

# Downtown Revitalization Initiative (DRI)

# Catskill Local Planning Committee Meeting #3

July 29, 2025

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



**NEW YORK**  
STATE OF  
OPPORTUNITY.

**Department  
of State**

**Downtown  
Revitalization  
Initiative**

**NY Forward**



# Agenda

1. Welcome + Timeline (10 min)
2. Engagement Updates (10 min)
3. Updated Vision and Goals (5 min)
4. Open Call for Projects Update (45 min)
5. Next Steps (10 min)
6. Public Comment (10 min)



#### NATASHA LAW

Vice President, Village of Catskill Board of Trustees  
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(518) 943-3830  
catskilldri.com

#### 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

# Meeting Logistics

## ***GROUND RULES:***

- Please **close all other windows** on your computer to help you avoid distractions and **stay present in the meeting**. We encourage you to stay on camera.
- All **LPC members, State representatives, and consultants may mute/unmute themselves**. If you are a member of any of these groups do not have access to these functions, please post in the chat.
- **Mute your audio when you are not speaking.**
- If your name displaying in the Zoom window is not set to be your full name, please update it. Go to "Participants" >> select your name >> select "More" >> and select "Rename"

## ***MEETING STRUCTURE:***

- Most of today's webinar will be a presentation by the project team and discussion among LPC members.
- Attendees from the public will have an opportunity to provide comments at the end of the meeting.
- Attendees may also send questions to the project team at [catskilldri@gmail.com](mailto:catskilldri@gmail.com), and we will respond this week.

# 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**, Cocksackie Athens School District
- **Liam Singer**, Business Owner
- **Nicholas Weist**, Shandaken Projects
- **Stella Yoon**, CREATE Council on the Arts

# Recap: LPC Meeting #2

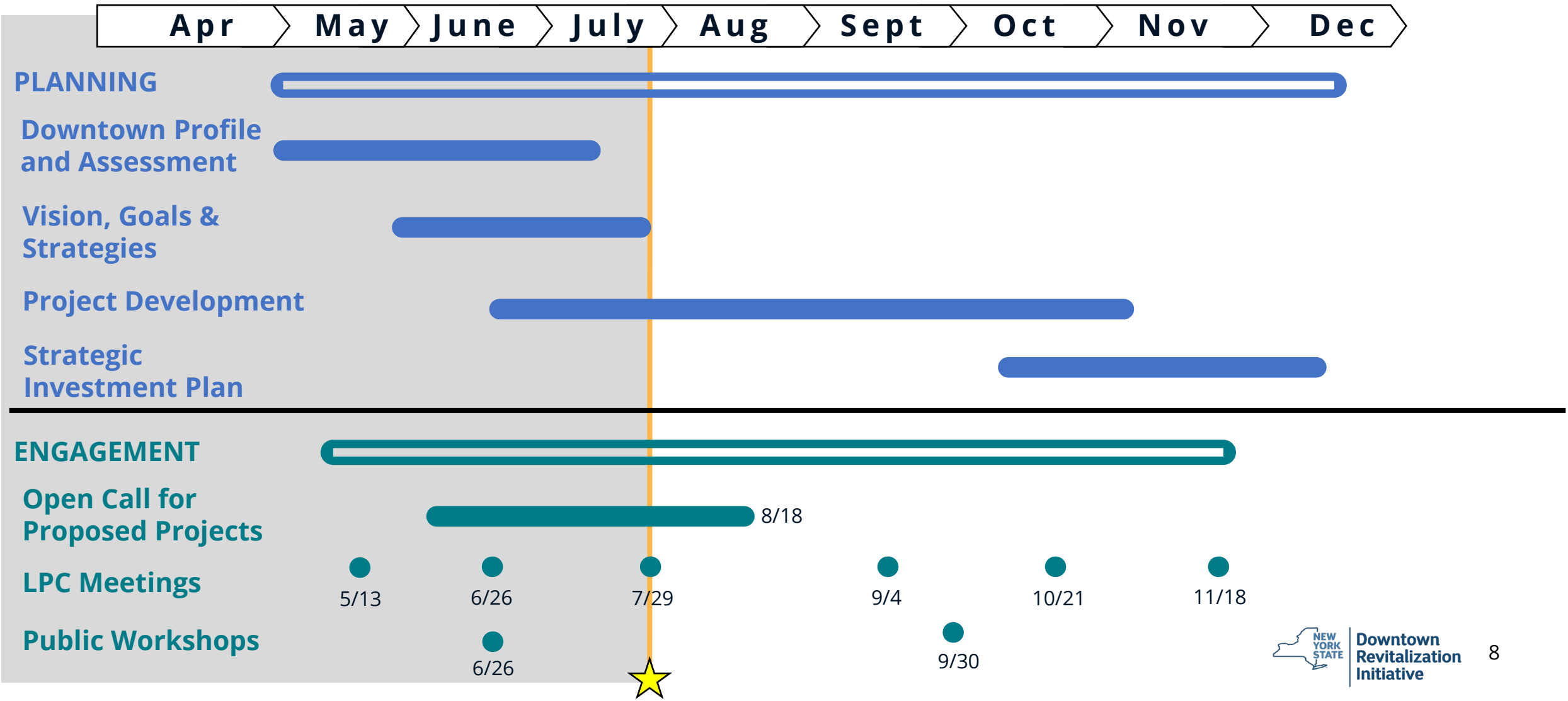
At our last LPC Meeting on June 26<sup>th</sup>, we covered the following:

