

NY Forward - Capital Region Athens

Local Planning Committee (LPC)
Meeting #4
September 15, 2025



NY Forward

Welcome!

LPC Meetings are meant to be working sessions of the LPC

- These meetings are open to the public, but are not intended as interactive public workshops.
- The public is welcome to observe committee meetings and submit comments to AthensNYF@gmail.com
- The final 10-15 minutes of the meeting are reserved for public comment and discussion.

How to get involved:

- We want to hear from you! There will be many other ways for community members to get involved.
- Visit the Athens NYF website to send comments: www.AthensNYF.com
 - **The submitted projects are now available on the website! Check them out and let us know what you think!**

Agenda

- Opening Remarks
- Code of Conduct
- Updates: Planning Process & Engagement Activities
- Submitted Projects – Updates & Evaluations
- Project Evaluation Summary
- Small Projects Fund & NYF Boundary
- Public Comment
- Next Steps



D R Evarts Library

An aerial photograph of a historic neighborhood, likely in New York City, featuring a mix of colorful houses, trees, and streets. The image is used as a background for the slide.

Opening Remarks

Mayor Amy Serrago

Code of Conduct & Recusals

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

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

Please inform the LPC co-chairs during the meeting if the need to disclose a conflict arises unexpectedly, and then recuse yourself from discussion or voting on the project.

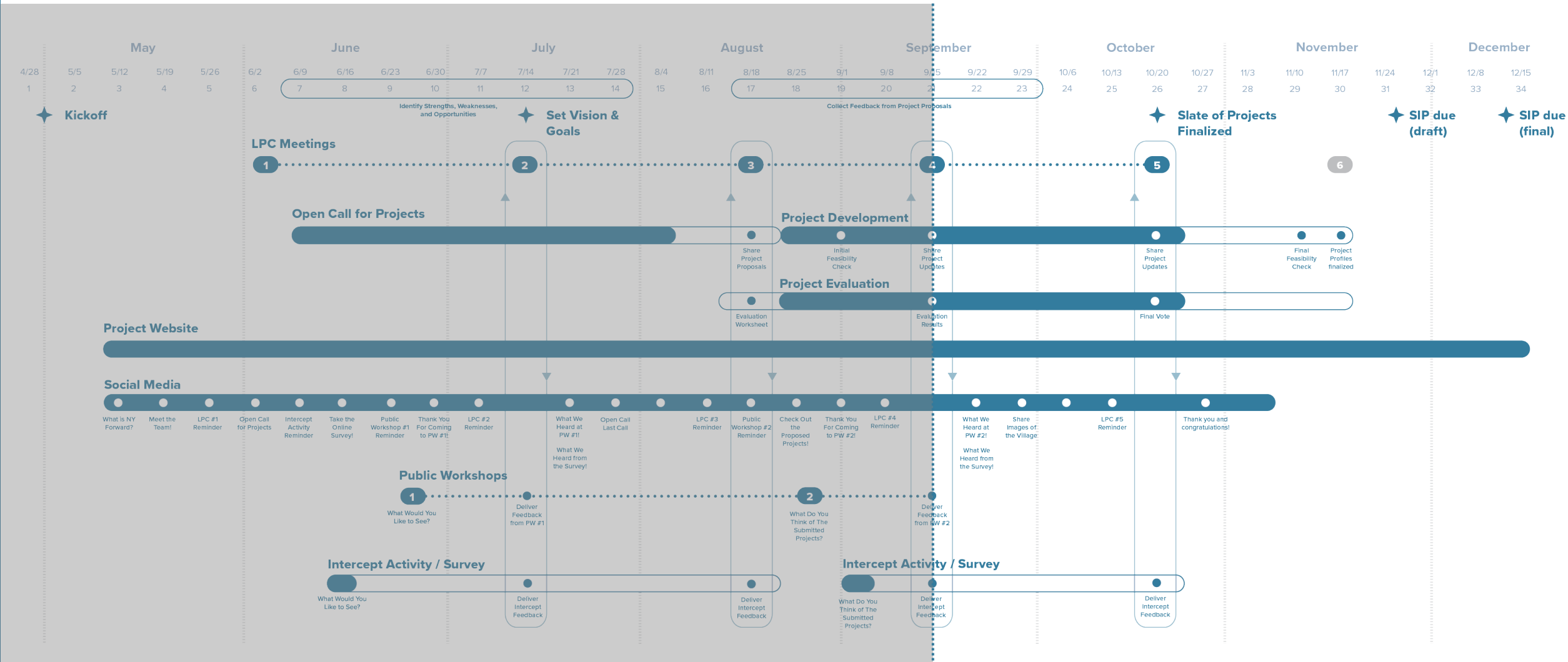
*Conflicts of interest currently on file are listed to the right. **Do any LPC members need to make any additional disclosures to the Committee at this time?***

Name	Organization	Project	
Carol Pfister	Athens Cultural Center, Board Member	E	Revive the Athens Cultural Center
Jeff Strockbine	N/A	E A	Revive the Athens Cultural Center Create a Riverfront Access Hub
Todd Bernard	Project Sponsor, Property Owners	T	Redevelop the Trinity Church Building
Tim Albright	N/A	U	Enhance the Multi-Unit Residential Building at 62 Second Street



Updates: Planning Process & Engagement Activities

We Are Here!



What's been done so far?

- ✓ May 19 AthensNYF.com went live
- ✓ **Jun 4** **LPC Meeting #1**
- ✓ Jun 9 Open Call for Projects released
- ✓ Jun 18 Postcards delivered
- ✓ **Jun 26** **Public Workshop #1**
- ✓ Jun 30 – Jul 10 Office Hours / Technical Assistance session
- ✓ **Jul 14** **LPC Meeting #2**
- ✓ Aug 4 Open Call for Projects closed
- ✓ **Aug 18** **LPC Meeting #3**
- ✓ Aug 20 - 26 Feedback conversations with Project Sponsors
- ✓ **Aug 28** **Public Workshop #2**
- ✓ **Sep 15** **LPC Meeting #4 – IN PROGRESS**

What's on the horizon?

- ☐ Sep 18-25 Feedback convos with Sponsors
- ☐ **Oct 13** **Final Project updates due**
- ☐ **Oct 20** **LPC Meeting #5**
- ☐ Nov 17 LPC Meeting #6 (if needed)
- ☐ Nov 26 Draft Strategic Investment Plan due
- ☐ Dec 12 Final Strategic Investment Plan due

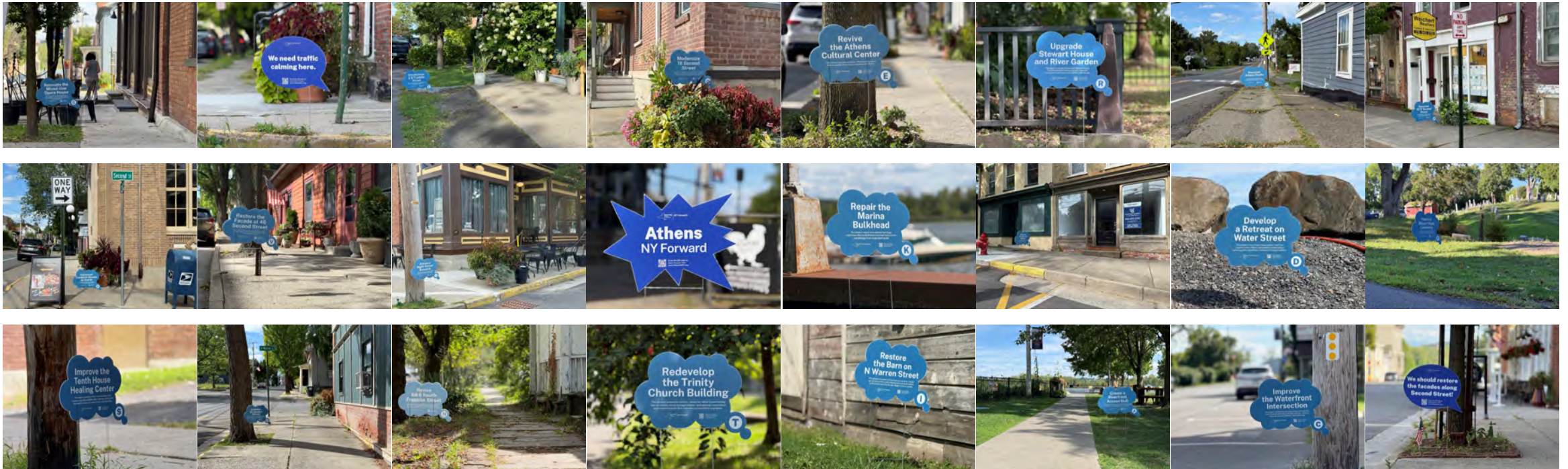
Public Workshop #2

- About **36** participants



Sign Campaign

- **24** signs throughout the NY Forward boundary area

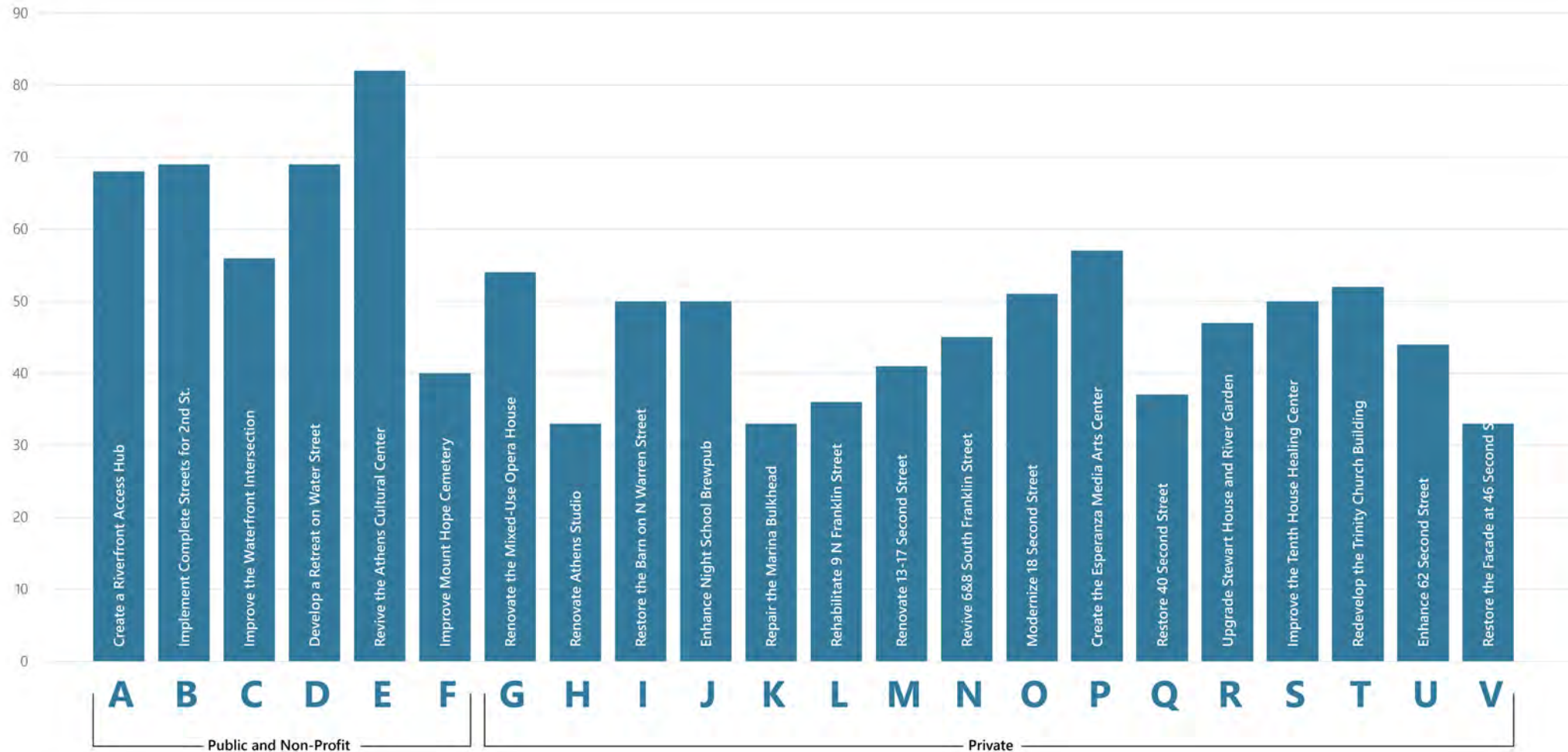


Online Project Review Survey

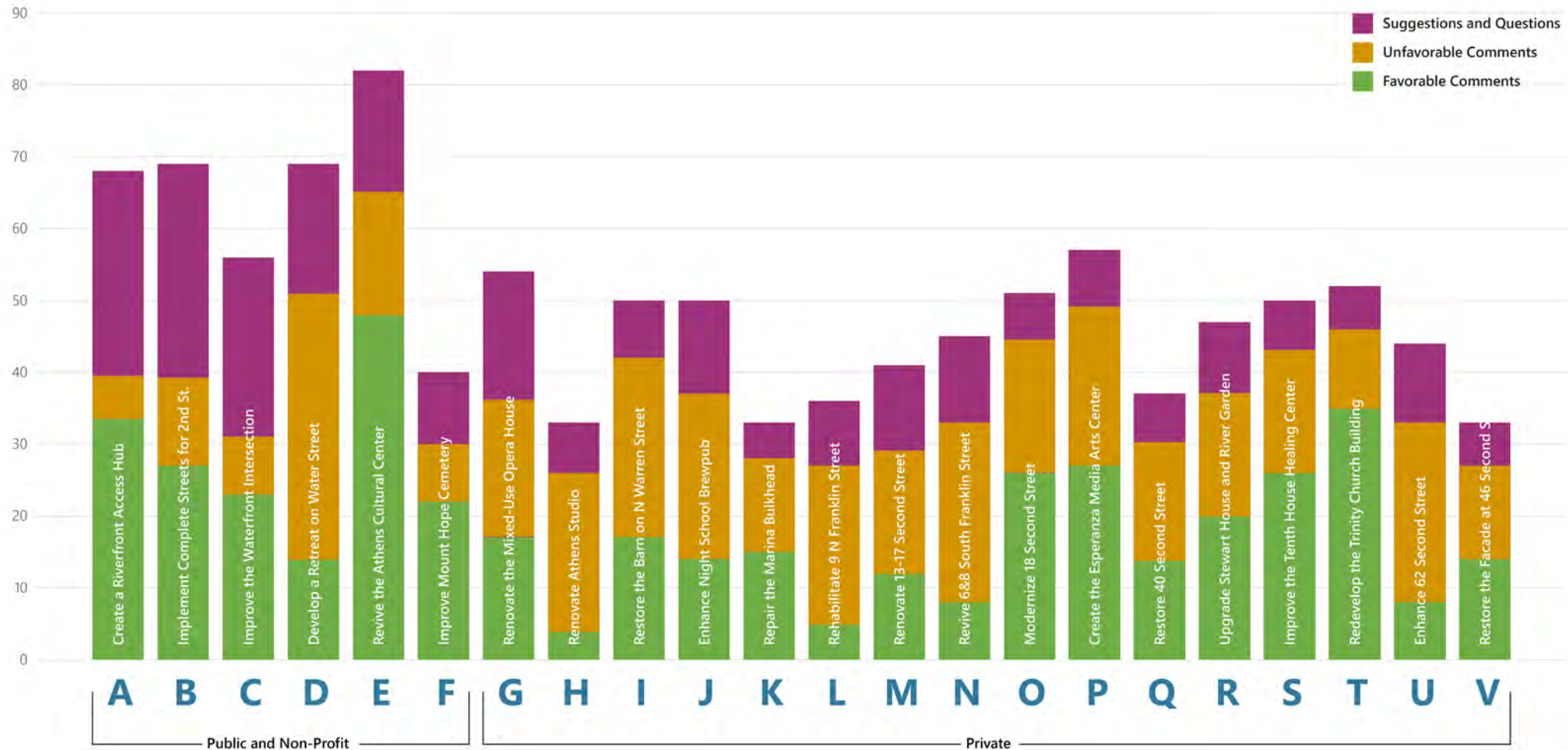
- **72** total responses so far!
 - 1,100 total comments
 - 434 favorable comments
 - 393 unfavorable comments
 - 142 suggestions
 - 131 questions
- Strong interest in **public projects** that support the village and community
- Focus on **public benefit** when evaluating private projects
- Revise proposals to maximize public benefit

