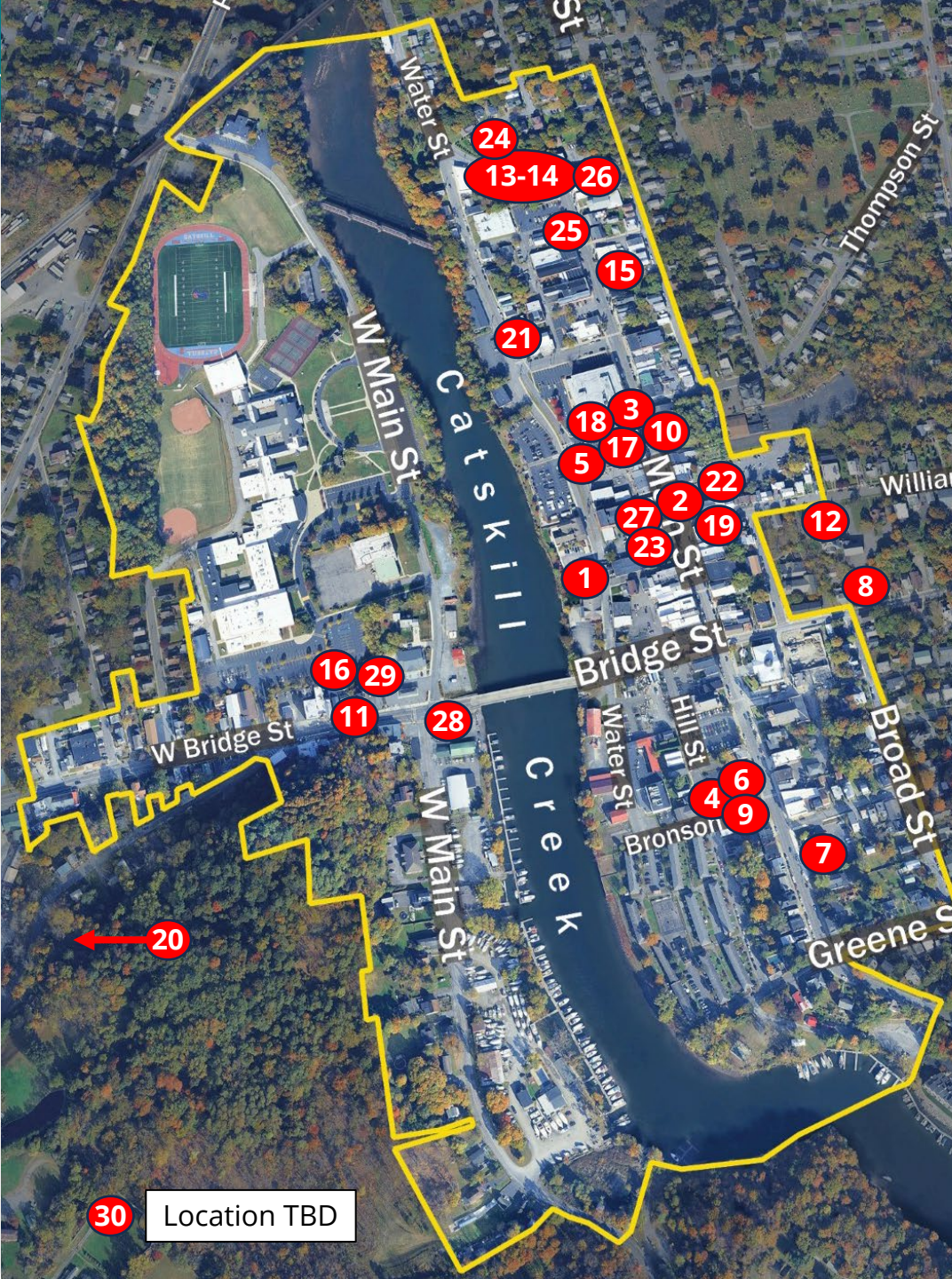
30 **Small Project Fund** interest forms were received through the Open Call for Projects, demonstrating a high demand for the proposed focus of this fund.

The LPC will have the opportunity to request the creation of a Small Project Fund in the final Strategic Investment Plan during the final vote on **November 18th**.

If awarded by NYS, the Fund would be established in the **first half of 2026**.

OPEN CALL FOR PROJECTS UPDATE | SMALL PROJECTS

	Project Name/Description		Project Name/Description
1	Build a gas and soda kiln for Cone Zero Ceramics	16	Build out and equip Madame Cat Café
2	Renovate mixed-use retail and residential building at 356 main street	17	Acquire new sewing equipment to expand factory operations for Made X Hudson
3	Replace historic façade windows at 397-399 Main Street	18	Install new windows to reduce energy costs at 393 Main Street
4	Repair façade at 305 Main Street	19	Restore the historic façade at 396 Main Street
5	Beautify and improve the outdoor area, parking lot, and fence and install energy efficient windows at Left Bank Ciders	20	Create a farm store at 175 W Bridge Street
6	Renovate housing at 283 Main Street	21	Install a new HVAC system and kitchen flooring at Avalon Lounge
7	Protect and repair historic retaining wall and driveway	22	Renovate a mixed-use commercial and residential building
8	Renovate and increase housing supply at 99 Bridge Street	23	Restore the façade and replace windows at 355 Main Street
9	Restore a historic landmark and gallery	24	Renovate and expand 480 Main Street
10	Rehabilitate the storefront and façade at 380 Main Street	25	Expand retail and renovate 453 Main Street
11	Improve accessibility and energy efficiency at West Bridge Tea and Art	26	Upgrade windows and façade at 464/466 Main street
12	Support the Catskill Food Pantry with a walk-in refrigerator and electrical capacity upgrades	27	Renovate and reinvent Café Joust
13	Upgrade windows and façade at 473 Main Street	28	Improve the façade and add public art to 7 West Bridge Street
14	Equipment and space improvements for Catskill Chocolate Co.	29	Renovate and improve 20 W Bridge Street
15	Improve energy efficiency, kitchen equipment, and indoor/outdoor dining space at La Conca D'oro	30	Village Oracle Sculpture



Public Space Projects

PUBLIC SPACE PROJECTS

Project #1 | Improve the Village Streetscape

Project Sponsor: Village of Catskill

DRI Funding Request: \$2,468,795

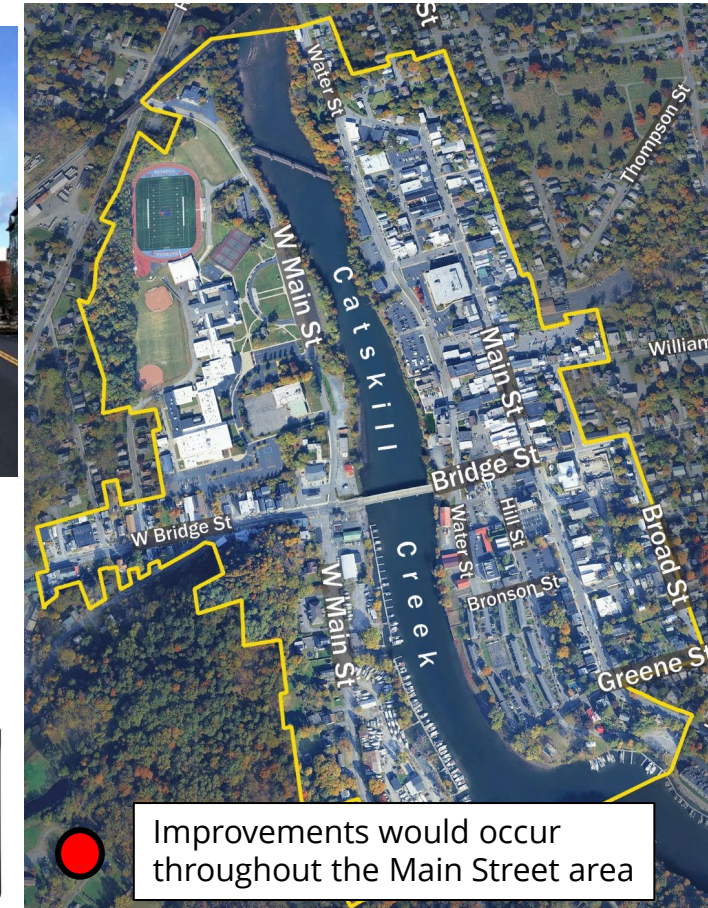
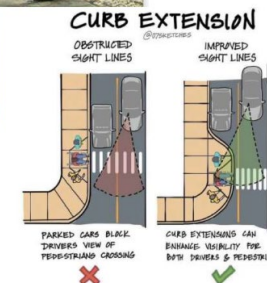
(99% of total project cost)

Total Budget: \$2,493,795

Project Description: The Village of Catskill Streetscape Project proposes comprehensive improvements to Main Street and West Bridge Street, the core pedestrian and vehicular corridors in the downtown DRI area. Upgrades include continuous sidewalks, period lighting, landscaping, stormwater management, and enhanced mobility features such as ADA-compliant crossings, curb extensions, and bicycle connectivity. The project also adds accessible, mobile restroom facilities in the Water Street Municipal Lot to support year-round use by residents and visitors. Overall, these enhancements aim to beautify downtown, improve safety and functionality, and create inviting public spaces that strengthen the Village's economic and cultural core.

Open Questions: N/A

Project Rendering



PUBLIC SPACE PROJECTS

Project #2 | Create and Install a Village Wayfinding Signage System

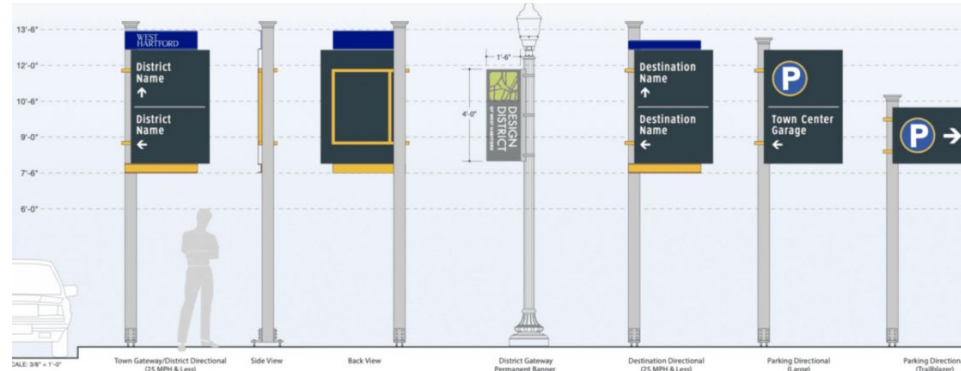
Project Sponsor: Village of Catskill

DRI Funding Request: \$425,000

(94% of total project cost)

Total Budget: \$450,000

Project Rendering



Project Description: The Village of Catskill's Wayfinding Signage System Project will create a coordinated network of directional, informational, and interpretive signs throughout the DRI District to guide visitors and residents to businesses, cultural sites, parks, parking, and waterfront access. The project includes pedestrian- and vehicle-oriented signs, clear parking guidance, 16 historical and interpretive panels, and integration of Catskill's branding using durable, ADA-compliant materials. By improving navigation and highlighting the Village's cultural, historic, and recreational assets, the system will encourage exploration, increase foot traffic, and support downtown businesses. This modest capital investment will enhance visitor experience, strengthen Catskill's identity, and complement ongoing revitalization efforts.