- Provided an **overview of the DRI timeline**
- Provided **updates on community engagement**
- Outlined **key demographic trends in Catskill**
- Provided **examples of past successful DRI projects**
- Discussed the **DRI boundary**
- Introduced and discussed the **Vision and Goals for Catskill's DRI**
- **Summarized the Open Call** and the timeframe for project submission





# Catskill DRI Timeline





# Engagement Updates

# Stakeholder Interviews

## Interviews Completed To Date

The Consultant Team has held small-group and 1:1 interviews with 20+ stakeholders:

- **Residents:** Included throughout all groups
- **Economic Development:** Capital Region REDC, Greene County Economic Development, Catskill Local Development Corporation
- **Businesses:** MH Fiber, Bank of Greene County, High Peak Services/Catskill Collectibles, Avalon Lounge, Catskill Marina, Creekside Restaurant, Left Bank Ciders, Cat on the Corner
- **Arts and Culture:** Shandaken Projects, Thomas Cole House, Catskill Library, Greene County Council of the Arts, Little Art Shop, Foreland
- **Youth and Social Services:** MH Association, Youth Clubhouse
- **Real Estate:** Century 21, Coldwell Banker, Local property owners
- **Housing :** Catskill Housing Authority, Hudson/Catskill Housing Coalition, Local property owners
- **Public Safety:** Catskill Police Department
- **Education:** Catskill Central School District (Deb Johnson + Freya Mercer), Student Survey

## 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/>.



Village of Catskill

Downtown Revitalization Initiative (DRI)

## STAY INVOLVED in the CATSKILL DRI!

### Take the Catskill DRI Vision Survey!

Visit [www.CatskillDRI.com](http://www.CatskillDRI.com) or use the QR code to take the survey to share your vision and perspective on downtown Catskill's strengths, challenges and opportunities.



## OPEN CALL for REVITALIZATION PROJECTS!

**SUBMISSION DEADLINE: AUGUST 18, 2025**

Does your organization or business have a project in the Downtown Creek District that will improve quality of life and economic opportunity?

The Village's open call builds on the projects included in our successful DRI application. Please visit [www.CatskillDRI.com](http://www.CatskillDRI.com) to learn more and determine whether your organization's project meets eligibility criteria. **NOTE:** Sponsors with projects included in the DRI proposal must still submit an open call proposal.

### ELIGIBLE PROJECT PROPOSALS MUST:

- Be located within the Catskill DRI Area (see map online)
- Support the local economy through capital construction
- Break ground within two years
- Be transformative for downtown
- Be led by a sponsor with site control and the ability to implement and fund the project in advance of State reimbursement.

To submit a project proposal please visit: [www.CatskillDRI.com](http://www.CatskillDRI.com)



[www.CatskillDRI.com](http://www.CatskillDRI.com)

Questions? Contact us at [CatskillDRI@gmail.com](mailto:CatskillDRI@gmail.com)



**Downtown  
Revitalization  
Initiative**

# Farmers Market Tent

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





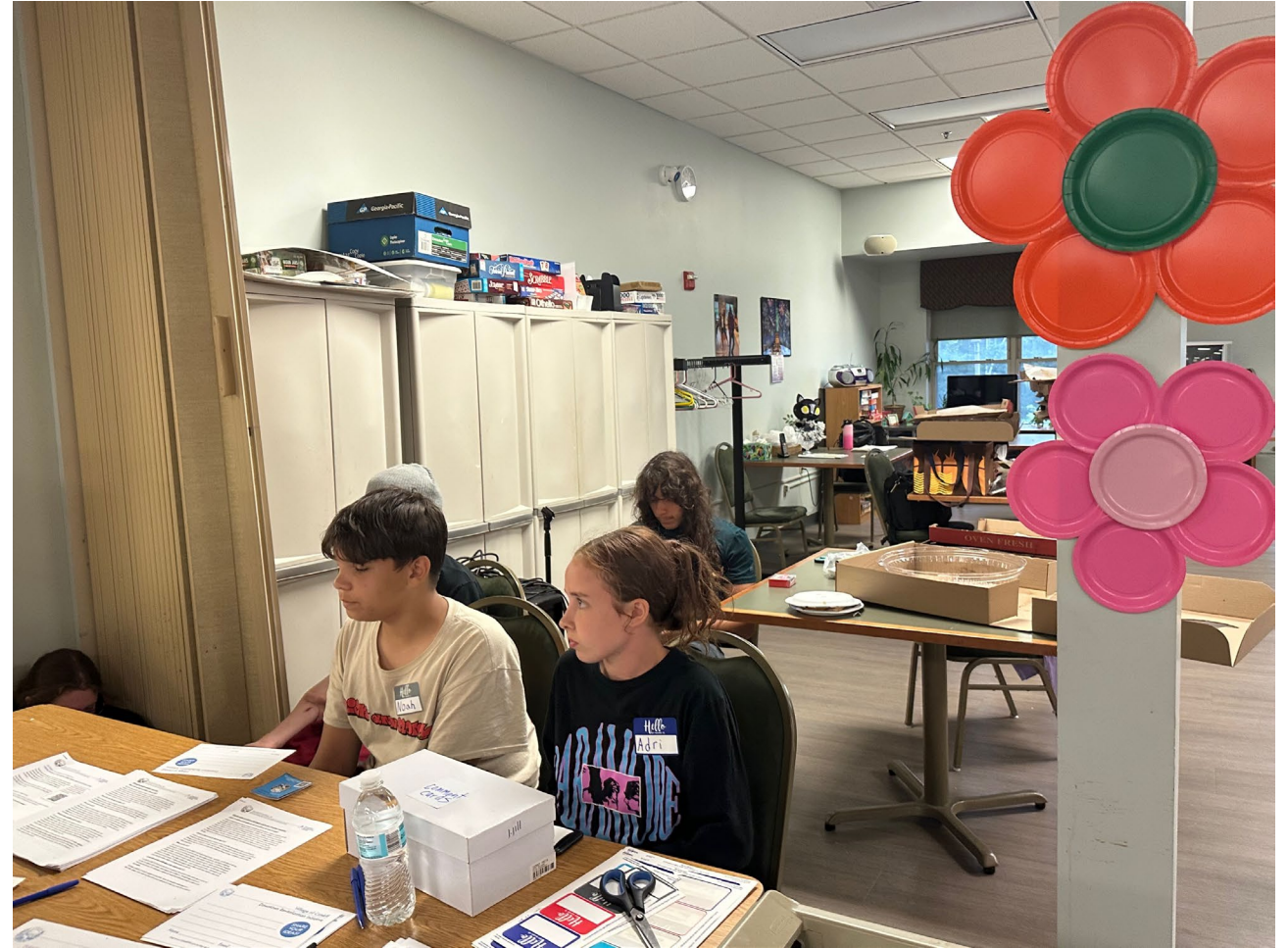
# DRI Visioning Workshop – June 26, 2025

