

Village of Catskill Brownfield Opportunity Area

Nomination – Phase II

August 2017



This Brownfield Opportunity Area Nomination Study was prepared for the Village of Catskill, Greene County, and the New York State Department of State with state funds provided through the Brownfield Opportunity Areas Program.



Acknowledgments

This Brownfield Opportunity Areas (BOA) Nomination was developed in partnership with the Village of Catskill the Greene County Industrial Development Authority (IDA), the NYS Department of State, community stakeholders, residents and property owners.

The dedicated members of the Brownfield Opportunity Area (BOA) Steering Committee provided invaluable guidance and input throughout the process.

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Executive Summary

Project Overview

The Village of Catskill was awarded funding from the NYS Department of State through the Brownfield Opportunity Areas (BOA) program to complete a BOA Nomination. The BOA study area includes properties located in the Village's Downtown and along the Catskill Creek waterfront. The area is characterized by a mix of former mills, vacant or underutilized site, residential properties, existing businesses, and waterfront and recreation uses. The primary objectives to be achieved through this Nomination are to: identify catalytic sites for redevelopment; strengthen the downtown's commercial core and tax base; enhance water dependent uses; and establish a definitive pedestrian and vehicular connection between the waterfront, downtown and Catskill Point.

Catskill has a population of 4,081 (2010 Census). This figure represents a 7% decline in population since the 2000 Census. The Village is easily accessible by the New York State Thruway and U.S. Route 9W, and is a 35 minute drive to the nearby City of Kingston, 45 minutes to the City of Albany, and 2 ½ hours to New York City.

The BOA Study Area, which covers approximately 180 acres, is predominantly a built environment and offers residents and business owners a high quality of life including low cost residential, commercial and industrial properties, a charming, historic Downtown, and spectacular views of the Catskill Creek and Hudson River.

This revitalization effort is being led by the Village of Catskill, in partnership with the Greene County Industrial Development Authority (IDA). The Nomination was prepared with guidance from a Steering Committee made up of local business owners, representative from local and regional agencies, residents and Village staff.

Public Participation & Engaging Partners

The goal of the public participation during this project was to foster communication, create a sense of ownership of the process and build trust among the public, the Village of Catskill, and regulatory agencies during the development of the BOA Nomination. Citizen participation provided an opportunity to gather information from the public regarding the history of the study area and created an understanding of the public's hopes, concerns and desires regarding future development in the Catskill BOA. The public engagement process included public meetings, stakeholder and property owner meetings, an economic development site visit, and a series of Steering Committee meetings.

Community Vision and Goals

As a result of the extensive public participation process, the community developed the following vision for the Catskill Brownfield Opportunity Area:

The Village of Catskill is a thriving, historic community located on both sides of the Catskill Creek and at the confluence of the Creek and the Hudson River. The BOA study area is a unique and important asset for the Village of Catskill and Greene County, providing a home to several locally-owned businesses and access to the waterfront. The area also serves as a local and regional destination for recreation and tourism activities.

Through the revitalization of the Catskill BOA, residents and visitors will enjoy:

- A **revitalized waterfront** that features a mix of uses (commercial, residential, retail, restaurants)
- A variety of **waterfront access points** that are appropriate for viewing, boating, fishing and other water-based recreation activities
- A **walkable, vibrant downtown** that builds upon and protects the Village's cultural, historic and natural assets
- A **flood-resilient community** that protects and preserves natural resources including the Catskill Creek, Hudson River, wetlands and floodplains
- An **affordable, family oriented Village** that is a great place to live and work

To achieve this vision, a series of broad-based goals were established:

Environmental

- Decrease threats to human health caused by environmental contamination.
- Decrease environmental threats to Catskill Creek and protect the waterfront for future generations.

Physical

- Maintain, improve and promote access to the waterfront, while creating and expanding opportunities for additional land- and water-based recreation and commercial uses.
- Increase resiliency from future storm events.

Planning/Social/Community

- Ensure land use regulations support the vision.
- Support on-going grass-roots/civic efforts to establish Catskill as a thriving, four season village.

Economic

- Establish Catskill as a waterfront downtown district with an active and down to earth lifestyle that is affordable and accessible for residents and visitors and where the arts and creative industries can flourish.

Economic Opportunities

To identify economic opportunities within the WHA, the project team conducted two studies: a *Market Overview and Development Strategies* and an *Economic and Market Trends Analysis for Main Street, Catskill*. The key revitalization strategies identified in the Market Overview and Development Strategies report include:

- Linking the Village's assets to industry trends;
- Exploring the role that the growing health and wellness tourism trend could play in the redevelopment of the Study Area; and,
- Using the area's natural resources, geography and cultural heritage to capture the large and wealthy retail trade market located within a 2-hour drive of Catskill.

These strategies were further refined in the *Economic and Market Trends Analysis for Main Street*. The report identified opportunities to:

- Build capacity to manage events and marketing along Main Street
- Promote the District through event marketing and promotional partnerships
- Improve the physical environment.

Strategic and Priority Sites

The BOA contains fourteen sites which were identified as strategic by the Steering Committee. These sites include brownfields, vacant and underutilized properties. Once the strategic sites were identified, the committee then focused on selecting two sub-areas whose redevelopment have the potential to serve as a catalyst for area-wide change. The priority sites include: the 1.82-acre former Dunn Lumber property located along the banks of the Catskill Creek, and the former Atlantic Mill and Forlini properties, located near the confluence of Catskill Creek and the Hudson River.

Key Findings and Recommendations

The Catskill BOA Nomination is a multi-disciplinary consensus based comprehensive approach to brownfield redevelopment based on sound planning principles, environmental analysis, and

market analysis. Opportunities exist to revitalize the BOA by building on the area's existing assets including unique waterfront setting, historic downtown, and the Catskill Creek Walking Trail Loop, which is currently under construction. Redevelopment of priority sites, including the former the former Dunn Lumber Mill, now owned by the LUMBERYARD Contemporary Performing Arts (formerly American Dance Institute) and key waterfront and downtown locations will help the BOA and the Village to thrive economically, while restoring environmental quality to this portion of Catskill.

A complete list of project recommendations is provided on pages 49 through 54.

Introduction and Project Description

The Brownfield Opportunity Area (BOA) program was initiated in 2003 through the New York State Superfund/Brownfield Law. Administered by the New York State Department of State (DOS), this program provides financial assistance to complete area-wide brownfield redevelopment planning. The BOA program is a multi-disciplinary approach intended to assist communities, foster redevelopment, return blighted land into productive areas, and restore environmental quality. This approach involves a comprehensive examination of the physical, environmental, economic, and community planning factors associated with any redevelopment effort.

Reinvestment in brownfields and underutilized properties benefits property owners, existing businesses and the community at large by protecting the environment, reducing blight, enhancing employment opportunities and easing the pressure of developing open space and working landscapes. The general goals of the BOA program are as follows:

- ✓ Access the full range of community issues posed by multiple brownfield sites.

- ✓ Build a shared vision and consensus on the future uses of strategic brownfield sites.

- ✓ Coordinate and collaborate with local, state, and federal agencies, community groups, and private-sector partners.

- ✓ Develop public-private sector partnerships necessary to leverage investment in development projects that can revitalize diverse local communities and neighborhoods.

“A brownfield is any real property, the redevelopment or reuse of which may be complicated by the presence or potential presence of a contaminant.”

(NYSDEC)

The BOA program involves three distinct steps: Step 1: Pre-Nomination Study; Step 2: Nomination Study; and Step 3: Implementation Strategy and Site Assessments. Step 1 provides a preliminary description and analysis of an area to be considered as a Brownfield Opportunity Area. This step is important for communities that may have little or no documentation of existing conditions. The results of Step 1 are to clearly identify a BOA boundary, conduct public outreach to begin building partnerships, and prepare a preliminary analysis of opportunities for redevelopment.

Because the Village of Catskill has already prepared several studies documenting existing conditions in the area, and conducted extensive public outreach to identify potential opportunities for redevelopment, the Village prepared a Step 2: Nomination Study in two phases.

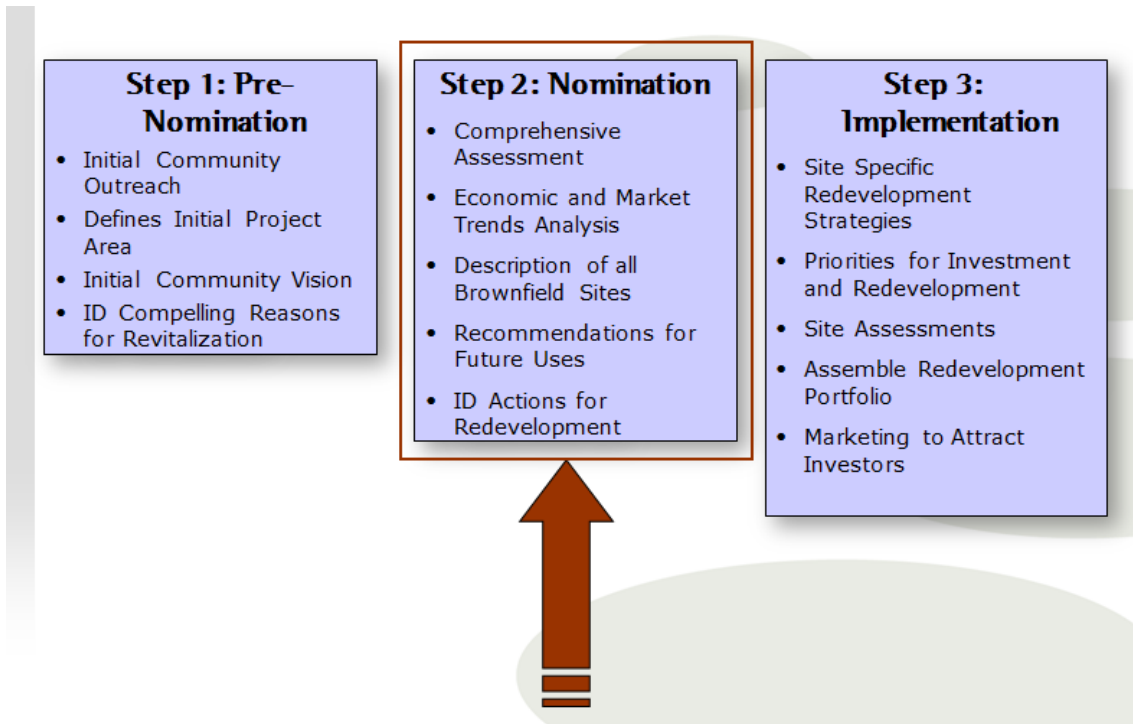
Step 2 is a more thorough evaluation of existing conditions as well as an analysis of environmental, economic, market and community issues and opportunities. This step leads to a more clear emphasis and identification of strategic sites that could serve as catalysts for redevelopment. The outcomes of Step 2 include a more comprehensive and in-depth evaluation of existing conditions for brownfields as well as underutilized sites, and economic and market trends analysis, identification of strategic catalytic sites and recommendations for future use.

In 2008, the Village, in partnership with the Greene County IDA, prepared a Downtown Revitalization Strategy focused on identifying catalytic parcels which could be used to leverage redevelopment of the downtown and along Catskill Creek. The Village then applied for, and was awarded, a 2009 grant from the NYS Department of State Brownfield Opportunity Areas (BOA) Program.

The Village continued its partnership with the Greene County IDA and completed a Step 2 Nomination Study in two phases. The first phase was funded by the 2009 BOA grant to the Village, and the second phase was completed with a 2010 Step 2 Nomination Study grant awarded to the Greene IDA. The Step 2 Nomination Study includes an in depth description and analysis of existing conditions within the study area, an economic and market trends analysis, and identification of opportunities and reuse potential of strategic brownfield sites that have been identified as catalysts for area wide revitalization.

Step 3 includes an implementation strategy and site assessments for strategic sites. The implementation strategy involves actions to implement the plan and addresses requirements of the State Environmental Quality Review Act (SEQRA). At the conclusion of Step 3, several outcomes will be achieved including an identification of priorities for redevelopment, completed site assessments to foster clean-up activities, preparation of 'shovel ready' sites, and marketing efforts to attract interest and investment.

Each step of the BOA program includes a strong public participation component. The public and key stakeholders are involved from the start of the effort to build partnerships and the capacity to carry the effort through to implementation. Public input is critical to establishing a vision and goals for the project.



The Village retained a consultant team to prepare the Nomination and facilitate the process for evaluating strategic brownfield sites, establishing a community-supported and generated vision for the study area and recommending action items to be considered during a Step 3: Implementation Study process.

The Study Area

This Village of Catskill Brownfield Opportunity Area (BOA) involves a 180-acre site characterized by several vacant or underutilized properties, successful existing businesses and recreational facilities (as illustrated in **Figure 1 - Study Area Context Map**). Major properties include Dunn's/Herrington Lumber, the County parking lot behind the Candy Man, Hope-O-Nose Marina, Kosco Terminal, and Main-Care Terminal. The Village and Greene County both recognize the opportunity for enhanced economic development in this area. As a result, the community and its partners are fully engaged in the Brownfield Opportunity Area Study.

The study area is distinguished by the large portion of the site that is dedicated waterfront uses including numerous marinas, car top boat launch, soon-to-be walking trail, and a private business offering amusement games. The study area is also home to several established, successful businesses.



The study area presents a unique opportunity for the Village. The proximity of the study area to the downtown, residential neighborhoods, shopping areas, highways, and the Catskill Creek provide the opportunity for new businesses and employment and enhanced tax base. Additionally, improvements to the site will encourage the continued growth and success of existing businesses.



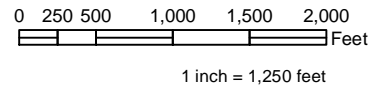
**Village of Catskill
Brownfield Opportunity
Area (BOA)
*Nomination Study***

Figure 1: Study Area Context

Legend

-  Village Boundary
-  BOA Study Area

Data Sources:
Parcels and Property owners: Greene County
Real Property Service (RPS)



Date: September 2017

Prepared by:

Prepared for:



This map was prepared for the Village of Catskill and the NYS Department of State, Division of Coastal Resources with state funds provided through the Brownfield Opportunity Area Program.

Village of Catskill

The Village of Catskill is a historic, waterfront community located in Greene County. **Figure 2 – Greene County, NY** provides a regional and community context. The Village of Catskill, and particularly the area in and around the downtown, has historically been a center for mining, lumber, and tourism, as well as an important trade port. The Village was also notable for attracting artists and fostering what would become the Hudson River School of painting. The historic downtown of Catskill no longer serves as a trade port, but continues to support tourism and the arts with a number of restaurants, galleries, and waterfront activities.

The following community overview was prepared as part of the Village and Town of Catskill Joint Comprehensive Plan.

“The Catskill community is a village in the country. The village Main Street, with its brick buildings and surrounded by neighborhoods of elegant residences, tells the story of a vibrant past. Its location along the Hudson River between New York City and Albany made Catskill an important commercial, industrial and transportation hub. Today, the village remains a commercial core. Its historic authenticity makes it attractive to long-time residents and business people as well as new arrivals. The town’s rural beauty, framed by the mountains of Catskill Park, is a visual breath of fresh air in an increasingly sprawling region of New York. The working farms, growing here as agriculture collapses in other areas, remain a vital part of the local economy. The splendor of the natural environment – the fields, forests and waterways – attracts tourists, hunters and fishermen as well as endows residents with a spectacular quality of life.

Catskill’s location has isolated the community from much of the growth that pressures most of the villages and towns around New York City and around Albany. Communities to the north and to the south have seen land prices skyrocket and sprawl strip away distinctive character.”

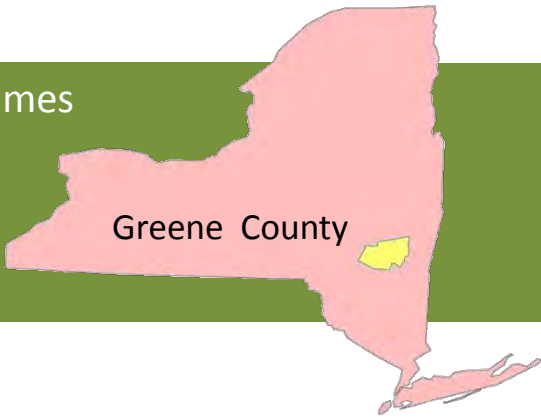
Village Demographics and Socio-Economic Information

In considering redevelopment of key sites within the Village, demographic information becomes an important factor as it is an indicator of potential workforce. The Village has a population of 4,081 residents, and lost approximately 7% of its population between 2000 and 2010. Poverty levels are estimated to be 14% which is comparable to both Greene County and New York State.