A screenshot of the Athens NY Forward Project Review Survey form. At the top, there is a photo of a residential neighborhood. Below the photo, the title is "Athens NY Forward Project Review Survey". The text says "Thank you for participating in this survey. This is an opportunity to contribute to a collective future for downtown Athens." It then says "Please reference the appropriate project profile found on athensnyf.com when leaving comments." There is a login section with the email "athensnyf@gmail.com" and a "Switch account" link. Below that is a "Name (optional)" field with a "Your answer" input box. Then an "Email (optional)" field with a "Your answer" input box. The first project listed is "Project A: Create a Riverfront Access Hub". Below that is a question "Project A: Favorable comments?" with a "Your answer" input box.

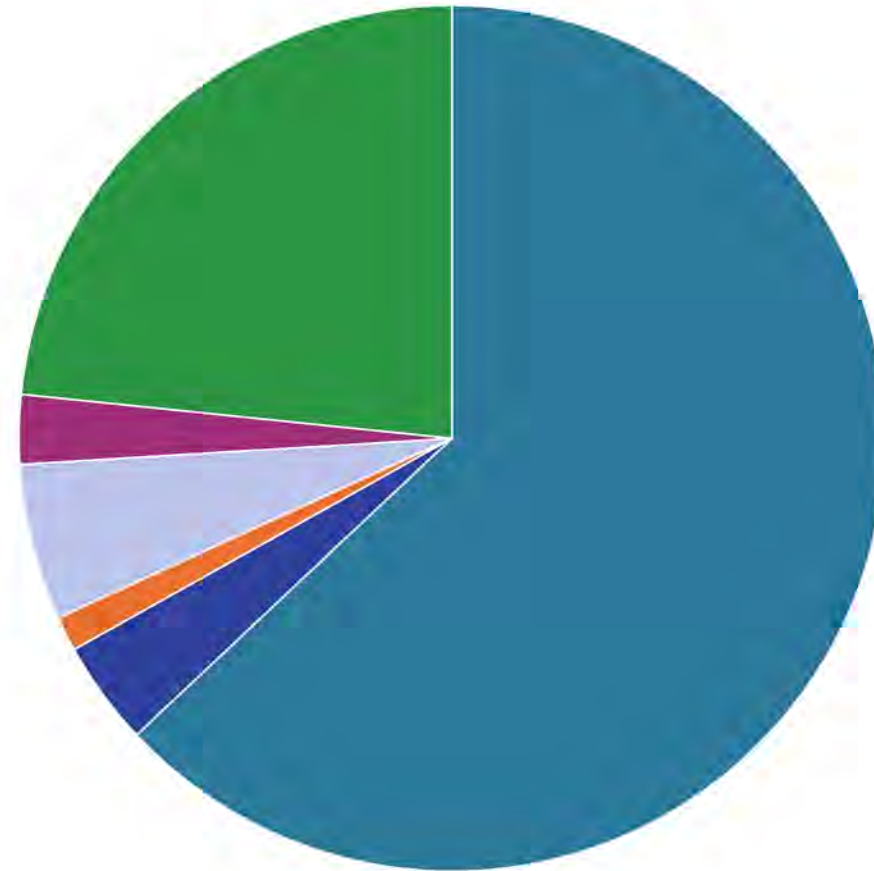
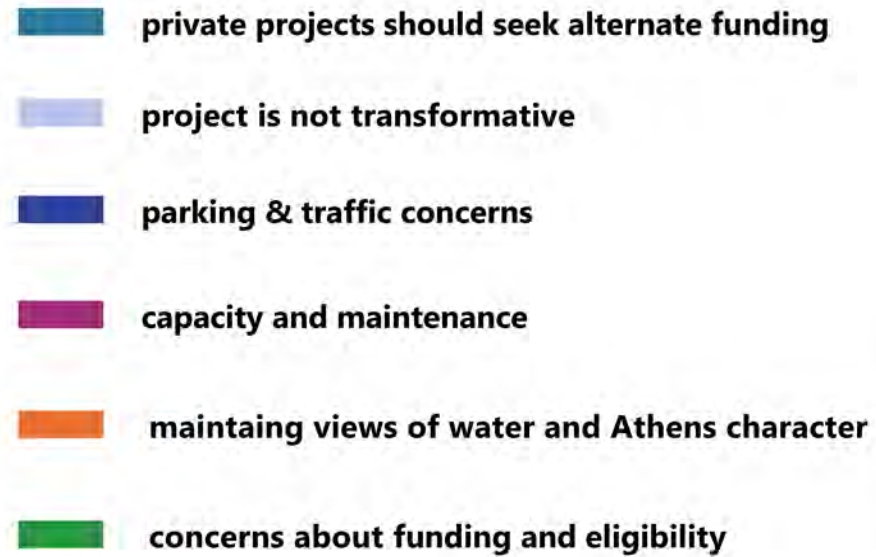
How many comments did each project receive?



How many comments did each project receive?



Breakdown of concerns noted



An aerial photograph of a suburban neighborhood. The image shows a mix of residential buildings, including single-story houses and larger multi-story homes. There are many green trees scattered throughout the area, and a network of streets with parked cars is visible. In the upper right corner, a body of water is partially visible. The overall scene is a typical suburban landscape.

Submitted Projects

Downtown Vision

“ The Village of Athens is a unique place that celebrates its distinct charm and diversity. We honor our heritage with continued restoration of our historic downtown. We embrace our Hudson River roots by expanding waterfront access for all. We drive prosperity by committing to innovation and sustainability. We welcome visitors with art, culture, and recreation. We nurture our low-key, laid-back vibe to welcome new families to our community, to make Athens home, generation after generation. ”

Evaluation Criteria

High Med Low Alignment with Athens NYF Goals

			Expand public access to and from the Hudson River
			Upgrade safety and accessibility of downtown buildings and public spaces
			Enhance impact of historic charm of facades and alleys
			Attract downtown retail opportunities
			Increase availability, quality, and choice of housing

High Med Low Alignment with State NYF Goals

			Create an active downtown with a strong sense of place.
			Attract new businesses that create a robust mix of shopping, entertainment and service options for residents and visitors, and that provide job opportunities for a variety of skills and salaries.
			Enhance public spaces for arts and cultural events that serve the existing members of the community but also draw in visitors from around the region.
			Build a diverse population, with residents and workers supported by complementary diverse housing and employment opportunities.
			Grow the local property tax base.
			Provide amenities that support and enhance downtown living and quality of life.
			Reduce greenhouse gas emissions and support investments that are more resilient to future climate change impacts.

High Med Low Project Effectiveness

			Community support: The project has received support from community members through comments provided at public workshops, outreach events, and public meetings.
			Project readiness: The project is well-developed and poised to proceed in the near-term in a way that will jump start the redevelopment of the NYF area.
			Catalytic effect: The project is likely to have a significant positive impact on the revitalization of the downtown by attracting other public and private investment at a scale appropriate for the NYF community.
			Co-benefits: The project will result in secondary benefits to both the community and project developer, beyond the primary goal of the project, which will generate additional economic activity, grow the local property tax base, improve quality of life in the neighborhood, and/or result in improved buildings likely to create healthier, more comfortable and productive environments in which to live and work.
			Cost effectiveness: Investment of NYF funds in the project would represent an effective and efficient use of public resources.

Overview of Submitted Projects

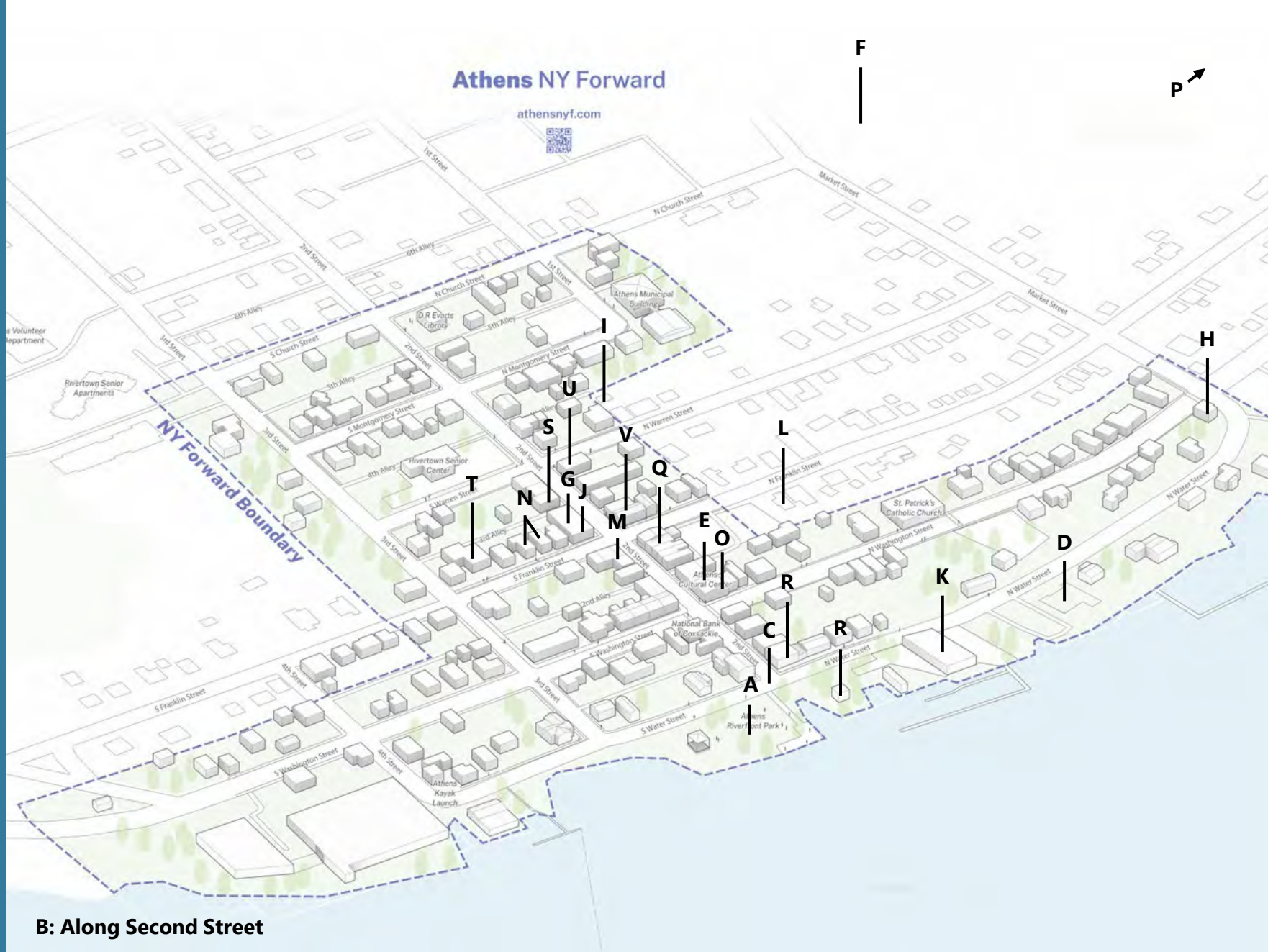
22 primary projects total,
from **19** distinct sponsors,
with **\$10.7 million** requested of NYF,
leveraging almost **\$22.2 million** in total investment

3 public projects from **1** sponsor, total ask of **\$3.8 million**, of \$3.9 million (2% match)

3 non-profit projects from **3** sponsors, total ask of **\$1.8 million**, of \$9.5 million (81% match)

16 private projects from **15** sponsors, total ask of **\$5 million**, of \$8.8 million (43% match)

(as of Open Call due date, Aug 4)



B: Along Second Street

ID	Project
A	Create a Hudson River Access Hub in Riverfront Park
B	Implement a Complete Streets Redesign of 2nd Street
C	Improve the Waterfront Intersection at N Water St. and 2nd St.
D	Develop a Public Garden and Restaurant along the Hudson River
E	Expand the Capacity and Accessibility of the Athens Cultural Center
F	Improve Educational Opportunities and Access to Mt. Hope Cemetery
G	Renovate the Brooks Opera House to Accommodate a Restaurant, Event Venue, and Apartments
H	Renovate the Athens Studio to Expand Operations of a Boutique Clothing Business
I	Restore a Historic Barn to House an Art and Architecture Studio
J	Enhance Brewing Capacity at Night School Brewpub
K	Repair the Bulkhead at Ding's Lighthouse Marina
L	Renovate the 9 North Franklin Street Duplex
M	Renovate the Mixed-Use Building at 13-17 Second Street
N	Rehabilitate the Historic Mixed-Use Structures at 6 & 8 South Franklin Street
O	Modernize the Apartment Building at 18 Second Street
P	Convert 94 North Franklin Street into a Mixed-Use Facility with Apartments and Co-Working Space
Q	Restore the Mixed-Use Building at 40 Second Street
R	Restore the Historic Stewart House and Upgrade the River Garden
S	Improve the Tenth House Healing Center to Support Expanded Programming
T	Redevelop the Trinity Church Building into a Wedding and Events Venue
U	Enhance the Multi-Unit Residential Building at 62 Second Street
V	Restore the Facade at 46 Second Street