- Goal: Introduce the public to the DRI process, understand public perception of Catskill and the opportunities presented by the DRI process.
- **Over 120+ residents and stakeholders** gathered at the Catskill Senior Center.
- LPC members, youth from the Catskill Clubhouse, State representatives and the Consultant Team shared information about the DRI program, the Catskill DRI application, the Open Call for Projects, and the path to develop a Strategic Investment Plan for Catskill's DRI Area.
- Participants met in small groups, adding sticky notes to boards addressing downtown challenges, strengths, opportunities and their vision for the Catskill DRI Area.



# Continued Community Engagement

- **45 Catskill DRI Community Surveys** have been submitted identifying people's vision for downtown and strengths, challenges, and opportunities for projects.
- **Catskill Clubhouse Engagement**
  - Members of the Consultant Team are planning an event to speak with youth at the Clubhouse.
  - Goal: Introduce youth members of The Clubhouse to the DRI process through casual conversation and gather insights on their vision and opportunities for DRI projects.



# Updated Vision, Goals, and Strategies

# Recent Updates to the Vision, Goals, and Strategies

Since we last met, the Consultant Team has updated the drafts of the Vision, Goals, and Strategies based on:

## LPC Feedback

June 26 Local Planning  
Committee Meeting #2

July 21 Virtual workshop

## Community Feedback

June 26 Public Workshop

Online Survey



# Public Feedback on the Catskill DRI Vision Statement



# Public Feedback on Catskill's Strengths



# Public Feedback on Catskill's Challenges



# Public Feedback on Catskill's Opportunities





# 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.

# 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

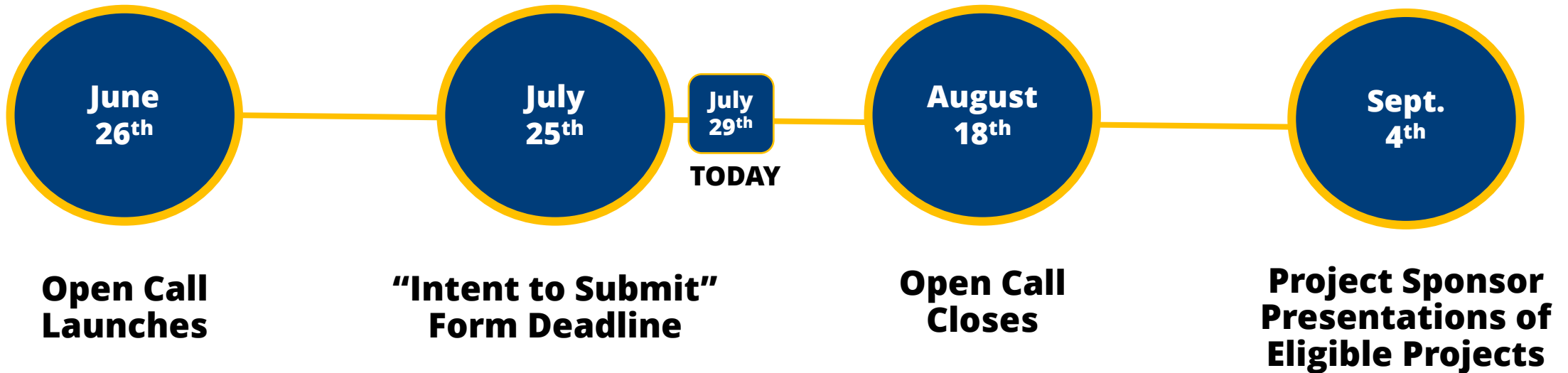
Beautify streetscapes, improve wayfinding and accessible pedestrian infrastructure, and make it easier for residents and visitors to get around Catskill and age in place.