Open Questions: Verifying project costs



PUBLIC SPACE PROJECTS

Project #3 | Install a Gateway Boat Dock on Water Street

Project Sponsor: Village of Catskill

Key Partners: Delaware Engineering, EZ-Dock

DRI Funding Request: \$275,625

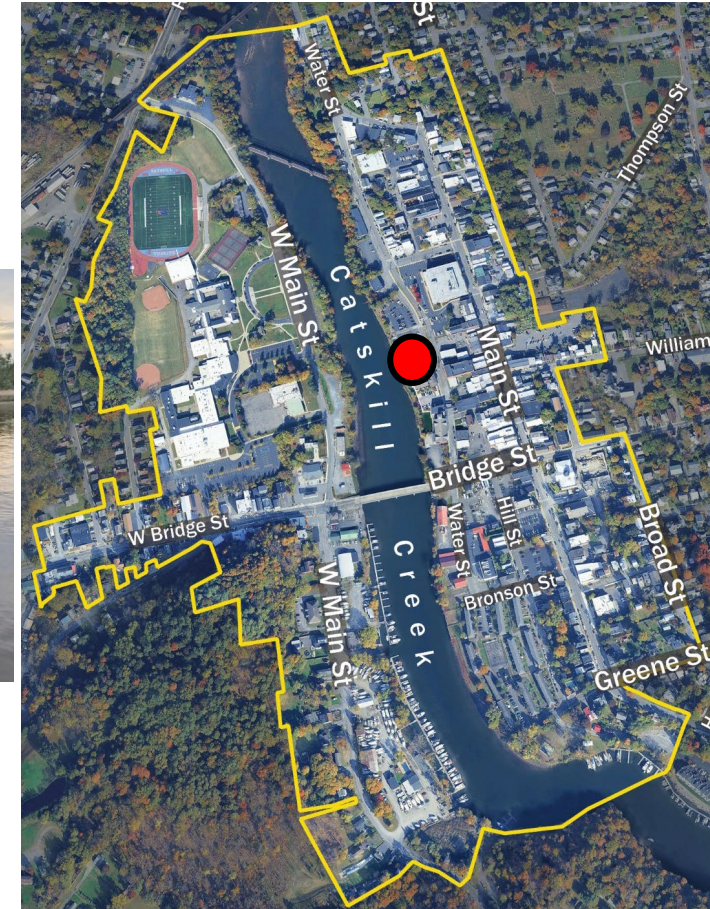
(95% of total project cost)

Total Budget: \$290,625

Project Description: The project will install a durable, ADA-compliant EZLaunch dock to support passenger ferry service on the Hudson River, accommodating current vessels and potential future operators. Site improvements will include landscaping, seating, lighting, pedestrian pathways, and clear signage to create an inviting and accessible waterfront arrival point. The dock will also connect ferry passengers to the Downtown DRI district and nearby Village attractions. Integrated with the Village Wayfinding Signage System, the project aims to enhance waterfront accessibility, promote pedestrian exploration, and strengthen downtown Catskill's economic and cultural activity.

Open Questions: Confirming details of ferry service; seasonality of dock

Project Concept



PUBLIC SPACE PROJECTS

Project #4 | Install an ADA-Accessible Small Craft Launch on West Main Street

Project Sponsor: Village of Catskill

Key Partners: Catskill High School, EZ-Dock

DRI Funding Request: \$182,099

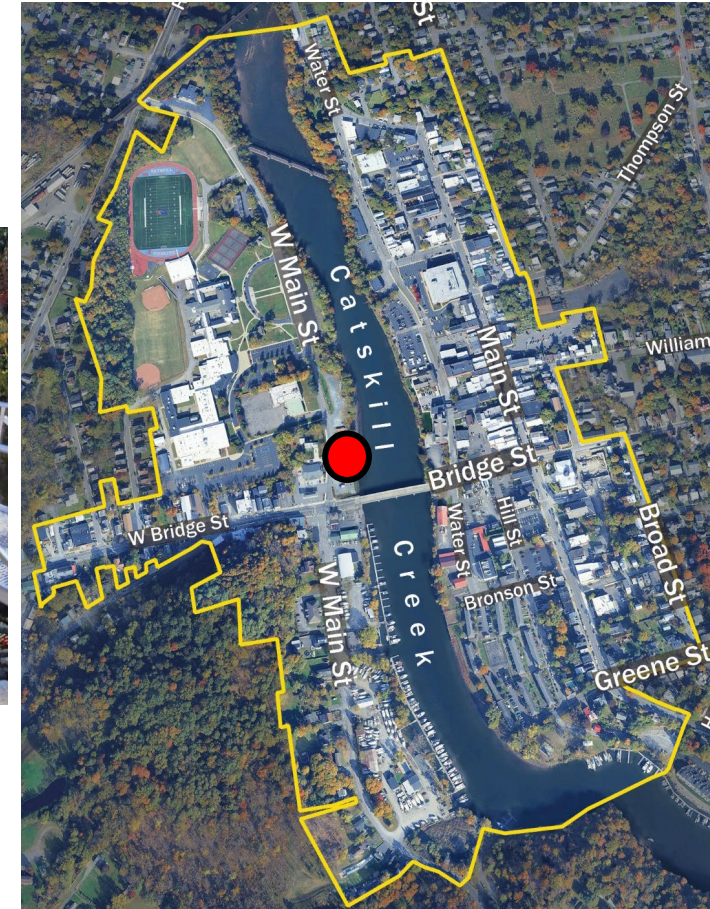
(92% of total project cost)

Total Budget: \$197,099

Project Description: The project will install an ADA-compliant EZ Launch system for kayaks, canoes, and similar craft, featuring handrails, transfer benches, and a stable boarding platform designed for durability and minimal maintenance. Site improvements include landscaping, grading, accessible pathways, and wayfinding signage to create a safe and welcoming public space. Parking enhancements will accommodate vehicles with trailers, personal cars, and ADA-accessible spaces, while pedestrian connections will link the launch to West Main Street and the Village sidewalk network. Together, these improvements aim to expand recreational access to the Catskill waterfront and enhance downtown connectivity.

Open Questions: Seasonality of dock

Project Concept



PUBLIC SPACE PROJECTS

Project #5 | Renovate the Catskill Public Library

Project Sponsor: Catskill Public Library

Key Partners: New York State Library, Village of Catskill, Mid-Hudson Library System

DRI Funding Request: \$1,468,000

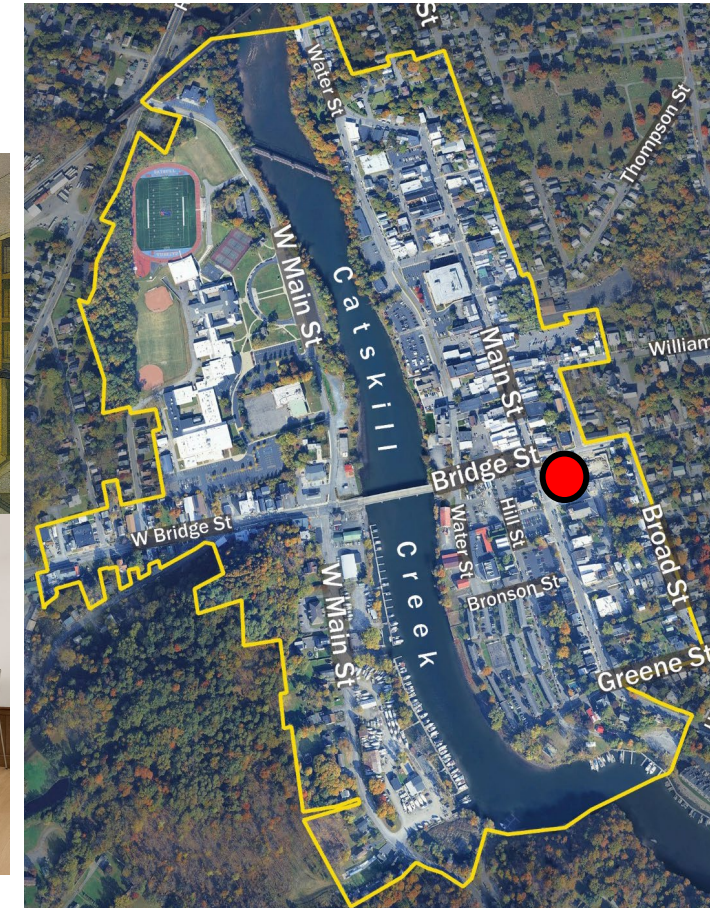
(52% of total project cost)

Total Budget: \$2,843,000

Project Description: The Library proposes a transformational renovation of its building to expand services, ensure full ADA accessibility, and modernize infrastructure for 21st-century needs. Phase 2 of the project will introduce an all-electric HVAC system, reconfigured program spaces including new children's and young adult rooms, quiet study and history areas, and a restored Carnegie Gathering Room for cultural programming. Outdoor spaces will be activated through a new Sunken Garden and Linden Patio linked to downtown pedestrian routes, creating inviting indoor/outdoor gathering areas. Together, these improvements will expand capacity, reduce emissions, and strengthen the Library's role as a civic and cultural anchor for downtown Catskill.

Open Questions: Confirming scope of accessibility features

Project Rendering



Building Rehabilitation/ Construction Projects (Includes Housing)

BUILDING REHABILITATION/CONSTRUCTION (INCLUDES HOUSING)

Project #6 | Construct Workforce Housing and Commercial Space at 506 Main Street

Project Sponsor: Parkview Development & Construction, LLC (Kenneth Kearney)

Key Partners: Raymond James, CPC

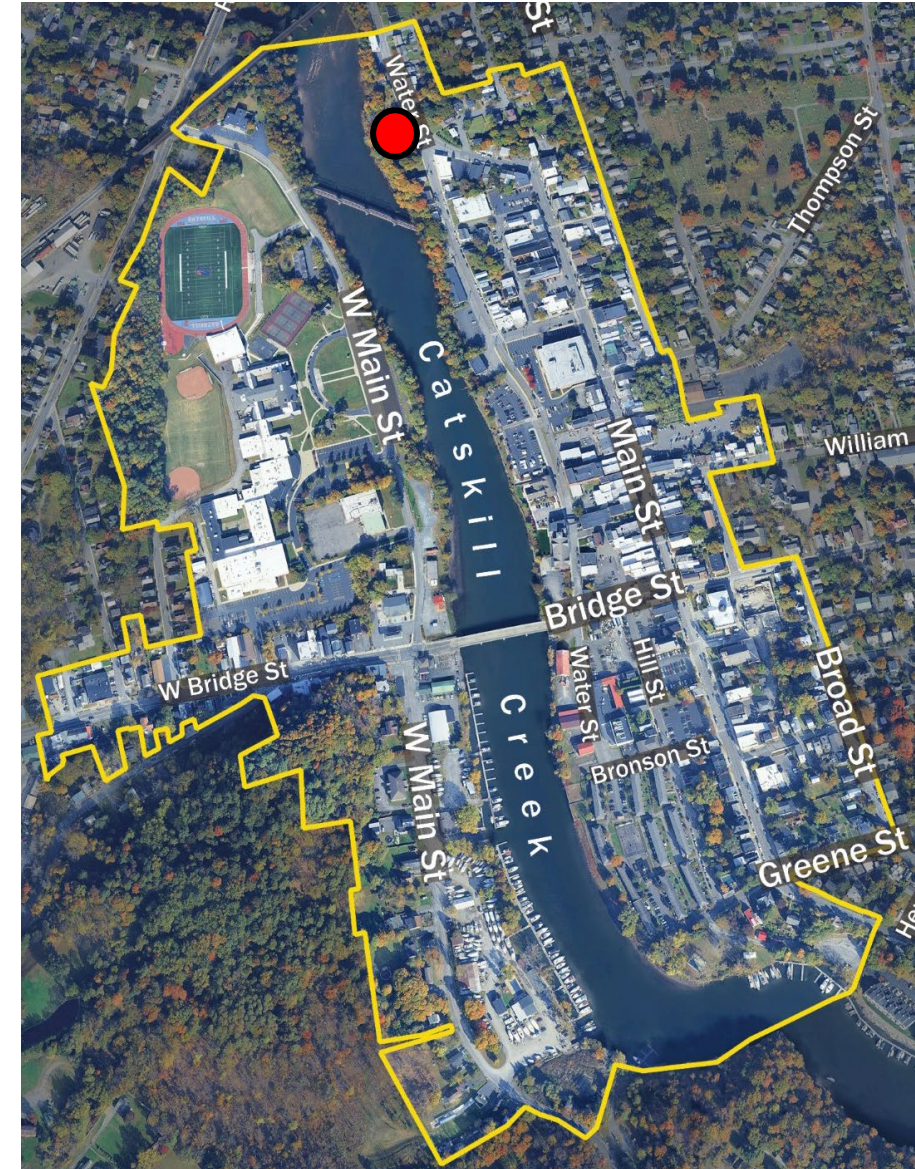
DRI Funding Request: \$1,000,000

(3% of total project cost)

Total Budget: \$31,442,059

Project Description: The proposed development will transform a section of downtown Catskill into a 75,000 sq. ft. mixed-use hub, featuring **70 residential units**—50 one-bedroom and 20 two-bedroom apartments—designed with affordability and artist accessibility in mind, alongside **four ground-floor retail storefronts**. The scope includes full new construction, streetscape improvements, and integration of public art and community space to support an arts-focused mission. Upper-floor residential units will provide modern kitchens, bathrooms, and amenities, while retail spaces will activate Main Street and support local businesses. The DRI investment would catalyze one of the largest investments in downtown Catskill while ensuring long-term affordable housing options.