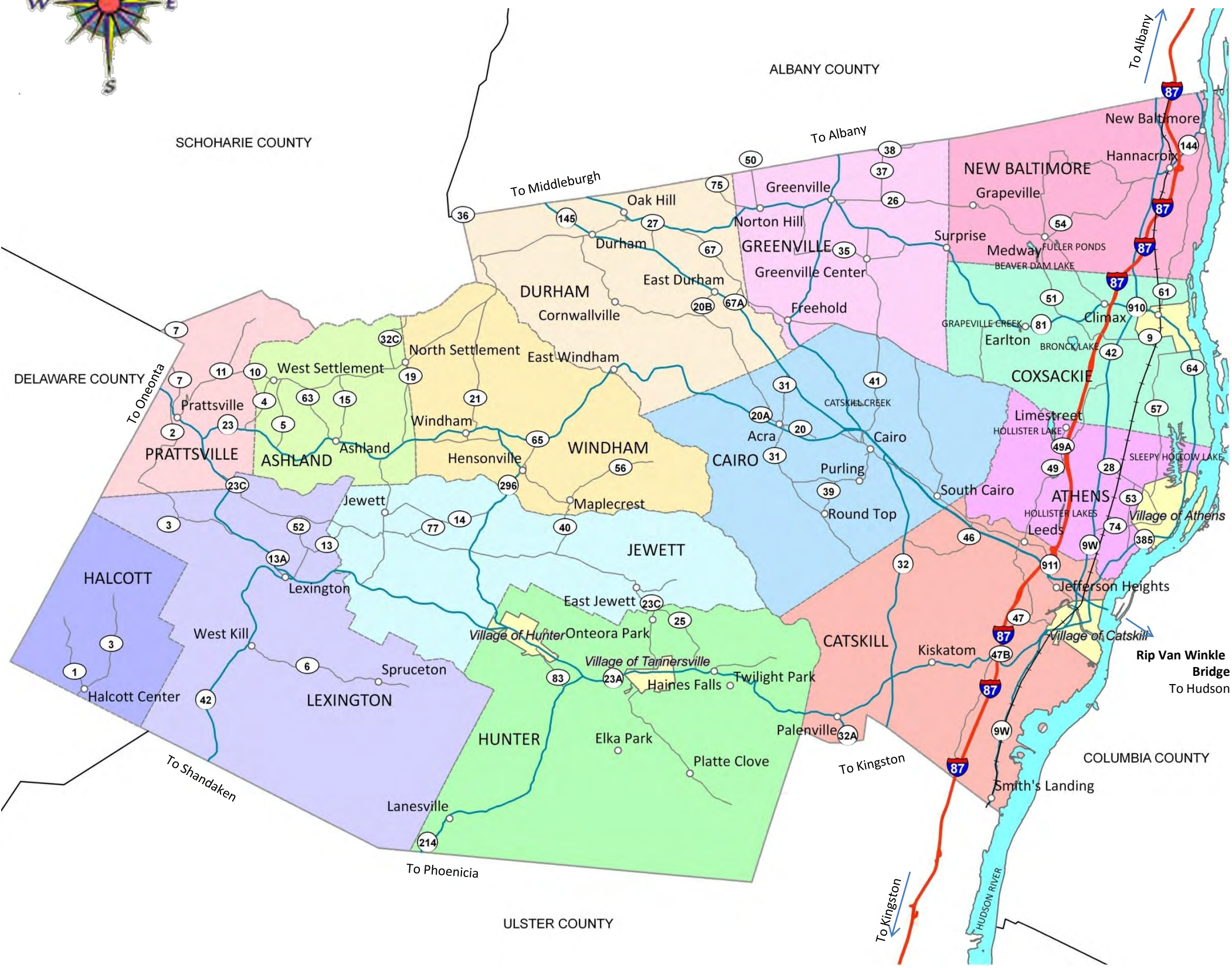
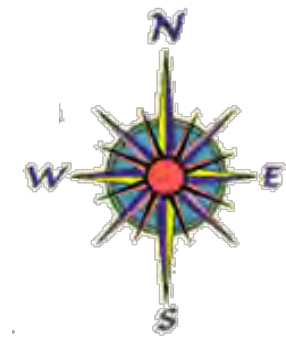
A demographic overview of the Village of Catskill and Greene County is provided in Table 1 – Catskill Demographic Indicators below. This project is intended to stimulate additional economic opportunities within the Village of Catskill.

GREENE COUNTY, NEW YORK

Driving Times



Albany, NY	45 min	Hartford, CT	2 ½ hrs
Kingston, NY	35 min	Boston, MA	3 hrs
New York City, NY	2 ½ hrs	Montreal, CAN	4 ½ hrs



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Table 1 – Catskill Demographic Indicators

	Greene County	Catskill
Total Population		
2010	49,221	4,081
Income		
Median HH Income	\$47,539	\$31,742
Percent Below Poverty Level	14.6%	13.9%
Race		
Percent White	90.9%	78.6%
Percent Black	6.1%	12.4%
Percent Other	3.0%	9.0%
Housing		
Housing Units	29,210	2,029
Owner Occupancy Rate	72.5%	50.5%
Vacancy Rate	32.1%	14.0%
Education		
High School Grad or Higher	85.3%	84.3%
Bachelor's Degree or Higher	19.1%	33.7%
<i>Source: 2010 U.S. Census Bureau, 2008-2012 American Community Survey</i>		

Brownfield Opportunity Area Boundary Description and Justification

The Brownfield Opportunity Area boundary was identified through extensive discussions with the Steering Committee, project stakeholders, business owners, property owners, Greene County and the Village. The justification for the boundary is based largely on logical groupings of similar land uses, the presence of natural features and existing man-made barriers, such as roadways, and property boundaries.

The project area, once a center for industry and shipping, contains several known or suspected brownfields. These are mainly located along Catskill Creek including the junction of the creek and the Hudson River. These include a former lumber site, boat terminal, fuel storage facilities, and marinas. Given the industrial history of this section of the waterfront, there is likely to be additional potential for contamination, associated with industries which are no longer operating.

The proposed study area is roughly bordered by West Main Street to the west, Catskill Pointe to the southeast, Route 9W and Main Street to the north, and the properties located along Main Street to the east. The study area is illustrated in **Figure 3 - BOA Boundary Map**. The study area, only a few blocks away from the Catskill Creek, includes a logical grouping of industrial, commercial, and vacant or underutilized parcels, in addition to recreational uses.



Members of the Project Team conducting a site visit of the Catskill BOA.



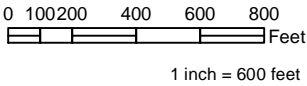
**Village of Catskill
Brownfield Opportunity
Area (BOA)**
Nomination Study

Figure 3: Study Area Boundary

Legend

- BOA Study Area
- Streets Catskill
- Parcels
- Major Highways
- Minor Highways/Roads

Data Sources:
Parcels and Property owners: Greene County
Real Property Service (RPS)



Date: September 2017

Prepared by:

Prepared for:



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Inventory and Analysis

Review of Existing Planning Studies

Within the past ten years, the Village has engaged in a number of planning exercises resulting in several plans and studies. Many of these completed documents examine both the BOA study area and the Village of Catskill as a whole. The following are most applicable to the study area:

Village and Town of Catskill Joint Comprehensive Plan: Completed in 2007, this plan served to consolidate a number of previously existing plans (1994 Village Master Plan, 2002 Village Downtown Strategic Plan, and 2002 Village Strategic Plan for Integrated Community Development) into one, comprehensive document. The Consolidated Master Plan incorporates goals and objectives from each of the previous plans, and establishes priorities for the Village.

Village of Catskill Downtown and Waterfront Revitalization Strategy: The 2009 Downtown and Waterfront Revitalization Strategy focused specifically on the historic core of the Village of Catskill, providing a framework for redevelopment and revitalization. This plan also features a stated vision, providing guidance for future efforts in the downtown area. Whereas the Comprehensive Plan is an all-encompassing document, the Downtown and Waterfront Revitalization Strategy is a detailed look at this important part of the Village, setting specific goals and redevelopment concepts which were used in the development of this Step 2 Nomination Study.

The Downtown and Waterfront Revitalization Strategy outlined four interconnected sub-districts in the proposed BOA study area, each of which includes several strategic opportunities. These include:

- Catskill Creek Point District: Contains Catskill Point Park, Dutchmen's Landing Park, and a variety of municipal and private landholdings, creating an opportunity to connect people with the water and the Hudson River landscape.
- Lower Main Street District: This area connects Main Street to Catskill Point, though a residential neighborhood. As the critical connection between two major areas of the Village, this area presents opportunities for streetscape and transportation enhancements.
- Waterfront/Entertainment District: The area around the Uncle Sam Bridge will function as a center for entertainment, with a marina or maritime theme. This district has been identified as offering opportunities for recreation, entertainment, culture and lifestyle, with waterfront activities will be at the forefront of the experience.
- Main Street District: This area represents the first impression of the Village for many visitors. As such, significant opportunities for streetscape and downtown enhancement

have been identified in the Revitalization Strategy, as well as links to the waterfront and community features.

Greene County Comprehensive Economic Development Plan: This Plan lays the groundwork for economic revitalization on a county-wide level, through analysis of a community's historic and existing economic profile, its local and regional market conditions, and its strategic positioning to take on new economic roles. This Comprehensive Economic Development Plan focuses on the local and regional economic climate and acts as a guide for the future of Greene County. This document includes detailed overviews of the County's major economic sectors, provides a regional context for these industries, and seeks to identify issues and opportunities related to each one. Finally, the Comprehensive Economic Development Plan outlines an implementation strategy designed to achieve the Plan's goals. As stated previously, the proposed Nomination Study will complement, if not directly implement, several tenets of the county strategy, including:

- Generate long-term revenue growth in the tourism industry as a strategy for economic development. Objectives include:
 - Promoting Greene County as a four season vacation destination by cultivating arts and history attractions, mid-week meetings and conferences, and also with special events and trip packages;
 - Supporting efforts to adapt attractions and accommodations to the expectations of the travel market;
 - Developing retail amenities and services for tourists;
- Preserve and enhance the physical and environmental characteristics that make Greene County a distinct and identifiable place, while providing for the needs of existing and prospective residents. Objectives include:
 - Identifying incentives to promote investment in established communities and designated growth areas;
 - Promoting policies to improve the general appearance of the County and prevent blight;
 - Supporting the revitalization of downtowns and Main Street areas;
- Improve the quality of life in Greene County by upgrading and expanding community services, facilities, and amenities. Objectives include:
 - Developing catalytic projects, such as new health care centers, sports complexes, art and cultural centers, or a hotel training school or culinary

institute, which will enhance quality of life and spur economic growth in Greene County.

Existing Land Use

Land use and development patterns illustrate how people manage and develop the land. Efforts for achieving successful and efficient municipal planning, economic development, and growth management rely on understanding trends and relationships among land uses and development patterns.

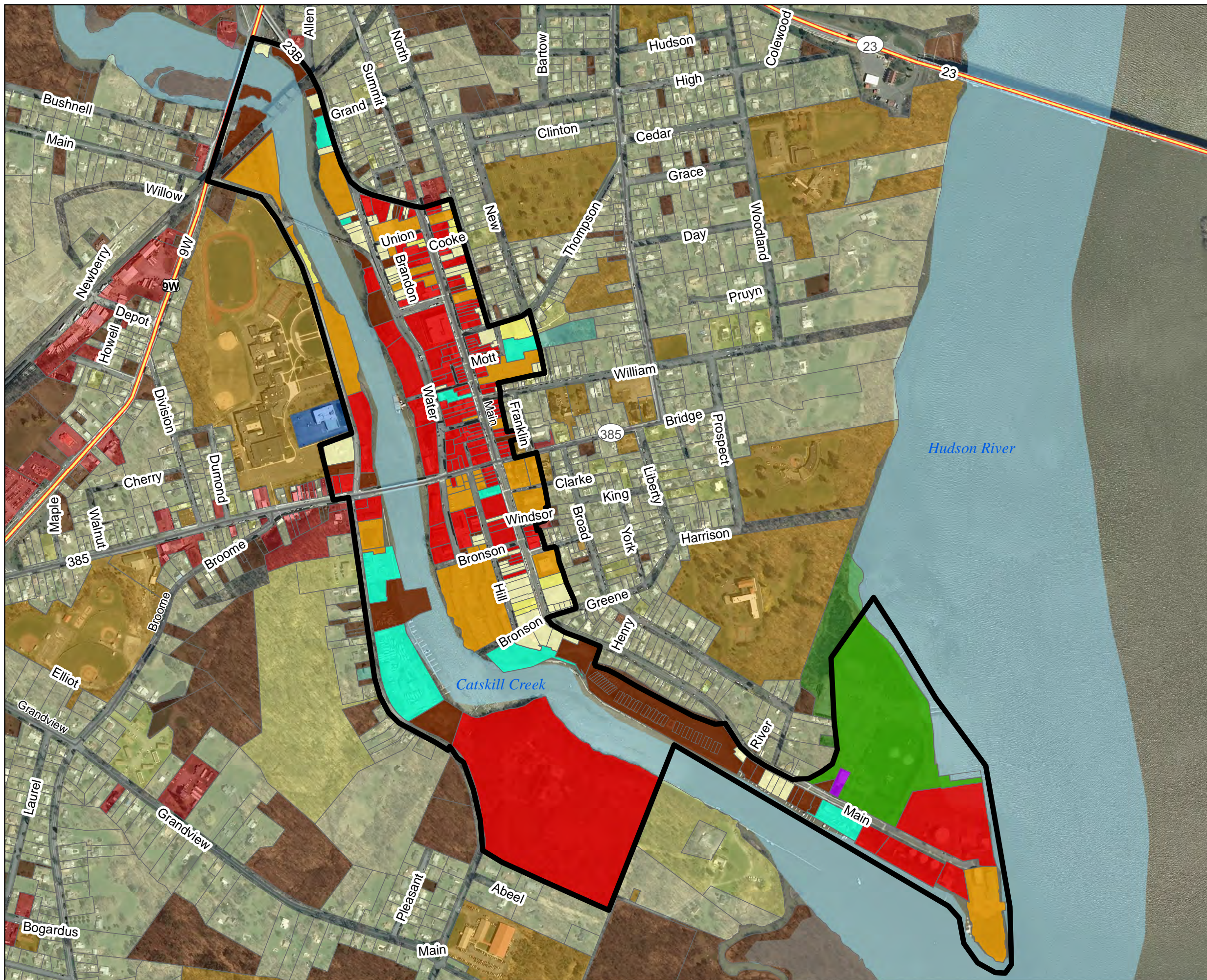
The study area features a wide variety of existing land uses, from residential and commercial to community services. Many of the uses include commercial uses taking the form of marinas along the waterfront, an amusement business, a vacant lumber yard, and two vacant oil refinery storage businesses. There are also community services in form of Greene County facilities, and a large affordable housing complex. The largest recreational component is Dutchman's Landing, a village-owned park along the Hudson River. A diagram of the current land uses in the study area can be seen in **Figure 4 - Land Use Map**, and a breakdown of the number of parcels, number of acres, and percentage of total land area by land use type can be seen in Table 2 – Study Area Land Use.

Table 2 – Study Area Land Use

Land Use Type	# Parcels	Acres	Percentage
Residential	105	10.64	7.7%
Multi-Family Residential	10	3.72	2.7%
Commercial	94	48.86	35.6%
Recreational	2	52.7	38.4%
Recreation and Entertainment	8	10.28	7.5%
Community Service	34	48.97	35.75%
Wild, Forested, Conservation	1	18.60	13.5%
Vacant	26	14.75	10.7%
Source: Greene County Office of Real Property Tax Service (February 2014)			

Village of Catskill Brownfield Opportunity Area (BOA) *Nomination Study*

Figure 4: Land Use



Legend

- BOA Study Area
- Streets Catskill
- Residential
- Multi Family Residential
- Vacant Land
- Commercial
- Recreation and Entertainment
- Community Services
- Industrial
- Wild, Forested, Conservation

Data Sources:
Parcels and Property owners: Greene County
Real Property Service (RPS)

0 100 200 400 600 800 Feet
1 inch = 600 feet



Date: March 2014

Prepared by:



Prepared for:



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File Location: Z:\Projects 2013\13-001 Catskill BOA\GIS\Study Area Context Map

Existing Zoning

Municipal zoning ordinances create districts that help to mitigate negative externalities resulting from land use incompatibility. By segregating land uses into specified districts, conflicts between incompatible land uses are hoped to be avoided.

While the overall land use of the proposed BOA study area is varied, the current zoning code, dictates that there are three primary zoning districts in the area: Residential, Commercial, and the Waterfront District.

The majority of the portions of the study area immediately adjacent to the creek are zoned WD-Waterfront District. This area is roughly comprised of a mix of commercial, community and recreational uses. The adjacent area along Main Street is zoned C1-Commercial. This area contains the majority of commercial 'Main Street' type businesses in the village. Other zoning in the study area include R3-Commercial Residence which is the Hop-o-Nose affordable housing, R2-General Residence which is a small residential neighborhood in the northeast corner, and R1-One Family Residence which is a large parcel with a former motel locally called Forlini's. The designation of the current zoning in the study area can be seen in **Figure 5 - Zoning Map**, as well as a description of land area, in acres, by zoning type in Table 3 – Study Area Zoning.