Submitted Projects – Public and Non-Profit



ID	Project	Sponsor	Estimated Total Project Cost	NYF Funding Request	Match %	Alignment AT Goals	Alignment NYF Goals	Project Effectiveness
A	Create a Hudson River Access Hub in Riverfront Park	Village of Athens	\$1,432,000	\$1,432,000	0%			
B	Implement a Complete Streets Redesign of 2nd Street	Village of Athens	\$1,393,000	\$1,318,000	5%			
C	Improve the Waterfront Intersection at N Water St. and 2nd St.	Village of Athens	\$1,100,000	\$1,100,000	0%			
D	Develop a Public Garden and Restaurant along the Hudson River	Plane Image Hudson River Garden Foundation / Helen Marden	\$7,490,000	\$1,000,000	87%			
E	Expand the Capacity and Accessibility of the Athens Cultural Center	Athens Cultural Center / Becky Hart	\$1,927,000	\$722,000	63%			
F	Improve Educational Opportunities and Access to Mt. Hope Cemetery	Mount Hope Cemetery Association	\$98,000	\$98,000	0%			
Public and Non-Profit Total			\$13,440,000	\$5,670,000				

* Project not located within current NYF boundary

Submitted Projects – Private

lowhigh

ID	Project	Sponsor	Estimated Total Project Cost	NYF Funding Request	Match %	Alignment AT Goals	Alignment NYF Goals	Project Effectiveness
G	Renovate the Brooks Opera House to Accommodate a Restaurant, Event Venue, and Apartments	Athens Commons, LLC / B. and D. Beckmann	\$3,047,000	\$750,000	75%			
H	Renovate the Athens Studio to Expand Operations of a Boutique Clothing Business	Athens Studio NY	\$100,000	\$100,000	0%			
I	Restore a Historic Barn to House an Art and Architecture Studio	Carl Muehleisen Architecture, PLLC / Carl M.	\$257,000	\$120,000	53%			
J	Enhance Brewing Capacity at Night School Brewpub	Deep Fried Beers, LLC / John Osborne	\$160,000	\$120,000	25%			
K	Repair the Bulkhead at Ding’s Lighthouse Marina	Ding’s Lighthouse Marina / Lawrence Palmateer	\$400,000	\$300,000	25%			
L	Renovate the 9 North Franklin Street Duplex	DPF Development Corporation	\$167,000	\$125,000	25%			
M	Renovate the Mixed-Use Building at 13-17 Second Street	DPF Development Corporation	\$148,000	\$111,000	25%			
N	Rehabilitate the Historic Mixed-Use Structures at 6 & 8 South Franklin Street	Glenco Restoration / Michael Black	\$575,000	\$431,000	25%			
O	Modernize the Apartment Building at 18 Second Street	Philip Miller	\$84,000	\$63,000	25%			
P	Convert 94 North Franklin Street into a Mixed-Use Facility with Apartments and Co-Working Space	S. Abed, G. Zufall, H. Justice & L. M. Thomas	\$683,000	\$512,000	25%			
Q	Restore the Mixed-Use Building at 40 Second Street	Square Foot Holdings, LLC	\$151,000	\$113,000	25%			
R	Restore the Historic Stewart House and Upgrade the River Garden	Stewart House / Lois Ballinger	\$1,950,000	\$1,455,000	25%			
S	Improve the Tenth House Healing Center to Support Expanded Programming	Tenth House Health / Jennifer Sokolov	\$171,000	\$128,000	25%			
T	Redevelop the Trinity Church Building into a Wedding and Events Venue	Todd & Carol Bernard	\$595,000	\$446,000	25%			
U	Enhance the Multi-Unit Residential Building at 62 Second Street	Warren Arms, LLC / Joshua Lipsman	\$160,000	\$120,000	25%			
V	Restore the Facade at 46 Second Street	46 Second Street Realty, LLC / David Forbes	\$129,000	\$96,000	25%			
Private Total			\$8,777,000	\$4,990,000				
Overall Total			\$21,685,000	\$10,660,000				
Grant funding available				\$4,500,000	Target for SIP	\$6-8 million		

Athens Goals



River Access



Accessibility



Historic Facades



Retail



Housing

LPC Comments received:

- The current location of the kayak launch is fine; the ferry slip should be used for additional boat/ferry space.
- This area is heavily used and needs improvements for safety and access.
- Dock will bring more boaters into the Village, increasing foot traffic to retail establishments.
- The stamped concrete will face same problems as the current boardwalk, the dock extension will eliminate the river view, and parking was not considered.



Create active downtown



Attract new business



Enhance public spaces



Build diverse population



Grow local property tax base



Enhance downtown living



Reduce greenhouse gas emissions

LPC Comments received:

- The addition of 20 boat docking spaces might hurt the community because the park will be less attractive with boats blocking the view.

NYF Goals

Project Effectiveness



Community support



Project readiness



Catalytic effect



Co-benefits



Cost effectiveness

LPC Comments received:

- The Athens kayak launch supports at least one business and attracts kayakers - some funds for upgrades and restoration should be spent on this.



Create a Riverfront Access Hub



Project Location:
Riverfront Park, Water St.

Project Type:
Public Improvement

Project Sponsor:
Village of Athens

Property Ownership:
Village of Athens

Funding Estimate:
\$1,432,000
Total Project Cost
\$1,432,000
Total NYF Funds Requested
0%
Sponsor Match %

Project Overview:

The project will create a "river access hub" at Athens Riverfront Park that will significantly expand waterfront access and connectivity through the installation of approximately 20 additional boat docking spaces, serving both residents and transient boaters while providing dedicated space for ferries, water taxis, and tour boats. The project includes restoring the kayak launch as an ADA-compliant system along with resident storage space for kayaks and small watercraft. Infrastructure improvements will include replacing the existing composite decking boardwalk, extending safety fencing for consistency, and creating an enclosed area for relocated portable restrooms.

Favorable Comments:

- Includes ADA compliance, which is essential
- Benefits all residents & visitors
- The upgraded boardwalk is a much-needed project
- My favorite, in terms of the community

Suggestions:

- Construct the riverwalk directly along the shore for better access
- Remove bushes around Water Street perimeter to improve visibility
- Avoid excessive fencing that could obstruct views
- Do not relocate the town square to this area—keep it on 2nd Street

Questions:

- Has the village sought cooperation of nearby landowners?
- Can sidewalks be added along Water Street?
- Will bathroom facilities be included?
- Any thought of bringing back the old gantry?

Create a Riverfront Access Hub



Riverfront Park, Water St.

Existing Site Conditions

Riverfront Park faces several infrastructure and accessibility challenges. Docking is limited to 3 - 4 boats, with no ferry or water taxi access and no basic services, discouraging recreational boaters from visiting. The boardwalk is deteriorating and does not extend the full length of the bulkhead, creating barriers for individuals with mobility challenges. Additionally, the kayak launch isn't ADA compliant and requires significant upgrades. There is also no public storage available for kayaks or small watercraft near the river.

Capacity & Partners

The Village has successfully managed multiple grants and construction projects in recent years, including the new DPW building and ongoing water and sewer infrastructure upgrades. It has also demonstrated strong collaboration with partner agencies in administering complex projects and securing funding, reinforcing its capacity to deliver on initiatives.

Alignment with Vision & Goals

The project aims to **enhance waterfront access, improve pedestrian safety & accessibility**, and boost riverfront connectivity to drive economic growth along the shoreline.

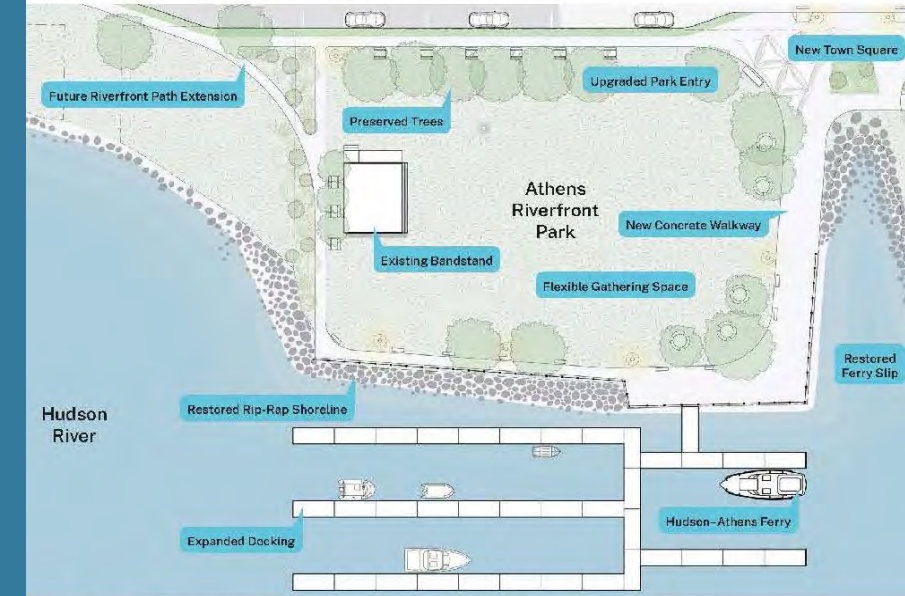
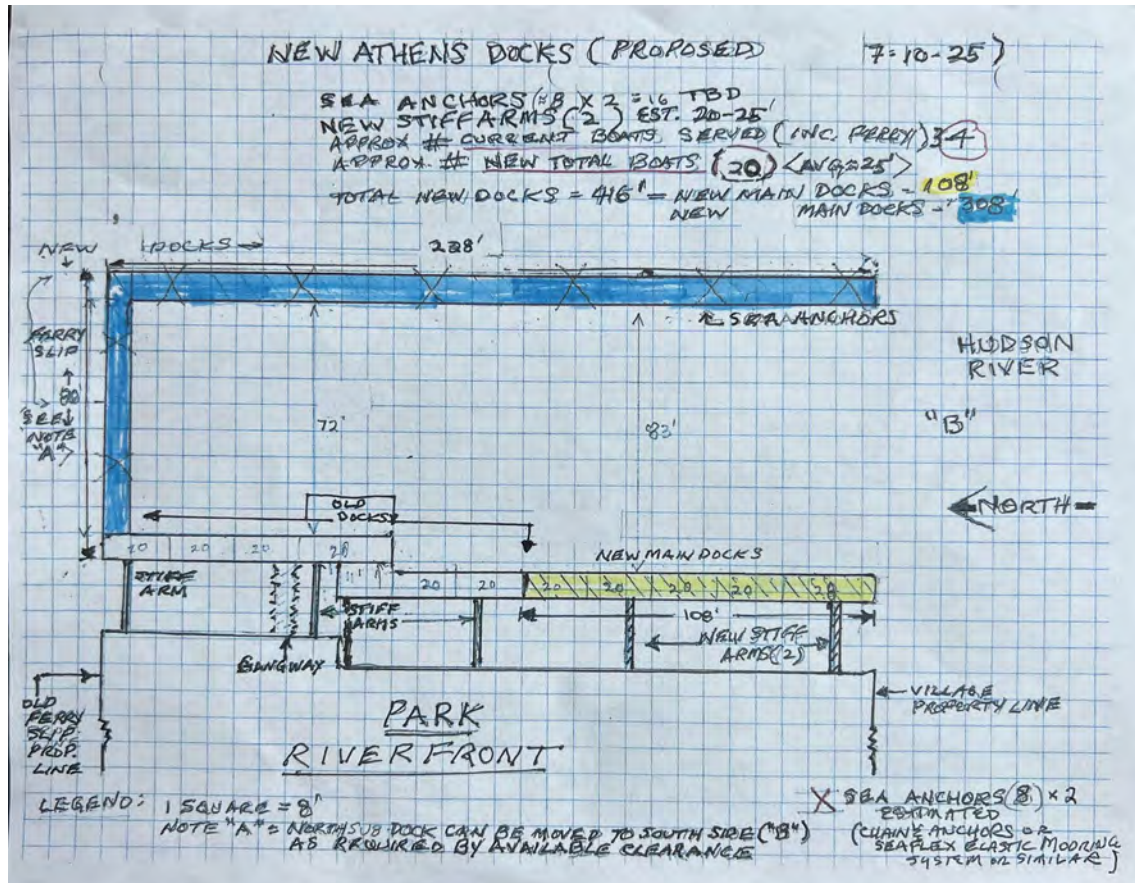
Readiness & Timeframe

Work has not yet begun and may require permitting, which could extend the overall timeline. Once design, permitting, and funding are in place, the project is expected to be completed in under one year.



Updates From Sponsor

- Confirmed that kayak launch would remain at existing location, with budget for improvements there.
- New proposed dock layout at the park:



Above: Proposed site plan study



Above: Existing boardwalk condition

Athens Goals



River Access



Accessibility



Historic Facades



Retail



Housing

LPC Comments received:

- Removal of parking spaces at bottom of Second Street will enhance the river view, but reduce already limited parking.
- This project will make the Village shopping center more inviting and accessible, increasing retail visibility.
- Safety and accessibility of our downtown business district is one of our top goals.

NYF Goals



Create active downtown



Attract new business



Enhance public spaces



Build diverse population



Grow local property tax base



Enhance downtown living



Reduce greenhouse gas emissions

LPC Comments received:

- Uneven sidewalks should definitely be fixed.
- Upgrades to our pedestrian infrastructure will drive more businesses to open and/or expand in our downtown.

Project Effectiveness



Community support



Project readiness



Catalytic effect



Co-benefits



Cost effectiveness

LPC Comments received:

- The 'bump outs' offer little benefit to Athens and the proposed one-way street could hinder business traffic rather than help it.

B

Implement Complete Streets for 2nd St.



Project Location:

2nd St. from Water to Warren Sts.

Project Type:

Public Improvement

Project Sponsor:

Village of Athens

Property Ownership:

Village of Athens

Funding Estimate:

\$1,393,000

Total Project Cost

\$1,318,000

Total NYF Funds Requested

5%

Sponsor Match %

Project Overview:

This project will redesign Second Street using a Complete Streets approach to improve sidewalks, pedestrian safety, accessibility, and overall streetscape in the heart of the downtown business district. It will address long-standing issues like uneven sidewalks, limited space for outdoor dining, and poor wayfinding.

Traffic calming measures to be studied include bulb-outs at key intersections, green infrastructure bioswales, high-visibility crosswalks, and differential materials or graphics at intersections. Given the constricted ROW width, the possibility of widening sidewalks by reducing roadbed width should also be investigated, possibly by extending the one-way traffic pattern farther up 2nd Street.

Favorable Comments:

- Enhances walkability and ADA access
- Crucial infrastructure improvements
- Yes to traffic calming and more trees

Suggestions:

- Preserve two-way traffic to maintain village character
- Consider calming traffic with planting and tree buffers
- Add historic-style streetlamps and street trees for ambiance
- Clean up Route 385/Washington Street as a higher priority

Questions:

- Does one-way or two-way plan include parking?
- How will businesses receive deliveries?
- Why not a NYS Main Street project?
- What happens to 3rd Street?

Implement Complete Streets for 2nd St.



2nd St. from Water St. to Warren St.