Open Questions: Site control



BUILDING REHABILITATION/CONSTRUCTION (INCLUDES HOUSING)

Project #7 | Create a Mixed-Use Outdoor Destination and Housing at 472 Main Street

Project Sponsor: Two Hawk Hudson, LLC/Studio Scrivo/Create (Marc Scrivo)

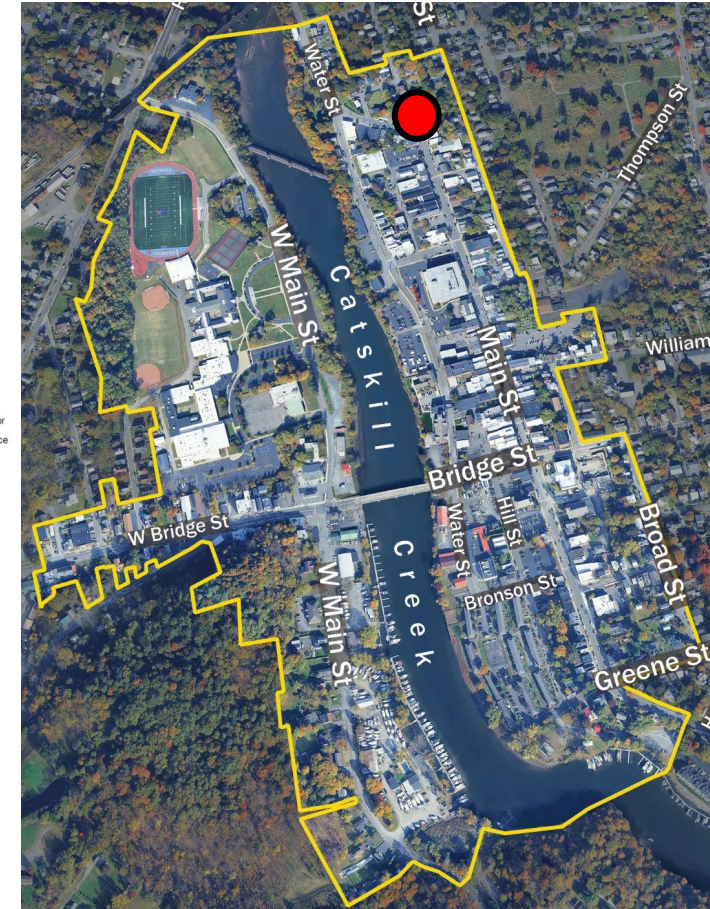
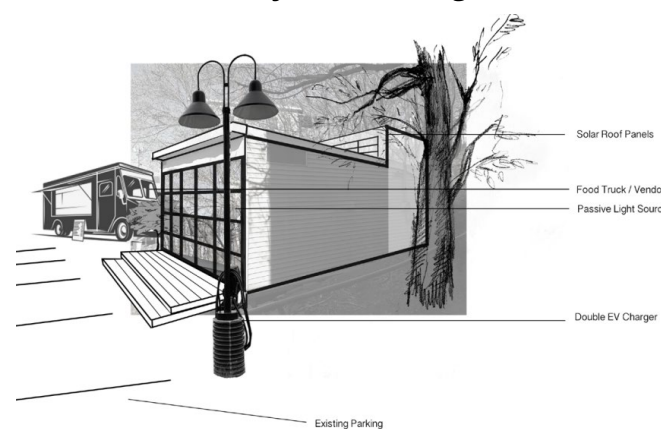
DRI Funding Request: \$825,000
(75% of total project cost)

Total Budget: \$1,100,000

Project Description: 472 Main Street ("The Catskill") is a mixed-use redevelopment designed to connect Main Street to the mountains, offering public amenities such as a **viewing deck, restroom, food truck pad, EV charging, and garden/outdoor community spaces alongside multiple residential studios.** The project emphasizes sustainability through reclaimed wood and eco-friendly building practices while fostering engagement between residents, visitors, and small businesses. Originally planned in two phases, the proposal now recommends a single-phase execution to achieve housing and community space on an accelerated timeline.

Open Questions: Awaiting firmer cost estimate for housing component and # of housing units

Project Rendering



BUILDING REHABILITATION/CONSTRUCTION (INCLUDES HOUSING)

Project #8 | Create Housing and Commercial Space at 95 West Bridge Street

Project Sponsor: 95 W. Bridge Holding LLC (Salvatore Buzzetta)

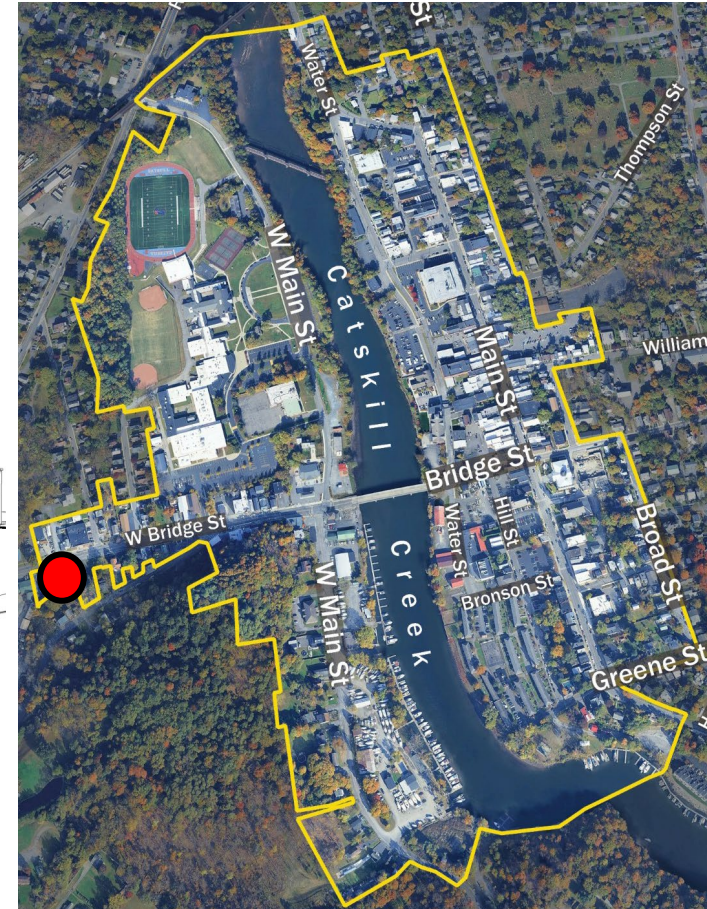
DRI Funding Request: \$2,250,000
(75% of total project cost)

Total Budget: \$3,000,000

Project Description: The proposed redevelopment of 95 West Bridge Street in Catskill will transform the existing building (formerly an Agway) through a roof raise and comprehensive renovation, delivering **12 residential units and up to seven commercial spaces** within over 12,000 sq. ft. The project preserves the historic structure while upgrading interiors, building systems, and accessibility, enhancing both housing supply and commercial activity. By revitalizing this section of West Bridge Street, the plan seeks to support downtown vibrancy, pedestrian engagement, and sustainable, mixed-use growth.

Open Questions: Status of non-DRI funds

Project Rendering



BUILDING REHABILITATION/CONSTRUCTION (INCLUDES HOUSING)

Project #9 | Complete Construction of a Mixed-Use Development at 24 West Bridge Street

Project Sponsor: 24 W. Bridge Holding, LLC (Salvatore Buzzetta)

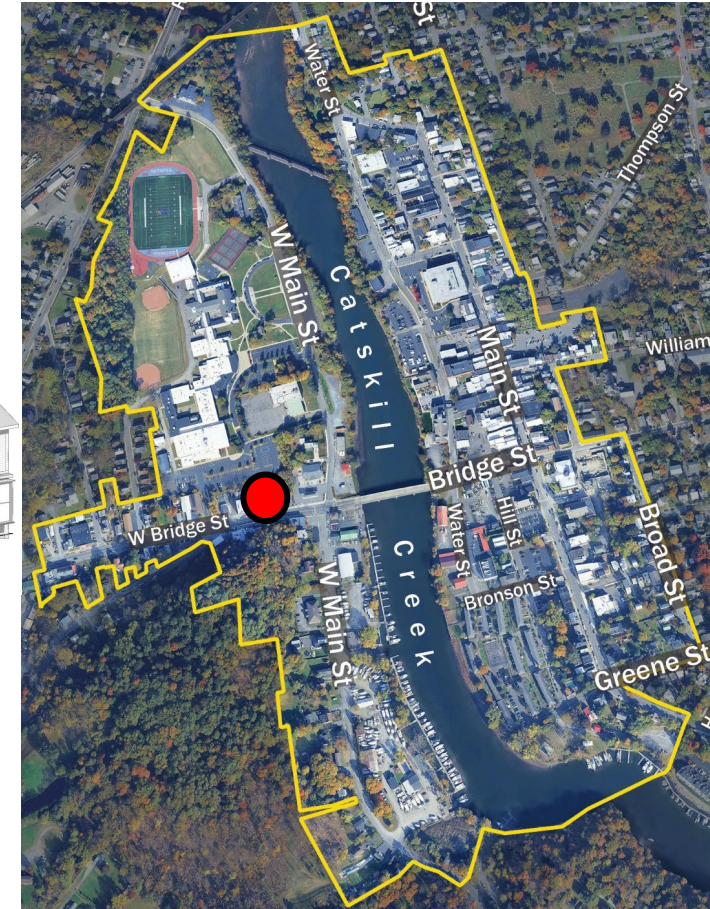
DRI Funding Request: \$350,000
(29% of total project cost)

Total Budget: \$1,200,000

Project Description: The proposed mixed-use redevelopment at 24 West Bridge Street will deliver over 4,000 sq. ft. across two three-story buildings, featuring **five apartments**—four two-bedroom units and one one-bedroom unit—alongside **flexible ground-floor commercial space and streetscape improvements**. DRI funds will be used to complete the shell buildout, drywall in Building 2, sprinkler systems, and cover construction costs to finish the project. The project addresses local housing needs while activating West Bridge Street with retail or food service space, enhancing economic activity and pedestrian engagement.

Open Questions: Project timeline alignment with DRI process

Project Rendering



BUILDING REHABILITATION/CONSTRUCTION (INCLUDES HOUSING)

Project #10 | Enhance the Community-Serving Building at 455 Main Street

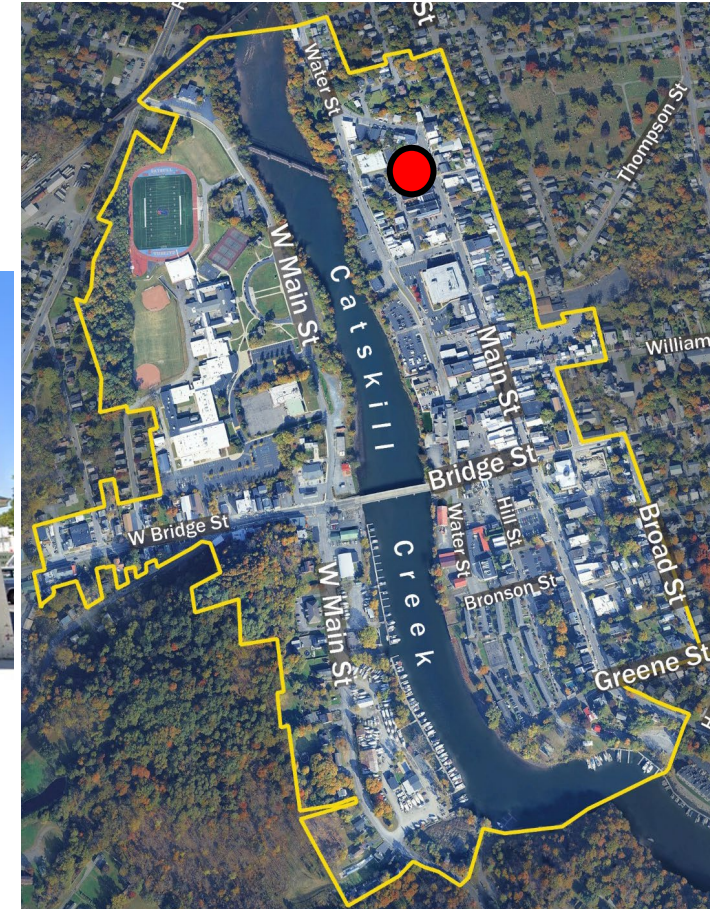
Project Sponsor: Mental Health Association of Greene County (David Rossetti, Paul Taylor)

DRI Funding Request: \$844,433
(100% of total project cost)

Total Budget: \$844,433

Project Description: 455 Main Street is a vital community hub in downtown Catskill, home to youth, family, and supportive care/housing programs as well as arts and cultural space. The project proposes **extensive renovations that will improve MHA operations, programming, and two existing units of supportive housing.** Structural improvements include a full roof replacement, foundation and brick repairs, new windows, and accessibility upgrades such as safer decks, stairs, and railings. Interior work will remodel apartment bathrooms and the Clubhouse kitchen, replace damaged flooring and ceilings, and add soundproofing for the youth music room. These improvements will both address urgent safety needs and expand the building's capacity to serve as an inclusive, welcoming, and functional anchor for youth, families, and vulnerable residents.