Table 3 – Study Area Zoning

Zoning Type	Acres	Percentage
Waterfront District (WD)	104.7	58.4%
Commercial (C-1)	26.3	14.7%
One Family Residence (R-1)	37.1	20.6%
General Residential (R-2)	5.7	3.2%
Commercial Residence (R-3)	5.6	3.1%
<i>Source: Greene County Office of Real Property Tax Service (February 2014)</i>		

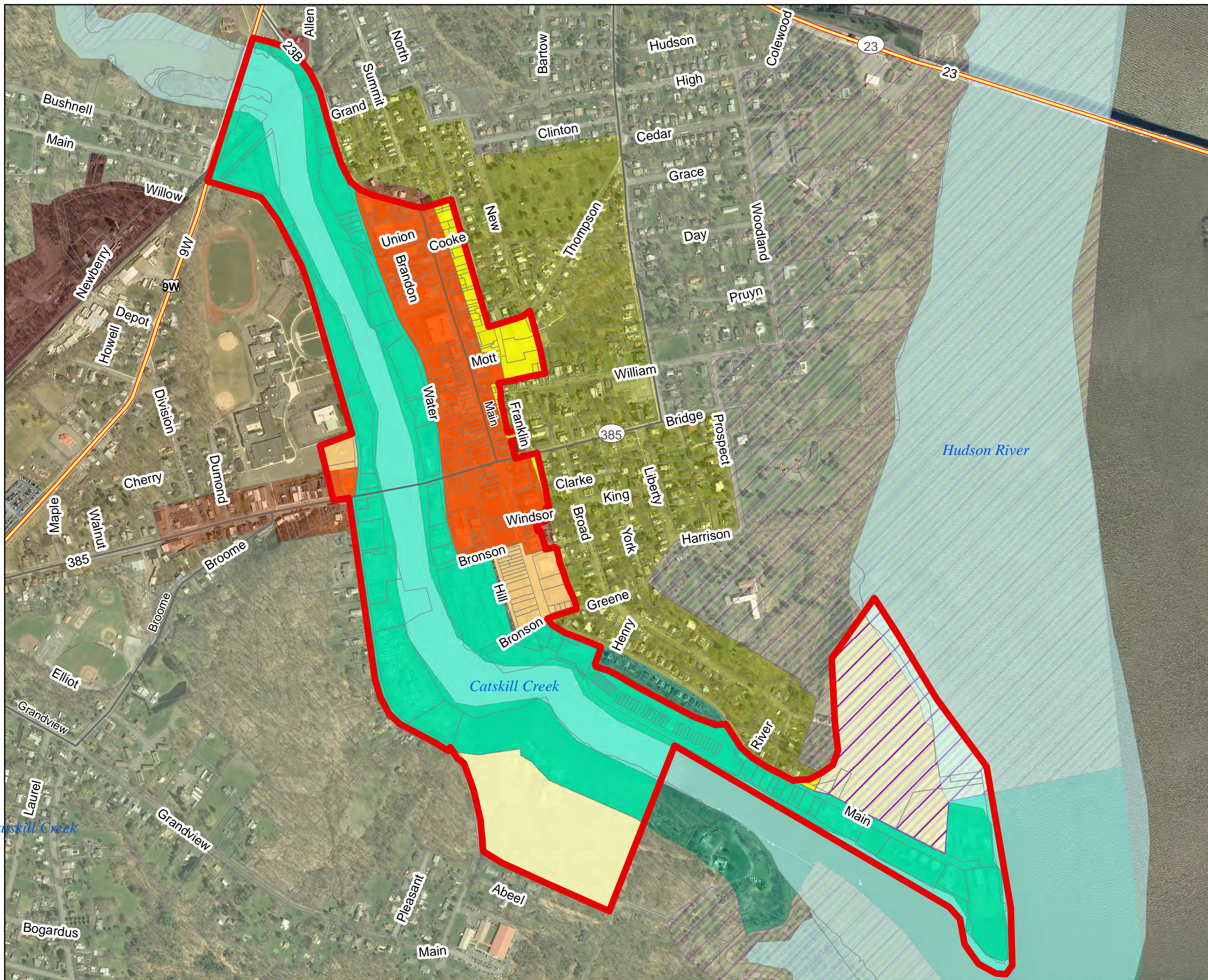
Waterfront District – The Waterfront District allows all uses permitted in the underlying zoning district (Waterfront Overlay District), subject to the applicable standards of this Waterfront Overlay District and subject to site plan review and approval. This includes boat manufacture, assembly repair and rentals, fishing guide operations and stores, boat launches, docks, trails and support facilities for the above.

Commercial District – The C-1 Commercial District includes any use permitted in Central Commercial "CC" Districts. The CC District includes retail stores, banks, personal service stores, professional offices, funeral parlors, printing, hospitals, public utility structures and limited residential use. C-1 districts additionally allow cleaning establishments, research laboratories, garages, warehousing and manufacture.

One Family Residence - The R-1 One Family Residence zone permits one family dwellings and customary home occupations and professional offices.

Village of Catskill Brownfield Opportunity Area (BOA) *Nomination Study*

Figure 5: Zoning



Legend

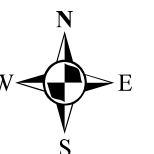
- BOA Study Area
- Waterfront Overlay BOA

Zoning

- R-1 One Family Residence District
- R-2 General Residence Distrct
- R-3 Commercial Residence
- CC Central Commercial District
- Waterfront District
- Stream/River

Data Sources:
Parcels and Property owners: Greene County
Real Property Service (RPS)

0 100 200 400 600 800
Feet
1 inch = 600 feet



Date: March 2014

Prepared by:

Prepared for:



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File Location: Z:\Projects 2013\13-001 Catskill BOA\GIS\Zoning

General Residential - The R-2 General Residential zone permits any use permitted in One-Family "R-1" Districts and two-family dwellings provided that the entire lot occupied by such shall be maintained in single ownership throughout the life of the building.

Commercial Residence - The R-3 Commercial Residential zone permits all of the uses allowed in the R-1 and R-2 zones, as well as additional uses including retail stores and banks, personal services, businesses and professional offices, service establishments, restaurants and parking lots. This zoning classification allows for mixed-use buildings that include both commercial and residential space.

The existing zoning and land use regulations for the study area were explored in greater depth during Phase II to ensure support for the types of uses contemplated. As a result, it was recommended that the Village evaluate their existing zoning to ensure the zoning regulations will allow for the redevelopment of the study area in a manner consistent with redevelopment concepts.

Land Ownership

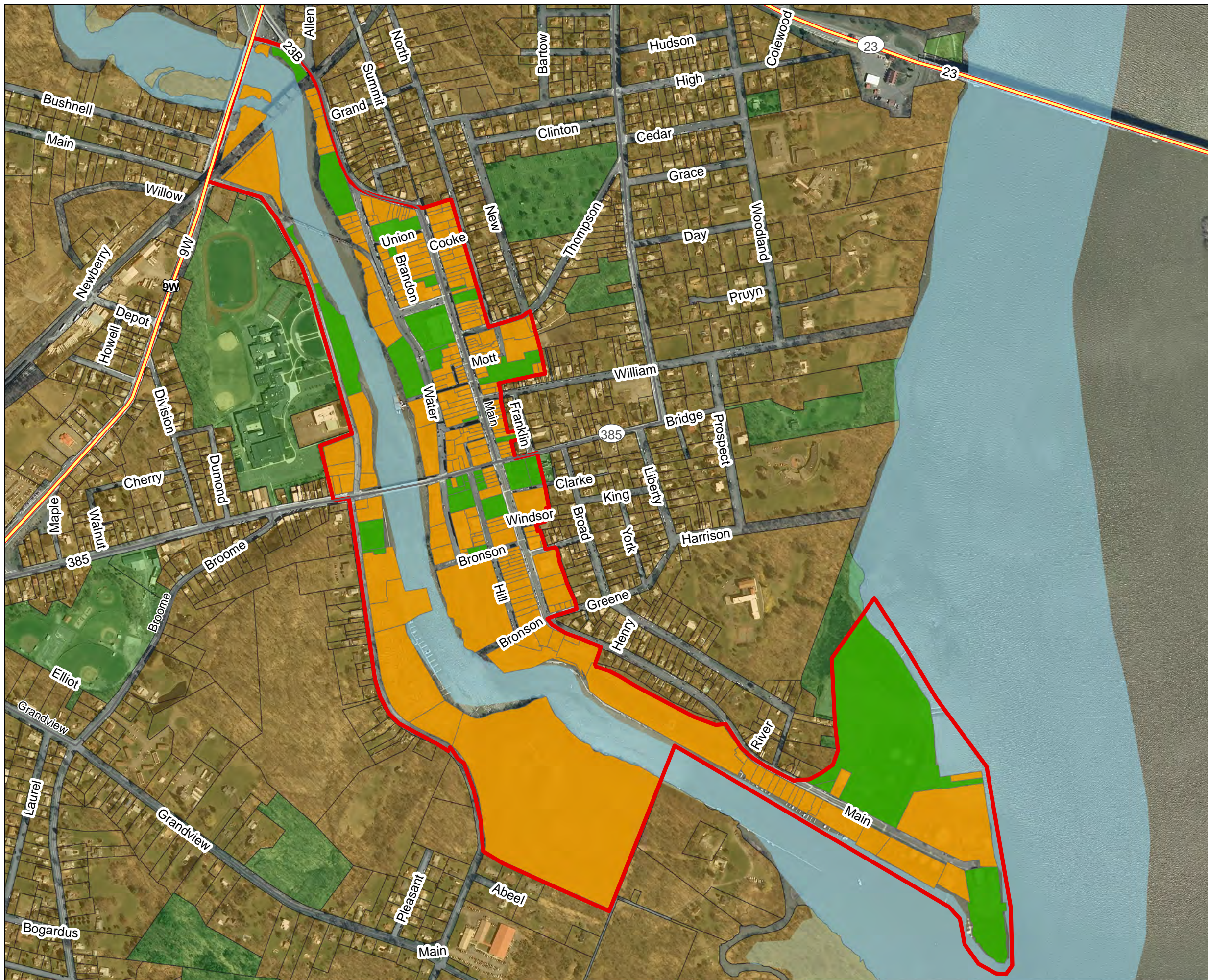
Land ownership is an important consideration when determining future uses within a given study area. Those lands classified as “public” are those that are owned by a municipality or other public agency, while “private” lands are owned by one or more private entities. When land is held in public ownership, it simplifies matters for the municipality to implement its vision for the property.

As seen in **Figure 6 – Land Ownership Map**, the majority of lands within the BOA are held in private ownership. Due to the size, location, and/or configuration of these parcels, these private landowners represent the potential to be significant partners with the Village as redevelopment efforts are undertaken. Several landowners within the BOA have been involved in the BOA process as key stakeholders, having been interviewed and expressed their concerns and desires regarding redevelopment of the area.



Village of Catskill
Brownfield Opportunity
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Figure 6: Land Ownership

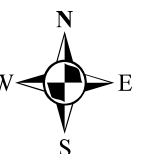


Legend

- Streets Catskill
- BOA Study Area
- Land Ownership
 - Private
 - Public
 - Water_Catskill

Data Sources:
Parcels and Property owners: Greene County
Real Property Service (RPS)

0 100200 400 600 800 Feet
1 inch = 600 feet



Date: March 2014

Prepared by:



Prepared for:



This map was prepared for the Village of Catskill and the NYS Department of State, Division of Coastal Resources with state funds provided through the Brownfield Opportunity Area Program.

Parks and Open Space

The Catskill BOA study area is served by a number of municipal parks and open spaces located within the Village including: Dutchman's Landing Park, County owned Catskill Creek Pointe Park, Elliot Park and a dog park located at the former Pruyn's Park.

Dutchman's Landing Park, 1 Main Street

The Dutchman's Landing Park is located along the shore of the Hudson River, in the eastern end of Main Street in Catskill. Amenities at this location include boat launch ramps, picnic tables, and a playground. The park is directly across from the Olana historic site, and just to the north is the Rip Van Winkle Bridge.

"Music in the Park" is held at Dutchman's Landing on Thursday nights during the summer months. This series of free summer concerts attracts people from neighboring counties and beyond.

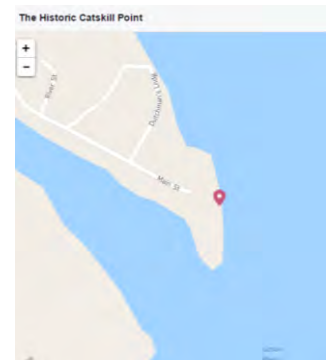
Catskill Creek Pointe Park, Main Street

The Historic Catskill Point, located at the end of Main Street in the Village of Catskill, is a 3 ½ acre county-owned park at the confluence of the Catskill Creek and Hudson River. Historically, Catskill Point served as the "Gateway to the Catskills" acting as a disembarkment point for Day Liner boats from New York City. Today the site is used as a Kayak and canoe launch. The area is also an event venue as described on the Great Northern Catskills of Greene County website:

"The Historic Catskill Point includes an open-air cobblestone plaza, a waterfront park overlooking the Hudson River and Catskill Creek, floating docks and two restored 19th century buildings: the Freightmasters Building and the Historic Warehouse. The former Freightmasters Building is a vintage brick structure converted into a maritime museum. The building's South Bay is ideal for classroom-style meetings and more intimate gatherings of up to 50 guests.

The Historic Warehouse is a 115-year-old wooden structure with truss ceilings and a clear span covering 180 ft. x 50 ft. or 9,000 square feet. With large bay doors that can be opened on both the Hudson River and Plaza sides, the building provides an "open air" feeling that is perfect for larger gatherings, such as weddings, fundraising events, galas and other special events. The Warehouse can host up to 600 guests.

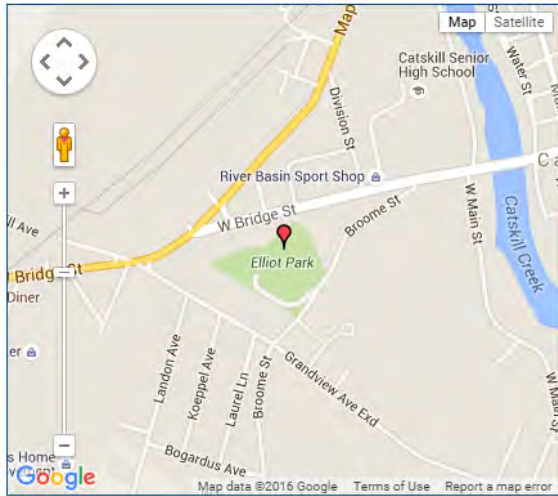
*Together, the Freightmasters Building, Historic Warehouse and outside park area, can accommodate up to 1,500 guests."*¹



¹ <http://www.greatnortherncatskills.com/events/historic-catskill-point>

Elliot Park, Broome & Bridge Streets

Elliot Park, located outside of the BOA study area in the western part of the Village, provides residents and visitors with baseball fields and other recreational amenities. These fields are used by the Catskill Little League and are the home to the “Old Timers Softball League”.





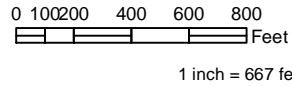
**Village of Catskill
Brownfield Opportunity
Area (BOA)
Nomination Study**

Figure 7: Parks and Open Space

Legend

- BOA Study Area
- Park and Open Space

Data Sources:
Parcels and Property owners: Greene County
Real Property Service (RPS)



Date: November 2015

Prepared by:
ELAN
Planning • Design • Landscape Architecture PLLC

Prepared for:
**NEW YORK
STATE OF
OPPORTUNITY
Department
of State**

This map was prepared for the Village of Catskill and the NYS Department of State, Division of Coastal Resources with state funds provided through the Brownfield Opportunity Area Program.

Building Inventory

As part of the planning process, the Steering Committee identified three strategic sites (Sub-Areas 1-3) whose redevelopment have the potential to serve as a catalyst for area-wide change. Key buildings within the three identified strategic sites (Sub-Areas 1-3) were assessed based on their reuse and redevelopment potential. *Figure 9: Building Inventory Map*, provided on the following page, provides a geographic reference for each of these buildings.

Sub-Area 1

Cone-E-Island and Mountain Tees are two active businesses located across from one another on West Street along the Catskill Creek. The Cone-E-Island property includes a one-story ice cream shop that benefits from its waterfront location as it attracts people to the site. Mountain Tees include one 12,960 sq. ft., two-story building that was constructed in 1949.

Sub-Area 2

Sub-Area 2 includes six parcels located along both sides of Water Street. The properties, which were formerly part of Dunn Builder's Supply, are now owned by the American Dance Institute (ADI). Four of the six ADI parcels, including three with water frontage along Catskill Creek, include buildings that were once used as warehouses for shipping of local goods. In 2015, the ADI began their transformation of the existing 17,791 sq. ft , 2-story building located at 62 Water Street to the LUMBERYARD - a state-of-the-art black box theater, housing for artists in residence, and a courtyard with bar and gallery space. As part of the planning process, the Steering Committee spoke with ADI who expressed interest in collaborating with the Village to redevelop the remaining three buildings located along the waterfront properties to create a vibrant hub of activity for the region. A detailed building profile for the buildings located in Sub-Area 2, including name, building size, building condition, original and current uses is provided in Appendix A.