Existing Site Conditions

Lower Second Street serves as the main corridor of the Village's downtown business district but faces several challenges. Sidewalks are uneven and hazardous due to tree root damage, and traffic safety is compromised by frequently ignored stop signs. The area lacks adequate space for sidewalk dining and suffers from stormwater infiltration issues. It is not pedestrian-friendly, especially for individuals with limited mobility or those using wheelchairs, making navigation difficult and unsafe.

Capacity & Partners

The Village has successfully managed multiple grants over the last several year, including a Trees USA grant that will be leveraged by this project in order to replace trees and tree pits along the project area.

Alignment with Vision & Goals

Enhancing downtown's **safety, accessibility, and historic character** is a top priority for the Village. This project addresses long-standing challenges in the business district by creating a more walkable environment, **attracting retail opportunities**, and supporting vibrant public spaces and buildings.

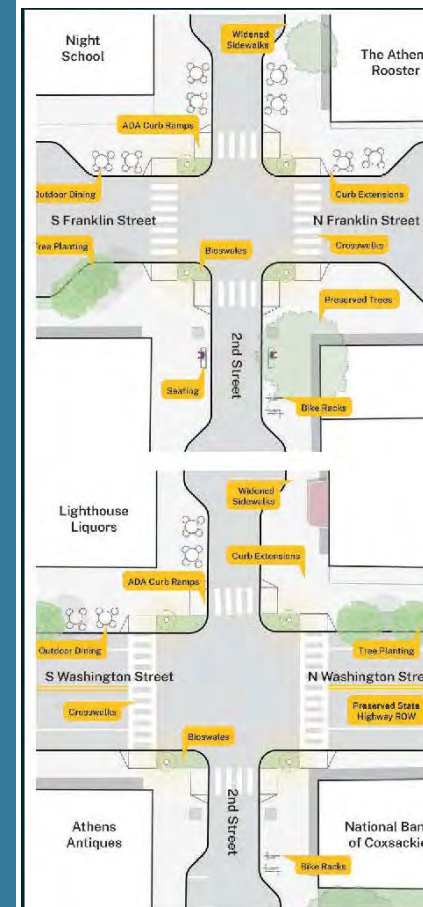
Readiness & Timeframe

Initial improvements have been made as part of a broader infrastructure effort, including stormwater management upgrades, installation of a handicapped parking space, and new street markings to designate parking zones and stop sign locations.



Updates From Sponsor

- None



Above: Proposed site plan option (1-way)



Above: Proposed site plan option (2-way)



Above: Existing condition between Warren & Franklin Sts.

Athens Goals



River Access



Accessibility



Historic Facades



Retail



Housing

LPC Comments received:

- Enhance the intersection with a historic feel without visually blocking the riverfront view from Second Street.
- The crosswalk designation would make the river and park more accessible.
- Current parking spots should be moved, but not eliminated – additional parking should be part of the plan.
- Informational kiosk is likely unnecessary.

NYF Goals



Create active downtown



Attract new business



Enhance public spaces



Build diverse population



Grow local property tax base



Enhance downtown living



Reduce greenhouse gas emissions

LPC Comments received:

- Some of the plan is good, but other parts should be rethought out; the river view should not be blocked.

Project Effectiveness



Community support



Project readiness



Catalytic effect



Co-benefits



Cost effectiveness

LPC Comments received:

- The on-street seating seems unnecessary when the park is right nearby.



Improve the Waterfront Intersection



Project Location:

Intersection of Second and Water Sts. & Segment from Third St. to 11 N. Water St.

Project Type:

Public Improvement

Project Sponsor:

Village of Athens

Property Ownership:

Village of Athens

Funding Estimate:

\$1,100,000

Total Project Cost

\$1,100,000

Total NYF Funds Requested

0%

Sponsor Match %

Project Overview:

Currently functioning as an oversized and disconnected intersection, this key location at the entrance to the waterfront park is poised for transformation into a dynamic public space. The proposed project will introduce thoughtful streetscape improvements, including roadway redesign, signage, and an information kiosk, with potential for public restrooms, bike rentals, and ticket sales. These enhancements will better integrate the area with the surrounding park and Second Street business district, creating a central gathering space that supports festivals, community events, and everyday pedestrian activity.

Favorable Comments:

- Prominent spot in Athens; can't be overlooked
- Great use of funds

Suggestions:

- Need a parking solution
- Include clear signage for wayfinding and local attractions
- Ensure any ticketing or rental services are clearly explained
- Consider phased implementation to manage costs

Questions:

- Is this phase one or full vision?
- Is this part of Opera House project?
- Is this too much money for one project?

Improve the Waterfront Intersection



Intersection of Second and Water Sts. & Segment from Third St. to 11 N. Water St.

Existing Site Conditions

The intersection of Second and Water Streets is a large, underutilized space at the core of the waterfront district. Despite its central location, it remains disconnected from both the adjacent park and the nearby commercial area. Currently dominated by expansive asphalt, the site functions informally as a parking lot, lacking a defined purpose or identity. Once home to a historic ferry slip, the area now suffers from a lack of signage, pedestrian infrastructure, and visual cohesion with surrounding amenities. The absence of clear pedestrian pathways on both sides of Water Street further limits accessibility and walkability.

Capacity & Partners

The Village of Athens has demonstrated success managing complex projects and multiple grants. Notable examples include construction of the DPW building in 2020 and ongoing water and sewer infrastructure updates.

Alignment with Vision & Goals

The proposed project **enhances safety and accessibility** along a key downtown and waterfront corridor, **expanding public access to the Hudson River**. It supports **retail activation**, **preserves historic character**, and strengthens the vibrancy of the Village's core.

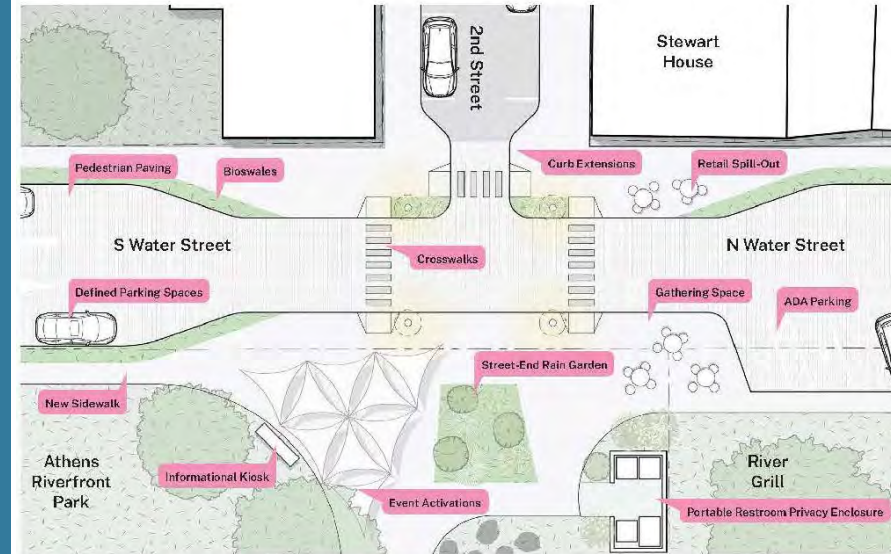
Readiness & Timeframe

Work related to this project has not begun and may require permitting which may increase the overall timeframe.



Updates From Sponsor

- None



Above: Proposed site plan study



Above: Current site condition

Athens Goals



River Access



Accessibility



Historic Facades



Retail



Housing

LPC Comments received:

- Project should provide physical access to the river, as well as pleasing visual access.
- Little space for parking, with some inadequate street parking.
- Should not provide NYF funding as the project was fully planned and initiated using private funds.
- Creates additional park space that will be accessible to all and highlights the river.
- Will not attract additional downtown retail opportunities.

NYF Goals



Create active downtown



Attract new business



Enhance public spaces



Build diverse population



Grow local property tax base



Enhance downtown living



Reduce greenhouse gas emissions

LPC Comments received:

- The new park will have businesses and be attractive to visitors.
- No direct property tax increase because of non-profit ownership.

Project Effectiveness



Community support



Project readiness



Catalytic effect



Co-benefits



Cost effectiveness

LPC Comments received:

- Having a world-class artist memorial will help attract tourism and interest in the Village.
- Project will be completed with or without NYF funding; community has vocally expressed opposition to using public funds for this.



Develop a Retreat on Water St.



Project Location:

11 North Water St.

Project Type:

Redevelopment and/or Renovation of Existing Building

Project Sponsor:

Helen Marden

Property Ownership:

Plane Image Hudson River Gardens LLC

Funding Estimate:

\$7,490,000

Total Project Cost

\$1,000,000

Total NYF Funds Requested

87%

Sponsor Match %

Project Overview:

This project plans for the transformation of a former floodplain site into a riverfront retreat that celebrates ecology, community, and cultural memory. Following demolition and environmental restoration, the $\frac{3}{4}$ -acre site is being reshaped into a garden landscape and flood-resilient gathering place. At the heart of the project lies a public garden designed in memory of celebrated artist Brice Marden (1938–2023), offering shaded seating nooks, native plantings, and pollinator-friendly blooms throughout the seasons. Complementing the natural landscape is a newly constructed 2,075-square-foot restaurant and bar. With its outdoor seating and year-round programming, the pavilion will support local jobs and offer a unique venue for riverside dining, cultural events, and community connection.

Favorable Comments:

- Nice project

Suggestions:

- Make the community space family-friendly and open to all.
- Avoid excessive reliance on public funding—seek private investment
- Incorporate local history or educational elements into the design
- Require the grounds be open to the public for same hours as public parks.

Questions:

- Does this Sponsor actually need the grant money to complete the project?
- Will the restaurant be affordable for residents?
- What are expected public hours?
- Does this project create public benefit and additionality?

Develop a Retreat on Water Street



11 North Water Street

Existing Site Conditions

The project site is a long-vacant riverfront property, formerly occupied by the Dionysus Restaurant, which was demolished due to its location within the floodplain. A new, elevated and flood-resilient facility is now under construction, designed to withstand future flood risks.

Capacity & Partners

The project is led by a team of experienced architects, landscape designers, and other skilled experts with experience on comparable and notable projects such as The High Line in New York City.

Alignment with Vision & Goals

The proposed project advances the Village's goals by **expanding public access to the Hudson River** through the creation of a welcoming waterfront retreat. It supports **retail activation** through the new restaurant, bar, outdoor seating and year-round programming.

Readiness & Timeframe

This project will be shovel-ready, pending funding, as permitting, demolition, building, and landscape construction are already underway.



Redevelopment /
Renovation



Extra Large

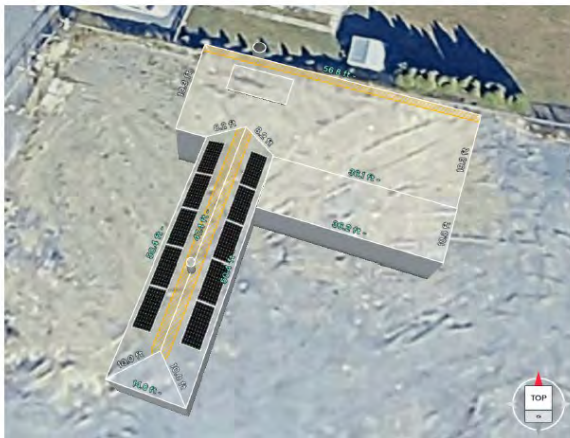


\$1,000,000

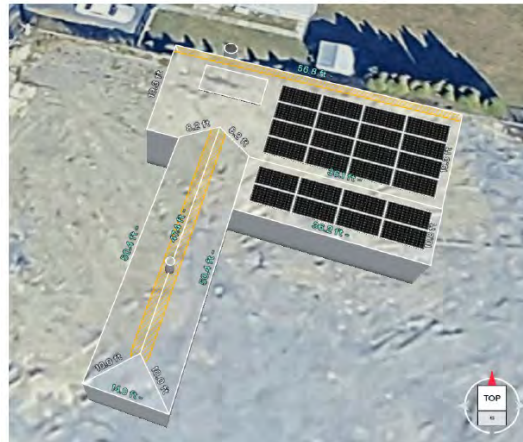
Updates From Sponsor

- Updated preliminary cost estimate and use of funds
 - Projected construction: \$2.45M (+\$30K)
 - Landscaping design: \$398K (+\$13K)
 - Architecture fees: \$747K (+\$22K)
 - Engineering & other professional fees: \$177K (+\$16.5K)
 - **Estimated Total: \$7.57M (\$81.5K increase)**
- Updated cost estimates reflect kitchen design consultant fees (\$16.5K) and solar panel purchase & installation (\$35K)

10-Module, Roof Mounted PV Array w/ 590W Comm Modules (5.90kW Total)



24-Module, Roof Mounted PV Array w/ 590W Comm Modules (14.16kW Total)



Above: Rendering of proposed project



Above: Aerial of site condition

Athens Goals



River Access



Accessibility



Historic Facades



Retail



Housing

LPC Comments received:

- Project is not transformative in nature.
- Adding accessibility components will not increase foot traffic/revenue in the Village.

NYF Goals



Create active downtown



Attract new business



Enhance public spaces



Build diverse population



Grow local property tax base



Enhance downtown living



Reduce greenhouse gas emissions

LPC Comments received:

- The ACC's limited operating hours and repetitive audience means that its proposed renovations are unlikely to generate increased foot traffic.

Project Effectiveness



Community support



Project readiness



Catalytic effect



Co-benefits



Cost effectiveness

LPC Comments received:

- ACC is a well-run non-profit that encourages tourism and arts in the community.
- Demographic served by the ACC is not reflective of the majority of the Village.
- Project is not cost effective given the NYF funding ask and numerous other State grants listed in application.



Revive the Athens Cultural Center



Project Location:
24 Second Street

Project Type:
Redevelopment /
Renovation

Project Sponsor:
Becky Hart

Property Ownership:
Village / Athens Cultural
Center

Funding Estimate:
\$1,927,000
Total Project Cost
\$722,000
Total NYF Funds Requested
63%
Sponsor Match %

Project Overview:

The Athens Cultural Center is undertaking a comprehensive renovation of their historic 1830s general store building to transform it into a fully accessible, three-story community arts facility with dedicated exhibition areas on the ground floor, multipurpose classrooms and offices on the second level, and community gathering space on the third floor. The work includes installing critical infrastructure such as an accessible entrance, elevator, primary staircase, universal restrooms, and fire suppression systems to meet accessibility and life safety codes, while addressing structural deficiencies in the foundation and upgrading inadequate electrical systems throughout the 6,168 square foot building.

Favorable Comments:

- Central to village life
 - Instrumental for youth and community
 - Enhances vitality and diversity
 - Long overdue upgrades
- ❖ 8 letters of support were submitted

Suggestions:

- Preserve historic interior character during renovations
- Improve handicapped entrance and add additional restrooms
- Expand youth programming and public workshops
- Use flexible space design to accommodate diverse events

Questions:

- Is the Athens Cultural Center representative of the entire village?
- How is this transformative?