Existing Conditions



BUILDING REHABILITATION/CONSTRUCTION (INCLUDES HOUSING)

Project #11 | Renovate and Expand Housing Opportunities at 86 Bridge Street

Project Sponsor: Bridge Street Home LLC (Olivia Rugen)

DRI Funding Request: \$85,000

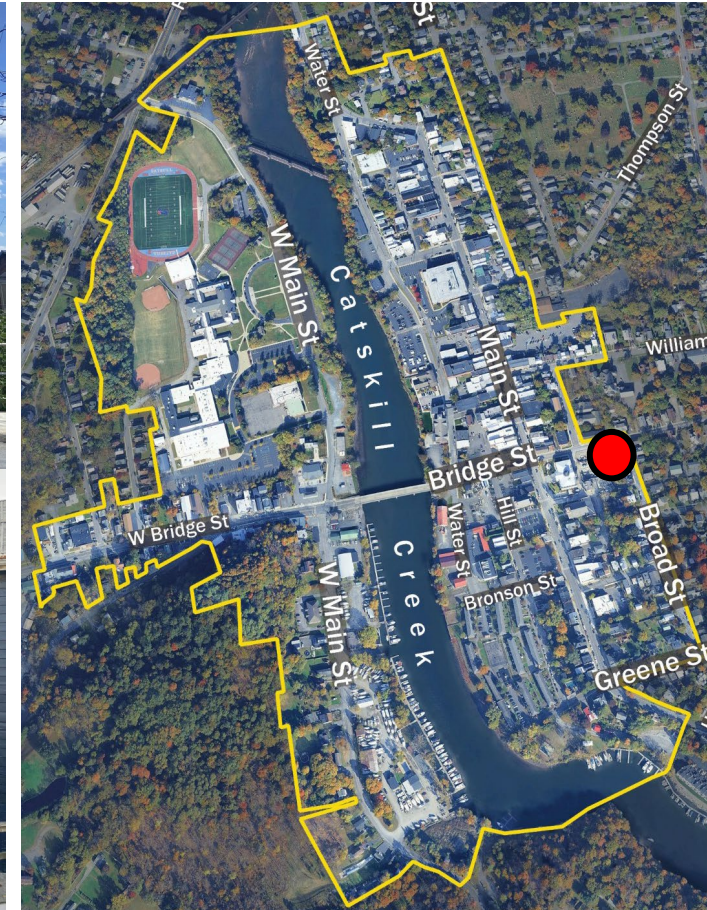
(17% of total project cost)

Total Budget: \$500,000

Project Description: 86 Bridge Street, a two-family home currently in disrepair and under renovation, will be fully renovated to create **two modern 1,000 sq. ft. apartments**. Planned improvements include replacement of siding, windows, and roof; restoration of the front porch; construction of a new side porch for apartment egress; and comprehensive interior upgrades. The project will preserve the home's historic character while delivering safe, high-quality housing. Together, these renovations will both revitalize a deteriorated property and enhance the surrounding neighborhood.

Open Questions: Grant management capacity, timeline alignment with DRI

Existing Conditions



BUILDING REHABILITATION/CONSTRUCTION (INCLUDES HOUSING)

Project #12 | Revitalize Commercial and Residential Space at 338 Main Street

Project Sponsor: Catskill Development Group, LLC (Kevin Amanna)

Key Partners: Billy Chen, Architect; Bank of Greene County

DRI Funding Request: \$250,000

(29% of total project cost)

Total Budget: \$850,000

Project Description: This project will transform a deteriorated Main Street property into a mixed-use development with **four new residential units and one commercial space**, directly addressing the need for attainable downtown housing and local business opportunities. The redevelopment includes a full exterior renovation—restoring the façade, windows, siding, roof, and lighting—alongside a complete interior rehabilitation with upgraded electrical, plumbing, and HVAC systems. By restoring the building's architectural integrity and bringing new residents and businesses downtown, the project will strengthen the walkable, mixed-use character of Main Street.

Open Questions: More detail on desired use of DRI funds, status of additional funds

Existing Conditions



BUILDING REHABILITATION/CONSTRUCTION (INCLUDES HOUSING)

Project #13 | Renovate Commercial Space and Expand Housing Options at 437 Main Street

Project Sponsor: Catskill Hills, LLC (Anne Gibbs)

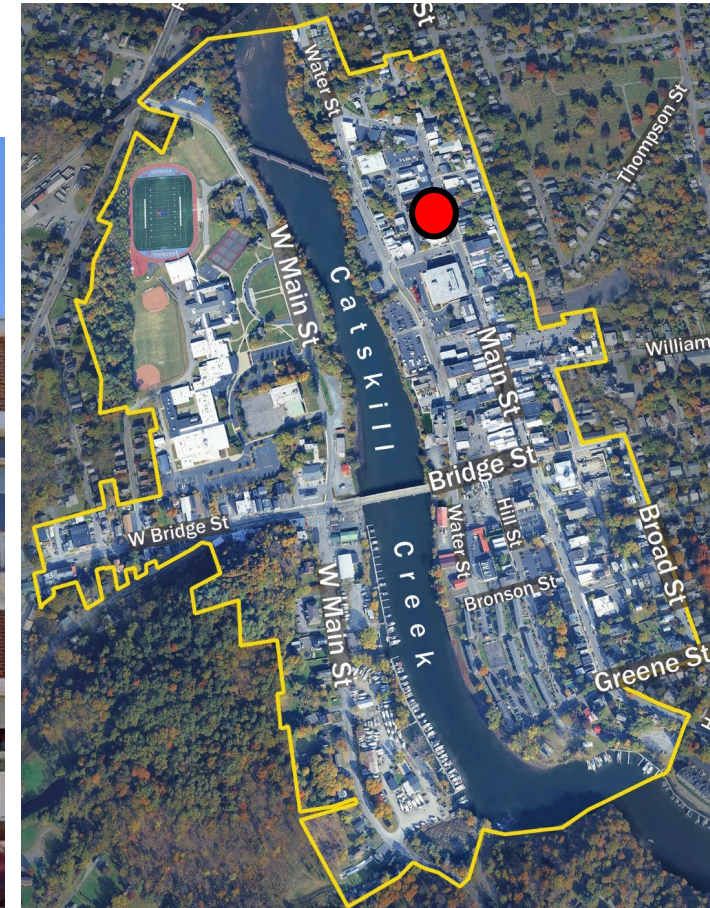
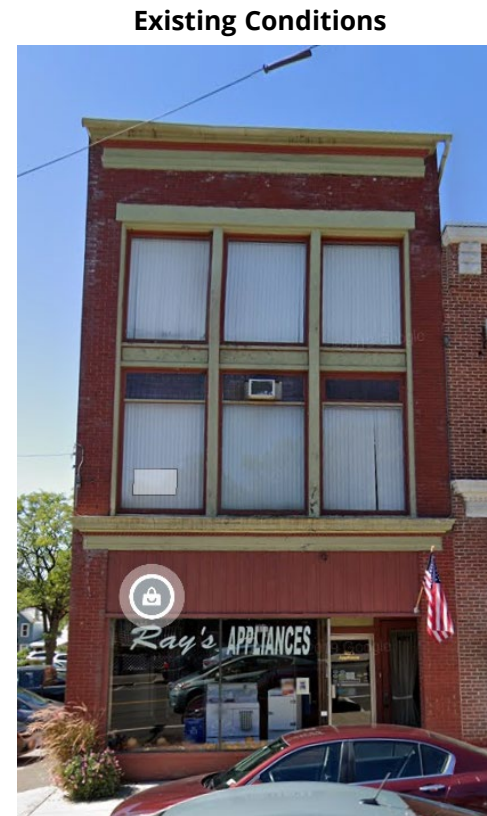
DRI Funding Request: \$110,000

(76% of total project cost)

Total Budget: \$145,000

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

Open Questions: Slightly over 75% DRI funding cap



BUILDING REHABILITATION/CONSTRUCTION (INCLUDES HOUSING)

Project #14 | Create Community Gathering Spaces and Artist Housing at 451 Main Street

Project Sponsor: 451 Main Street, LLC (Stephen Schmitz, Inju Keum, Esther Bell)

Key Partners: Diamond Hollow Books, Spoonbill Books

DRI Funding Request: \$619,332

(75% of total project cost)

Total Budget: \$825,777

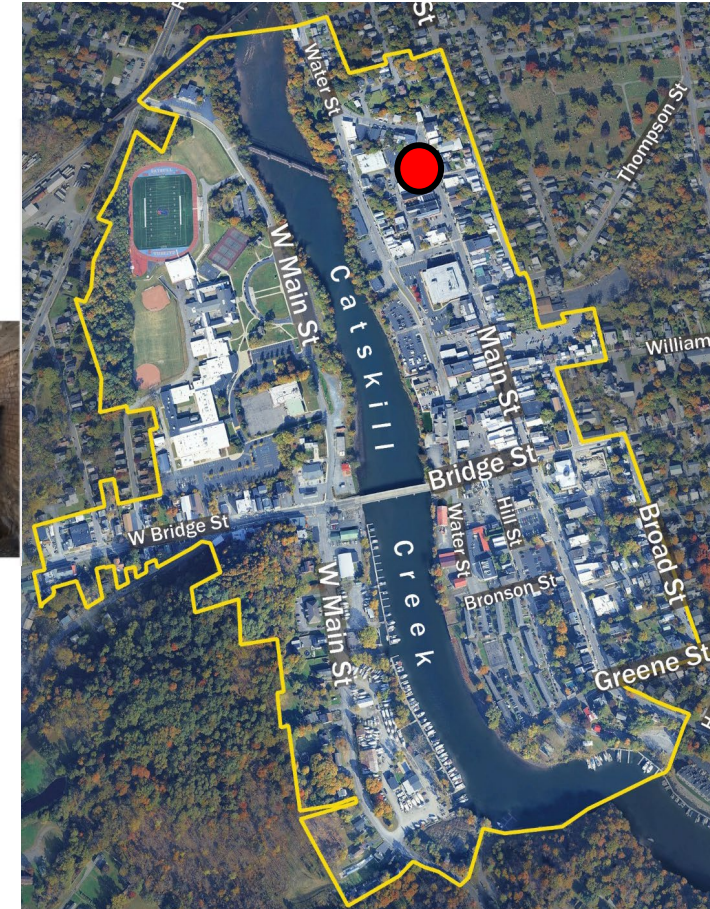
Project Description: The transformation of 451 Main Street will establish a vibrant mixed-use anchor by combining a botanical café and green wall workshop, an architectural bookstore, and a residential artist residency unit. The **basement will feature a community-oriented café and educational space** centered on sustainability and ecological design, while **the first floor will host a specialized architectural bookstore** with lectures, exhibitions, and publishing activities. The **upper floor will provide a renovated residential unit** that can function either as market-rate housing or as an artist residency supporting creative projects. Together, these initiatives create a cultural, economic, and environmental landmark for Catskill, uniting hospitality, education, and design into one cohesive vision for revitalization.