Sub-Area 3

The third strategic site, Sub-Area 3, includes the former Forlini's Marina & Restaurant and former Atlantic Mills property. Once a popular resort, the Forlini property contains a number of structures in various states of use. A restaurant and home are still in active use, but most of the other resort features such as cottages, a pool and recreation facilities are no longer in use.

The former Atlantic Mills site is largely vacant and should be considered for its potential role in redevelopment of the area, either for expansion of adjacent existing uses or to accommodate new water dependent uses.

Village of Catskill Brownfield Opportunity Area (BOA) Nomination Study

Figure 8: Building Inventory



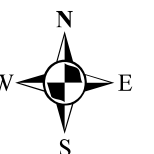
Legend

- BOA Study Area
- Buildings
- Parcels
- Major Highways
- Minor Highways/Roads

Data Sources:
Parcels and Property owners: Greene County
Real Property Service (RPS)

0 100 200 400 600 800
Feet
1 inch = 667 feet

Date: September 2017



Prepared by:



Prepared for:



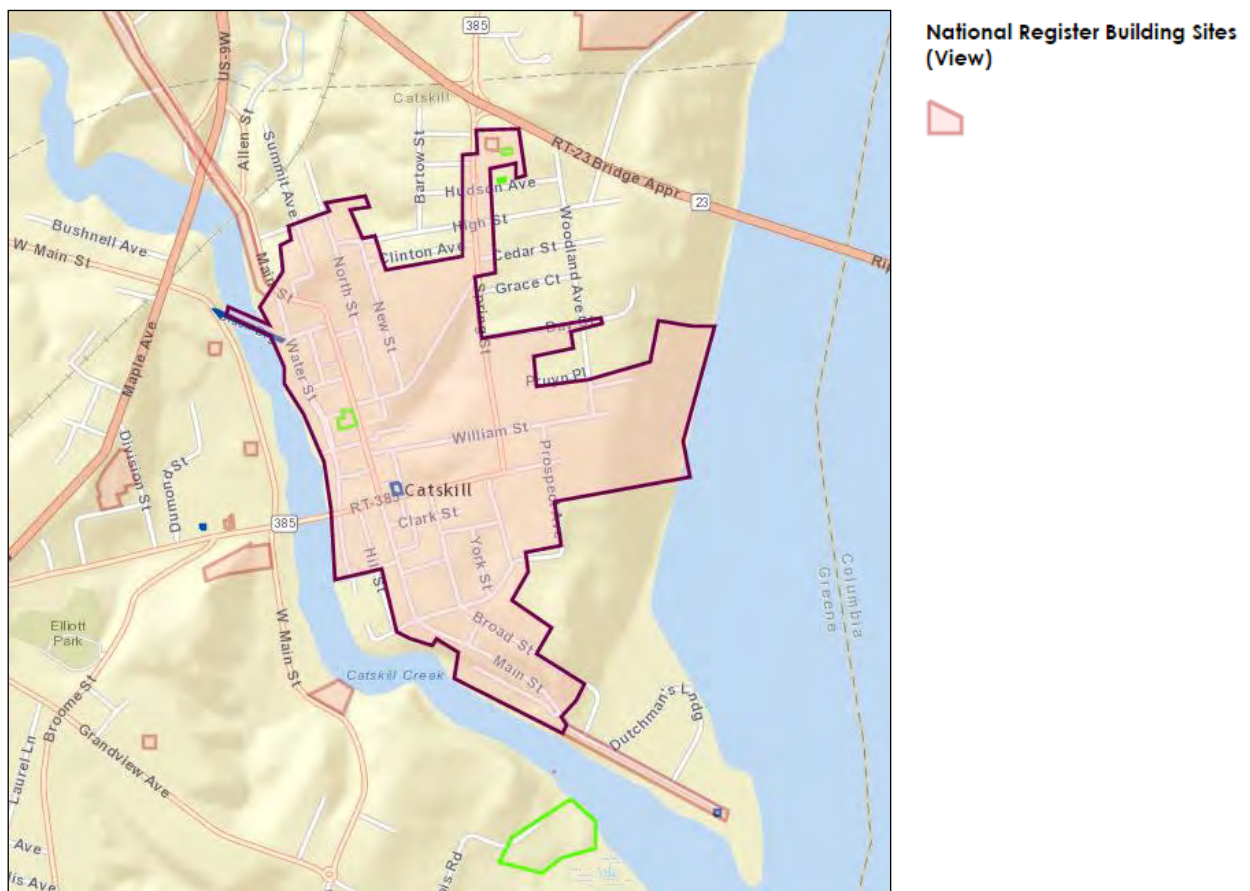
This map was prepared for the Village of Catskill and the NYS Department of State, Division of Coastal Resources with state funds provided through the Brownfield Opportunity Area Program.

Historic or Archeologically Significant Areas

The majority of the Catskill BOA falls within the boundaries of the East Side Historic District, which was listed on the National Register of Historic Places in 1982. The District is an area roughly bounded by the Catskill Creek, Hudson River, and River, Harrison, Day and Gardner Streets, covering over 200 acres and includes approximately 530 contributing buildings, including the Thomas Cole House, which is recognized as a National Historic Landmark and a National Historic Site.

Most of the Village of Catskill, including the Brownfield Opportunity Area, has been classified as an archeologically sensitive area by the NYS Office of Parks, Recreation and Historic Preservation. The OPRHP defines “archeologically sensitive areas” as areas where the discovery of archeological sites is predicted. As a result of this designation, time schedule for redevelopment project review may need to accommodate historic and archeological reviews and considerations.

Figure 9: Historic and Archeological Significant Areas Map



Source: <https://cris.parks.ny.gov/>

Transportation Network

Transportation systems including vehicular, rail, air, public and water allow for the efficient movement of people, goods and services. These are all necessary to support a successful and vibrant economy.

The Village of Catskill is directly accessible by road, public transportation, freight rail and water. Passenger rail and air transportation are available close to the Study Area.

The Study Area is accessible by the York State Thruway / Interstate 87 via exit 21 and U.S. Route 9W. The roads run North / South through the study area. New York State Routes 23 and 32 also service the area.

Rail Access

Passenger rail service is available through Amtrak (www.amtrak.com). Trains are available from NYC's Penn Station and any connecting Amtrak service. The Amtrak stop nearest to Catskill is in Hudson, New York, approximately 6 miles away. The Metro-North's Hudson line stops in Poughkeepsie, which is approximately 45 miles from Catskill. Passengers can then reach the Village by rental car or taxi service. CSX Transportation (www.csx.com) provides freight rail service to the Study Area.

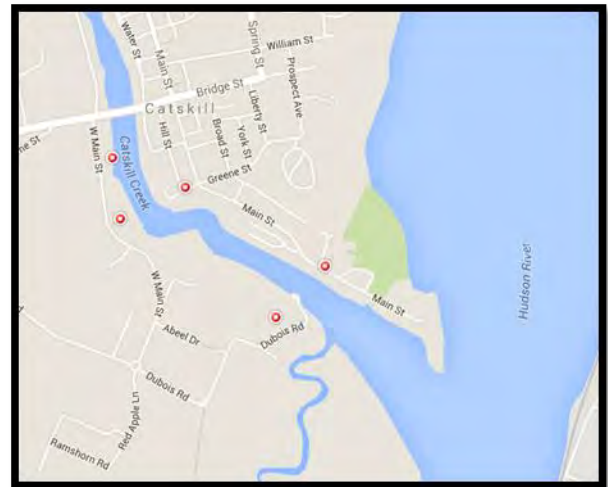


Air

The closest passenger air service to the Study Area is the Albany International Airport (www.albanyairport.com), which is located approximately 40 miles to the north of Catskill. Stewart International Airport, located in Newburgh (www.panynj.gov), is approximately 50 miles to the south of the study area.

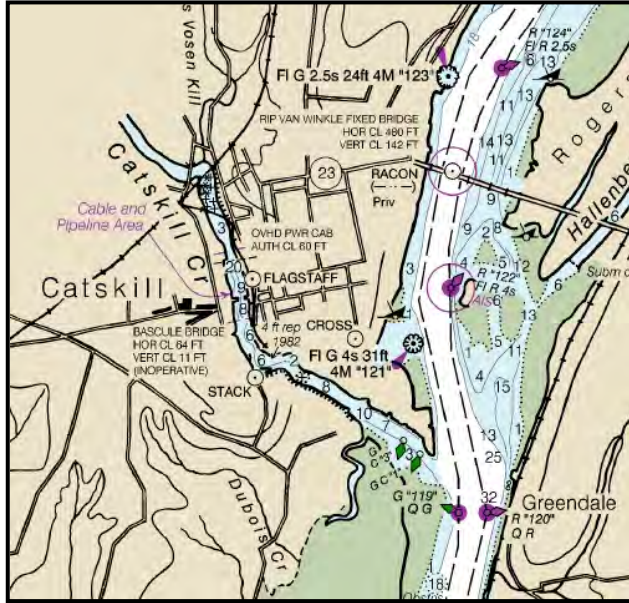
Navigable Waterways

Catskill's location on the Hudson River was a major reason for its early development and prosperity. Additionally, Catskill's position on both the Catskill Creek and the Hudson River affords a wide variety of locations ideal for water based and water related activities and uses. There are several marinas located on the Catskill Creek (red dots on map) including: Hop O'Nose Marina, which includes a full service transient marina with pool, showers, laundry, picnic area, and restaurants; Catskill Marine that includes floating docks 150 ft. max. 30/50/100/200 amp service, cable, heated pool, showers, restrooms,



laundromat, grills & picnic area; and, Riverview Marine Services, Inc., which includes a full service marine facility, marine store, boat, motor, and trailer sales, service, parts and accessories, storage and dockage, travel lift and fuel, as well as canoe and kayak rentals. In addition to the marina's Dutchman's Landing Park provides residents and visitors with access to four launch ramps, BBQ's, port-o-lets, picnic tables, playground, benches, and a snack bar.

As illustrated in the NOAA Soundings Map, the Catskill Creek is the northernmost protected deep-water harbor on the Hudson River, with depths ranging up to 10'. This will allow for river cruise ships to travel safely up the Catskill Creek from the Hudson River to Bridge Street.



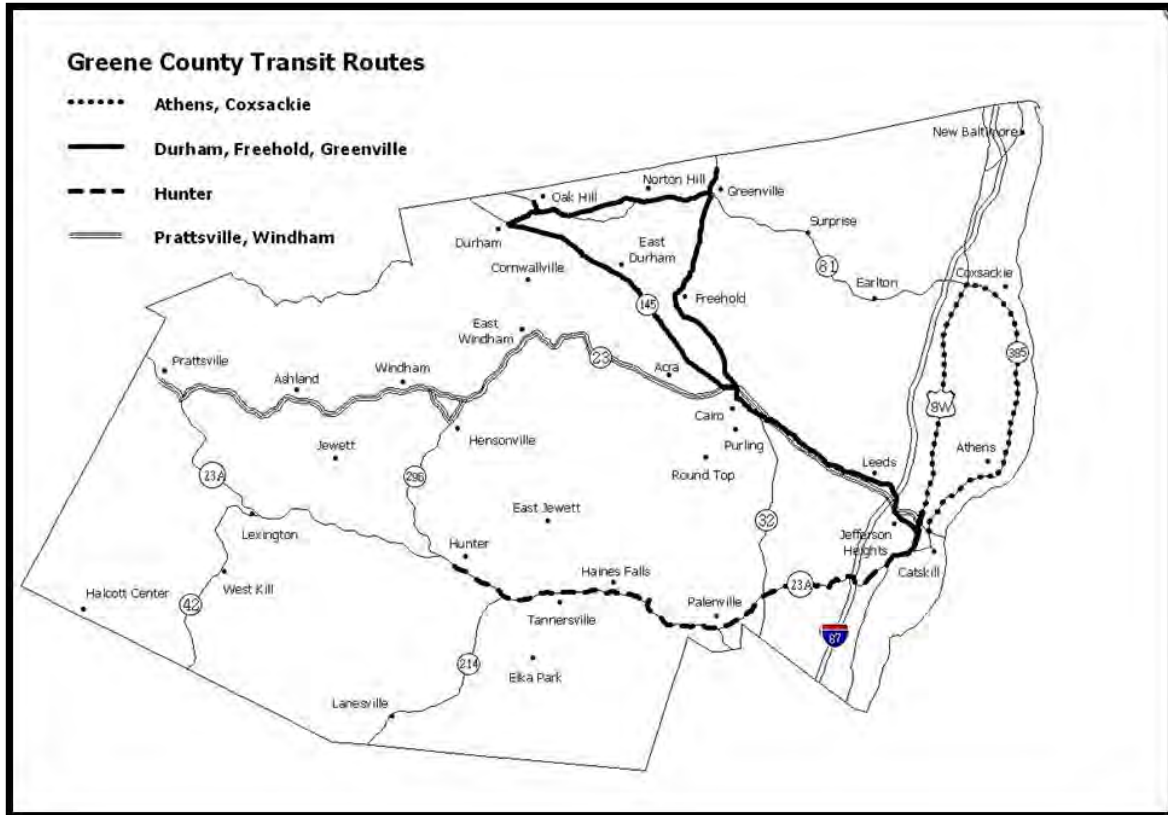
NOAA Sounding Map 12347

Public Transportation

The Greene County Transit System offers public transportation services throughout Greene County. The Greene County Transit bus provides public service between the Village of Catskill and outlying areas of the County. The morning run brings passengers from their pickup points to any point along the route and ends in the Village of Catskill. A mid-day shuttle circulates throughout the Village. In the afternoon, the route is run in reverse.

The Village of Catskill is also served by three taxi companies: Yellow Cab, Community Cab and the Checkered Cab Company.

Bus service is available to the Catskill Park and Ride, located at Exit 21 off of the New York State Thruway, by Greyhound (locations.greyhound.com/) and Adirondack Trailways (www.trailwaysNY.com).



Pedestrian

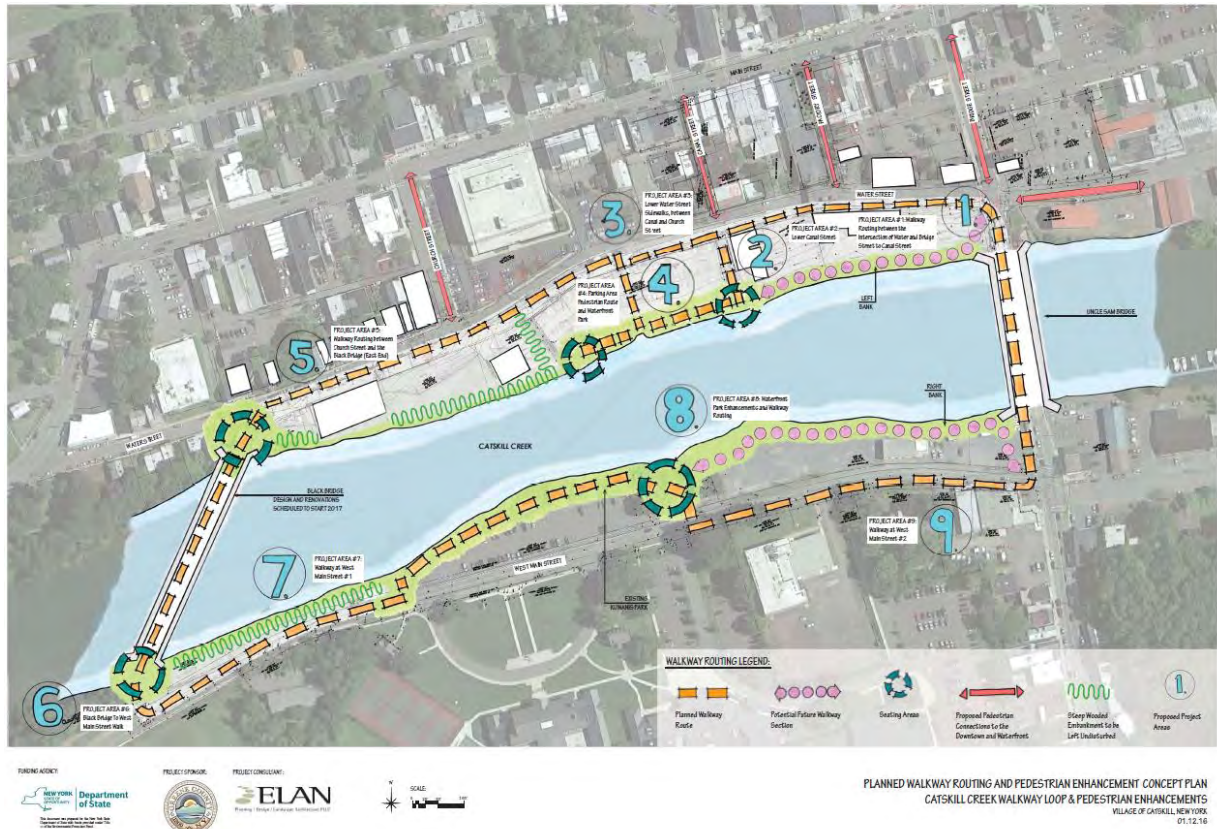
A portion of Catskills' downtown has good sidewalks, curbing and crosswalks, while others are in need of repair and replacement. Guidelines for improvements were provided in the "Village of Catskill, NY Downtown and Waterfront Revitalization Strategy" (2015).