## 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.

# **Open Call for Projects Update**

# Open Call for Projects Process





# Project Evaluation Process



# What are the eligible project types?



## Public Improvement Projects

Streetscape and transportation improvements, recreational trails, new and upgraded parks, plazas, public art, green infrastructure, and other public realm projects.



## New Development and/or Rehabilitation of Existing Downtown Buildings

Development and redevelopment of real property for mixed-use, commercial, residential, not for profit, or public uses. Development / redevelopment should result in employment opportunities, housing choices or other community services.



## Small Project Grant Fund

A locally managed matching small project fund (up to \$600,000) for small downtown projects, such as façade improvements, building renovations, business assistance, or public art.



## Branding and Marketing

Downtown branding and marketing projects that target residents, tourists, investors, developers and visitors.

# How are projects evaluated?

## Eligibility

- **Eligible Project Type.** Projects must match one of the four eligible project types.
- **Eligible Expenses.** Projects must only fund eligible expenses and not temporary events or ongoing operating costs.

## Feasibility

- **Project Readiness.** Projects should be well-developed and ready to proceed as soon as possible upon the award of funding, with other funding sources already secured.
- **Sponsor Capacity.** Sponsor must demonstrate the capacity to execute the project, including having or obtaining site control, securing all required permits, and completing the project on a reimbursement basis.

## Impact

- **Alignment with Local and State Goals.** Projects must advance the goals established by the LPC and the State for the DRI/NYF community.
- **Catalytic Effect.** Projects must have a significant positive impact on the revitalization of downtown.
- **Cost Effectiveness.** Projects must represent an effective and efficient use of public resources.
- **Co-Benefits.** Projects must result in benefits to the community, beyond just the project developer, such as: additional economic activity and improved quality of life.

# How are projects evaluated?

Eligibility

Feasibility

State and Consultants will make determinations with LPC support

Impact							
			Goal Alignment				
	Catalytic Effect	Cost Effectiveness	State Goals*	Catskill Goal 1	Catskill Goal 2	Catskill Goal 3	Catskill Goal 4
Project 1	<input type="checkbox"/> Hi <input type="checkbox"/> Med <input type="checkbox"/> Low	<input type="checkbox"/> Hi <input type="checkbox"/> Med <input type="checkbox"/> Low	<input type="checkbox"/> Hi <input type="checkbox"/> Med <input type="checkbox"/> Low	<input type="checkbox"/> Hi <input type="checkbox"/> Med <input type="checkbox"/> Low	<input type="checkbox"/> Hi <input type="checkbox"/> Med <input type="checkbox"/> Low	<input type="checkbox"/> Hi <input type="checkbox"/> Med <input type="checkbox"/> Low	<input type="checkbox"/> Hi <input type="checkbox"/> Med <input type="checkbox"/> Low
Project 2	<input type="checkbox"/> Hi <input type="checkbox"/> Med <input type="checkbox"/> Low	<input type="checkbox"/> Hi <input type="checkbox"/> Med <input type="checkbox"/> Low	<input type="checkbox"/> Hi <input type="checkbox"/> Med <input type="checkbox"/> Low	<input type="checkbox"/> Hi <input type="checkbox"/> Med <input type="checkbox"/> Low	<input type="checkbox"/> Hi <input type="checkbox"/> Med <input type="checkbox"/> Low	<input type="checkbox"/> Hi <input type="checkbox"/> Med <input type="checkbox"/> Low	<input type="checkbox"/> Hi <input type="checkbox"/> Med <input type="checkbox"/> Low
Etc.							

EXAMPLE

\*See Appendix: New York State DRI Goals





# What information will complete project proposals include?

**Full project proposals received by August 18<sup>th</sup> will include:**

- Information on project sponsors and their capacity to manage grants
- More detailed project descriptions
- Property ownership information
- More detailed cost estimates, including other funding partners and the desired % of project costs to be covered by DRI funding
- Project timeline