Open Questions: Status of non-DRI funds

451 Main Street
Basement current condition



Proposed plan for basement;
greenwall and cafe / retail space



BUILDING REHABILITATION/CONSTRUCTION (INCLUDES HOUSING)

Project #15 | Add a Playground and Replace Fencing at the Hop-O-Nose Community

Project Sponsor: Catskill Housing Authority

DRI Funding Request: \$454,688

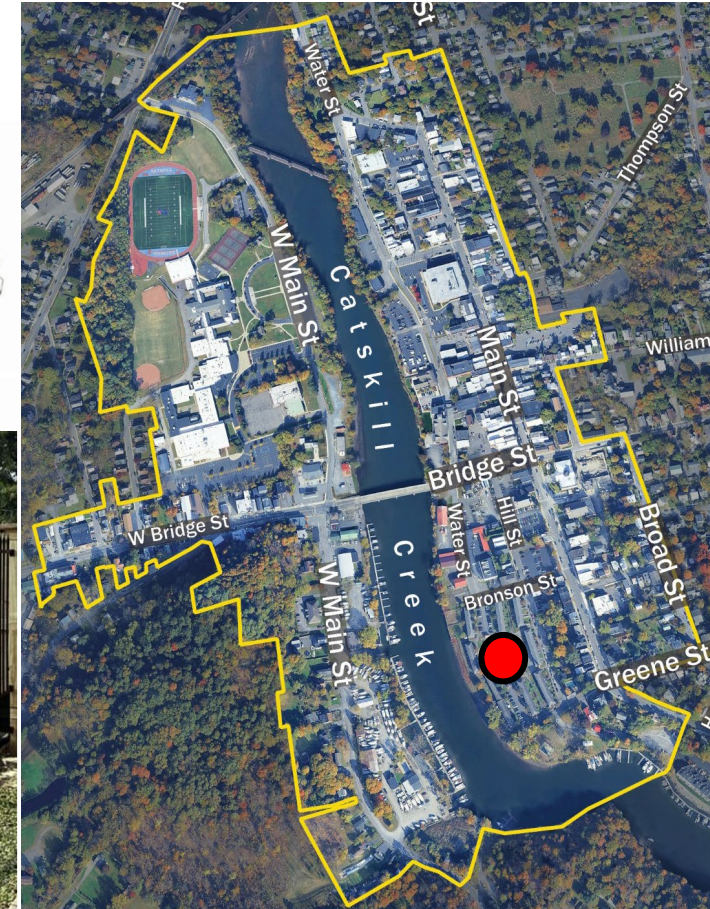
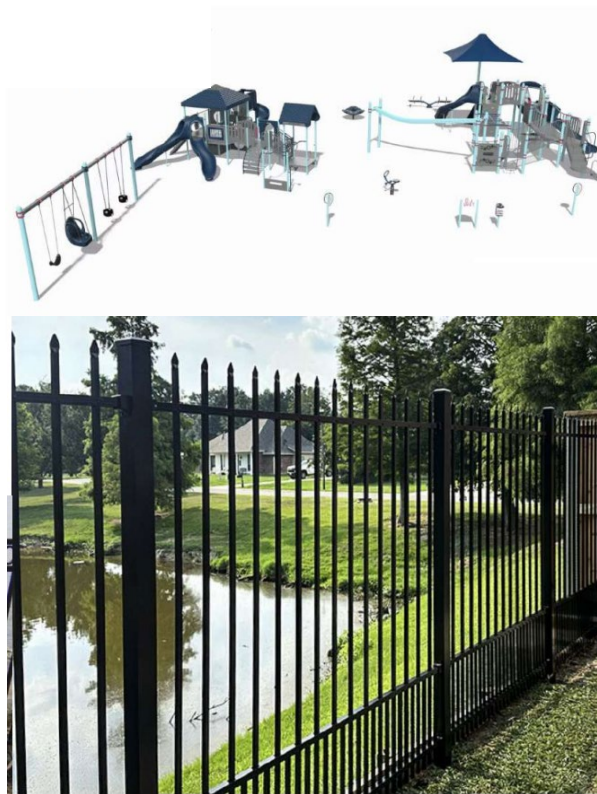
(100% of total project cost)

Total Budget: \$454,688

Project Description: This project will transform the outdoor environment at Hop-O-Nose by **replacing the outdated playground with a modern, safe, and accessible play space**. The new playground will feature swings, slides, climbers, monkey bars, and other equipment designed to promote physical activity, imaginative play, and social development, arranged according to national safety best practices. In addition, **the deteriorating chain-link fence along Catskill Creek will be replaced** with an ornamental wrought-iron fence that enhances safety while restoring visual and physical connections to the waterfront. Together, these improvements will create a more inviting, healthy space for children, residents, and visitors while integrating the campus into the broader downtown waterfront.

Open Questions: Investigate projected costs of equipment

Project Concepts



BUILDING REHABILITATION/CONSTRUCTION (INCLUDES HOUSING)

Project #16 | Construct 12 New Affordable Housing Units at the Hop-O-Nose Community (25 Bronson St)

Project Sponsor: Catskill Housing Authority

Key Partners: NYS Housing Trust Fund, HUD

DRI Funding Request: \$1,500,000

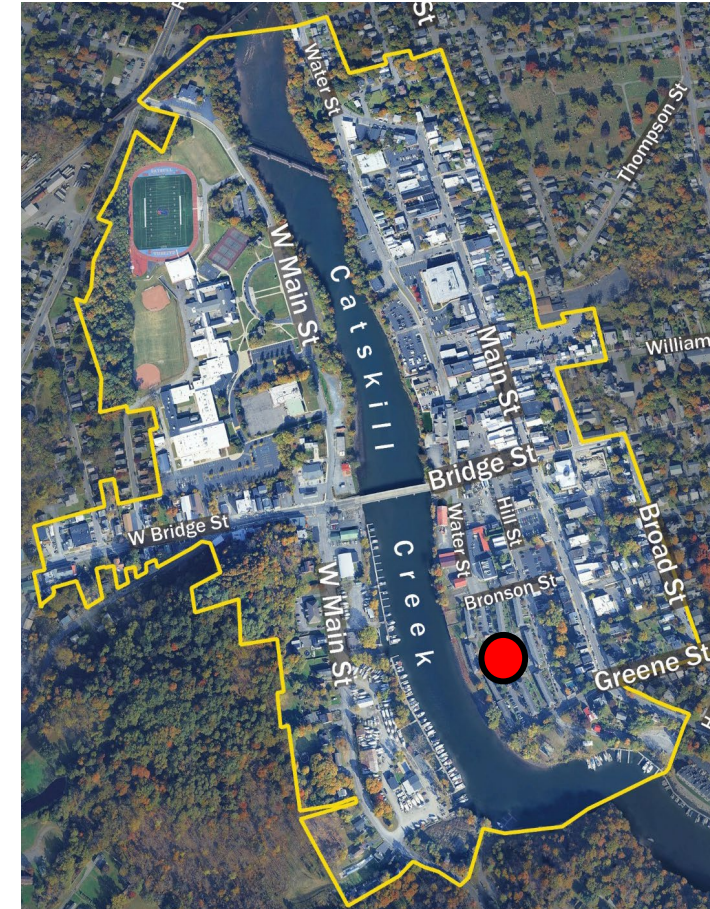
(35% of total project cost)

Total Budget: \$4,340,000

Project Description: CHA proposes constructing **12 new affordable one- and two-bedroom apartments**, expanding the Hop-O-Nose Homes campus to address the Village's acute shortage of quality rental housing. The project will involve partial demolition and adaptive reuse of the CHA administration building, with three new stories built on the existing parking lot and an additional story above the current structure, while retaining office space for CHA operations. The new 850–1,000 sq. ft. units will feature full kitchens, modern appliances, and updated mechanical systems, targeted to households earning 50–80% of Area Median Income (AMI). The project will provide stable, affordable housing while reinforcing Hop-O-Nose as a critical downtown asset and anchor for housing access.

Open Questions: HUD approval timeline, other funding sources

Existing Conditions



BUILDING REHABILITATION/CONSTRUCTION (INCLUDES HOUSING)

Project #17 | Construct a Mixed-Use Development at 479-483 Main Street

Project Sponsor: Paul Rosenblatt Jr., Eugene J DeVillmil

DRI Funding Request: \$3,000,000

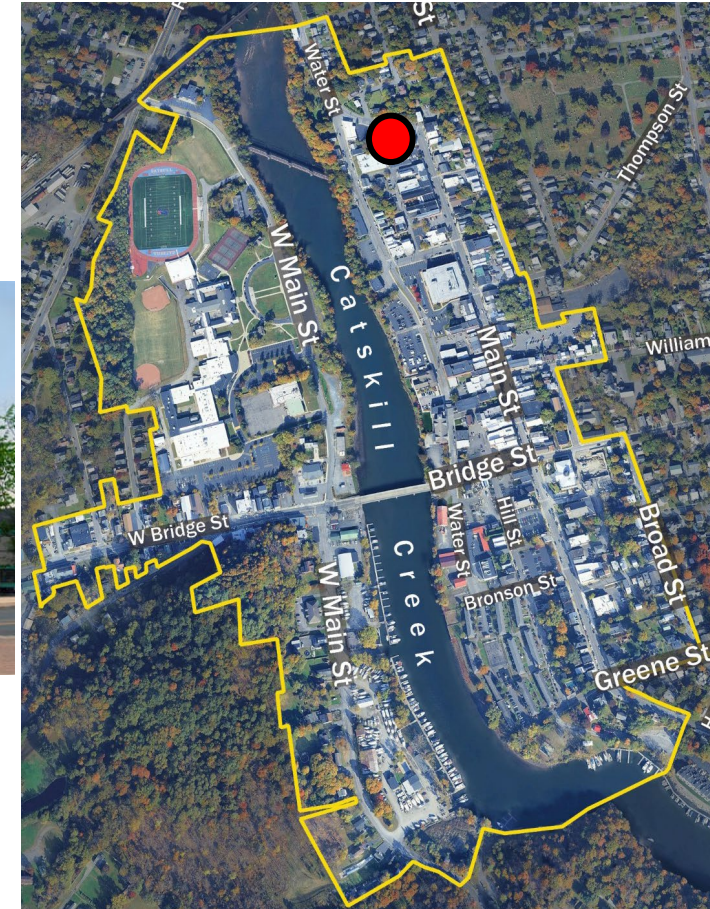
(75% of total project cost)

Total Budget: \$4,000,000

Project Description: This redevelopment of 479, 481, and 483 Main Street will transform a fire-damaged building and adjacent vacant lots into a vibrant mixed-use anchor downtown. The proposed 12,000–15,000 sq. ft. project includes **3–5 new storefronts at street level, second-floor meeting and office space, and upper-floor apartments, lofts, or condos.** By blending commercial and residential uses, the project will restore a key block on Main Street, support new business activity, and add much-needed housing to the Village. Future expansion may also include 475 and 477 Main Street, further strengthening downtown revitalization.

Open Questions: Funding partners, detailed construction estimates

Project Rendering



BUILDING REHABILITATION/CONSTRUCTION (INCLUDES HOUSING)

Project #18 | Construct Workforce Housing at 199 West Main Street (Creekside Apartments)

Project Sponsor: Sean Meagher

Key Partners: The National Bank of Cossackie

DRI Funding Request: \$1,050,000

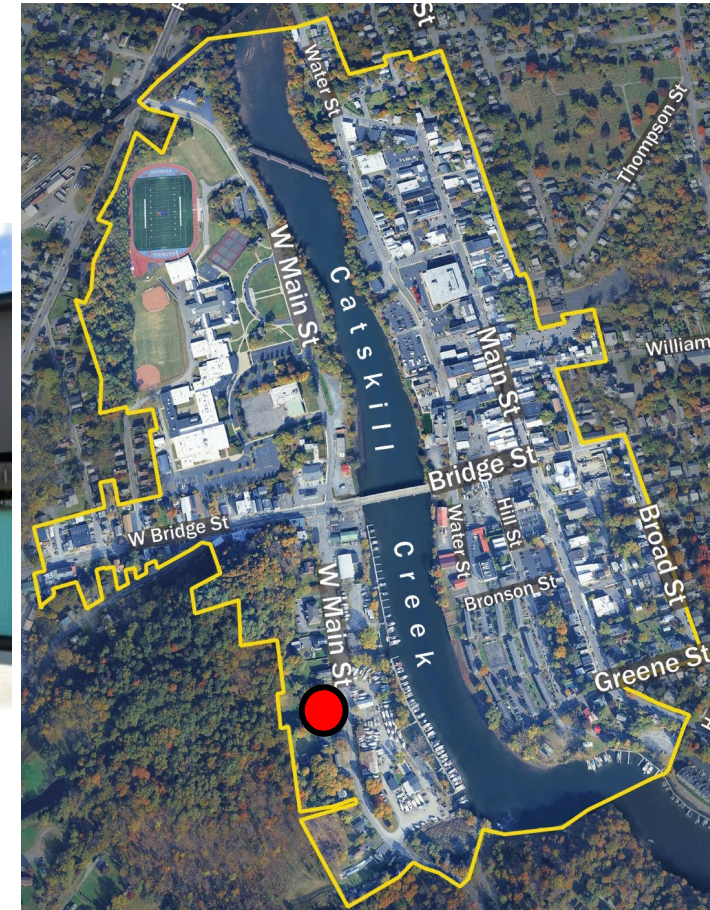
(75% of total project cost)

Total Budget: \$1,400,000

Project Description: The project will replace an aging single-family home with a **new six-unit, two-bedroom townhouse-style apartment building**, providing approximately 1,300 sq. ft. per unit. Each unit will feature a living area, kitchen, dining space, and half-bath on the first floor, with two bedrooms and a full bath upstairs, including washer and dryer. The development will include two off-street parking spaces per unit and small private porches for each residence. This project addresses a critical local need for workforce housing in Catskill while increasing the availability of modern, safe, and functional rental options.