Catskill has a number of regional trails that pass through or by it. Greene County recently completed a "bridge to bridge" walking loop, starting from the parking lot of the County Office Building and proceeding north along the Catskill Creek, over the Black Bridge, along West Main Street, over the Uncle Sam Bridge and back down Water Street to the county lot. This walk will provide an opportunity for pedestrians to interact with the water and safely experience a larger area of the community. It will also serve as a connection between the retail districts on either side of the creek and the new development that will occur closer to Main Street on the Dunn Property and along Water Street.

Portions of the walkway are being completed as part of renovation of waterfront properties, while others will be undertaken with grant and county funding. Upgrades to both the Uncle Sam and Black Bridges will be part of this pedestrian loop project. Efforts will be made to connect the walkway to the creek as closely as possible, and a uniform style of walking surface, lighting, railings, and landscaping will establish a cohesive and easily recognizable public space.

Village of Catskill Brownfield Opportunity Area A Brownfield Opportunity Area Nomination Study

A map of the planned walkway routing for the Catskill Creek Walking Loop is provided below. A copy of *Figure 10: Transportation Map* is provided on the following page.





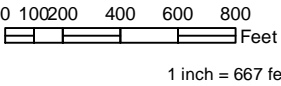
**Village of Catskill
Brownfield Opportunity
Area (BOA)**
Nomination Study

**Figure 10: Transportation Systems
and Infrastructure**

Legend

- Marinas
- BOA Study Area
- Major Highways
- Minor Highways/Roads
- ⚡ Railroads
- 9W Us Hwy 9W
- 23 State Hwy 23
- 385 State Hwy 385

Data Sources:
Parcels and Property owners: Greene County
Real Property Service (RPS)



Date: November 2015

Prepared by:
ELAN
Planning • Design • Landscape Architecture PLLC

Prepared for:
**NEW YORK
STATE OF
OPPORTUNITY**
**Department
of State**

This map was prepared for the Village of Catskill and the NYS Department of State, Division of Coastal Resources with state funds provided through the Brownfield Opportunity Area Program.

Natural Resources

This following narrative was prepared as part of the *Village and Town of Catskill Joint Comprehensive Plan*. This section of the report highlights the portions of the Town and Village containing wetlands, steep slopes and floodplains. These natural resources can be important amenities providing recreational open space, environmental services, and wildlife habitat. In many cases, development in or around them can be costly and limited by regulation.

Flood Plains

Most flood plains are found in low areas adjacent to rivers, creeks, and lakes, and are prone to flooding. Flood plains are natural landscape features that provide important environmental services: the deposition of soil enriching sediments, recharge of ground water supplies, and the provision of surplus water capacity which mitigates the downstream effects of flooding. The Federal Emergency Management Agency (FEMA) has designated 100-year flood zones. This designation does not mean that flooding will occur only once a century. Instead it means that, in any given year, there is a one-one hundred chance of flooding. Flooding often occurs more or less often depending on weather conditions and upstream development patterns.

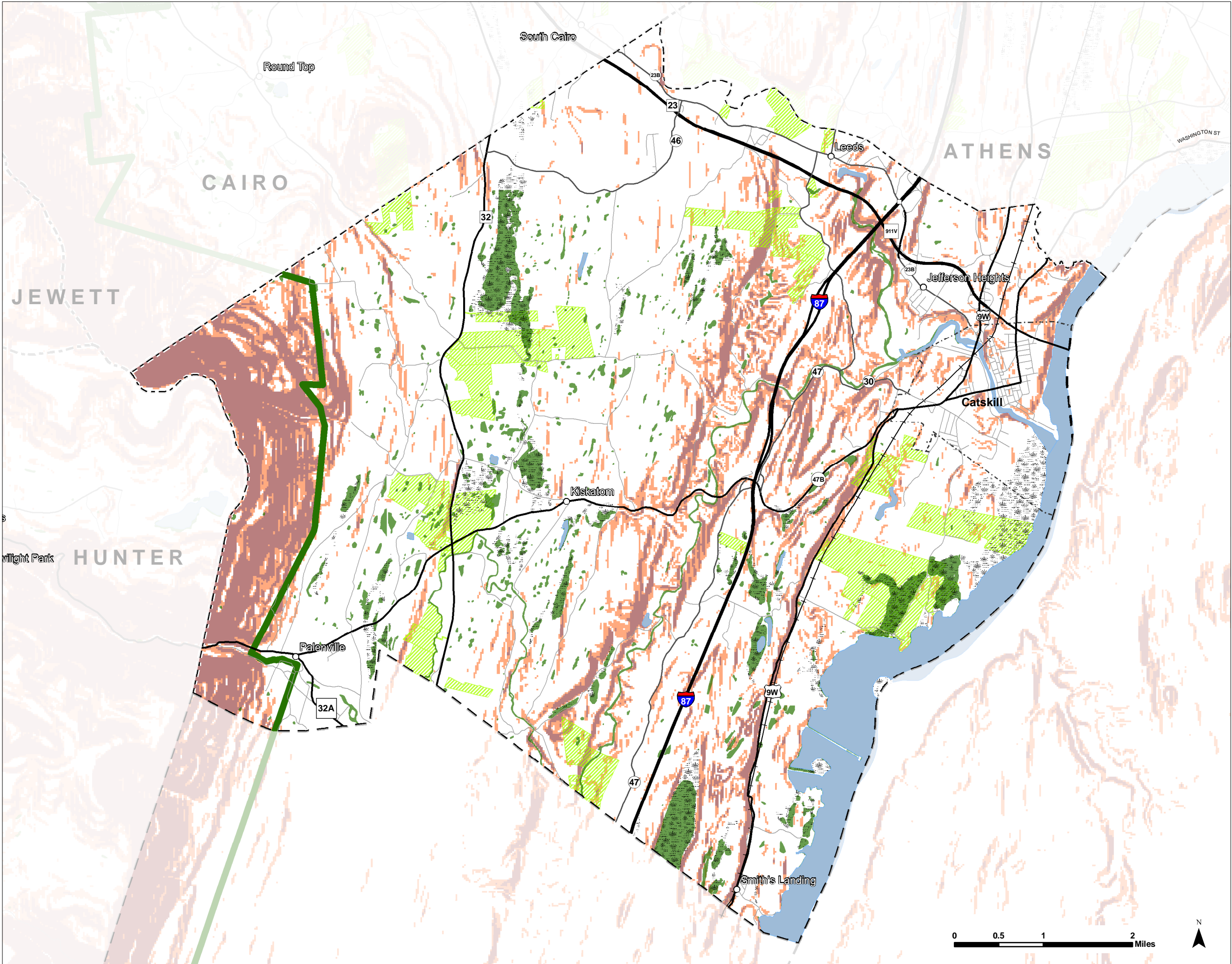
Wetlands

Wetlands are among the most productive ecosystems in the world. These water-laden lowlands are a breed ground for vegetation, fish and wildlife. They also provide invaluable services to people in the form of water-cleaning filtration and flood control.

Steep Slopes

The high costs associated with building on steep slopes make them undesirable for development. These areas are prone to higher rates of erosion and instability. Many place limit development on steep slopes for safety reasons or to protect the views to the slopes as a natural amenity.

The steep slopes in Catskill are in the western part of the town. These are detailed in **Figure 11 - Environmental Features Map** found on the following page.



ENVIRONMENTAL FEATURES TOWN & VILLAGE OF CATSKILL

Comprehensive Plan
June 2007

- KEY
- Buffer_of_townBoundary_edited
- INTERSTATE
 - FEDERAL OR STATE ROUTE
 - COUNTY ROUTE
 - LOCAL ROAD
 - RAILROAD
 - COUNTY BOUNDARY
 - TOWN BOUNDARY
 - VILLAGE BOUNDARY
 - DEC WETLAND
 - NWI WETLAND
 - AGRICULTURAL DISTRICT
 - CATSKILL PARK BOUNDARY
 - STEEP SLOPES
 - 16% - 25%
 - > 25%

PROJECT # 2005 - 05101.10P
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This map is computer generated using data acquired by Saratoga Associates from various sources and is intended only for reference, conceptual planning and presentation purposes. This map is not intended for and should not be used to establish boundaries, property lines, location of objects or to provide any other information typically needed for construction or any other purpose when engineered plans or land surveys are required.

File Location: B:\05101\11x17NaturalResources.mxd

SARATOGA
ASSOCIATES

Landscape Architects, Architects,
Engineers, and Planners, P.C.
NEW YORK CITY > SARATOGA SPRINGS

TOWN & VILLAGE
OF CATSKILL,
NEW YORK

Brownfield, Abandoned, and Vacant Sites

The Steering Committee identified fourteen priority sites within the Study Area. These sites may be brownfields, abandoned, vacant or underutilized. In addition, some sites may contain active businesses. In those instances, the Committee wished to include the property to provide assistance to the existing businesses to remain or expand, if desired.

Table 4 provides a listing of the fourteen properties identified by the Committee as priority sites. It is of note that during Phase 1 of the project, the Committee identified fifteen parcels as priority sites. Each property was reviewed and assigned either an “A” or a “B” ranking. Those properties whose redevelopment was viewed as a high priority by the Committee were assigned an “A” ranking. Those properties that were viewed as lower redevelopment priority were assigned a “B” ranking. It is of note that during Phase 2 of the planning process, the Committee revisited the list of priority sites and requested that Parcel #12 be excluded from the Nomination.

The priority sites, which range from under a half-acre to over 24 acres, include the former Foundry site, the former Middle School property, several local businesses, and the County Parking Lot. The brownfield sites within the Study Area were selected based upon information collected concerning known environmental concerns based on their past or current uses, critical acreage or location, and underutilization. These parcels present a unique opportunity for the Village – while they may have past or present contamination, they also lie within the geographically-advantaged Study Area. A detailed summary of each strategic brownfield site can be found in *Appendix A*.

Table 4 –Priority Sites

Parcel Name	Parcel Number	Tax Acres	Land Use	Ownership
Parcel #01 – County Parking Lot	156.78-5-18	0.44	Parking Lot	Greene County
Parcel #02 – Dunn Property	156.78-5-1 172.05-3-2 172.05-3-1 172.05-3-19 172.05-3-17 172.05-3-18	1.82	Vacant Industrial, Commercial	Steel Holding Corp.
Parcel #03 – Catskill Marina/Harborlights Marina	172.05-4-24	1.30	Commercial Marina	Harborlights Marina Corp.
Parcel #04 – Kosco Terminal	172.10-1-3	5.00	Vacant	Power Test Realty Co. LP
Parcel #05 – Main Brothers Oil	172.10-1-2.1	1.50	Oil Terminals	Main Brothers
Parcel #06 – Forlini’s	172.05-5-11	24.00	Marina & Restaurant	Mary Forlini
Parcel #07 – Atlantic Mills	172.05-5-10	1.18	Vacant	John Kiebert & James Rucano

Parcel Name	Parcel Number	Tax Acres	Land Use	Ownership
Parcel #08 – Hop O Nose Marina	172.05-5-13	3.99	Marina	ZAC Holding Company Inc.
Parcel #09 – R.E. Smith Coal Yard	172.05-5-6	1.80	Vacant commercial	Hop-O-Nose LLC
Parcel #10 – Catskill Yacht Club	172.05-5-14	1.31	Yacht Club/Marina	Catskill Yacht Club Inc.
Parcel #11 – Greene County Highway	172.05-5-2	0.66	Offices/sign shop	Greene County
Parcel #13 – Mountain Tee’s	156.78-1-15	0.21	Commercial	MTTS Inc.
Parcel #14 – Cone-E-Island	156.78-1-16	0.25	Commercial	MTTS Inc.
Parcel #15 –Easy St Construction	156.13-9-17	0.84	Storage	Easy Street Builders Inc.
<i>Source: Greene County IDA (February 2014)</i>				

During Phase II of the planning process, the Steering Committee reviewed the priority sites and selected those parcels that they felt had the best potential to serve as a catalyst for area-wide change. These parcels, which are featured in Table 5 below, were identified by the Committee as “Strategic Sites”. The Strategic Sites were then organized by the Steering Committee into three geographic Sub-Areas. Sub-Area 1 includes the Mountain Tee’s and adjacent Cone-E-Island properties. Sub-Area 2 includes the six parcels that are commonly known as the Dunn Property, and Sub-Area 3 includes the Forlini property and the adjacent former Atlantic Mills property.

It is envisioned that these sites will greatly contribute to the Catskill BOA vision of a thriving community and vibrant destination. The status of these sites is important for identifying current challenges and future opportunities for development, redevelopment or business retention and/or expansion.

Table 5 –Sub Areas / Strategic Sites

Parcel Name	Parcel Number	Tax Acres	Land Use	Ownership
Sub-Area 1				
Parcel #13 – Mountain Tee’s	156.78-1-15	0.21	Commercial	MTTS Inc.
Parcel #14 – Cone-E-Island	156.78-1-16	0.25	Commercial	MTTS Inc.
Sub-Area 2				
Parcel #02 – Dunn Property	156.78-5-1 172.05-3-2 172.05-3-1 172.05-3-19 172.05-3-17 172.05-3-18	1.82	Vacant Industrial, Commercial	Steel Holding Corp.

Sub-Area 3				
Parcel #06 – Forlini’s	172.05-5-11	24.00	Marina & Restaurant	Mary Forlini
Parcel #07 – Atlantic Mills	172.05-5-10	1.18	Vacant	John Kiebert & James Rucano

It is of note that as part of the planning process, the Steering Committee elected to prepare Concept Plans for Sub-Areas 2 and 3 only, as the properties in Sub-Area 1 are currently active businesses.

Village of Catskill
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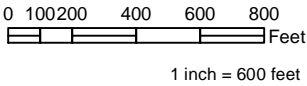
Figure 12: Strategic Sites

Priority Sites with Initial Ranking		
1	A	County Parking Lot
2	A	Herrington Lumber
3	B	Catskill Marina
4	A	Kosco Terminal
5	A	Main-Care Terminal (RE Smith Fuel Co.)
6	A	Forlini's Marina
7	A	Atlantic Mills Site
8	A	Hop-O-Nose Marina
9	A	R.E. Smith Coal Yard
10	B	Catskill Yacht Club
11	B	Greene County Highway
13	A	Mountain Tee's (w/adjacent land)
14	A	Con-E-Island
15	B	Easy St. Construction

Legend

- Strategic Sites
- BOA Study Area
- Streets Catskill
- Parcels
- Major Highways
- Minor Highways/Roads

Data Sources:
Parcels and Property owners: Greene County
Real Property Service (RPS)



Date: April 28, 2015

Prepared by:

Prepared for:



This map was prepared for the Village of Catskill and the NYS Department of State, Division of Coastal Resources with state funds provided through the Brownfield Opportunity Area Program.

Engaging Partners and Stakeholders

As this plan seeks to not only examine land uses and environmental concerns within the study area, but also engage public and private interests, community outreach was an important part of the study process. Steering committee meetings, stakeholder interviews, meetings with involved property owners and public workshops were conducted. Summaries of the community involvement process for both Phases I and II are summarized below.

Steering Committee Meetings

The Steering Committee, formed at the onset of the study process, represents various interests associated with the study area. Multiple Steering Committee meetings were held throughout the planning process, providing guidance and shaping the direction and recommendations of the study. A list of Steering Committee members can be found in *Appendix B*.

Phase I

The first Steering Committee meeting, held May 7, 2013, served as an introduction to the BOA study, establishing the purpose, scope, schedule, public participation process, and a broad overview of past plans. Among the topics discussed, the study area boundary was roughly agreed upon, and a list of stakeholders was reviewed.

The second Steering Committee meeting was held on July 8, 2013. This meeting focused on finalizing the BOA boundary and selecting potential priority sites, as well as reviewing the public participation plan.

The third Steering Committee meeting was held on September 30, 2013. This meeting focused on two important topics: a presentation of the Marketing and Economic Analysis by Susan Olivier from The Williams Group Real Estate Advisors, and setting up stakeholder interviews and a property owners meeting.

The fourth and fifth Steering Committee meetings were held on January 29, 2014 and February 27, 2014. The Committee reviewed the completed Site Profile Forms and discussed prioritization of strategic sites, and provided feedback on the Phase I draft Nomination Study.



The Steering Committee identifies strategic sites within the Catskill BOA

Phase II

During the second phase of the project, the Steering Committee held a series of nine meetings. Meetings were focused on refining the list of strategic sites, a review and update of the

inventory and analysis, a site visit with Ortiz Associates to discuss economic development, developing a Vision, Goals and Recommendations for the plan, a site visit with Ortiz Associates to discuss economic development, and development of concept plans for potential redevelopment of two strategic properties within the study area.

Stakeholder Interviews

Stakeholder interviews provide a one-on-one opportunity to learn about the needs, expectations and future plans of potential partners within the study area. A series of stakeholder meetings were conducted during both phases of the planning process.