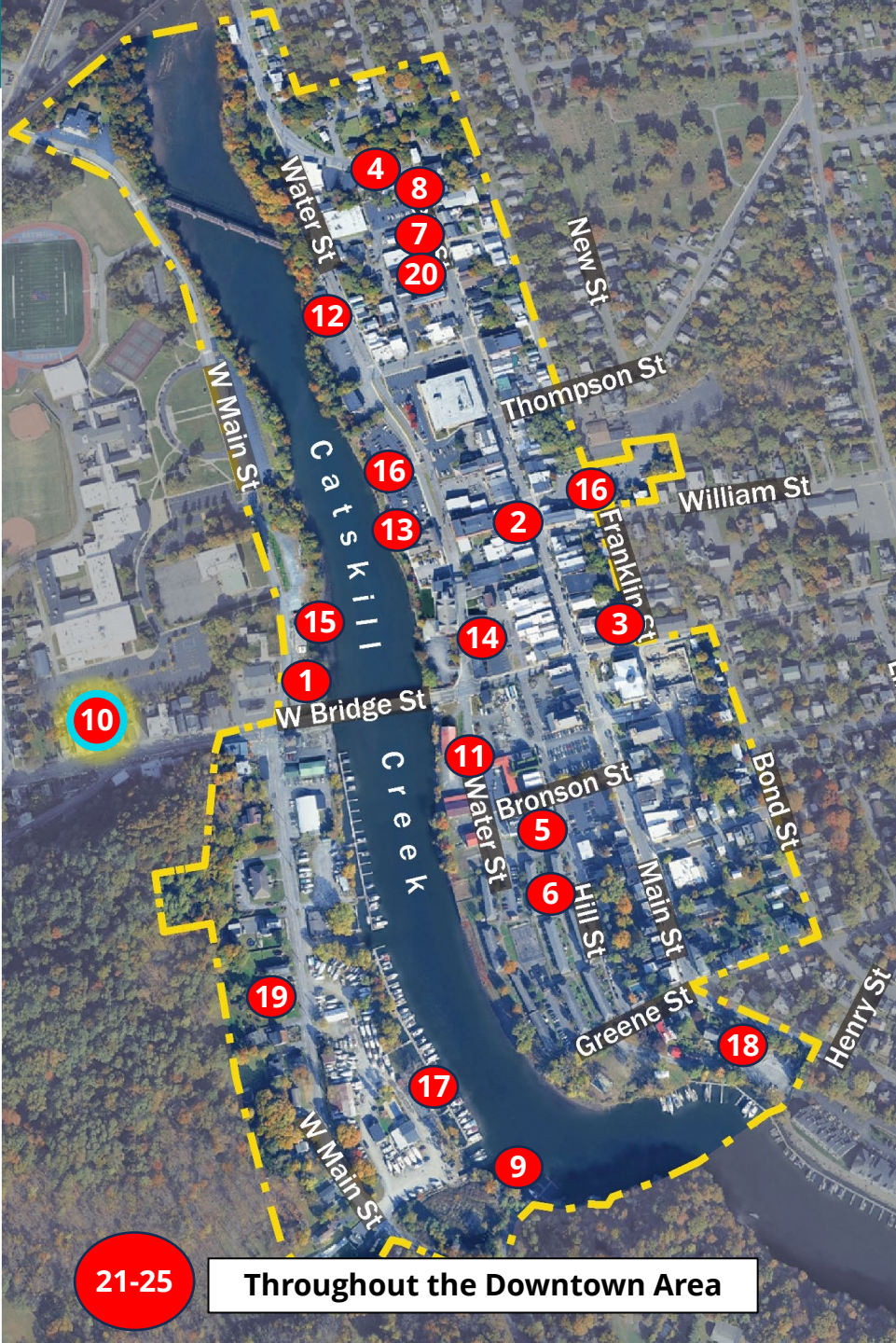
# Projects Received to Date

Project sponsors have submitted “Intent to Submit” forms for:

- 25** **Standalone Projects:** Building upgrades, streetscape and public realm improvements, housing projects, and downtown branding projects totaling more than \$75,000 each.
- 23** **Small Project Fund:** A locally administered fund to assist business and property owners with building upgrades and business improvements totaling less than \$75,000 each.
- 2** **Project Ideas:** Ideas that have been sent to [catskilldri@gmail.com](mailto:catskilldri@gmail.com) but would require further development in order to become eligible DRI projects

# OPEN CALL FOR PROJECTS UPDATE | STANDALONE PROJECTS

	Project Name/Description		Project Name/Description
1	Add a new deck, pavilions, and waterfront walkway at Cone-e-Island	14	Build out commercial and studio space for two local creative businesses
2	Fund back of house improvements at the Community Theater to accommodate live performances	15	Build a Catskill Creek small craft launch
3	Renovate and expand the Catskill Public Library	16	Add new raingardens and bioswales in the Village and County Parking Lots
4	Renovate and build out three mixed-use commercial/residential buildings	17	Stabilize the shoreline, add recreation space, and expand operations at Creekside Restaurant/Hop-O-Nose Marina
5	Renovate 80 units of public housing	18	Stabilize the shoreline, increase fueling and docking capacity, upgrade power systems, and add recreation space at the Catskill Marina
6	Build a new stand-alone affordable housing project	19	Construct new apartments for local workers
7	Conduct structural repairs and interior modernization of a community-serving building	20	Build out a new bakery, retail storefront, and additional commercial space
8	Renovate a 3-family mixed-use residential and commercial building	21	Conduct streetscape and lighting improvements across the Village of Catskill
9	Stabilize the shoreline, restore lost docking capacity, and ensure long-term sustainability of the Forlini's waterfront	22	Implement a Village of Catskill wayfinding and historic street signage system
10	*Renovate and expand the Speakeasy lobby at the Bridge Street Theater	23	Install dark sky energy efficient streetlights along Main Street
11	Renovate the walkway, boardwalk and add boat landings at the Lumberyard	24	Add public trees and stormwater management infrastructure along Main Street
12	Enhance the pedestrian walkway and fund new brewing equipment for Return Brewing Outpost	25	Install public art in Underutilized Main Street Spaces
13	Build a Catskill Creek ferry boat dock		