Revive the Athens Cultural Center



24 Second Street

Existing Site Conditions

Originally built in the 1830s as a village general store, 24 Second Street is a wood-framed structure featuring a low-slope roof and three enclosed floors. Due to its deteriorated condition, only the street-level floor is currently in use. The upper levels are inaccessible, with a decaying stairway leading to the third floor and no accessibility features throughout the building. Structural instability in the foundation, along with outdated and insufficient electrical systems, further compromise the building's safety and functionality.

Capacity & Partners

The Athens Cultural Center is governed by a Board of Directors with extensive expertise in nonprofit governance, finance, the arts, architecture, and strategic planning. Including professionals with decades of expertise in fiscal oversight, real estate, and community development.

Alignment with Vision & Goals

The proposed project supports the vision of a vibrant downtown by **restoring a historic building** into a fully accessible, multi-use arts facility. Infrastructure upgrades enhance **safety and accessibility**, while new exhibition spaces, classrooms, and gathering areas **activate cultural and retail engagement** in the heart of downtown.

Readiness & Timeframe

The Athens Cultural Center is in the process of purchasing the building from the Village of Athens, has selected a design team, and completed the schematic design phase.

Project Category



Redevelopment /
Renovation

Project Size



Extra Large

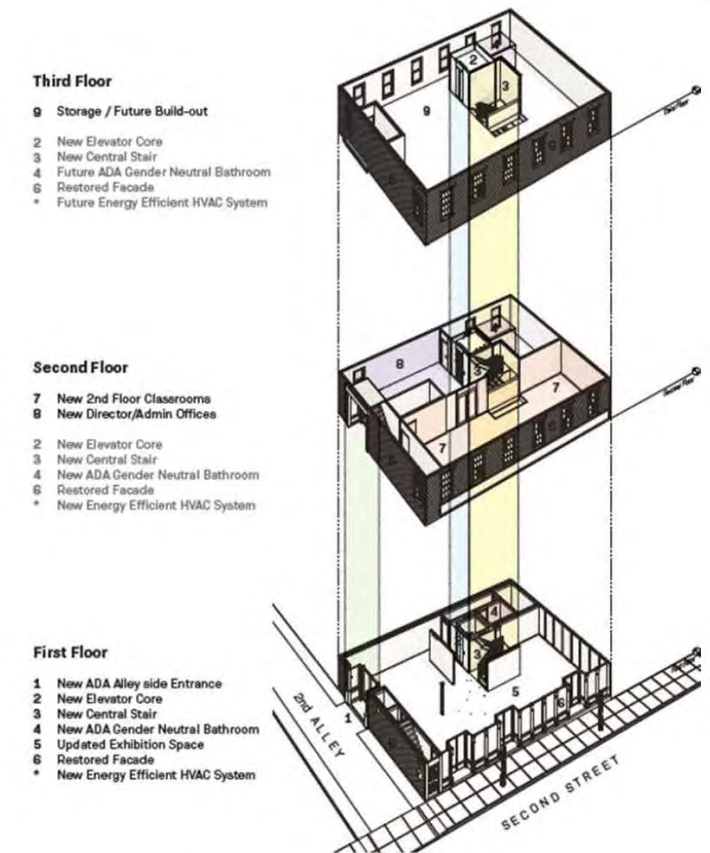
NYF Funds Requested



\$722,000

Updates From Sponsor

- None



Above: Proposed layouts



Above: Current condition, 2nd floor

Athens Goals



River Access



Accessibility



Historic Facades



Retail



Housing

LPC Comments received:

- Project is located outside of NYF boundaries, and some requested items are outside of NYF funding scope.

NYF Goals



Create active downtown



Attract new business



Enhance public spaces



Build diverse population



Grow local property tax base



Enhance downtown living



Reduce greenhouse gas emissions

LPC Comments received:

- [none]

Project Effectiveness



Community support



Project readiness



Catalytic effect



Co-benefits



Cost effectiveness

LPC Comments received:

- Historic walking tours of cemeteries encourage tourism.
- NYF is the incorrect grant to provide funding for this project.



Improve Mt. Hope Cemetery



Project Location:

24 Market Street

Project Type:

Public Improvement;
Branding & Marketing

Project Sponsor:

Mt. Hope Cemetery

Property Ownership:

Mt. Hope Cemetery
Association

Funding Estimate:

\$98,000

Total Project Cost

\$98,000

Total NYF Funds Requested

0%

Sponsor Match %

Project Overview:

Mt. Hope Cemetery is undertaking comprehensive improvements to enhance accessibility, preservation, and educational opportunities through road access repairs, replacement of the existing storage shed with a new storage building that includes classroom provisions, and installation of electric and water services to support expanded operations. The project includes purchasing a utility cart to transport materials and assist visitors with mobility issues, along with ongoing headstone repair and cleaning efforts. Infrastructure improvements focus on creating better access throughout the cemetery grounds while establishing educational facilities that can support community programming and volunteer activities.

Favorable Comments:

- Vital part of Athens history
- Unique and beautiful resource
- Support maintenance and access

Suggestions:

- Include all village cemeteries in the maintenance plan
- Build a shed or small structure for educational displays about Athens's history
- Maintain a park-like setting with walking paths and benches
- Avoid constructing large buildings on cemetery grounds

Questions:

- Will all cemeteries be included?
- Will there be an educational shed?

Improve Mt. Hope Cemetery



24 Market Street

Existing Site Conditions

Mt. Hope Cemetery is currently facing a range of access and infrastructure challenges. Key needs include road repairs, installation of electric and water services, and restoration and cleaning of headstones. The site also requires ongoing grounds maintenance and a utility cart to ensure accessibility for visitors with mobility limitations.

Capacity & Partners

The Mt. Hope Cemetery has a team of maintenance personnel and volunteer board of directors who oversee and manage projects at the site.

Alignment with Vision & Goals

The proposed project aligns with the goals of **enhancing safety, accessibility, and historic preservation**. Infrastructure upgrades will improve access throughout the grounds and support educational programming. These efforts, along with mobility support and ongoing headstone restoration, ensure the cemetery remains a well-maintained.

Readiness & Timeframe

This project is ready for implementation, pending funding and the acquisition of a local building permit.

Project Category



Public
Improvement

Project Size



Small

NYF Funds Requested

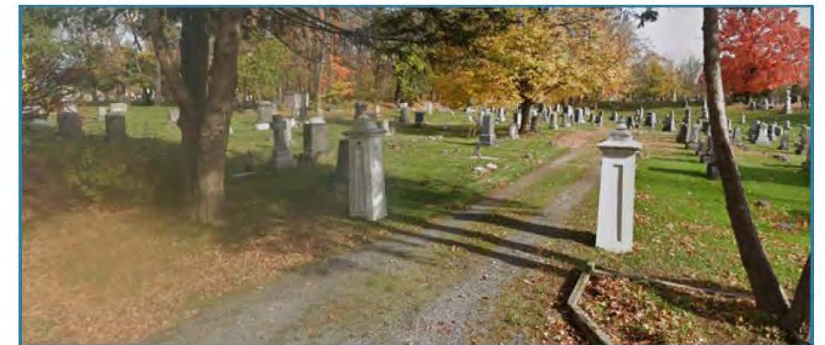


\$98,000

Updates From Sponsor

- None

No Proposed Condition Image Provided



Above: Current site

Athens Goals



River Access



Accessibility



Historic Facades



Retail



Housing

LPC Comments received:

- This mixed-use space will bring housing and retail opportunities in one project.
- There are no accessible entries into the building, and this shortcoming was not addressed in their application.
- Don't see the necessity of utilizing NYF funding to complete this project as it was initiated privately and already mostly complete.



Create active downtown



Attract new business



Enhance public spaces



Build diverse population



Grow local property tax base



Enhance downtown living



Reduce greenhouse gas emissions

LPC Comments received:

- Most of the goals are met through the creation of new apartments, a multi-purpose venue for events, and a pub on the first floor.
- New rental units are needed, but they will be market rate and therefore not affordable for the workforce.



Community support



Project readiness



Catalytic effect



Co-benefits



Cost effectiveness

LPC Comments received:

- Responsible owner that will work with the State and has already demonstrated capacity for renovation.
- Project may be completed with or without NYF funding.
- Large funds request; project is not cost effective given the amount requested.

NYF Goals

Project Effectiveness



Renovate the Mixed-Use Opera House



Project Location:
21 Second St.

Project Type:
Redevelopment /
Renovation

Project Sponsor:
Brian and Deborah
Beckmann

Property Ownership:
Athens Commons, LLC

Funding Estimate:
\$3,047,000
Total Project Cost
\$750,000
Total NYF Funds Requested
75%
Sponsor Match %

Project Overview:

This historic Opera House in Athens is undergoing an extensive renovation that began in August 2023, aimed at restoring its original cultural purpose while serving the riverfront community. The 15,000 square foot building will feature a renovated first-floor restaurant/ bar/ brewery, a second-floor multipurpose venue for artists, musicians, weddings and community events, and third-floor ADA-compliant apartment housing with five units ranging from one to three bedrooms. While the exterior work including the roof, tower, and external stairwell has been largely completed, along with first-floor improvements, the second and third floors still require comprehensive finishing work including sheetrock, paint, fixtures, and cabinetry.

Favorable Comments:

- Important building for the village
- Renovation work is impressive

Suggestions:

- Focus funding on the opera house portion rather than residential units
- Offer sliding-scale pricing for community space rentals

Questions:

- Where would the parking be?
- Does it make sense to have housing above a multipurpose venue?

Renovate the Mixed-Use Opera House



21 Second Street

Existing Site Conditions

Originally constructed as an Opera House with integrated commercial space, the building is currently undergoing long-term renovations. The restoration aims to return the Opera House to its original function, providing the Village with a dedicated performance venue.

Capacity & Partners

The project sponsors and property owners have experience with commercial holdings and managing grant funding.

Alignment with Vision & Goals

The proposed project aligns with downtown revitalization goals by **preserving a landmark structure, expanding housing options, enhancing safety and accessibility, and activating retail space.** With a mix of residential units, a restaurant/bar/brewery, and a multipurpose venue for community and artistic events, the project brings new life to the Village while honoring the building's original cultural purpose and historic character.

Readiness & Timeframe

The project has already completed several key updates, including sidewalk repairs, installation of a basement floor, structural redevelopment of the building, framing of all renovation areas, and partial completion of the kitchen and restrooms. Permits have been filed, and the next phase is ready to proceed upon securing funding.

Project Category



Redevelopment /
Renovation

Project Size



Extra Large

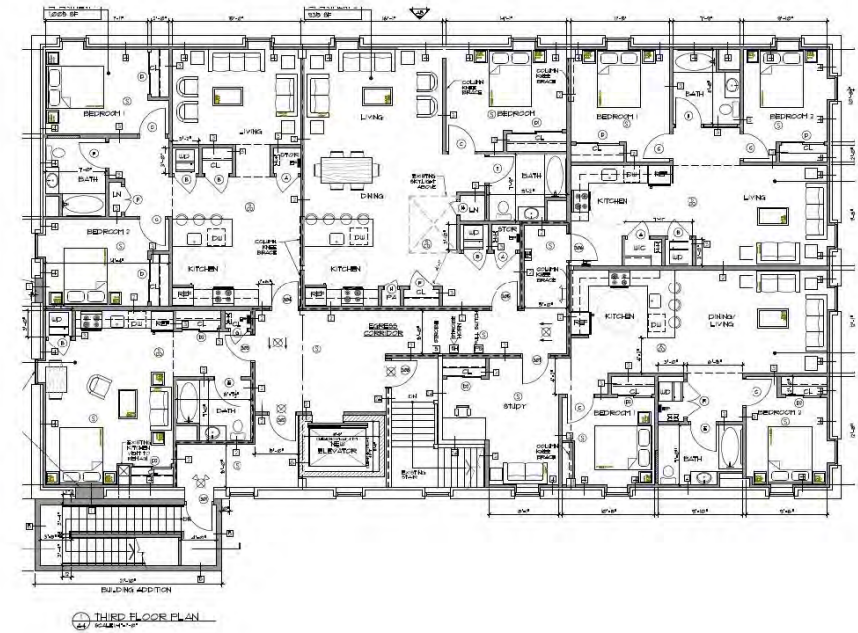
NYF Funds Requested



\$750,000

Updates From Sponsor

- Project J (*Enhance Brewing Capacity at Night School Brewpub*) will be folded into this project
 - Scope and cost will be updated to reflect the expansion of production capacity at Night School
- Additional budget updates pending, but NYF request remains at \$750k



Above: Proposed third floor plan



Above: Current exterior

Athens Goals



River Access



Accessibility



Historic Facades



Retail



Housing

LPC Comments received:

- [none]

NYF Goals



Create active downtown



Attract new business



Enhance public spaces



Build diverse population



Grow local property tax base



Enhance downtown living



Reduce greenhouse gas emissions

LPC Comments received:

- [none]

Project Effectiveness



Community support



Project readiness



Catalytic effect



Co-benefits



Cost effectiveness

LPC Comments received:

- Inexperienced project sponsor is a concern.



Renovate Athens Studio



Project Location:
45 N Washington St

Project Type:
Redevelopment /
Renovation

Project Sponsor:
Athens Studio NY

Property Ownership:
Alice Ottosson

Funding Estimate:
\$100,000
Total Project Cost
\$100,000
Total NYF Funds Requested
0%
Sponsor Match %

Project Overview:

This 1,400 sq. ft. mixed-use building will undergo comprehensive winterization and infrastructure upgrades to support year-round residential living and operation of a sustainable clothing and accessories business. Interior improvements include flooring installation, plumbing updates, window and door replacement, and full insulation. Exterior improvements focus on enhancing customer accessibility and business visibility through walkway and driveway paving, installing proper signage and lighting, upgrading security cameras, and implementing tree maintenance and landscaping around the store entrance on Water Street.

Favorable Comments:

- In favor of exterior-focused renovation and making a local business more visible
- This is also a visible prominent corner - the house needs historic care

Suggestions:

- Improve visibility and signage for the business
- Maintain the space as a true studio, not a rental apartment
- Seek matching funds to reduce reliance on public grants

Questions:

- Is there any plan to make the business more "visible"? Storefront, public access?

Renovate Athens Studio



45 N Washington Street

Existing Site Conditions

The building requires extensive repairs to support comfortable residential and commercial use, especially during winter. Key issues include missing insulation, outdated plumbing, unfinished flooring, deteriorated windows and doors, and a lack of a back porch. The basement also needs re-cementing and finishing. Without these upgrades, the building remains unsuitable for year-round occupancy or business operations.

Capacity & Partners

The project team is preparing to manage grant funding for the first time and has established the necessary structures to ensure effective oversight and implementation.