Phase I

Stakeholder meetings were conducted primarily on September 30, 2013, with a few being subsequently held via phone or email on a later date. Representatives of local government entities, tourism agencies, local businesses, property owners and non-profit organizations were consulted and asked about their visions of both their interest and the Study Area as a whole.

Phase II

On March 31, 2015, the project team met with meetings with property owners of key strategic sites within the study area that included: a brief overview of the BOA program and planning process; an informal discussion to learn more about the property history and the owner's issues and concerns, as well as their vision to revitalize the study area.

A second series of stakeholder interviews was held on July 14, 2015. The Steering Committee and project team members met with representatives from Cultivate Catskill, the Chamber, new business owners, and local and regional economic development groups.



The Steering Committee also participated in a walking tour of the study area to develop an economic development strategy for the downtown and waterfront areas.

Public Meetings

Public meetings were held during both phases

of the planning process.

On April 28, 2015 the Village and the Greene County IDA sponsored a public workshop at the Washington Irving Senior Center. Workshop participants were asked to identify:

- The best qualities of the Village
- Issues and concerns they have regarding the Village
- The good and services they travel outside of the Village for and where they buy them
- What one item they would like to see added or enhanced in the Village
- Which communities they think are similar to the Village of Catskill

Next, participants were asked to participate in a mapping exercise. What they would like to see happen in each of the three sub-areas (see map provided on following page)

Responses for Sub-Area 1 included:

- Enhanced Cone-E Island
- Public waterfront access (shallow boats – kayak and canoe) with parking and an area for kayak and boat rentals
- Outdoor café on the water
- Mountain Tees out and replaced with retail, booths, incubator space, and/or a permanent place for local businesses
- A food emporium, indoor market
- Use existing garage for a “Chevy brewery” – something that honors the building’s history
- Farmers’ Market

Ideas for redevelopment/revitalization of Sub-Area 2 included:

- Brewery (Crossroads)
- Save historic warehouses
- Antiques barn
- Boat rides
- Restaurant
- Shops or Farmers’ Market
- Film studio
- Property on side near parking is tough spot to redevelop
- Mixed-use
- Water St. – potential pedestrian mall

A copy of the April 19, 2015 Columbia Greene Media Newspaper article covering the event title “Panel developing Creekside plan” is provided in *Appendix C*.

BOA Revitalization Plan
Public Workshop – Mapping Exercise
April 28, 2015



Redevelopment ideas for the Sub-Area 3 included:

- Hotel, boutique hotel with water rights
- Amphitheater/music venue
- Remain untouched
- Convention hotel/convention center/conference center with trail to water

On October 6, 2015, Larisa Ortiz Associates presented key findings from the Downtown Economic and Market Trends Analysis (a copy of the presentation is provided in *Appendix D*).

Economic and Market Trends Analysis

The Village of Catskill has a unique opportunity to redevelop the Study Area in a manner that will allow Catskill to establish its role as a regional tourism destination within the Hudson Valley, and continue to be a desirable place to live, work and play.

A preliminary Market Overview and Development Strategies was conducted as part of Phase I of the Nomination Study (*Appendix E*). Key revitalization strategies identified in the Analysis included:

- Linking the Village's assets to industry trends
- Exploring the role that the growing health and wellness tourism trend could play in the redevelopment of the Study Area
- Using the area's natural resources, geography and cultural heritage to capture the large and wealthy retail trade market located within a 2 hour drive of Catskill Village.

These strategies were further refined as during Phase II of the Nomination Study. Larisa Ortiz Associates prepared an *Economic and Market Trends Analysis for Main Street, Catskill*. The analysis included a review of existing reports, physical analysis of the district, community outreach, and an analysis of the business mix and physical conditions for the primary trade area (based on a 5, 10 and 15min drive).

A summary of the key findings of the district assessment are provided below. A copy of the full report is provided in *Appendix F*.

Catskill Village in Context

The Village of Catskill is located 122 miles north of New York City, and 3.5 miles south of the towns of Hudson and Athens. The Village is situated at the eastern edge of Greene County, bordered by the Hudson River to the East and divided into two main sections by the Catskill Creek (East and West Catskill). Main Street is located on East Catskill and is in close proximity to the creek's shore.

Transportation and Access

Adjacent to I-87, Catskill can be accessed by vehicles through Routes 23 and 9W or by boat through the Hudson and Catskill Creek. The nearest Amtrak service is at Hudson within a 15 minute drive.

Traffic counts throughout Catskill are moderate, varying from 1,093 (ADT) on Water Street and 5,612 (ADT) on Main Street to 8,226 (ADT) on West Bridge Street. It is important to point out that these numbers are comparable to traffic in similar commercial districts of nearby municipalities like Hudson, Saugerties and Kingston.

Destination and Anchors

Catskill Village houses important regional civic buildings including Greene County Seat and Greene County Supreme Court. It also houses key cultural institutions like the Thomas Cole House and popular commercial spots such as Kirwan's Game Store, Bridge Street and Community Theaters and the Creekside Marina. The Village's Community Center and Dutchman's Landing Park also function as community gathering places. Together these anchors attract regular visitors to the Village, and most are located along Main Street in downtown Catskill. The Olana Historic Site, which is located across the Hudson from the Village, is another important anchor that can be further leveraged.

New Development

There are significant recent and planned developments taking place throughout the District, including:

- The Catskill Mill: a mixed-use project containing a hotel, restaurant, artisan workshops and a general store.
- LUMBERYARD Contemporary Performance Institute: a cultural and arts facility with studio and guest spaces (for approximately 20-30 persons) and a state of the art black-box theater with 150-200 seats.

It is important to note that new development is happening downtown, which will drive visitation and reinforce Main Street as a node for commercial, civic and cultural activity.

Physical Environment

Catskill Village has a strong commercial and civic node downtown but poorly connected to West and Southeastern areas of Catskill.

Strong Node: The presence of a continuous street wall on Main St. (from Bridge to Church Streets) with active store fronts combined with good conditions of most of the building stock, sidewalks and public spaces make this area of Catskill a strong node for commercial and civic activity.

Weak Connection between East and West Catskill: Inactive facades, empty lots and sidewalk disrepair along Bridge Street weaken pedestrian connection between East and West Catskill, including the Village's connection to the waterfront and marinas.

Weak Connection between North and South Main Street: Interruption of active facades along south Main Street and sidewalk disrepair in this section of the street fragment the district and discourage walking and browsing in this downtown section.

Business Mix

The business mix of Main Street Catskill reflects the character of a civic and local service neighborhood center rather than a shopping and/or entertainment destination.

Stakeholder Feedback

Stakeholders identified the following challenges associated with having a more vibrant and successful Main Street:

- Hilly/challenging to navigate
- Lack of train station limits access
- Inconsistent Business Hours
- Lack of lodging options
- Lack of safety perception
- Lack of foot traffic

Additionally, they identified the following opportunities and assets:

- Historic character: “quaint feeling”, “cute little town”
- Strong artistic and creative character (rise of creative economy)
- Main street proximity to the waterfront
- Strong civic capacity
- Affordable

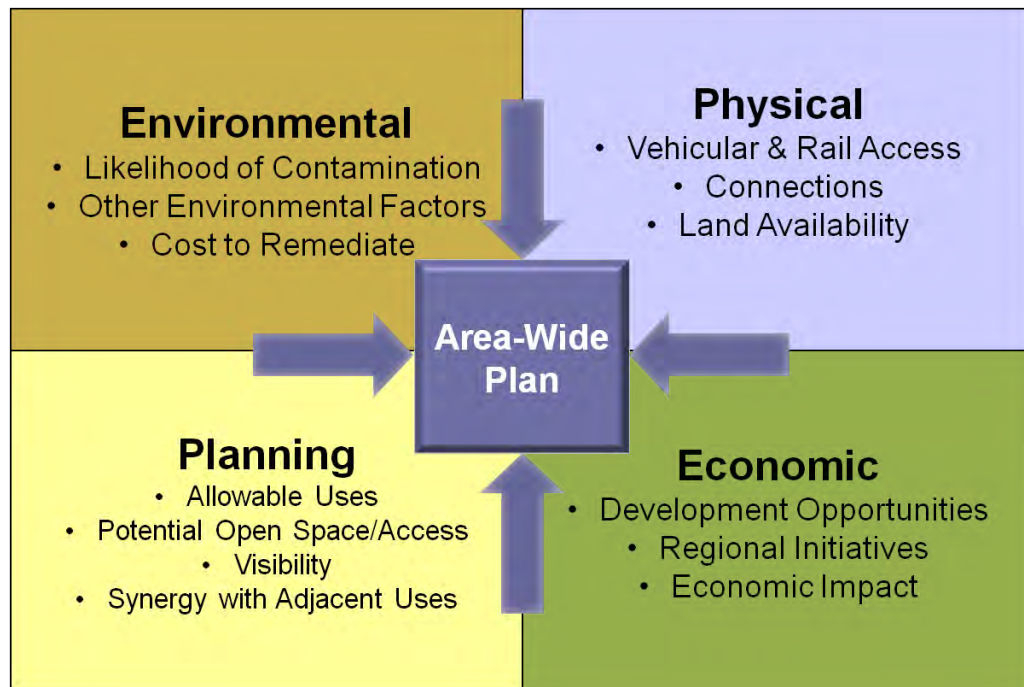
Administrative Capacity

Despite numerous public and non-profit sector partners engaged in the downtown revitalization efforts, there is no formal entity to coordinate and advocate on behalf of local business and property owners.

	Public Sector Partners	Private Sector Partners	Non-profit Sector Partners
Regional	Greene County IDA	Greene County Chamber of Commerce	
	Greene County EDP&T		
Local	Village of Catskill		Cultivate Catskill and Catskill Action Team (CAT)

The Redevelopment Roadmap

The Village utilized a multi-disciplinary approach to develop a Reuse Plan for the revitalization of Catskill. The Plan incorporates the disciplines of environmental analysis, physical engineering, land use planning and design, and economic and real estate analysis to arrive at a realistic, comprehensive plan for redevelopment.



Assets, Challenges & Opportunities

As part of the planning process, a thorough inventory and analysis was conducted to better understand existing conditions, challenges, assets and opportunities. This analysis examined the community and regional setting, land uses, zoning, land ownership, transportation systems, infrastructure, natural resources, parks and open space, historic areas, economic trends, brownfield sites and a strategic sites analysis. This analysis, combined with input from stakeholders, the Advisory Committee, and the public helped to shape the redevelopment concepts and action items for the Village's future development and reuse strategy in a manner that meets Catskill's long-term vision and goals.

A summary of the assets, challenges and opportunities identified by the community is presented within the following four categories: environmental, physical, planning/social/community, and economic.

Assets

To identify the strongest potential to revitalize the Village's economy, it was important to first identify the community's assets. Provided below is a summary of the assets identified by the residents and business owners during public workshops and stakeholder interviews, as well as existing planning studies and a downtown market analysis.

Category	Assets
Environmental	<ul style="list-style-type: none">• Limited environmental contamination within the overall BOA study area
Physical	<ul style="list-style-type: none">• Easy access from Interstate – 87• Hudson River and Catskill Creek• Dutchman's Landing Park• Can access downtown by boat through the Hudson River or Catskill Creek• Main Street's proximity to the waterfront• Walkable downtown• Historic character/architecture• Marinas – waterfront atmosphere• Slides – formal and informal walkways and stairs that provide visual and pedestrian access from neighborhoods to the downtown• Strong commercial and civic node downtown

Planning/Social/Community	<ul style="list-style-type: none"> • Real estate prices tend to be low • Affordable • Strong civic capacity – active organizations such as Cultivate Catskill • Family-oriented place • A great place to live and work
Economic	<ul style="list-style-type: none"> • Historic Main Street: “quaint feeling”, “cute little town” • Strong artistic and creative character (rise of creative economy) • Affordable place to do business • Government Center

Challenges

In order to create an attractive marketing package to attract tourists, new business and residents, Catskill must work to minimize or mitigate the following key issues:

Category	Challenges
Environmental	<ul style="list-style-type: none"> • Real or perceived environmental contamination of strategic sites
Physical	<ul style="list-style-type: none"> • Need better access points for viewing, boating, fishing and other water-based activities • Need better physical connections between neighborhoods, downtown, and the waterfront • Nothing to keep visitors here • Have to have a car to live here/lack of public transportation • No hotels • No place to hang out • Village taxes are very high • Underutilized resources and amenities including the waterfront • Aging infrastructure • Streetscape enhancements needed – lighting is industrial and not historic or at a pedestrian scale • Need curbing and sidewalk plan along Main Street • Terrain between waterfront and downtown is hilly/challenging to navigate • Catskill Village has a strong commercial and civic node downtown but poorly connected to West and Southeastern areas of Catskill

Category	Challenges
	<ul style="list-style-type: none"> • Despite close physical proximity, Main Street is disconnected to waterfront and marinas
Planning/Social/Community	<ul style="list-style-type: none"> • Need to improve upon the current land-uses that front on Catskill Creek • Limited marketing of existing cultural, heritage and natural assets - need a Catskill focused promotion piece • Safety and security issues associated with some existing waterfront uses • Vulnerable – potential that we could grow too fast • There are 100 parcels in the Village that are not taxed • Need to better market/leverage regional resources • Lack of personal safety when on Main Street
Economic	<ul style="list-style-type: none"> • Inactive facades and empty lots along Bridge Street • Interruption of active facades along South Main Street • A lot of service oriented businesses on South Main Street • Slow growing retail on Main Street • Limited foot traffic • Low income housing adjacent to downtown • Village is viewed as a “seasonal town” • No place to stay within the Village of Catskill • Tourism traffic passes by and goes to the Mountain Top • A proper balance of critical mass of basic goods and services is lacking downtown • Limited activity on Main Street during the winter months even though the Village is near Hunter and Wyndham ski centers • Inconsistent business hours • Village is disjointed, no Business Improvement District (BID) or money for advertising • Lack of lodging options • Lack of foot traffic on Main Street

Opportunities

The purpose of evaluating the assets, challenges, existing conditions and economic and market trends is to identify opportunities that will attract new businesses and jobs to the Village, grow and diversify the economy, and increase the quality of life for residents.

Category	Opportunities
Environmental	<ul style="list-style-type: none"> • Environmental cleanup of known and suspected brownfield sites to return of properties to the tax role • Cleaning up and reducing the number of industrial and non-water based uses along the Creek
Physical	<ul style="list-style-type: none"> • Potential to increase waterfront access and development • Catskill Creek Point – opportunity exists to connect people with the water and the Hudson River landscape and create a vibrant recreational waterfront • Lower Main Street (connects Main Street to Catskill Point) streetscape and transportation enhancements • Deep water port and creek with year round unobstructed river view up to Uncle Sam Bridge
Planning/Social/Community	<ul style="list-style-type: none"> • Educate residents and visitors about what the River, the Creek, and the Village have to offer boaters and those interested in water-based recreation activities • Family-oriented Village • Affordable community located on a waterfront
Economic	<ul style="list-style-type: none"> • Increase water-based recreation and tourism • Opportunity to leverage existing assets (Thomas Cole House, Katterskill Clove, Olana State Historical Site, Rip Van Winkle Walkway, Catskill Walkway and Catskill Mountain Railway Bridge) and connect them to the downtown • Reuse of existing historic buildings and vacant properties • Drive visitation and retail sales by animating the bridge, alleys and vacant storefronts • Use the area’s natural resources, geography and cultural heritage to capture the large and wealthy retail trade market located within a two-hour drive of Catskill • Look to attract the creative class (20-30 year olds) from NYC to relocate to the Village • Opportunity to create a hotel in Catskill

Vision, Goals and Recommendations

An important function of this study is to bring together different planning studies, stakeholder interests, community thoughts and needs, and planning principles in order to work towards comprehensive goals for the study area. To achieve this, the Steering Committee prepared a unified vision statement which brings together the elements of these varied interests.

Vision Statement

The Village of Catskill is a thriving, historic community located on both sides of the Catskill Creek and at the confluence of the Creek and the Hudson River. The BOA study area is a unique and important asset for the Village of Catskill and Greene County, providing a home to several locally-owned businesses and access to the waterfront. The area also serves as a local and regional destination for recreation and tourism activities.

Through the revitalization of the Catskill Creek BOA, residents and visitors will enjoy:

- A **revitalized waterfront** that features a mix of uses (commercial, residential, retail, restaurants)
- A variety of **waterfront access points** that are appropriate for viewing, boating, fishing and other water-based recreation activities
- A **walkable, vibrant downtown** that builds upon and protects the Village's cultural, historic and natural assets
- A **flood-resilient community** that protects and preserves natural resources including the Catskill Creek, Hudson River, wetlands and floodplains
- An **affordable, family oriented Village** that is a great place to live and work

Community Goals & Recommendations

To achieve this vision, a series of broad-based goals were established. These goals are presented within the same four categories that were used to group the assets, challenges and opportunities.