Open Call for Projects Update   Standalone Projects							
	Project Name/Description	Project Sponsor	Location	Goal 1: Housing Affordability	Goal 2: Downtown Assets	Goal 3: Community Spaces	Goal 4: Streetscapes and Mobility
1	Add a new deck, pavilions, and waterfront walkway at Cone-e-Island	Nicki Vanalphen	4-6 W Bridge Street		+	+	
2	Fund back of house improvements at the Community Theater to accommodate live performances	Community Theater (Benjamin Fain)	373 Main Street		+	+	
3	Renovate and expand the Catskill Public Library	Catskill Public Library	1 Franklin Street		+	+	
4	Renovate and build out three mixed-use commercial/residential buildings (✓)	Paul Rosenblatt Jr.	479-483 Main Street	+	+		
5	Renovate 80 units of public housing	Catskill Housing Authority	32 Bronson Street	+			
6	Build a new stand-alone affordable housing project	Catskill Housing Authority	32 Bronson Street	+			
7	Conduct structural repairs and interior modernization of a community-serving building	Mental Health Association of Columbia Greene Counties	455 Main Street		+	+	

(✓) – Sponsor has submitted a full Small Project Interest Form



## OPEN CALL FOR PROJECTS UPDATE | STANDALONE PROJECTS

	Project Name/Description	Project Sponsor	Location	Goal 1: Housing Affordability	Goal 2: Downtown Assets	Goal 3: Community Spaces	Goal 4: Streetscapes and Mobility
8	Renovate a 3-family residential and commercial building	SAM Builders (Milad Zarrin)	477 Main Street	+	+		
9	Stabilize the shoreline, restore lost docking capacity, and ensure long-term sustainability of the Forlini’s waterfront	Forlini (Arleen Dunn)	70 West Main Street		+	+	
10	*Renovate and expand the Speakeasy lobby at the Bridge Street Theater	Bridge Street Theater (Jeff Barrett)	44 West Bridge Street		+	+	
11	Renovate the walkway, boardwalk and add boat landings at the Lumberyard	A-Live Industries (Lumberyard)	62/81 Water Street		+		
12	Enhance the pedestrian walkway and fund new brewing equipment for Return Brewing Outpost	Return Brewing Outpost (Mikey A Lenane)	201 Water Street		+		+
13	Build a Catskill Creek ferry boat dock	Village of Catskill	Catskill Creek (Water St. & the County Lot)		+		+
14	Build out commercial and studio space for two local creative businesses	104 Water Street LLC (Benjamin Fain)	104 Water Street		+		

\*Project is just outside the DRI boundary

Open Call for Projects Update   Standalone Projects							
	Project Name/Description	Project Sponsor	Location	Goal 1: Housing Affordability	Goal 2: Downtown Assets	Goal 3: Community Spaces	Goal 4: Streetscapes and Mobility
15	Build a Catskill Creek Small Craft Launch	Village of Catskill	Catskill Creek (in front of the Catskill High School, West Main St)		+	+	+
16	Add new raingardens and bioswales in the Village and County Parking Lots*	Catskill Tree Council and Cultivate Catskill (would need Village & Greene County to sponsor)	Greene County Parking Lot, Water St / Village of Catskill Municipal Parking Lot, Willards Alley				+
17	Stabilize the shoreline, add recreation space, and expand operations at Creekside Restaurant/Hop-O-Nose Marina	ZAC Land Holding, LLC (Sean Meagher)	160 West Main Street		+	+	
18	Stabilize the shoreline, increase fueling and docking capacity, upgrade power systems, and add recreation space at the Catskill Marina	Catskill Creek Holding, LLC (Sean Meagher)	12 Greene Street		+	+	
19	Construct new apartments for local workers	Sean Meagher	193-201 West Main Street	+			
20	Build out a new bakery, retail storefront, and additional commercial space	Potters Table Bakery (Marta Bartolomei)	447 Main Street		+		

\*Project overlaps with planned Village streetscape improvements – sponsors are discussing next steps