Alignment with Vision & Goals

The proposed project aligns with the goals by preserving its **historic character, improving safety and accessibility, and activating retail space**. Comprehensive upgrades will enable year-round residential living and support the operation of a sustainable clothing and accessories business, offering a unique retail experience for both residents and visitors.

Readiness & Timeframe

The project team has completed market and feasibility studies in collaboration with local contractors, demonstrating a strong foundation for implementation. The next phase involves securing funding to move forward with construction and development.



Updates From Sponsor

- None



Above: Product example



Above: Current exterior

Athens Goals



River Access



Accessibility



Historic Facades



Retail



Housing

LPC Comments received:

- Parking is a definite issue with good alley access questionable.
- Outside NYF boundary and a private use facility.
- Could be a model/case study for restoration of other barns or rundown buildings in the Village.

NYF Goals



Create active downtown



Attract new business



Enhance public spaces



Build diverse population



Grow local property tax base



Enhance downtown living



Reduce greenhouse gas emissions

LPC Comments received:

- Nice usage for the barn as an arts place and an architect's workplace.

Project Effectiveness



Community support



Project readiness



Catalytic effect



Co-benefits



Cost effectiveness

LPC Comments received:

- Nice looking project.
- Not necessarily beneficial for the Village.
- Revitalizes large portion of Athens' alleys and is a well positioned project, but limited public access.



Restore the Barn on N Warren St.



Project Location:

8 N Warren Street

Project Type:

Redevelopment and/or Renovation of an Existing Building

Project Sponsor:

Carl Muehleisen

Property Ownership:

Carl and Julie Muehleisen

Project Overview:

This project involves the full rehabilitation of a barn at 8 N Warren Street to become a dedicated space for an art and architecture studio. The barn has original features and includes a lower-level foundation and adjacent retaining wall structures with no plans to alter the footprint or height.

The restored barn will preserve its artistic and architectural heritage for future generations.

Funding Estimate:

\$257,000

Total Project Cost

\$120,000

Total NYF Funds Requested

53%

Sponsor Match %

Favorable Comments:

- Preserves original details
- Beautiful design

Suggestions:

- Minimize disruption to alley-facing neighbors
- Ensure new elements integrate seamlessly with historic façade

Questions:

- Should the owner seek a NYS barn restoration grant as alternative funding?

Restore the Barn on N Warren St.



8 N Warren Street

Existing Site Conditions

Located on Fourth Alley, this 1930s barn retains many of its original architectural features but is currently in a state of significant disrepair. The roof leaks, foundation walls are damaged with exposed footings and missing sections, and the north façade is crumbling. The structure is vulnerable to flooding, and the floor beams show signs of moisture-related deterioration. Comprehensive restoration is needed to stabilize and preserve the building.

Capacity & Partners

The project sponsors have experience in architecture, project management, and has demonstrated experience with comparable projects.

Alignment with Vision & Goals

The proposed project supports downtown revitalization by **preserving a historic structure** and **activating it for creative retail use** by restoring original architectural features and repurposing the space as an art and architecture studio.

Readiness & Timeframe

Design work, including architectural plans, renderings, and a site survey, has been completed by the property owner. With NYF funding, the project sponsors are fully prepared to move forward with implementation.

Project Category



Redevelopment /
Renovation

Project Size



Small

NYF Funds Requested



\$120,000

Updates From Sponsor

- None



Above: Rendering of proposed project



Above: Interior view of loft, current condition

Athens Goals



River Access



Accessibility



Historic Facades



Retail



Housing

LPC Comments received:

- Not much alignment with Athens Goals as it will just enhance business output.
- Space is leased property; what happens at end of lease or if business fails?

NYF Goals



Create active downtown



Attract new business



Enhance public spaces



Build diverse population



Grow local property tax base



Enhance downtown living



Reduce greenhouse gas emissions

LPC Comments received:

- The brewpub has an existing (and active) local following; increasing capacity may provide an increase in job opportunities, but won't necessarily translate into additional retail or professional establishments.
- A community brewpub is great.

Project Effectiveness



Community support



Project readiness



Catalytic effect



Co-benefits



Cost effectiveness

LPC Comments received:

- The proposal appears to benefit the business to a much greater extent than the Village.
- Night School is a tenant and does not have site control, per the requirements of the grant.
- Project scope is important for business/employment growth, but isn't achieving full revitalizing nature of NYF program.



Enhance Night School Brewpub



Project Location:
21 Second St.

Project Type:
New Development and
Redevelopment and/or
Renovation of an Existing
Building

Project Sponsor:
John Osborne

Property Ownership:
Athens Commons, LLC

Funding Estimate:
\$160,000
Total Project Cost
\$120,000
Total NYF Funds Requested
25%
Sponsor Match %

Project Overview:

Night School Brewpub is expanding its production capacity through the installation of five 15-barrel fermentation tanks and two 15-barrel conditioning tanks, which will increase brewing capacity by over 160% to support larger and more frequent batch releases. This expansion will enable increased production of their internationally acclaimed "Deep Fried Beers" hazy IPA series, which is currently exported to over a dozen countries in Asia and Europe, as well as their Night School brand designed for more accessible price points and broader distribution channels. The project includes approximately 1,200 square feet of interior renovations to accommodate the new equipment, along with associated plumbing and electrical installation and updated permitting processes.

Favorable Comments:

- Night School has succeeded in becoming a true community social hub
- Night School is an important meeting place

Suggestions:

- Address parking needs for increased traffic

Questions:

- What will happen if the tenant relocates?

Enhance Night School Brewpub



21 Second Street

Existing Site Conditions

The Night School currently operates out of the first floor and basement of the historic Brooks Opera House. While the space retains remnants of its former brewery infrastructure, much of it is in disrepair and likely beyond salvage. Additionally, production capacity is limited, underscoring the need for targeted upgrades to support future operations.

Capacity & Partners

The project sponsor has over a decade of experience in craft brewing and small business management as well as executing capital projects nationally. The sponsor is also partnering with Quality Tanks Solutions (QTS) to provide equipment for manufacturing.

Alignment with Vision & Goals

This project supports downtown revitalization by **activating retail space** through brewery restoration, contributing to economic vibrancy and use of the site.

Readiness & Timeframe

Rehabilitation work has begun, with portions of the brewery slated for permanent use. The project is positioned to move forward with additional funding.

Project Category



Redevelopment /
Renovation

Project Size



Small

NYF Funds Requested



\$120,000

Updates From Sponsor

- Project will be removed, and the scope/cost will be added to Project G (*Renovate the Brooks Opera House to Accommodate a Restaurant, Event Venue, and Apartments*)

No Proposed Condition Image Provided



Above: Site interior



Above: Interior image of tanks

Athens Goals



River Access



Accessibility



Historic Facades



Retail



Housing

LPC Comments received:

- Keep bulkheads consistent with all contiguous projects on the waterfront.
- Marina attracts boaters to Athens; however, little to no available space for transient boaters (i.e. day-trippers).
- The Marina is private and not open to the general public.

NYF Goals



Create active downtown



Attract new business



Enhance public spaces



Build diverse population



Grow local property tax base



Enhance downtown living



Reduce greenhouse gas emissions

LPC Comments received:

- Repairing the bulkhead stops the loss of ground and keeps the Marina in business.
- Members of both the Lighthouse Marina and the Windham Mountain Club will frequent local businesses.

Project Effectiveness



Community support



Project readiness



Catalytic effect



Co-benefits



Cost effectiveness

LPC Comments received:

- NYF funding should be contingent upon free dock space for the public to utilize, which would support visitors for cultural events and restaurants.
- Improved marina access will have lasting positive impacts on downtown area.



Repair the Marina Bulkhead



Project Location:
3 N Water Street

Project Type:
Redevelopment /
Renovation

Project Sponsor:
Lawrence Palmateer

Property Ownership:
Lawrence Palmateer

Funding Estimate:
\$400,000
Total Project Cost
\$300,000
Total NYF Funds Requested
25%
Sponsor Match %

Project Overview:

Ding's Lighthouse Marina is planning to prevent land erosion and damage from rising water levels by repairing and updating a river retaining wall. Proposed work includes installing permanent driven sheet piles and new ramp walls, which will ensure the community and visitors can continue to safely dock their boats.

Favorable Comments:

- People know and like this place to dock - it brings people to Athens
- Expands riverfront services
- Anything that helps bring people (and boats) into the village is worth spending money on
- Crucial infrastructure improvements

Suggestions:

- Think about flooding, resiliency, and long-term solutions
- Dings feels like a private club, signage would be helpful

Questions:

- Is this a public marina or private space for paying boaters and the Mountain Club?
- What won't get done if you're not awarded NY Forward funds?
- Can this project be funded privately?

Repair the Marina Bulkhead



3 N Water Street

Existing Site Conditions

The proposed project site is a deteriorating river retaining wall, and the intervention is critical to prevent ongoing land erosion and structural damage. The project will stabilize the area and protect surrounding infrastructure and natural resources.

Capacity & Partners

The project sponsor has experience owning and operating marinas for the past 30 years.

Alignment with Vision & Goals

The project directly supports downtown revitalization by **improving safe and reliable waterfront access** through erosion control and flood protection measures, ensuring continued public use of docking facilities for residents and visitors.

Readiness & Timeframe

The project is ready for implementation as the site design has already been completed and the 25% sponsor funding match has been secured.



Updates From Sponsor

- None

No Proposed Condition Image Provided



Above: Current site

Athens Goals



River Access



Accessibility



Historic Facades



Retail



Housing

LPC Comments received:

- The building is a fully occupied, multi-family rental; the project will not add any additional housing to the Village.
- The project will improve the look of the Village's downtown and upgrade housing quality.
- The aesthetic elements of the project will help the visual appeal of the building, but the other aspects will only benefit the owner, not the Village.

NYF Goals



Create active downtown



Attract new business



Enhance public spaces



Build diverse population



Grow local property tax base



Enhance downtown living



Reduce greenhouse gas emissions

LPC Comments received:

- Upgrading apartments may result in higher rents.
- Planned improvements will improve energy efficiency for the renters.

Project Effectiveness



Community support



Project readiness



Catalytic effect



Co-benefits



Cost effectiveness

LPC Comments received:

- The exterior improvements are good since the building is next to the public parking lot.
- Improvements are to existing occupied units, with no retail component.



Rehabilitate 9 N Franklin St.



Project Location:
9 N Franklin St

Project Type:
Redevelopment /
Renovation

Project Sponsor:
DPF Development
Corporation

Property Ownership:
DPF Development
Corporation & MobyTax
LLC

Funding Estimate:
\$167,000
Total Project Cost
\$125,000
Total NYF Funds Requested
25%
Sponsor Match %

Project Overview:

This two-unit residential multi-family building renovation project focuses on comprehensive exterior restoration and interior modernization to improve visual appearance and provide quality apartment living. Planned upgrades include new siding or restoration of existing clapboard, fresh trim paint, energy-efficient windows, a rebuilt front porch and side stairs, a new roof, privacy fencing, and updated storm and garage doors. Interior improvements feature new ductless heat pump systems and full kitchen and bathroom renovations in both units. These enhancements will improve energy efficiency, curb appeal, and overall livability while preserving the building's multi-family character.

Favorable Comments:

- In favor of exterior improvements - nice seeing homeowners care for their properties
- Maintain the facade and complete exterior upgrades

Suggestions:

- None

Questions:

- Will this be affordable housing? Where rent is under \$1500 a month?
- DPF Development has two projects; should 13-17 Second Street be prioritized?
- What won't get done if you're not awarded NY Forward funds?
- How will this project, specifically the interior upgrades, drive economic growth in the village?

Rehabilitate 9 N Franklin Street



9 N Franklin Street

Existing Site Conditions

The existing structure is a two-unit multi-family residence. Major upgrades were completed by the property owners at the time of acquisition, including installation of a new boiler, two hot water heaters, updated kitchens and bathrooms, and interior painting throughout both units. Current needs include replacement of exterior siding, updates to the roof and trim, HVAC improvements, and installation of a new garage door.

Capacity & Partners

The project sponsors have owned several buildings in Athens since 1983 and managed several major renovations. They also have experience managing projects and grants.

Alignment with Vision & Goals

The project aligns with downtown revitalization goals by **preserving historic character** while **improving housing quality**. Exterior upgrades boost curb appeal and safety, while interior improvements ensure comfortable, year-round living.

Readiness & Timeframe

Work at 9 N Franklin Street has not yet begun, and certain components will require permitting. With funding in place, the project team anticipates a smooth start to implementation, with no major obstacles expected.

Project Category



Redevelopment /
Renovation

Project Size



Small

NYF Funds Requested



\$125,000

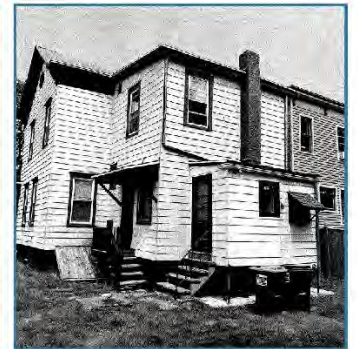
Updates From Sponsor

- None

No Proposed Condition Image Provided



Above: Current site



Above: Current site

Athens Goals



River Access



Accessibility



Historic Facades



Retail



Housing

LPC Comments received:

- Renovating the exterior elements facing Second Street would be appropriate.
- Renovations should be privately funded. NYF grants must support high-impact public projects lacking other resources.

NYF Goals



Create active downtown



Attract new business



Enhance public spaces



Build diverse population



Grow local property tax base



Enhance downtown living



Reduce greenhouse gas emissions

LPC Comments received:

- Renovating the exterior elements would help the downtown's sense of history and place.
- Glad to see heat pumps in the plan.

Project Effectiveness



Community support



Project readiness



Catalytic effect



Co-benefits



Cost effectiveness

LPC Comments received:

- Besides aesthetics, does not offer major impacts.
- It's possible that an improved facade would help potential/future business owners locate within the Village.



Renovate 13-17 Second St.



Project Location:
13-17 Second St

Project Type:
Redevelopment /
Renovation

Project Sponsor:
DPF Development
Corporation

Property Ownership:
DPF Development
Corporation

Funding Estimate:
\$148,000
Total Project Cost
\$111,000
Total NYF Funds Requested
25%
Sponsor Match %

Project Overview:

This mixed-use renovation project will upgrade a property with two residential units and one retail space through targeted exterior and interior improvements. Exterior work includes rebuilding front steps and railings, repairing brick and mortar, repainting trim, installing new roofing, windows, storm doors, and a garage door, as well as sidewalk repairs. Interior upgrades focus on modernizing both apartments with ductless heating and cooling systems, new flooring, and full kitchen and bathroom renovations. These improvements will enhance energy efficiency, curb appeal, and livability while preserving the building's mixed-use character.

Favorable Comments:

- Facades along 2nd street should be restored
- Restores Second Street business and residences
- In favor of exterior work and storefront - big plus for 2nd street

Suggestions:

- Keep historically accurate windows and storefront
- Perhaps only the facade portion of the project could be funded through NY Forward

Questions:

- What won't get done if you're not awarded NY Forward funds?
- Will this be affordable housing? Where rent is under \$1500 a month?
- How does this project improve the village and drive economic growth?