Category	Community Goals
Environmental	<ul style="list-style-type: none">• Decrease threats to human health caused by environmental contamination.• Decrease environmental threats to Catskill Creek and protect the waterfront for future generations.
Physical	<ul style="list-style-type: none">• Maintain, improve and promote access to the waterfront, while creating and expanding opportunities for additional land- and water-based recreation and commercial uses.• Increase resiliency from future storm events.
Planning/Social/Community	<ul style="list-style-type: none">• Ensure land use regulations support the vision.• Support ongoing grass-roots /civic efforts to establish Catskill as a thriving, four season village.
Economic	<ul style="list-style-type: none">• Establish Catskill as a waterfront downtown district with an active and down to earth lifestyle that is affordable and accessible for residents and visitors and where the arts and creative industries can flourish.

Recommended Action Items

The Village of Catskill is poised to take advantage of many local assets and regional growth opportunities. To do so, the community must position itself to maximize its assets and existing partnerships. A series of recommended action items are described herein that identify specific steps required to achieve the desired vision.

To refine appropriate next steps, the Steering Committee organized recommendations into three categories:

- Waterfront
- Downtown
- Study Area Wide

Within each category, recommended actions items are found that address the project vision and goals related to the following four categories: Environmental, Physical,

Community/Planning/Social, and Economic. For reference, a summary table of each recommended action item and the goals that they support is provided on the following page.

Village of Catskill Reuse Strategy
Goals and Recommended Action Items

		BOA Goals			
		Goal 1: Environmental	Goal 2: Physical	Goal 3: Community/Planning/Social	Goal 4: Economic
Action Items to Support BOA Goals					
Waterfront Revitalization Recommended Action Items					
W-1	Coordinate with property owners to redevelop waterfront properties with active water-based commercial uses	√	√		√
W-2	Partner with the LUMBERYARD to explore potential commercial uses for three waterfront buildings	√	√	√	√
W-3	Explore relocation of Main Care facilities to an inland location	√	√	√	√
W-4	Complete a Master Plan for Redevelopment of the Forlini and Atlantic Mills properties	√	√	√	√
W-5	Connect Catskill Yacht Club, Hop-O-Nose and Catskill Marinas to downtown using enhanced pedestrian connections, signage and amenities		√		√
W-6	Work with Greene County to explore relocation of Highway Facilities building outside of floodplain	√	√		
W-7	Enhance visual and physical public access to the waterfront		√		
W-8	Explore feasibility of constructing public docks at Catskill Point, near downtown, and the development of a Riverboat Tour Dock		√		√
W-9	Explore redevelopment of Con-E-Island properties		√		√
W-10	Determine need for Phase II environmental site assessments and secure funding as appropriate	√			
W-11	Investigate opportunities with New York State's Brownfield Cleanup Program	√			
W-12	Leverage and promote Catskill Walkway and Catskill Railway Bridge		√		√
W-13	Enhance and promote dog park located at the corner of Main and Water Streets		√		
W-14	Implement recommendations of 2015 Cornell study	√	√	√	√
W-15	Consider an Application to the NYS Environmental Protection Fund (EPF) Grant Program under the NYS Consolidated Funding Application	√	√		
Downtown Revitalization Recommended Action Items					
D-1	Improve local capacity to carry on Main Street revitalization efforts			√	√
D-2	Coordinate business hours along Main Street			√	√
D-3	Continue to partner with local cultural institutions to promote Main Street as a complementing destination				√
D-4	Enhance and implement district marketing programs and events			√	√
D-5	Increase lodging options			√	√
D-6	Streetscape improvements along the Uncle Sam Bridge		√		√
D-7	Streetscape improvements along Bridge and Water Streets		√		√
D-8	Connect property owners with artists to activate empty storefronts and bridges		√	√	√
Study Area-Wide Recommended Action Items					
S-1	Continue Participation in the BOA Program by Completing a Step 3 – Implementation Strategy	√	√		√
S-2	Evaluate existing zoning within the Study Area			√	
S-3	Continue to engage the public and community organizations			√	
S-4	Implement <i>Resilient Catskill</i> report recommendations	√		√	
S-5	Implement recommendations from <i>2008 Greene County Water Dependent Use Inventory & Assessment</i>	√	√	√	√
S-6	Design and implement gateway enhancements		√		√
S-7	Leverage and promote the Rip Van Winkle Skywalk				√
S-8	Capitalize on the projects Cultivate Catskill has been working on		√	√	√

Waterfront Revitalization Recommendations

W-1: Coordinate with property owners to redevelop waterfront properties with active water-based commercial uses. To achieve the recommendations outlined for revitalization of the waterfront, the Village should coordinate with the property owners to understand their desires to stay in place and enhance their property or to relocate to another portion of the Village making the property available for redevelopment.

W-2: Partner with the LUMBERYARD to explore potential commercial uses for three waterfront buildings. Located along the east bank of the Catskill Creek, the former Dunn property was purchased in 2015 by the LUMBERYARD Contemporary Performing Arts. The site includes six parcels located on both sides of Water Street, measuring approximately 1.82 total acres. Three of the six parcels have direct waterfront access, with approximately 1,000 feet of creek frontage.

W-3: Explore relocation of Main Care facilities to an inland location. The property located at 33 Main Street could provide vast opportunities for community and waterfront development if a strategy for relocation of the two oil terminals could be implemented. Moving the Main Care facilities to an inland location would free up this strategic site for more water-related uses. Conducting a Relocation Feasibility Analysis would assist in identifying alternative locations within the Village for the existing business and outline a relocation process to ensure minimal disruption in business.

W-4: Complete a Master Plan for Redevelopment of the Forlini and Atlantic Mills properties. The Atlantic Mills site, located at 130 W. Main Street, is largely vacant and should be considered for its potential role in redevelopment of the area. The site is suitable for water-dependent or water-enhanced use.

The Forlini property, located on the southern bank of the Catskill Creek, is a 24 acre property that is characterized by steep slopes along the creek. Once a popular resort, the property contains a number of structures in various states of use, including docks, a restaurant, home, seasonal cottages, a pool and recreation facilities.

W-5: Connect Catskill Yacht Club, Hop-O-Nose and Catskill Marinas to downtown using enhanced pedestrian connections, signage and amenities. During the stakeholder interviews and public meetings, business owners and residents stated that many visitors who use the marinas located along Catskill Creek were unaware of the businesses located downtown, or how to get to Main Street. The addition of signage, pedestrian amenities and enhanced connections could better connect boaters to the Downtown.

W-6: Work with Greene County to explore relocation of Highway Facilities building outside of floodplain. The Green County Highway Department maintains its main administrative offices and sign shop at 240 W. Main Street. The current use of the 0.66 acre property does not utilize the site to its maximum potential. The Village should work with Greene County to explore alternate

sites to relocate municipal building outside of the floodplain. The property also includes 180 feet of waterfront, which is currently being used by the Catskill Yacht Club.

W-7: Enhance visual and physical public access to the waterfront. The historical use of waterfront properties in the Village of Catskill was for industrial or other less desirable uses. Wherever possible, the Village should attempt to regain access to the waterways for the general public and to focus tourism and redevelopment on waterfront activities and uses.

W-8: Explore feasibility of constructing public docks at Catskill Point, near downtown, and the development of a Riverboat Tour Dock. To enhance quality of life for residents and ensure opportunities for Catskill to become a destination for river cruise and recreational boaters, the Village should explore the feasibility of investing in waterfront amenities and infrastructure, including public docks and boat launches. As outlined in the *Catskill Downtown & Waterfront Revitalization Strategy*, “Docking and launching facilities should be easy to locate, convenient to use and integrated as closely as possible to downtown, public spaces and local attractions.” The Village should also explore promotional partnerships with cruise ship operators and marina owners in the immediate vicinity of Main Street.

W-9: Explore redevelopment of Cone-E-Island properties. Located at 4-6 W. Bridge Street, the Cone-E-Island properties include approximately 600 feet of creek frontage. The site is highly visible from both sides of the creek and has strong potential for redevelopment as a more water dependent use that could draw more visitors to the waterfront.

W-10: Determine the need for Phase II Environmental Site Assessments (ESA) and secure funding as appropriate. For those sites within the study area where a Phase I ESA identified potential contamination of the property by hazardous materials, it is recommended that a Phase II ESA be conducted. The need for sampling or testing during a Phase II ESA is based on the findings of the Phase I, and typically includes collecting soil samples to confirm the presence of chemical or metal contamination. Other tests could include groundwater and surface water analysis, indoor air sampling, mold sampling or testing for asbestos.

W-11: Investigate opportunities with New York State's Brownfield Cleanup Program (BCP). The BCP is designed to encourage private-sector cleanups of brownfields sites by providing eligible applicants with incentives such as liability relief and tax credits.

W-12: Leverage and promote Catskill Walkway and Catskill Railway Bridge. The Village is constructing a “bridge to bridge” walking loop that, when completed, will serve as a connection between the historic Main Street and the commercial and recreational area on the south side of the creek, as well as among many different venues and proposed development sites including the Dunn Property, marinas, boat launches, and the High School. This walk will provide an opportunity for pedestrians to interact with the water and safely experience a larger area of the community. The Village is also working to restore the Black Bridge, which was the last remaining part of the historic Catskill Mountain Railway. In September 2010, the Black Bridge was closed due to safety concerns.

An opportunity exists to leverage the walking loop and the bridge rehabilitation to create a pedestrian destination that ties Main Street to the waterfront.

W-13: Enhance and promote the Village's dog park. According to a 2015 report from the Trust for Public Land, off-leash dog parks are now the fastest-growing segments of municipal parks. In 2006, the Village of Catskill converted a half-acre village owned parcel located at the corner of Main and Water Streets, known as Pruyn Park, into a "Park for Paws." The park includes a small picnic area for pet owners and an agility course. It is of note that a Catskill village ordinance requires that all dogs be leashed, even in the park.

W-14: Implement recommendations of 2015 Cornell study. In Fall 2015 a senior studio design team from Cornell university worked with the Village to prepare a series of waterfront design strategies designed to accommodate growth while addressing concerns about sea level rise and increased frequency of flooding along the Catskill Creek.

W-15: Consider an Application to the NYS Environmental Protection Fund (EPF) Grant Program under the NYS Consolidated Funding Application. This program provides funding resources to communities along eligible waterways in NYS through the Local Waterfront Revitalization Program (LWRP) or through NYS Parks. The program includes a locally-driven land and water use plan that identifies specific strategies to enhance the waterfront. The LWRP program can provide 'bricks and mortar' implementation funding for identified strategies. Implementation funding could assist with kayak or boat launch design and construction, trail construction and other important actions that facilitate a thriving, four-season community.

Downtown Revitalization Recommendations

D-1: Improve local capacity to carry on Main Street revitalization efforts. Revitalization efforts will require an entity with sufficient resources to manage events and marketing, coordinate on behalf of existing merchants, and advocate for strategic investments in the district. The Village should establish a working committee composed of private and public sector partners to be responsible for developing and executing the efforts to promote Main Street Catskill as a commercial and entertainment destination for residents, local employees and visitors alike.

D-2: Coordinate business hours along Main Street. During the planning process, one of the biggest challenges identified by the public was the lack of consistent hours among businesses located along Main Street. Inconsistent business hours weaken retail density and undermine the districts attractiveness to a wider customer base. One of the tasks of the newly created working committee should be to work with existing businesses to coordinate hours, so there are enough stores open to attract and keep customers on Main Street.

D-3: Continue to partner with local cultural institutions to promote Main Street as a complementing destination. The Village of Catskill is centrally located to a number of key regional cultural institutions. Some of the important visitation drivers are the Thomas Cole House, with 25,000 yearly visitors, the Olana State Historic Site, which is located across the

Hudson from the Village, and the Hudson River Cruises, which brings 2,281 visitors to the Village in the autumn months. The Village should continue to build on the direct involvement and continued support of these organizations to grow activity along Main Street.

D-4: Enhance and implement district marketing programs and events. To drive visitation and increase customers' length of stay, the Village should enhance and implement district marketing programs and events that will brand Main Street Catskill as a great place to visit, live, work, shop and play. The Village should focus on activities and events that reinforce the strategic position of Main Street Catskill as a "waterfront downtown" and coordinated with local merchants so they benefit from increased visitation.

D-5: Increase lodging options. One of the challenges identified in the *Catskill Economic and Market Trends Analysis*, was the lack of lodging options. To drive visitation and increase customers' length of stay, the Village should increase the number of available lodging options. While the Catskill brand is unique, authentic and in keeping with Bed & Breakfast type offerings, the Village should explore the feasibility of a hotel or motel within the Village limits. To increase offerings in the short-term, the Village should also consider working with Airbnb.

D-6: Streetscape improvements along the Uncle Sam Bridge. The Village should consider pedestrian friendly streetscape improvements, such as interpretive signage, that will draw visitors to the bridge and turn it into an attractive amenity that connects rather than divides downtown.

D-7: Streetscape improvements along Bridge and Water Streets. One way to drive visitation and pedestrian traffic in the downtown is to enhance the district experience through improvements to the physical environment. Improvements outlined in *the Catskill Downtown & Waterfront Revitalization Strategy* include:

- Street trees, flowers and landscaping
- Pedestrian scale light fixtures
- Handicapped accessible curbs, crosswalks and sidewalks that are well marked and in good repair
- Amenities including trash cans, benches
- Directional and Wayfinding Signage

D-8: Connect property owners with artists to activate empty storefronts and bridges. To reinforce the commercial node and create a concentration of retail offerings while reducing physical gaps between destination drivers, the Village should improve pedestrian connections between East and West Catskill and between North and South Main Street. Activities could include:

- Connecting property owners with artists to activate empty facades and storefronts with permanent or temporary uses (i.e., art installations, pop-ups, community events, etc.).

- Animating parking lot edges on Main and Bridge Streets with streetscape improvements, kiosks, food trucks, vendor stalls or other active street-level uses.

Study Area-Wide Recommendations

S-1: Continue participation in the BOA Program by completing a Step 3 – Implementation Strategy. The Village of Catskill has been participating in the BOA program for several years, beginning with a Pre-Nomination Study (Phase I of this report) and this Nomination Study. As such, the Village is considered a participant in the program and is eligible to continue to the third step of the BOA Program which provides funding for implementation.

S-2: Evaluate existing zoning within the Study Area. The purpose of this action item is to ensure the zoning regulations will allow for the redevelopment of the study area in a manner consistent with redevelopment concepts.

S-3: Continue to engage the public and community organizations. Local involvement leads to a sense of ownership of improvements and community activities. This, in turn, leads to implementation. The Village of Catskill has a strong community spirit, as evidenced by the well-attended public meetings, year-round community activities, and organizations such as Cultivate Catskill. These efforts have created and will continue to support a thriving community. Utilizing this spirit to launch the ideas and recommendations discussed throughout this study will be critical to sustain implementation activities.

S-4: Implement recommendations of the *Resilient Catskill* report. In 2013, the Catskill Waterfront Resilience Task Force was established to address risks to the waterfront from flooding and sea level rise and inform the community about future flood risks from storm events. The Task Force prepared *Resilient Catskill: Roadmap for Catskill's Waterfront*, which outlines twenty-four recommendations designed to creating a safer, vibrant and more resilient Catskill Waterfront.

S-5: Implement recommendations of the *Greene County Water Dependent Use Inventory & Assessment*. In 2008, an inventory and assessment of Greene County's waterfront properties was conducted to help, "facilitate the development of water dependent uses that add value, not only to the landowner, but also the community as a whole." The study summarizes recommendations from previous planning reports and identifies redevelopment opportunities for parcels located along Catskill Creek.

S-6: Design and implement gateway enhancements. The *Catskill Downtown and Waterfront Revitalization Strategy* identified the need for Village gateway enhancements along Upper and Lower Main Street. Gateways are areas where visitors experience a critical first impression of a community. To create a welcoming gateway to Downtown, it is recommended that the following enhancements be added to Upper Main Street: a well-defined pedestrian space, a traffic calming central median, street trees, buried utility lines, quality landscaping and

sidewalks. The Strategy also recommends creating a gateway to connect the lower end of Main Street to Catskill Point.

S-7: Leverage and promote the Rip Van Winkle Skywalk. In 2015, Greene County applied for and received funds to enhance the Rip Van Winkle Bridge Skywalk. Improvements along the Skywalk will include sidewalk/trail improvements, parking facilities, sitting/picnic areas, and installation of interpretive signage to educate the public about the Hudson River’s ecology, flora, fauna, and the birthplace of the Hudson River School of Art. By capitalizing on the Skywalk there is an opportunity to provide visual access to the Hudson River while connecting visitors to regional assets such as the Thomas Cole National Historic Site and Olana, to the Village of Catskill, including Main Street and the Catskill Creek.

S-8: Capitalize on the projects undertaken by Cultivate Catskill. Cultivate Catskill, a volunteer beautification initiative, has actively taken the lead on a number of transformative projects in the Village including renovation of several of the “slides” that branch off Main Street, organization of Catskill Open Gardens Day, and “Weed Out” - a community weeding and cleaning day. An opportunity exists for the Village to support and capitalize on these projects to further the physical enhancement of the Catskill BOA.