## OPEN CALL FOR PROJECTS UPDATE | STANDALONE PROJECTS

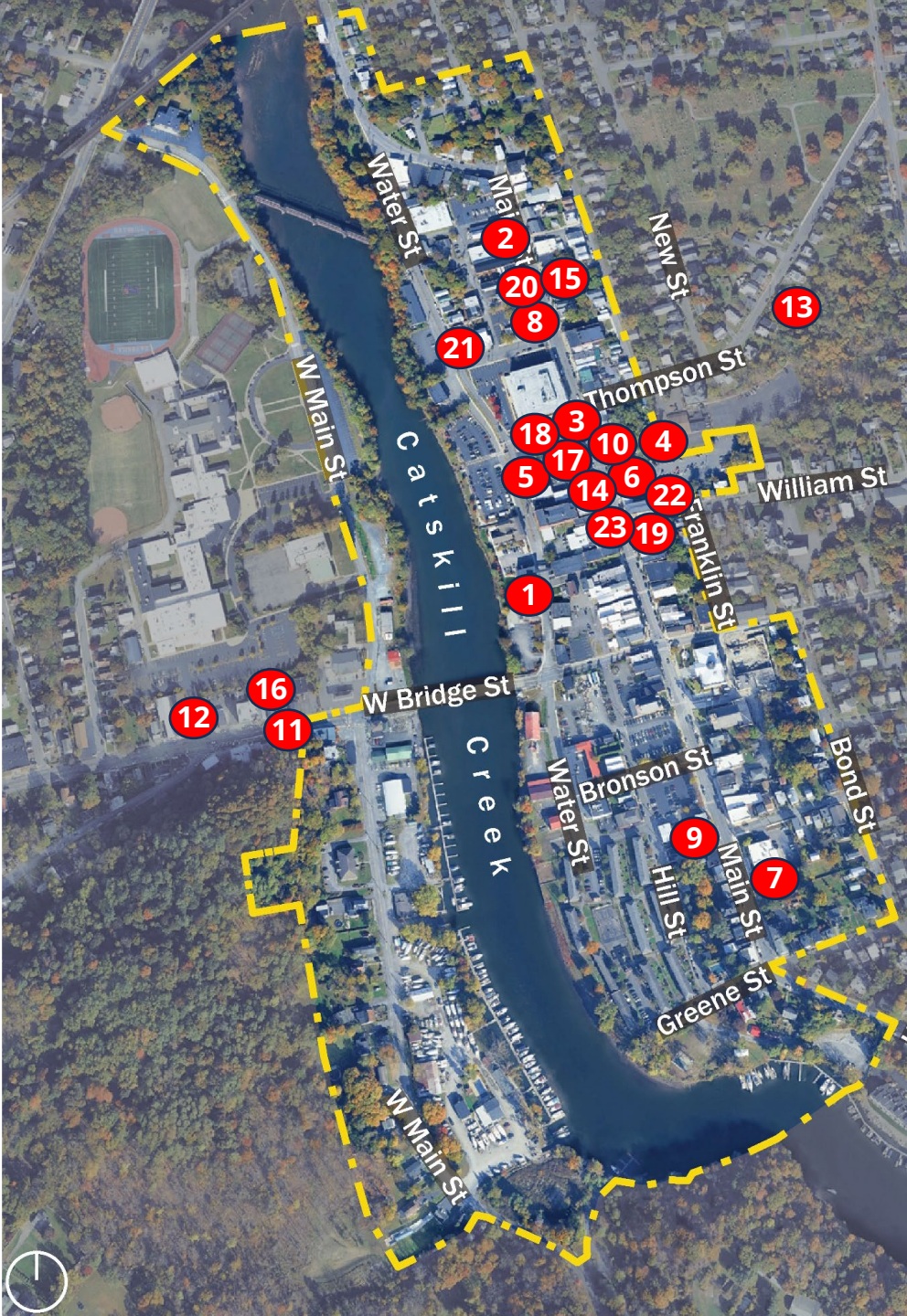
	Project Name/Description	Project Sponsor	Location	Goal 1: Housing Affordability	Goal 2: Downtown Assets	Goal 3: Community Spaces	Goal 4: Streetscapes and Mobility
21	Conduct streetscape and lighting improvements across the Village of Catskill	Village of Catskill	Main Street (Greene Street to Cooke Street)				+
22	Implement a Village of Catskill wayfinding and historic street signage system	Village of Catskill	Main Street (Greene Street to Summit Street)  Water Street (entire length)		+		+
23	Install Dark Sky energy efficient streetlights along Main Street*	Cultivate Catskill and Catskill Tree Council (would need Village to sponsor)	Downtown Creek District, Main St., Water St., parking lots with creek frontage				+
24	Add public trees and stormwater management infrastructure along Main Street*	Catskill Tree Council and Cultivate Catskill (would need Village of Catskill to sponsor)	Main Street (Summit Street to Greene Street)				+
25	Install Public Art in Underutilized Main Street Spaces	CREATE Council on the Arts (to be confirmed)	Main Street		+		+

\*Project overlaps with planned Village streetscape improvements – sponsors are discussing next steps



# OPEN CALL FOR PROJECTS UPDATE | SMALL PROJECTS

	Project Name/Description		Project Name/Description
1	Build a gas and soda kiln for Cone Zero Ceramics	13	Restore the historic façade at 60 Thompson Street
2	Build out a farm grocery space, architectural bookstore, apartment, and urban farming wall	14	Upgrade equipment and studio space for Catskill Photo Studio
3	Replace historic façade windows at 397-399 Main Street	15	Improve energy efficiency, kitchen equipment, and indoor/outdoor dining space at La Conca D'oro
4	Repair façade and build out staff amenities at Magpie Bookshop	16	Build out and equip Madame Cat Café
5	Beautify and improve the outdoor area, parking lot, and fence and install energy efficient windows at Left Bank Ciders	17	Acquire new sewing equipment to expand factory operations for Made X Hudson
6	Install new HVAC and walk-in freezer at Hemlock Bar	18	Install new windows to reduce energy costs at 393 Main Street
7	Protect and repair historic retaining wall and driveway	19	Restore the historic façade at 396 Main Street
8	Build out a food truck and events space in the rear courtyard of the Joe's Garage building	20	Conduct repainting, window, loading dock, stairway, fire escape, and water system repairs
9	Restore a historic landmark and gallery	21	Install a new HVAC system and kitchen flooring at Avalon Lounge
10	Rehabilitate the storefront and façade at 380 Main Street	22	Renovate a mixed-use commercial and residential building
11	Improve accessibility and energy efficiency at West Bridge Tea and Art	23	Restore the façade and replace windows at 355 Main Street
12	Conduct façade improvements at the Bridge Street Theater		