Open Questions: Specific application of DRI funds, securing additional funding partners

Project Concept



Building Rehabilitation/ Construction Projects (Commercial Only)

BUILDING REHABILITATION/CONSTRUCTION (COMMERCIAL ONLY)

Project #19 | Enhance Water Access from Creekside Restaurant and Hop-O-Nose Marina

Project Sponsor: ZAC Land Holding, LLC (Sean Meagher)

Key Partners: The National Bank of Coxsackie

DRI Funding Request: \$900,000

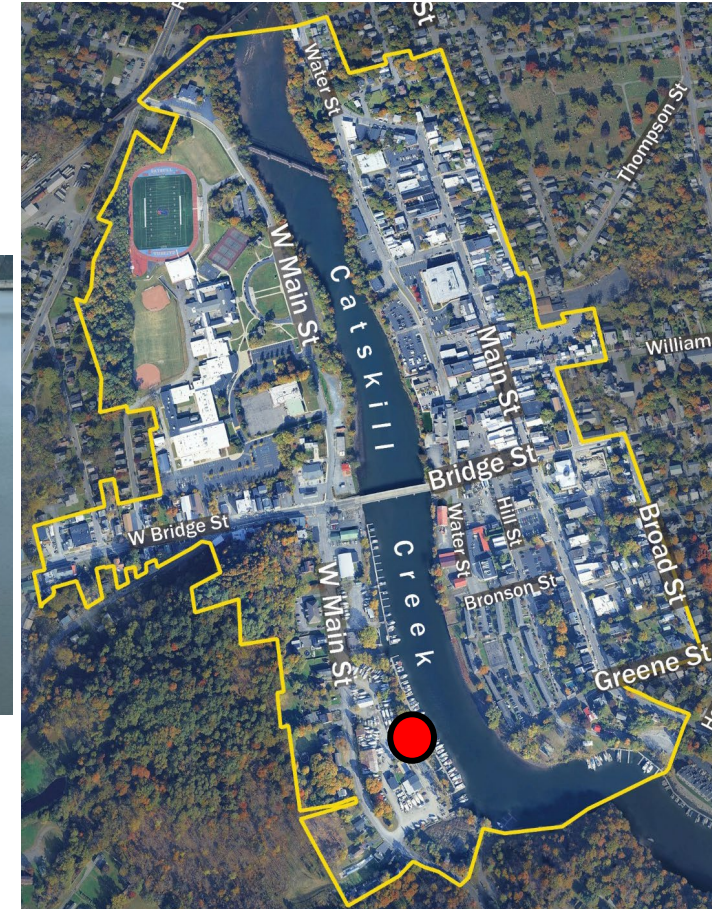
(69% of total project cost)

Total Budget: \$1,310,000

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

Open Questions: Specific application of DRI funds

Existing Conditions



BUILDING REHABILITATION/CONSTRUCTION (COMMERCIAL ONLY)

Project #20 | Install a Waterfront Boardwalk Along Cone-E Island

Project Sponsor: Cone-E Island Ice Cream Inc. (Nicki and Jeremy VanAlphen)

Key Partners: Bank of Greene County

DRI Funding Request: \$150,000

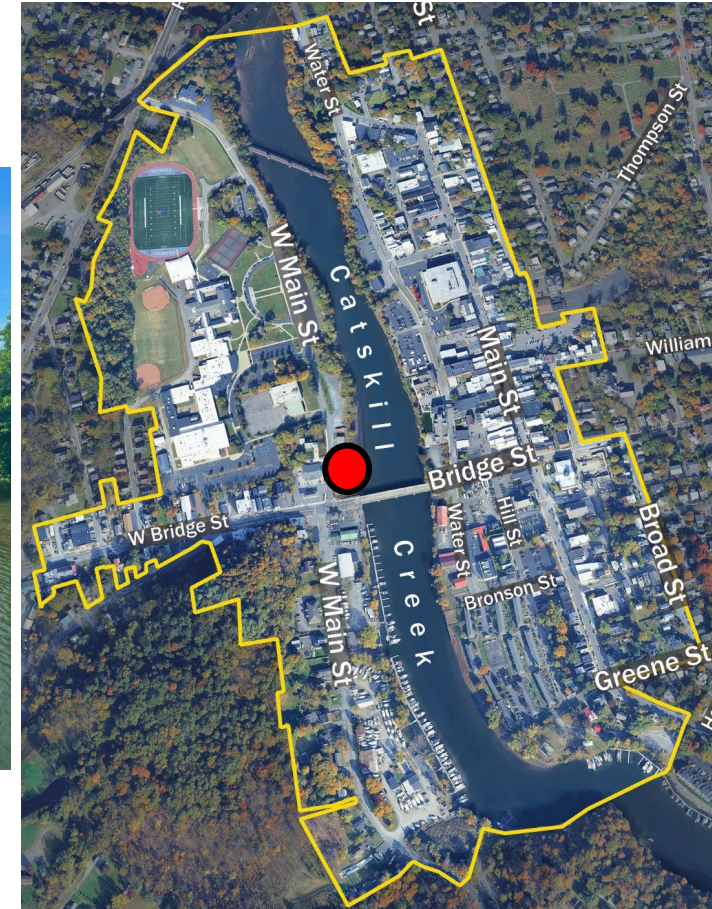
(75% of total project cost)

Total Budget: \$200,000

Project Description: The proposed project will enhance the Catskill Creek area with two new pavilions and an accessible boardwalk, improving the ambiance of this community staple. The first pavilion (26x40) will cover the walk-up order and seating area with a new deck underneath, while the second pavilion (20x30) will provide weather protection, improved lighting, and security for the kiddie ride area. The boardwalk will improve accessibility and create better visibility of the Creek, encouraging public use and engagement. Together, these improvements strengthen the site as a community gathering space and contribute to Downtown Catskill's revitalization.

Open Questions: Status of non-DRI funds

Project Rendering



BUILDING REHABILITATION/CONSTRUCTION (COMMERCIAL ONLY)

Project #21 | Renovate Bridge Street Theatre (44 W. Bridge Street)

Project Sponsor: Bridge Street Theatre Inc. (Jeffrey Barrett)

DRI Funding Request: \$595,000

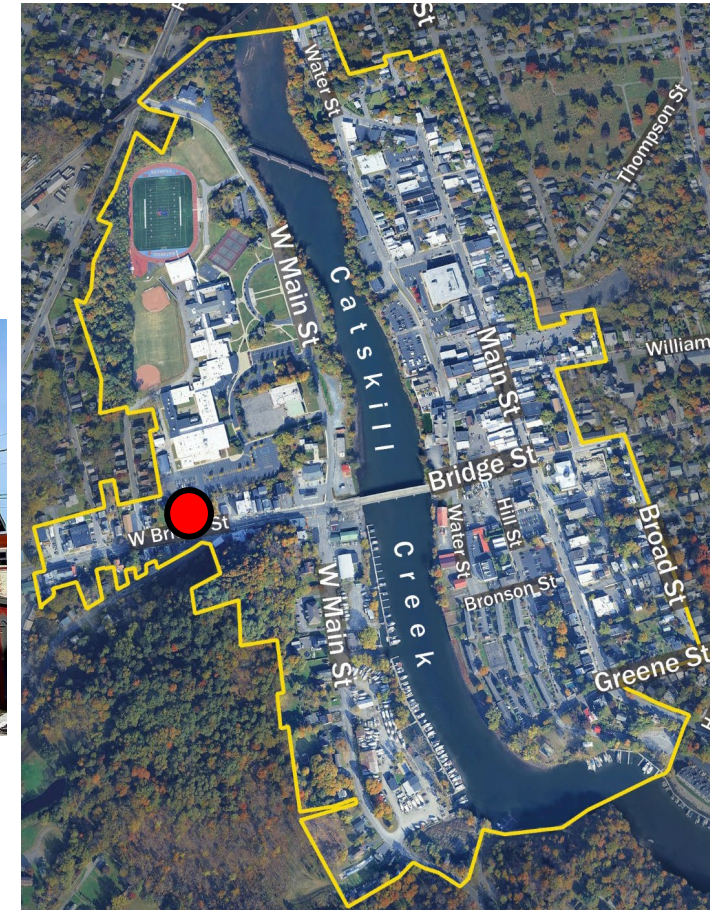
(92% of total project cost)

Total Budget: \$650,000

Project Description: This project aims to transform the downtown Catskill cultural landscape by enhancing both safety and functionality while expanding employment and artistic offerings. The project focuses on five interconnected improvements: installing a purpose-driven fire suppression system throughout the theater, renovating a 2,660 sq. ft. “Big Room” for rehearsals and set design, upgrading HVAC with energy-efficient heat pumps, modernizing the Speakeasy lobby and adjoining outdoor patio with an extensive green roof, and improving the building façade and signage. These upgrades will create all-weather, energy-efficient, and welcoming spaces for theatergoers, performers, and staff, while supporting the Village’s broader revitalization goals.

Open Questions: Professional cost estimates in progress

Existing Conditions



BUILDING REHABILITATION/CONSTRUCTION (COMMERCIAL ONLY)

Project #22 | Beautify and Expand Operations at Return Brewing Outpost (201 Water Street)

Project Sponsor: Return Brewing Catskill LLC (Mikey Lenane and Bob Wise)

Key Partners: Taverner LLC

DRI Funding Request: \$506,000

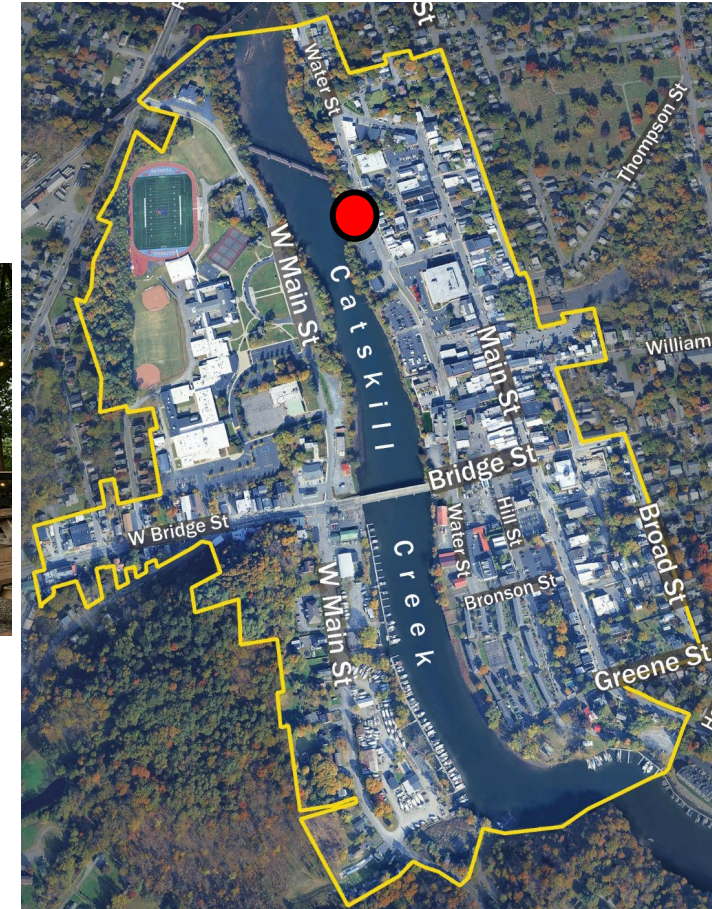
(75% of total project cost)

Total Budget: \$675,000

Project Description: The Return Outpost project will revitalize the space outside Return Outpost, adding new lighting, murals by local artists, and enhanced wayfinding to attract foot traffic between Main Street and the Black Bridge pedestrian walkway. The project also includes investments in brewing operations, including the purchase of existing equipment, three new fermentation tanks, stainless steel kegs, and a PLC system overhaul, increasing beer production by approximately 20%. These improvements will support the long-term success of Return Brewing, create at least five full-time local jobs, and strengthen Catskill's downtown economy.