Selected Redevelopment Concepts

To help articulate the desired vision of redevelopment within the Catskill BOA, the Steering Committee requested that concept master plans be prepared for two of the three sub-areas: the former Dunn Property, and the Forlini and Atlantic Mills properties. The data that was collected and analyzed, public and stakeholder input, and on-the-ground knowledge of the study area was used to inform the different alternatives. The concepts were then vetted with the Steering Committee.

Sub Area: The Former Dunn Property

The following property description was prepared as part of the 2008 Greene County Water Dependent Use Inventory & Assessment. On the east bank of the Catskill creek is the site of the former Dunn Lumber Company. The site consists of six parcels with a total of approximately 1.82 acres. The property includes a mixture of older buildings currently used to store building supplies. Some of the buildings on the waterfront date to the period when they were used as warehouses for shipping of local goods. The site was also used to load passengers on some of the day boats.



Former Dunn Property

Photo Credit: Greene County Water Dependent Use Inventory & Assessment

The combination of properties has approximately 1,000 feet of creek frontage with a short section of docks that are for the private use of the owners. On the northern end of the site a large stormwater outfall structure discharges stormwater from Main Street and areas east of Main Street. All three of the waterfront parcels are protected by old wooden piling, rock rip-rap and vegetation and appears to be relatively stable. The variety in size and location of buildings would allow water-dependent and water-enhanced uses, along with retail shops, offices, artisan and craft space, museums or other tourist destinations, and countless others.

In 2015 the property was purchased by the LUMBERYARD Contemporary Performing Arts (formerly American Dance Institute), a nationally recognized residency site and a dance presenter that takes an artist-centered approach to strengthen the American contemporary dance field. The LUMBERYARD is planning to redevelop the site in two phases. Phase I includes renovation of the main building that will focus on a state-of-the-art black box theater, housing for up to 26 artists in residence, and a lobby and arts courtyard with bar and gallery space.

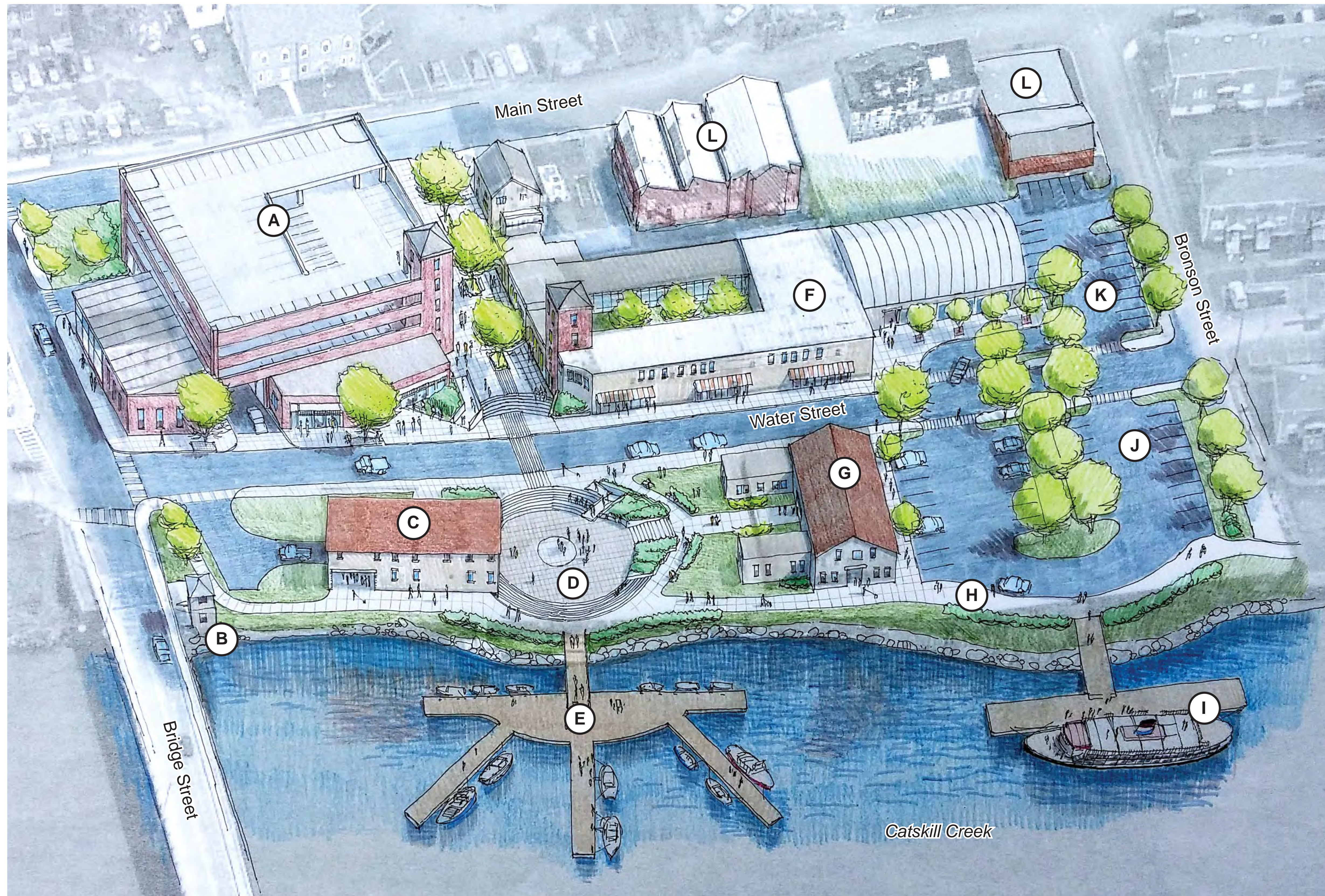
Phase II of the project will focus on the waterfront properties. The LUMBERYARD has expressed that they are willing to work in collaboration with the Village of Catskill, area agencies, and businesses to redevelop these properties to create a vibrant hub of activity for the region. Concepts that have been discussed include a restaurant, a ferry dock that will link downtown Catskill with neighboring riverfront communities, public space, and conversion of an old boathouse into a community studio and office space.

For the purpose of this Nomination, a Concept Plan for redevelopment of the site was prepared. The concept is based on the LUMBERYARD'S vision, information gathered during the public engagement process, and the results of Economic and Market Trends Analysis.

A copy of the Concept Plan is provided on the following page.

Village of Catskill Brownfield Opportunity Area (BOA) Nomination Study

Redevelopment Concept Plan:
Sub Area 2



LEGEND

- | | | | |
|--|---|---|-----------------------------|
| (A) PARKING STRUCTURE WITH COMMERCIAL USE ON FIRST FLOOR | (D) CREEKSIDE PLAZA | (G) LUMBERYARD STUDIO/OFFICE/ COMMUNITY SPACE | (J) PARKING LOT (37 SPACES) |
| (B) BRIDGE TOWER | (E) SLIPS FOR SMALL BOATS | (H) CATSKILL CREEKWALK | (K) PARKING LOT (21 SPACES) |
| (C) PROPOSED COMMERCIAL/RESTAURANT BUILDING | (F) LUMBERYARD CONTEMPORARY PERFORMING ARTS | (I) TOUR BOAT LAUNCH | (L) EXISTING BUILDINGS |

SCALE: NOT TO SCALE



Prepared by:

Prepared for:



This map was prepared for the Village of Catskill and the NYS Department of State, Division of Coastal Resources with state funds provided through the Brownfield Opportunity Area Program.

File Location: Z:\Projects 2013\113-001 Catskill BOA\GIS\BOA Boundary

Sub-Area: Forlini / Atlantic Mills

Forlini Property

Located on the southern bank of the Catskill Creek, Forlini's was once a popular resort that included a restaurant, seasonal cottages, pool and recreation facilities, boat slips, and a marina. The marina was located on a 24 acre property that includes the Hop-o-Nose and is characterized by steep slopes along the creek.



The Forlini Property
Photo Credit: Greene County Water Dependent Use Inventory & Assessment

As described in the 2008 Greene County Water Dependent Use Inventory & Assessment, the site does present some challenges, it also provides significant opportunities for redevelopment. Limitations include site topography which makes access to most of the shoreline difficult and the site's location on higher terrain directly across from the Olana Historic Site. Any development proposals that would result in significant clearing of the site or the construction of large structures, would likely meet stiff resistance from the state and federal agencies that would need to issue permits.

In regards to opportunities, the size of the parcel, access to water and wastewater services and limited environmental constraints make the site attractive for development. Properly planned, with integration of the site's natural features, the site could support a significant redevelopment. While the site would be attractive for the town house market, it is much better suited for a commercial use that will bring greater economic benefit as well as provide some level of public access.

Based on the quantitative and qualitative data collected during the BOA public engagement process and the Economic and Market Trends Analysis, a Concept Plan, for this property was developed that would allow for a 60-room hotel and conference center, restaurant, pool and waterfront trail connecting to the Atlantic Mills property.

Sensitive design, including building height and location, will ensure that the project does not impact the Olana State Historic Site viewshed.

Atlantic Mills Property

The former Atlantic Mills site, located at 130 W. Main Street along Catskill Creek, is a privately owned property that measures 1.2 acres. The property is largely vacant and should be considered for its potential role in the redevelopment of the area, either for expansion of adjacent existing uses or to accommodate new water dependent uses.

For the purpose of this Nomination, a Concept Plan for the former Atlantic Mills site was developed that includes development of a marina, a commercial building, and dock that could accommodate a River Tour Boat. The site would be connected via a waterfront trail to the Forlini property.

A Concept Plan outlining the proposed redevelopment of these two strategic sites is provided on the following page.

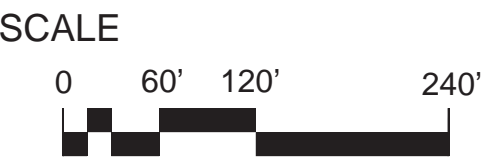
Village of Catskill
Brownfield Opportunity
Area (BOA)
Nomination Study

Redevelopment Concept Plan:
Sub Area 3



LEGEND

- (A) CHANDLERY (MARINE)
- (B) PARKING LOT (84 SPACES)
- (C) COMMERCIAL BUILDING WITH DECK
- (D) TOUR VESSEL
- (E) WATERFRONT CONNECTION TRAIL
- (F) PARKING LOT (54 SPACES)
- (G) RESTAURANT
- (H) POOL
- (I) HOTEL/CONFERENCE CENTER (50 GUEST ROOMS)
- (J) PARKING LOT (96 SPACES)



Prepared by:

Prepared for:



This map was prepared for the Village of Catskill and the NYS Department of State, Division of Coastal Resources with state funds provided through the Brownfield Opportunity Area Program.

Implementation Matrix

The Village of Catskill has made a substantial commitment to the community, property owners and other stakeholders by undertaking this effort. In order for this strong commitment to have a positive impact, it is critical for recommended actions be implemented.

To assist in the implementation, an Implementation Matrix was developed to identify an implementation leader, partners, possible funding sources and a prioritized implementation schedule.

Village of Catskill Reuse Strategy
Implementation Matrix

Action Items to Support BOA Goals		Project Champion	Potential Partners/Funding	Immediate*	Mid-Term	Long-Term	Ongoing
Waterfront Revitalization Recommended Action Items							
W-1	Coordinate with property owners to redevelop waterfront properties with active water-based commercial uses	Village	Waterfront Task Force; Private Property Owners; Greene County Industrial Development Authority (IDA)	H			√
W-2	Partner with the LUMBERYARD to explore potential commercial uses for three waterfront buildings	Village / Waterfront Task Force	Greene County IDA; LUMBERYARD Contemporary Performing Arts		H		
W-3	Explore relocation of Main Care facilities to an inland location	Village / Waterfront Task Force	Greene County IDA; LUMBERYARD Contemporary Performing Arts	H			
W-4	Complete a Master Plan for Redevelopment of the Forlini and Atlantic Mills properties	Greene County IDA	Village; Private Property Owners		M		
W-5	Connect Catskill Yacht Club, Hop-O-Nose and Catskill Marinas to downtown using enhanced pedestrian connections, signage and amenities	Village / Greene County Department of Transportation	Cultivate Catskill; Private Property Owners		M		
W-6	Work with Greene County to explore relocation of Highway Facilities building outside of floodplain	Village / Greene County			M		
W-7	Enhance visual and physical public access to the waterfront	Village	Private Property Owners; Cornell; Hudson River Estuary; NYS Department of State (DOS)				M
W-8	Explore feasibility of constructing public docks at Catskill Point, and the development of both a public dock and a Riverboat Tour Dock near the downtown	Village	Private Property Owners; Private Developers; LUMBERYARD Contemporary Performing Arts			M	
W-9	Explore redevelopment of Con-E-Island properties	Village	Private Property Owners		H		
W-10	Determine need for Phase II environmental site assessments and secure funding as appropriate	Greene County IDA	Village; Private Property Owners; NYS Department of Environmental Conservation (DEC)	H			
W-11	Investigate opportunities with New York State's Brownfield Cleanup Program	Village / Greene County IDA	NYS Department of Environmental Conservation (DEC); Private Property Owners				H

* Immediate (Year 1), Mid-Term (Year 2-5), Long-Term (Year 6-10)
H = High Priority, M = Medium Priority, L = Low Priority

Village of Catskill Reuse Strategy
Implementation Matrix

Action Items to Support BOA Goals		Project Champion	Potential Partners/Funding	Immediate*	Mid-Term	Long-Term	Ongoing
W-12	Leverage and promote Catskill Walkway and Catskill Railway Bridge	Village / Cultivate Catskill	Greene County Planning and Economic Development; Greene County Chamber of Commerce		H		√
W-13	Enhance and promote dog park located at the corner of Main and Water Streets	Village	Volunteers; NYS Office of Parks, Recreation and Historic Preservation (OPRHP)		L		
W-14	Implement recommendations of 2015 Cornell University Student Project	Village	Cornell University; Hudson River Estuary; NYS Department of Environmental Conservation (DEC)	H			
W-15	Consider an Application to the NYS Environmental Protection Fund (EPF) Grant Program under the NYS Consolidated Funding Application	Village	NYS Department of Environmental Conservation (DEC)				M
Downtown Revitalization Recommended Action Items							
D-1	Improve local capacity to carry on Main Street revitalization efforts by establishing a Downtown Working Committee	Village	Greene County Chamber of Commerce; Local Business Owners; Cultivate Catskill	H			
D-2	Coordinate business hours along Main Street	Downtown Working Committee	Greene County Chamber of Commerce; Local Business Owners		M		
D-3	Continue to partner with local cultural institutions to promote Main Street as a complementing destination	Downtown Working Committee	Local Cultural Institutions; Greene County Chamber of Commerce; Greene County Planning and Economic Development		M		
D-4	Enhance and implement district marketing programs and events	Downtown Working Committee	Greene County Chamber of Commerce; Heart of Catskill		M		
D-5	Increase lodging options	Village	Greene County Planning and Economic Development; Air B&B; Greene County Chamber of Commerce	M			√
D-6	Streetscape improvements along the Uncle Sam Bridge	Village	NYS Department of Transportation (DOT); Cultivate Catskill		L		
D-7	Streetscape improvements along Bridge and Water Streets	Village	Greene County Planning and Economic Development; Cultivate Catskill; NYS Department of Transportation (DOT)		H		
D-8	Connect property owners with artists to activate empty storefronts and bridges	Greene County Council on the Arts	Greene County Chamber of Commerce, Local Artists, Village		L		√

* Immediate (Year 1), Mid-Term (Year 2-5), Long-Term (Year 6-10)
H = High Priority, M = Medium Priority, L = Low Priority

Village of Catskill Reuse Strategy
Implementation Matrix

Action Items to Support BOA Goals		Project Champion	Potential Partners/Funding	Immediate*	Mid-Term	Long-Term	Ongoing
Study Area-Wide Recommended Action Items							
S-1	Continue Participation in the BOA Program by Completing a Step 3 – Implementation Strategy	Village	NYS Department of State (DOS)	H			
S-2	Evaluate existing zoning within the Study Area	Zoning Board	Village Planning Board		M		
S-3	Continue to engage the public and community organizations	Village	Community Organizations; Residents; Business Owners				√
S-4	Implement <i>Resilient Catskill</i> report recommendations	Waterfront Task Force	Scenic Hudson; Village; NYS Department of Environmental Conservation (DEC); Hudson River Estuary	H			
S-5	Implement recommendations from <i>2008 Greene County Water Dependent Use Inventory & Assessment</i>	Greene County	Village; Private Property Owners				√
S-6	Design and implement gateway enhancements	Village	Cultivate Catskill; Cornell Master Gardeners			M	√
S-7	Leverage and promote the Rip Van Winkle Skywalk	Greene County Planning and Economic Development	Greene County Chamber of Commerce; Village; Downtown Working Committee			M	
S-8	Capitalize on the projects Cultivate Catskill has been working on	Village	Cultivate Catskill; Chamber of Commerce; Greene County Planning and Economic Development	M			√
S-9	Explore options to hire a grant writer shared among Greene County / Village and Town	Village	Greene County; Town of Catskill	H			

* Immediate (Year 1), Mid-Term (Year 2-5), Long-Term (Year 6-10)
H = High Priority, M = Medium Priority, L = Low Priority