Renovate 13-17 Street



13-17 Second Street

Existing Site Conditions

The property is a three-unit mixed-use building with two residential apartments and one office/retail space. While major systems are operational, the exterior shows deterioration, including missing bricks, damaged wood trim, and structural concerns with the original staircase. Interior updates are needed for kitchens, bathrooms, and the HVAC system, which have not been modernized in over 20 years.

Capacity & Partners

The project sponsors have owned and managed multiple properties in Athens since 1983, successfully completing several major renovations. They also bring experience in project and grant management.

Alignment with Vision & Goals

This project supports downtown revitalization goals by **preserving historic character** and **improving housing quality**, contributing to a more vibrant downtown.

Readiness & Timeframe

While only initial repairs have been completed, the sponsors are confident in their ability to implement the project with funding support.

Project Category



*Redevelopment /
Renovation*

Project Size



Small

NYF Funds Requested



\$111,000

Updates From Sponsor

- Provided cost estimate backup for refurbishment, exterior brick, and rear exterior door at \$12K

No Proposed Condition Image Provided



Above: Current exterior

Athens Goals



River Access



Accessibility



Historic Facades



Retail



Housing

LPC Comments received:

- Good to make unlivable spaces livable again.
- This project has an occupied rental and an empty residential that would be added back to the rental stock.
- Should prioritize projects that have more significant public benefits. Both buildings were acquired for investment purposes.



Create active downtown



Attract new business



Enhance public spaces



Build diverse population



Grow local property tax base



Enhance downtown living



Reduce greenhouse gas emissions

LPC Comments received:

- Only one living quarter would be gained by this investment.

NYF Goals

Project Effectiveness



Community support



Project readiness



Catalytic effect



Co-benefits



Cost effectiveness

LPC Comments received:

- Will create new housing rental opportunities.
- The house at 8 S. Franklin Street is a single-family residential unit. It's probable that the taxes would increase if the buildings were renovated, but the vast majority of benefits would be to the project sponsor, not the Village of Athens.



Revive 6&8 S Franklin St.



Project Location:

6&8 South Franklin St

Project Type:

Redevelop and/or
Restoration of Existing
Building

Project Sponsor:

Michael Black

Property Ownership:

Michael Black

Funding Estimate:

\$575,000

Total Project Cost

\$431,000

Total NYF Funds Requested

25%

Sponsor Match %

Project Overview:

6 South Franklin is a mixed-use property with a paint studio on the first floor and an apartment on the second. It has already received upgrades like a new foundation and roof, heating system, better insulation, and interior improvements. Next steps include painting, porch work, and adding storm windows and doors.

8 South Franklin is being restored into a single-family home. The roof has had temporary repairs, structural support has been added, and the interior has been cleared out. Future work includes installing a new foundation, fixing up the roof and fireplaces, upgrading utilities, and completing everything from floors and walls to bathrooms and kitchen.

Favorable Comments:

- Both could be beautiful if restored, which would change the look of this section of the street
- This project is worthwhile because it adds additional rental stock

Suggestions:

- Prioritize simple maintenance of the exterior, yard, and sidewalks

Questions:

- What won't get done if you're not awarded NY Forward funds?
- Will this be affordable housing? Where rent is under \$1500 a month?
- Will the properties be maintained?

Revive 6&8 S Franklin St.



6&8 South Franklin Street

Existing Site Conditions

8 South Franklin Street is currently uninhabitable and requires full rehabilitation to become a functional residential property. 6 South Franklin Street is a mixed-use building with an existing apartment that needs renovation and completion of unfinished space.

Capacity & Partners

The project sponsor brings over 50 years of historic preservation experience across New York and Maryland, with expertise in carpentry, masonry, painting, and leading restoration projects from design through implementation. The sponsor is collaborating with the founder of Ectomycorrhizal Consulting to develop a financing strategy.

Alignment with Vision & Goals

Both buildings will contribute to placemaking at the core of the Athens Village Downtown area and uplift its quaint historic character. This project aligns with the Athens Downtown Revitalization goals of enhancing the impact of **historic charm**, and **increasing the availability, quality, and choice of housing**.

Readiness & Timeframe

Preliminary site designs and cost estimates have been completed, and initial work has begun. The team is actively developing a financing strategy to move the project forward.

Project Category



*Redevelopment /
Renovation*

Project Size



Medium

NYF Funds Requested



\$431,000

Updates From Sponsor

- None



Above: Proposed facade



Above: Historical Photo of 8 South Franklin St.

Athens Goals



River Access



Accessibility



Historic Facades



Retail



Housing

LPC Comments received:

- Structural upgrades to historic building would not show on the exterior other than a new energy efficient door. Basement handrail would make entry to basement safer.
- Scope unclear, cost estimates vary, and public benefit is minimal. Mostly maintenance. NYF funds should support broader-impact projects.
- Energy efficiency is a plus.

NYF Goals



Create active downtown



Attract new business



Enhance public spaces



Build diverse population



Grow local property tax base



Enhance downtown living



Reduce greenhouse gas emissions

LPC Comments received:

- The proposal indicates improvements to this multi-family residential building that will enhance the quality of life for current and future tenants.
- Installing energy efficient systems aligns with NYS goal.

Project Effectiveness



Community support



Project readiness



Catalytic effect



Co-benefits



Cost effectiveness

LPC Comments received:

- Since most of items are infrastructure, they will not affect the downtown in ways that show but will maintain the historic character.



Modernize 18 Second St



Project Location:
18 Second St.

Project Type:
Redevelopment /
Renovation

Project Sponsor:
Philip Miller

Property Ownership:
Philip Miller

Funding Estimate:
\$84,000
Total Project Cost
\$63,000
Total NYF Funds Requested
25%
Sponsor Match %

Project Overview:

The renovation at 18 Second Street focuses on essential safety, efficiency, and structural upgrades. Key improvements include replacing outdated electrical systems with modern 200-amp panels, installing four ductless heat pumps, and adding a galvanized fire escape for emergency egress. Additional upgrades include a stainless steel chimney liner, repaired basement stairs with railings, brick pointing, and a new energy-efficient front door. The Washington Street entrance will also be repaired to improve accessibility and curb appeal. These updates will modernize the building while preserving its historic character and ensuring safe, year-round occupancy.

Favorable Comments:

- Improves housing quality and ensures safety for individuals, providing a stable and secure environment that benefits both residents and the broader community
- One of a few affordable rental units in the Village; supported affordable and workforce housing before it was trendy
- Includes accessibility

Suggestions:

- Engage someone with design expertise who understands historical preservation
- Perhaps just the facade portion of the project can be funded through NY forward

Questions:

- What won't get done if you're not awarded NY Forward funds?
- Will it be affordable to rent the space?
- Are the apartments already filled with tenants?

Modernize 18 Second St



18 Second Street

Existing Site Conditions

The property is a brick five-unit apartment building currently in need of upgrades and repairs to continue serving as affordable housing for residents.

Capacity & Partners

No additional capacity or partner information has been provided at this time.

Alignment with Vision & Goals

The renovation at 18 Second Street supports the revitalization goals of **improving housing quality** and fostering a **safe, accessible** downtown by addressing critical safety and structural needs while **preserving the building's historic character**.

Readiness & Timeframe

With personal funding secured and pending local building permits, the project is ready to move forward.

Project Category



*Redevelopment /
Renovation*

Project Size



Small

NYF Funds Requested



\$63,000

Updates From Sponsor

- None

No Proposed Condition Image Provided

Athens Goals



River Access



Accessibility



Historic Facades



Retail



Housing

LPC Comments received:

- Quite far from the downtown core.
- Apartments and space usage look good, but the location is too far from Second Street.
- Concept is broad and underdeveloped. Outside NYF boundaries. Mostly private benefit.

NYF Goals



Create active downtown



Attract new business



Enhance public spaces



Build diverse population



Grow local property tax base



Enhance downtown living



Reduce greenhouse gas emissions

LPC Comments received:

- Very exciting project but too far from the targeted area.

Project Effectiveness



Community support



Project readiness



Catalytic effect



Co-benefits



Cost effectiveness

LPC Comments received:

- If it were closer to the downtown, it would be a wonderful project with living space (apartments) and a cultural aspect (Media Art Center).
- While walkable, it is not about "downtown revitalization."
- Application displayed lack of commitment of non-NYF funds and incomplete costs.



Create the Esperanza Media Arts Center



Project Location:
94 North Franklin St

Project Type:
Redevelopment /
Renovation

Project Sponsor:
Samira Abed

Property Ownership:
Samira Abed

Funding Estimate:
\$683,000
Total Project Cost
\$512,000
Total NYF Funds Requested
25%
Sponsor Match %

Project Overview:

Esperanza Media Arts Center is repurposing an existing multi-family residential building into a mixed-use facility that combines affordable rental housing with office and production space, maximizing the use of 4,060 square feet of usable interior area plus a proposed 320 square foot addition. The comprehensive renovation will create four residential units including a walkout basement one-bedroom apartment, two upper-level two-bedroom apartments (one designated for artist residency), and an attic studio apartment with digital editing suites, alongside an open-plan main level office divided into public co-working/workshop/screening space and private staff workspace with audio booth and production stations.

Favorable Comments:

- Creates a second cultural organization in Athens; great concept
- Opens new housing and business opportunities
- A creative investment in Athens that will attract more working artists to the village

Suggestions:

- This could be a stand-out business for Athens, and maybe even a wonderful opportunity for high school students
- This project would be more compelling if the private match were more significant
- Allocate funds for proper maintenance of the property and street edge

Questions:

- Will this have an impact considering it is so far outside of the boundary?
- What won't get done if you're not awarded NY Forward funds?
- Will access to the space be limited by cost or membership?
- How this can be a place for residents? Is it a school program? Or simply workspace?

Create the Esperanza Media Arts Center



94 North Franklin St

Existing Site Conditions

Built in 1852, this colonial-style, two-story building features eight rooms and was most recently used as a four-unit owner-occupied apartment. The current owner began restoration by gutting the interior and removing black mold and other deteriorated elements but was unable to complete the renovations.

Capacity & Partners

The project sponsor recently founded a construction company and will serve as general contractor. She brings hands-on experience with historic renovations, a strong real estate background, and over 15 years in nonprofit program oversight. Thin Edge Films will support the project by providing equipment donations, managing operations, and staffing.

Alignment with Vision & Goals

The project strengthens the **quality of housing** by transforming an underutilized multi-family building into 4 residential units and activates **retail opportunities** by integrating office, co-working, and media production spaces.

Readiness & Timeframe

The building has been fully gutted and is ready for construction. No environmental remediation is required. Pending approval of a special use permit by the planning board, the project is prepared to move forward.

Project Category



Redevelopment /
Renovation

Project Size



Large

NYF Funds Requested



\$512,000

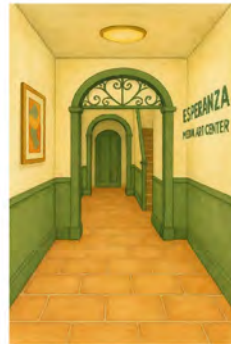
Updates From Sponsor

- Provided additional visualizations:

East Elevation



Lobby / Reception



Apartment



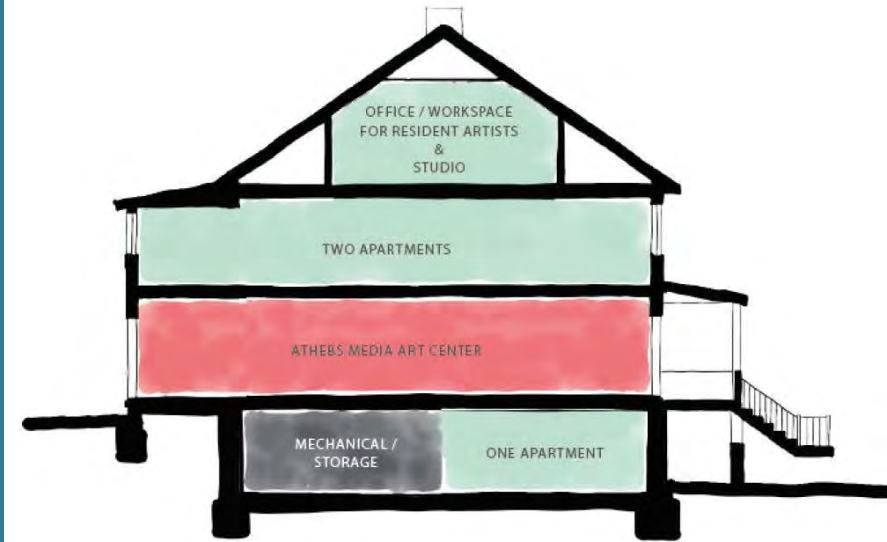
Radio Studio



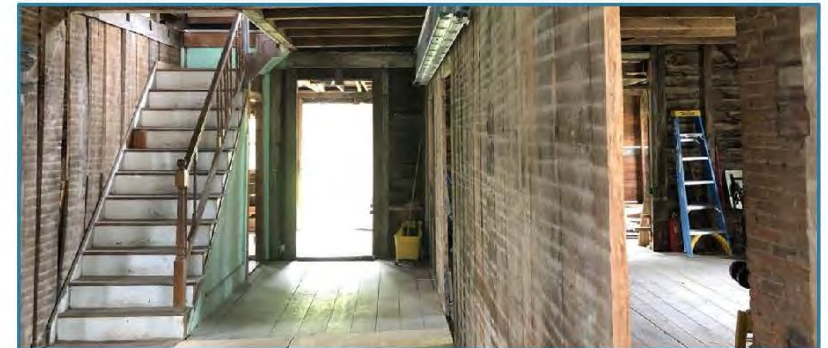
Workshop Classroom



Film Studio



Above: Proposed building stacking



Above: Interior view, current condition

Athens Goals



River Access



Accessibility



Historic Facades



Retail



Housing

LPC Comments received:

- As a prominent storefront on Second Street, this would measurably improve the street's character.
- This project includes needed facade work for a business rental (currently vacant) and a plan to make the second floor apartment livable.
- Building needs major exterior work; improvements will be visible on Second St. but application is incomplete.



Create active downtown



Attract new business



Enhance public spaces



Build diverse population



Grow local property tax base



Enhance downtown living



Reduce greenhouse gas emissions

LPC Comments received:

- Depending on the business that leases the property (thinking art related business) and the renovated Second floor apartment, this property has great potential.



Community support



Project readiness



Catalytic effect



Co-benefits



Cost effectiveness

LPC Comments received:

- Fixing the facade would enhance the downtown.
- The project sponsor is only asking award money to do façade and storefront work.
- Timeline to source of non-NYF funds may negatively impact implementation timeline.