Open Questions: Investigating overlap with public right-of-way

Project Rendering



BUILDING REHABILITATION/CONSTRUCTION (COMMERCIAL ONLY)

Project #23 | Renovate Subversive Malting and Brewing (96 W. Bridge Street)

Project Sponsor: Subversive Malting and Brewing (Max Ocean, Zane Coffey)

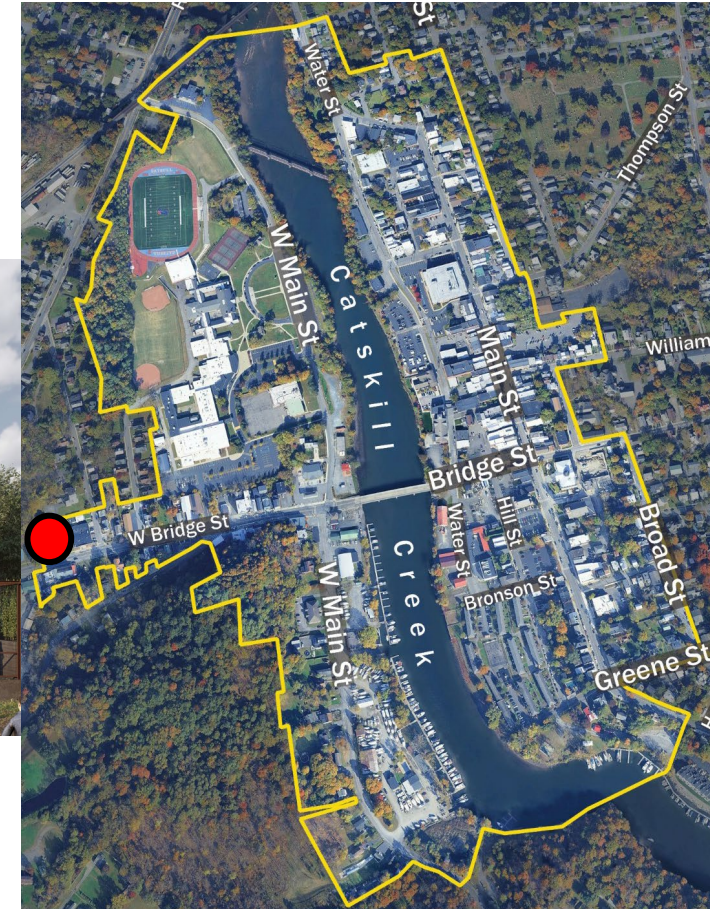
DRI Funding Request: \$494,000
(50% of total project cost)

Total Budget: \$994,000

Project Description: The project at Subversive Malting and Brewing will expand the existing taproom by 1,200 sq. ft., increasing space to 3,600 sq. ft. while implementing cosmetic and sustainability upgrades throughout the interior. The addition will feature energy-efficient materials, insulated garage doors, upgraded glazing, and ADA-compliant access and restrooms, addressing key operational and accessibility challenges. This expansion will boost year-round seating capacity, enabling the venue to host live music, community events, seasonal beer releases, and beer dinners, strengthening Catskill's cultural and economic vitality. Overall, the project enhances the sustainability, inclusivity, and long-term resilience of a central Village gathering space.

Open Questions: Status of non-DRI funding sources, site control

Project Renderings



BUILDING REHABILITATION/CONSTRUCTION (COMMERCIAL ONLY)

Project #24 | Restore the Historic Brick Façade at 342 Main Street

Project Sponsor: West Bridge Holdings LLC (Steven Coulis)

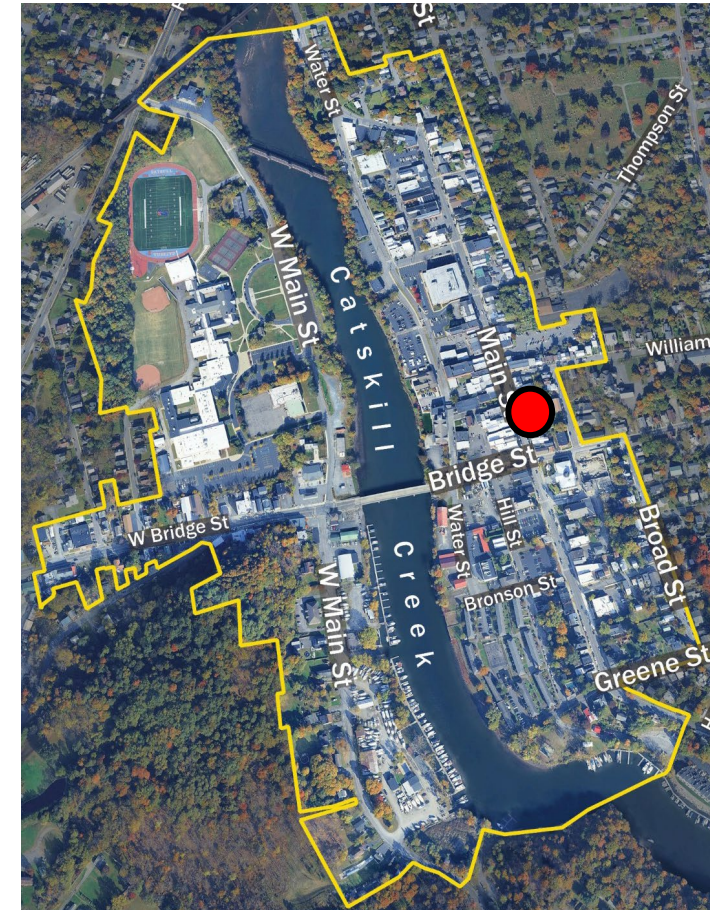
DRI Funding Request: \$115,115

(75% of total project cost)

Total Budget: \$153,486

Project Description: This project will restore a prominent Main Street building to its historic character while improving safety, aesthetics, and functionality. Renovations include removal of non-historic siding, cleaning and full repointing of the brick façade, replacement of eaves and soffits with half-round copper gutters and snow guards, and upgraded street-facing windows. A new traditionally styled 20-foot fascia sign with gooseneck lighting and coordinated storefront cladding will enhance visibility and the pedestrian experience. Together, these improvements support a key local retailer (Catskill Grocery), strengthen the downtown corridor, and deliver a visible public benefit aligned with Catskill's DRI goals.

Project Rendering



BUILDING REHABILITATION/CONSTRUCTION (COMMERCIAL ONLY)

Project #25 | Improve Waterfront Resilience and Public Access at 70 West Main Street

Project Sponsor: Forlini's LLC (Joanne and Arleen Dunn)

Key Partners: Hagopian Engineering, New York Crushing & Recycling

DRI Funding Request: \$188,640

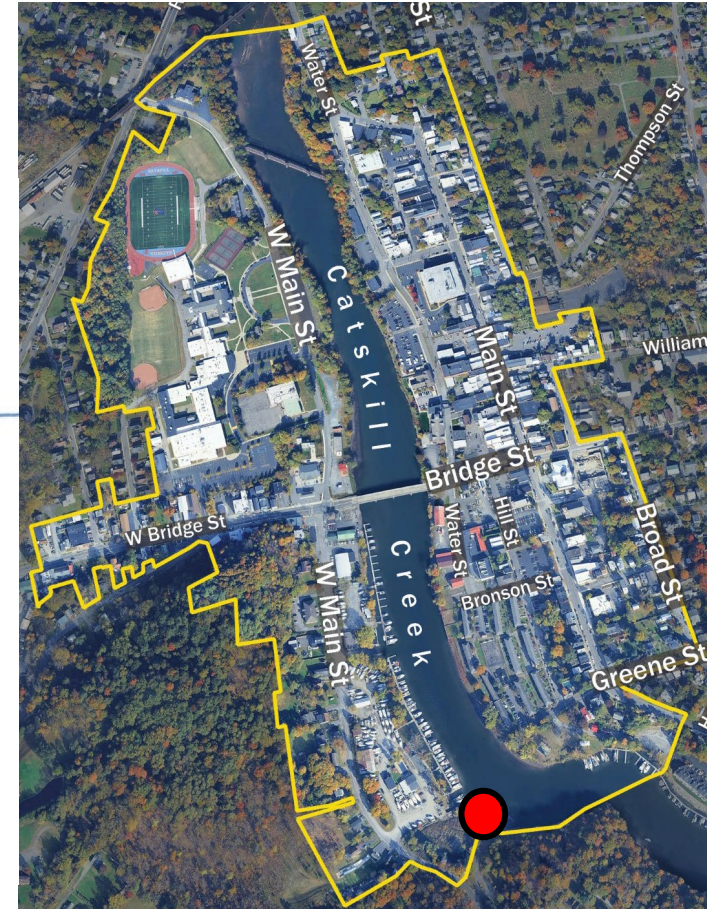
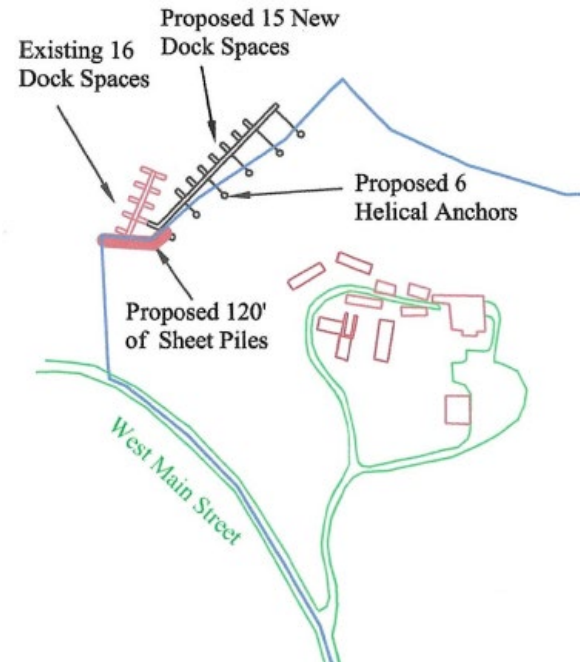
(75% of total project cost)

Total Budget: \$251,520

Project Description: The Forlini waterfront project will implement climate-resilient infrastructure to stabilize the shoreline, restore lost docking capacity, and enhance long-term public access. Planned improvements include shoreline stabilization using engineered and nature-based solutions, reconstruction of the bulkhead and underwater infrastructure, and ADA-compliant pathways and docking for boaters, tourists, and pedestrians. By connecting this site to adjacent riverfront amenities and Catskill's walkable downtown, the project strengthens recreation, tourism, and waterfront resilience in alignment with the Village's DRI goals.