## OPEN CALL FOR PROJECTS UPDATE | SMALL PROJECT FUND (<\$75,000)

	Project Name/Description	Project Sponsor	Location	Goal 1: Housing Affordability	Goal 2: Downtown Assets	Goal 3: Community Spaces	Goal 4: Streetscapes and Mobility
1	Build a gas and soda kiln for Cone Zero Ceramics	Cone Zero Ceramics (Jessica Gladdis)	111 Water Street (Foreland)		+		
2	Build out a farm grocery space, architectural bookstore, apartment, and urban farming wall (^)	Fahrenheit 451 House (Inju Keum and Stephen Schmitz)	451 Main Street	+	+	+	+
3	Replace historic façade windows at 397-399 Main Street	David Garo Yellin	397-399 Main Street		+		
4	Repair façade and build out staff amenities at Magpie Bookshop	Magpie Bookshop	392 Main Street		+		
5	Beautify and improve the outdoor area, parking lot, and fence and install energy efficient windows at Left Bank Ciders (^)	Left Bank Ciders (Tim Graham)	150 Water Street		+		+

(^) Project may become a standalone project

## OPEN CALL FOR PROJECTS UPDATE | SMALL PROJECT FUND (<\$75,000)

	Project Name/Description	Project Sponsor	Location	Goal 1: Housing Affordability	Goal 2: Downtown Assets	Goal 3: Community Spaces	Goal 4: Streetscapes and Mobility
6	Install new HVAC and walk-in freezer at Hemlock Bar	Victory March LLC, DBA: Hemlock (Chad Arnholt and Adam Minegar)	394 Main Street		+		
7	Protect and repair historic retaining wall and driveway	Realist 8, Inc. (Hudson Talbott)	268 Main Street		+		
8	Build out a food truck and events space in the rear courtyard of the Joe's Garage building	High Rock Home (Michael C Moy)	443 Main Street		+	+	
9	Restore a historic landmark and gallery (^)	Edith Marcik	279-281 Main Street	+	+		
10	Rehabilitate the storefront and façade at 380 Main Street	Jesse Moore	380 Main Street		+		
11	*Improve accessibility and energy efficiency at West Bridge Tea and Art	Josephine Dzielski and Carrie Tuccio	25 West Bridge Street		+	+	
12	*Conduct façade improvements at the Bridge Street Theater (^)	Bridge Street Theater (Jeff Barrett)	44 West Bridge Street		+		
13	*Restore the historic façade at 60 Thompson Street	Dean Forrester	60 Thompson Street		+		
14	Upgrade equipment and studio space for Catskill Photo Studio	Catskill Photo Studio (Luca Pear Khosrova)	393 Main Street		+		
15	Improve energy efficiency, kitchen equipment, and indoor/outdoor dining space at La Conca D'oro (^)	La Conca D'oro	440 Main Street		+		

(^) Project may become a standalone project

\*Project is just outside the DRI boundary



# OPEN CALL FOR PROJECTS UPDATE | PROJECT IDEAS

	Project Name/Description	Project Sponsor	Location	Goal 1: Housing Affordability	Goal 2: Downtown Assets	Goal 3: Community Spaces	Goal 4: Streetscapes and Mobility
1	Reimagine the creekside parking lot in front of the Middle School	Catskill Central School District	Front of Catskill Middle School			+	+
2	Fund a functional/sculptural art piece made from local stone for use in a public space	Stephen Bundschuh (would require a property owner to sponsor)	TBD		+		

\*Project is just outside the DRI boundary

	Goal 1: Housing Affordability	Goal 2: Downtown Assets	Goal 3: Community Spaces	Goal 4: Streetscapes & Mobility
Standalone Projects	5	18	9	9
<i>Small Project Fund</i>	3	23	3	2



# Discussion

- **What are your initial reactions to these projects?**
- **Are there projects that you feel are particularly aligned or misaligned with community goals and priorities?**
- **Acknowledging that sponsors have not yet submitted complete applications, are there specific pieces of information you would like to see for one or more projects to aid your evaluation?**
- **Are there projects or project types that feel missing?**

# **Next Steps in the Project Evaluation Process**

# Project Evaluation Process



# Upcoming LPC and Public Meeting Dates

## Upcoming Meetings

**Thursday, September 4**

LPC Meeting #4

Robert C. Antonelli Senior Center

5:00-7:30PM

**Tuesday, October 21**

LPC Meeting #5

Robert C. Antonelli Senior Center

5:00-7:00PM

**Tuesday, September 30**

Public Open House

Robert C. Antonelli Senior Center

5:30-7:30PM

**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 #3

July 29, 2025

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



**NEW YORK**  
STATE OF  
OPPORTUNITY.

**Department  
of State**

**Downtown  
Revitalization  
Initiative**

**NY Forward**

# **APPENDIX:**

# **Stakeholder Interview**

# **Takeaways**

# Stakeholder Engagement

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

# **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**

## **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](mailto: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**