Open Questions: Specific application of DRI funds, Possible minor adjustment to DRI boundary

Project Renderings



BUILDING REHABILITATION/CONSTRUCTION (COMMERCIAL ONLY)

Project #26 | Renovate and Build New Facilities at Lumberyard Studios

Project Sponsor: AVS Production Group (Abraham Viera)

DRI Funding Request: \$7,500,000

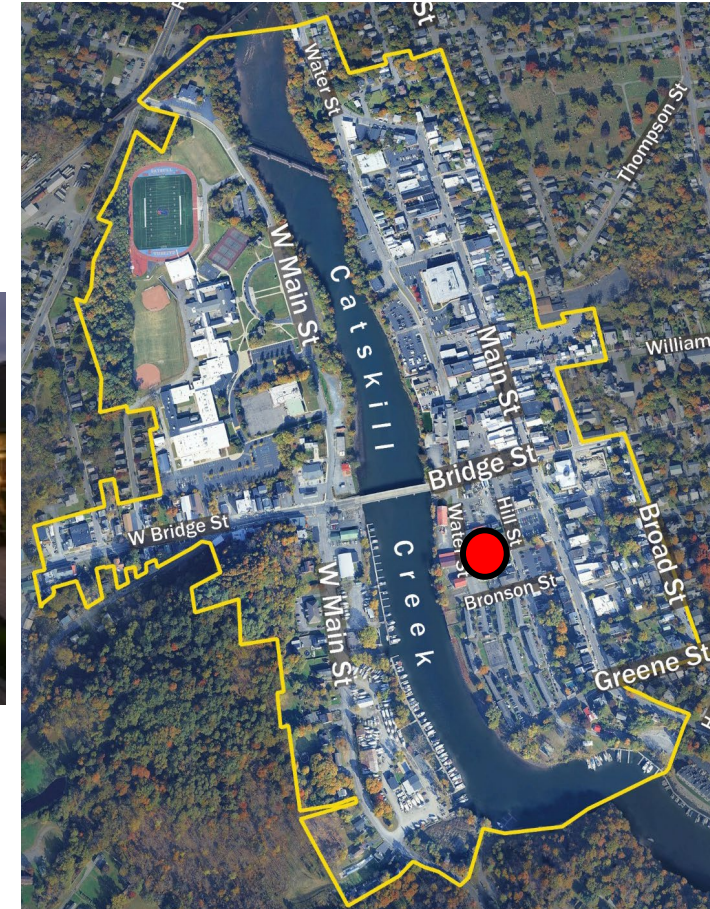
(58% of total project cost)

Total Budget: \$13,000,000

Project Description: This project will transform the site into a year-round cultural and community hub, combining art, music, culinary experiences, and inclusive programming. Proposed work includes demolition and reconstruction of the boardwalk to improve safety, ADA accessibility, and overall functionality; installation of secure electrical and water connections; and creation of docking slips for vessels. Permanent structures will feature a full kitchen, performance areas with a main stage and a secondary VIP stage, and flexible spaces for pop-up restaurants, maker markets, and private events. These improvements will revitalize the site as a safe, accessible, and vibrant destination.

Open Questions: High DRI funding request, status of non-DRI funds, cost estimate

Project Rendering



BUILDING REHABILITATION/CONSTRUCTION (COMMERCIAL ONLY)

Project #27 | Create a Mixed-Use Arts Community at 104 Water Street

Project Sponsor: 104 Water Street LLC (Benjamin Fain)

Key Partners: Cone Zero Ceramics

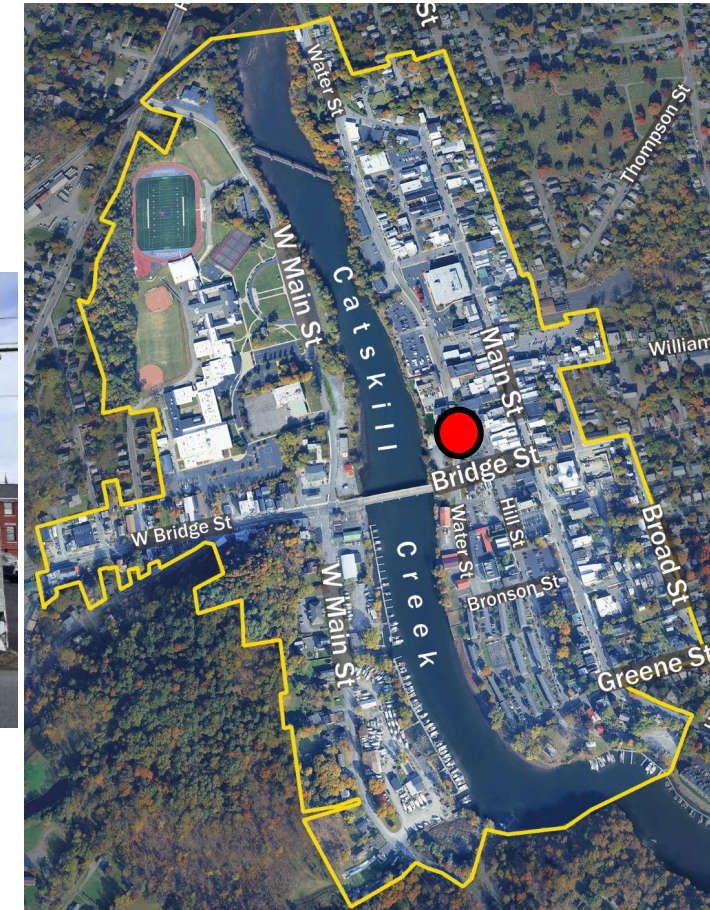
DRI Funding Request: \$500,000

(53% of total project cost)

Total Budget: \$946,850

Project Description: This project will transform a long-vacant building into a vibrant, mixed-use arts hub, expanding Cone Zero's multi-media ceramic studios and hosting visual arts programs. Renovations include a full gut and environmental remediation, with the ground floor dedicated to firing, glazing, and finishing workshops, and the second floor featuring multi-use classrooms, kids' studios, and private artist workspaces. This redevelopment increases program capacity, improves safety and accessibility, and creates a year-round destination for arts education, cultural programming, and community engagement.

Existing Conditions



BUILDING REHABILITATION/CONSTRUCTION (COMMERCIAL ONLY)

Project #28 | Continue Renovations on the Community Theater (373 Main Street, Phase II)

Project Sponsor: 373 Main Street LLC (Benjamin Fain)

Key Partners: Community Presents

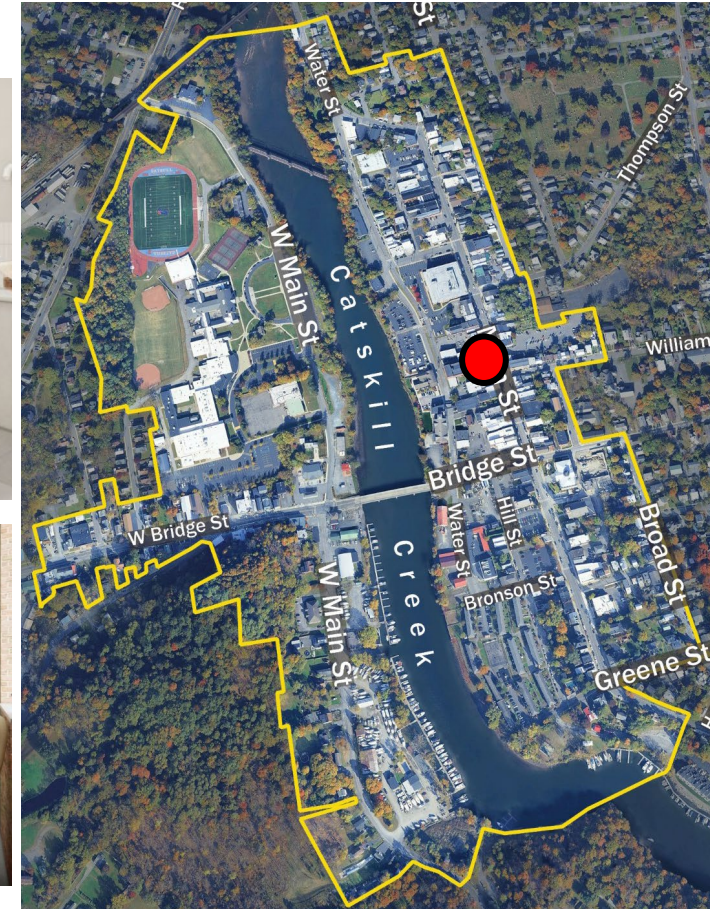
DRI Funding Request: \$525,000

(58% of total project cost)

Total Budget: \$911,425

Project Description: The Community Theater redevelopment is a two-phase project bringing new cultural and economic vitality to Catskill's historic Main Street. Phase I, nearing completion, restored the main 488-seat theater, upstairs 234-seat cinema, lobby, concessions, and public spaces, reopening the venue to film audiences. Phase II will enhance back-of-house facilities, including a green room, two dressing rooms, upgraded lighting and acoustics, and a new lobby bar, enabling live performances, expanded programming, and increased artist support. Together, the phased renovation preserves a beloved historic landmark while creating a dynamic, year-round destination that broadens Catskill's cultural offerings.

Project Renderings



Next Steps in the Project Evaluation Process

Upcoming LPC and Public Meeting Dates

Upcoming Meetings

Thursday, September 18

LPC Project Evaluation Workshop
Zoom Meeting (LPC Only)
5:00-6:30PM

Monday, September 29

Public Open House
Robert C. Antonelli Senior Center
5:30-7:30PM

Tuesday, October 21

LPC Meeting #5
Robert C. Antonelli Senior Center
5:00-7:00PM

Tuesday, November 18

LPC Meeting #6 and Final Project Vote
Robert C. Antonelli Senior Center
5:00-7:00PM

Public Comment

Downtown Revitalization Initiative (DRI)

Catskill Local Planning Committee Meeting #4

September 4th, 2025

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



Department
of State

Downtown
Revitalization
Initiative

NY Forward

APPENDIX:

Stakeholder Interview

Takeaways

Stakeholder Engagement

Stakeholder Group	Takeaways
Economic Development	<ul style="list-style-type: none">• Catskill has a strong small business community, but businesses struggle with employee attraction and retention.• Growth areas include tourism and manufacturing/logistics. Tourism requires a hotel, transit, and additional activities/dining locations.
Businesses	<ul style="list-style-type: none">• Main St. would benefit from more regular foot traffic and promotion.• Events are a major attraction; improved signage would help.• High housing costs limit the availability of labor.
Arts and Culture	<ul style="list-style-type: none">• Catskill has an authentic arts and culture community.• Catskill should do more to highlight its historic buildings & landmarks.• DRI projects should commission local artists for public art.
Social Services	<ul style="list-style-type: none">• A lack of quality/affordable housing, well-paying jobs, transit access, and childcare limit people’s ability to thrive• Transit in the area goes to many helpful places, but isn’t well known or frequent enough• Other top needs include mental health support/spaces, workforce training, and opportunities for young people.
Real Estate	<ul style="list-style-type: none">• Greatest barriers to new housing are sewer capacity and zoning.• Greatest demand is for small for-sale (2- to 3-bed) homes and 2-fams.• Need signage to highlight attractions and streetscape improvements.
Housing Organizations	<ul style="list-style-type: none">• Housing affordability is top of mind across Catskill.• Opportunities include more workforce housing, mixed-income housing, and ADUs.• Building projects in collaboration with the Hop-O-Nose community is essential.
Youth	<ul style="list-style-type: none">• There should be more gathering spaces, recreation, and strong job opportunities for local youth.
Catskill Central School District	<ul style="list-style-type: none">• Streetscape and mobility improvements are very important to young people, who walk most places in town and typically walk to school.• Due to factors including rising housing costs, newer residents having fewer kids, lack of transportation options, and lack of family sustaining job opportunities, the enrollment is declining.• There is a high demand for after school services, including crafting, outdoor sports (basketball) and recreation space, indoor sports and rec space, fishing, kayaking

APPENDIX:

Summary of Public Input

Vision, Strengths, Challenges + Opportunities for Catskill DRI Area

(Feedback from Public Workshop 1 + Survey 1)

Summary of All Vision Input

VISION

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



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

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

Summary of All STRENGTHS Input

STRENGTHS

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

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

Where do you spend time in the Catskill DRI Area?

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

Summary of All Challenges Input

CHALLENGES

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

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

Summary of All Opportunities Input **OPPORTUNITIES**

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

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

Summary of All Opportunities Input **OPPORTUNITIES**

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

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

APPENDIX

DRI Vision, Goals, and Strategies

Catskill DRI Vision Statement

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

Goal + Strategies

Goal 1 – Housing Affordability

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

Strategies

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

Goal + Strategies

Goal 2 – Downtown Assets

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

Strategies

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

Goal + Strategies

Goal 3 – Community Spaces

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

Strategies

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

Goal + Strategies

Goal 4 – Streetscapes and Mobility

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

Strategies

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

APPENDIX

State Contact for Potential Conflicts of Interest

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

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

APPENDIX

New York State DRI Goals

New York State DRI Goals

- Create an **active downtown** with a strong sense of place
- Attract **new businesses** that create a robust mixed-use community and support new jobs
- Enhance **public spaces** for arts and cultural events
- Build a **diverse population**, with residents and workers supported by complementary diverse housing and employment opportunities
- Grow the local property **tax base**
- Provide amenities that support and enhance downtown living and **quality of life**
- **Reduce greenhouse gas emissions** and support **climate resiliency**