NYF Goals

Project Effectiveness



Restore 40 Second Street



Project Location:

40 Second St

Project Type:

Redevelopment and/or Renovation of an Existing Building

Project Sponsor:

Anna Blalobroda

Property Ownership:

Square Foot Holdings, LLC

Funding Estimate:

\$151,000

Total Project Cost

\$113,000

Total NYF Funds Requested

25%

Sponsor Match %

Project Overview:

This comprehensive historic building restoration focuses on preserving the architectural integrity of both the front and rear facades. The front facade will undergo complete cornice restoration with eight new corbels, brick repointing and breathable paint application, replacement of six broken windows with historically accurate wooden windows, and full restoration of the ground floor's Federal style storefront. The rear of the building requires equally extensive work, including demolition and rebuilding of staircases, along with brick facade restoration involving paint removal, repointing, and repainting. All window frames, both exterior and interior, will be rebuilt and painted to match the historic character, while new roof drainage systems will be installed to protect the restored structure.

Favorable Comments:

- The building needs work, and with exterior upgrades, it has the potential to attract new small businesses to the village
- Great storefront!
- A much-needed facelift

Suggestions:

- Perhaps only the facade portion of the project should be funded
- Keep improvements historically appropriate

Questions:

- Is this project already funded?
- What won't get done if you're not awarded NY Forward funds?
- Will this be affordable housing? Where rent is under \$1500 a month?

Restore 40 Second Street



40 Second Street

Existing Site Conditions

This Federal style building is disintegrating including challenges with drainage from the roof, broken and malfunctioning windows, water damage, and issues with the façade, as well as insulating. In addition, the interior stairs are falling apart and pose safety risks.

Capacity & Partners

The project sponsor has experience as a contractor and has renovated multiple states across New York City, Los Angeles, and San Clemente. With experience managing grant funding.

Alignment with Vision & Goals

The proposed project supports key goals of **expanding housing options** and **preserving historic structures** by restoring the building into a structurally sound, legally compliant residential and commercial space. The renovation will maintain its architectural integrity and historical significance while also **enhancing retail opportunities**.

Readiness & Timeframe

With planning, cost estimations, and preliminary site designs and financing analysis in progress, the project will be ready for construction if granted funding.

Project Category



*Redevelopment /
Renovation*

Project Size



Small

NYF Funds Requested



\$113,000

Updates From Sponsor

- None

No Proposed Condition Image Provided



Above: Current back façade

Athens Goals



River Access



Accessibility



Historic Facades



Retail



Housing

LPC Comments received:

- Bulkhead improvements would be great. Adding the shutters that were to be replaced would be good in helping maintain the historic look of the building. The new sidewalk would help accessibility concerns.
- Prioritize NYF funding for visible Stewart House upgrades; River Garden work is less public.

NYF Goals



Create active downtown



Attract new business



Enhance public spaces



Build diverse population



Grow local property tax base



Enhance downtown living



Reduce greenhouse gas emissions

LPC Comments received:

- Updating the bathrooms, fixing and painting the facade, and other improvements would enhance the current business including the bar and entertainment.

Project Effectiveness



Community support



Project readiness



Catalytic effect



Co-benefits



Cost effectiveness

LPC Comments received:

- Project would benefit from breaking down funding requests.
- Bulkhead upgrades could align with a neighbor's plan to address rising water from climate change.
- Sponsor requests \$1.455M NYF funding, but project lacks transformational impact. Repairs can use other grants; waterfront work boosts tourism. NYF support not essential.



Upgrade Stewart House and River Garden



Project Location:
2 Second St.

Project Type:
Redevelopment /
Renovation

Project Sponsor:
Lois Ballinger

Property Ownership:
Lois Ballinger

Funding Estimate:
\$1,950,000
Total Project Cost
\$1,455,000
Total NYF Funds Requested
25%
Sponsor Match %

Project Overview:

The Stewart House, a nationally registered historic hotel on the Hudson River, requires extensive exterior and infrastructure upgrades. Restoration work includes repairs to the building's siding, rebuilding the roof parapet wall, complete exterior painting, and installation of historically correct shutters to maintain its authentic period appearance. Infrastructure improvements include repairing deteriorated corner steps, replacing stairs at the Water Street and alleyway entrances to match existing features, and installing a new Water Street sidewalk to enhance pedestrian access and safety. At the River Garden, the deteriorated bulkhead will be replaced for secure guest dockage and facility upgrades include an additional bathroom and outdoor kitchen to meet guest capacity and health code requirements.

Favorable Comments:

- The Village loves Stewart House and enjoys the great renovation so far
- Stewart House is at the center of the Athens community
- Owners are very supportive of the village and a beautiful historic building
- The Stewart House is an important part of tourism in Athens

Suggestions:

- Make accessibility a priority, anyone in a wheelchair does not have safe access to this facility
- The owners of the Stewart House should look to other state historic or renovation grants, or fund themselves

Questions:

- Can the edge along the original ferry slip be built per original?
- Can the owners complete this project without the NY Forward grant?
- Will the rooms be affordable? Better pricing equals more tourist who visit
- Can the sidewalk restoration fall under Project C so the NYF request is less?

Upgrade Stewart House and River Garden



2 Second Street

Existing Site Conditions

The Stewart House, a nationally registered historic hotel located on the Hudson River, needs significant restoration. Key repairs include the siding, parapet wall, exterior painting, corner steps, and sidewalk. To preserve its architectural heritage, historically appropriate shutters must be installed. Additional improvements are required at the deteriorating River Garden bulkhead, along with upgrades to the bathrooms to increase restroom capacity. The outdoor kitchen also requires modernization to meet current regulatory standards.

Capacity & Partners

Since acquiring the property in 2017, the project sponsor has led restoration efforts and is well-positioned to manage the next phase of renovations.

Alignment with Vision & Goals

As a central gathering space for the village, revitalizing the Stewart House supports broader goals of **retail activation** and the creation of a safe, accessible downtown. The project also enhances **public access to the Hudson River** and stimulates local economic activity.

Readiness & Timeframe

With the necessary permits in place, the project is ready for implementation.



Updates From Sponsor

- None

No Proposed Condition Image Provided



Above: Current exterior

Athens Goals



River Access



Accessibility



Historic Facades



Retail



Housing

LPC Comments received:

- Although there is housing on the upper floors, the main request is for the business. Improvements for energy efficiency (and comfort) are included. Adding insulation (including better front windows) will improve the attractiveness of the business to potential new customers.

NYF Goals



Create active downtown



Attract new business



Enhance public spaces



Build diverse population



Grow local property tax base



Enhance downtown living



Reduce greenhouse gas emissions

LPC Comments received:

- The energy savings is important here.

Project Effectiveness



Community support



Project readiness



Catalytic effect



Co-benefits



Cost effectiveness

LPC Comments received:

- The project sponsor is asking for \$128K from NYF. This amount is reasonable. Increased business to 10th House would bring additional foot traffic to downtown and those individuals would spend locally.
- The non NYF-contribution commitment seemed unclear.



Improve the Tenth House Healing Center



Project Location:
29 Second St

Project Type:
Redevelopment /
Renovation

Project Sponsor:
Tenth House Health /
Jennifer Sokolov

Property Ownership:
Jennifer Sokolov

Funding Estimate:
\$171,000
Total Project Cost
\$128,000
Total NYF Funds Requested
25%
Sponsor Match %

Project Overview:

Tenth House Health, a woman-owned healing arts center at 29 Second Street in Athens founded in 2021, is undertaking Phase Two renovations focused on enhancing comfort, accessibility, and energy efficiency following their successful Phase. The renovation project targets windows, doors, floors, walls, and lighting - including insulating original features for better climate control, replacing compromised subflooring with insulated moisture-resistant materials suitable for movement-based classes, updating building access and visibility for safety, and installing yoga wall apparatus and storage for accessibility support. These comprehensive improvements will enable year-round operation, allowing the center to offer up to 50 hours of weekly services including group classes, private body-oriented therapy sessions, and public workshops.

Favorable Comments:

- A thoughtful and respectful ask - owner has a lot of care for her building, clients and practice - she provides a unique service, has a great building location and brings people from other places to her yoga studio. It is a new business in Athens, with the potential to attract more people to the village, which is much needed
- The owner is dedicated to keeping healing at the center of the mission of a building that was originally a pharmacy. She has great respect for historical accuracy

Suggestions:

- Improve climate control and energy efficiency
- Make the services offered at the center even more accessible to the public
- Continued community engagement and ensuring the Tenth House remains and grows as a central health and healing and growth center for Athens

Questions:

- How much business does Tenth House Healing Center do daily?
- What won't get done if NY Forward funds are not awarded?

Improve the Tenth House Healing Center



29 Second St

Existing Site Conditions

The building is a three-story mixed-use commercial and residential building needs critical structural renovations, improvements to the retail space, and upgrades to the exterior features in a way that preserves historic features.

Capacity & Partners

The project sponsors bring hands-on experience, having successfully completed Phase 1 renovations of similar scale and complexity at this property.

Alignment with Vision & Goals

This renovation supports **retail activation**, enhancing commercial spaces to attract and support local businesses; improves **safety and accessibility**; and **historic preservation** by maintaining the architectural integrity of the building.

Readiness & Timeframe

With funding secured and project estimates finalized, the team is preparing to move forward. The next steps include obtaining a building permit and planning board approval for specific upgrades. If approved, the project will be ready to begin.

Project Category



Redevelopment /
Renovation

Project Size



Small

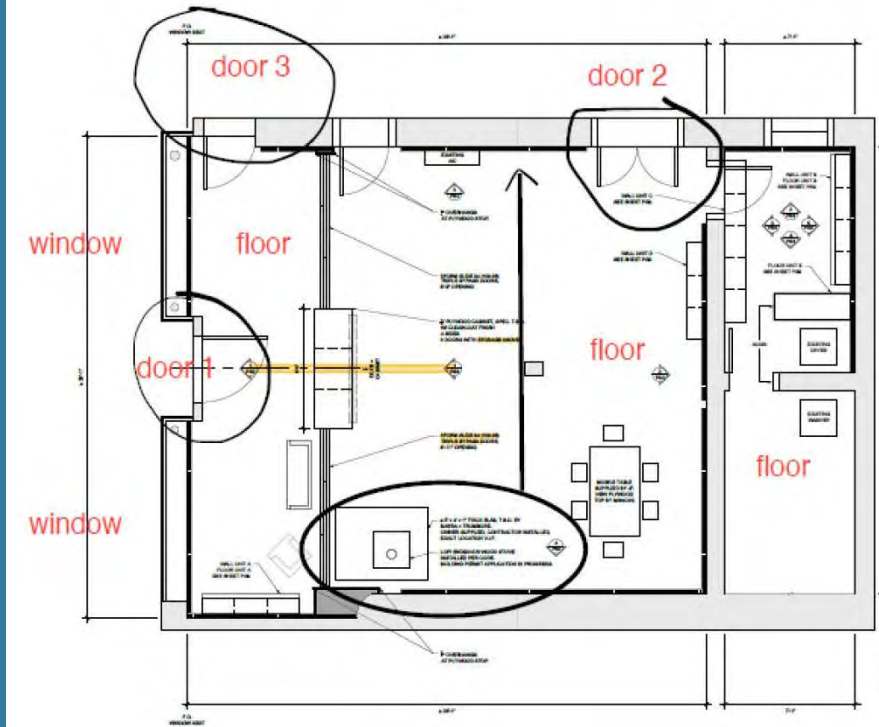
NYF Funds Requested



\$128,000

Updates From Sponsor

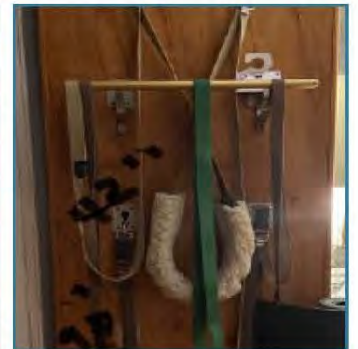
- None



Above: Floor plan showing areas of work labeled in red



Above: Current windows



Above: Current voaa wall

Athens Goals



River Access



Accessibility



Historic Facades



Retail



Housing

LPC Comments received:

- Historical restoration (painting and facade restoration) requested for this building adds value to S Franklin neighborhood.
- Interior upgrades and infrastructure should be at operator's expense without NYF grants. Partial public/community usage warrants some NYF participation.

NYF Goals



Create active downtown



Attract new business



Enhance public spaces



Build diverse population



Grow local property tax base



Enhance downtown living



Reduce greenhouse gas emissions

LPC Comments received:

- The planned usage of the building enhances the opportunities to grow the community.

Project Effectiveness



Community support



Project readiness



Catalytic effect



Co-benefits



Cost effectiveness

LPC Comments received:

- New use as wedding venue will attract tourism.
- The planned usage of the building as a wedding and entertainment venue, will increase business elsewhere in the Village. The restaurants and lodging venues will see increased activity in their businesses.



Redevelop the Trinity Church Building



Project Location:
12 South Franklin St

Project Type:
Redevelopment /
Renovation

Project Sponsor:
Todd & Carol Bernard

Property Ownership:
Todd & Carol Bernard

Funding Estimate:
\$595,000
Total Project Cost
\$446,000
Total NYF Funds Requested
25%
Sponsor Match %

Project Overview:

Trinity Episcopal Church is undertaking a comprehensive restoration and modernization project to preserve its historical character while ensuring safe and accessible operations for use as a wedding-focused events venue. The exterior work includes painting and facade restoration to prevent further deterioration of the church's historic features, while interior repairs and upgrades will maintain the building's beauty and create a safe environment for all users. Critical infrastructure improvements involve bringing the outdated electrical system up to current safety codes, modernizing the HVAC and plumbing systems for improved efficiency and comfort, and implementing accessibility improvements to ensure the church can serve all community members regardless of physical abilities.

Favorable Comments:

- Love that an old church will be renovated as a wedding venue. I hope that they can stage concerts there as well
- A beautiful historic building that has been closed and neglected since the 1970s. It's fantastic that the owners want to use the space for community and small weddings. I appreciate that they do not want to turn it into an art gallery or close it and make it a private residence

Suggestions:

- Landscaping
- Would love to see this building have a multi use function for both private and community sponsored events

Questions:

- What won't get done if NY Forward funds are not awarded?
- Is this project already fully funded?

Redevelop the Trinity Church Building



12 South Franklin St

Existing Site Conditions

Built in 1877, this architecturally distinctive church remains structurally sound and ready for revitalization. With thoughtful upgrades, it holds strong potential to become a vibrant event and community space. The owners have already completed key preservation efforts, including a full roof replacement using historic scalloped tile shingles and the restoration of the bell tower.

Capacity & Partners

Project sponsors Todd and Carol bring strong business and project management experience, along with a proven commitment to community service through leadership on local boards and support for nonprofit initiatives.

Alignment with Vision & Goals

This project supports the Village's goals of historic preservation and housing improvement. Renovations will activate retail space and introduce an 800-square-foot attic apartment, enhancing both the character and livability of the downtown area.

Readiness & Timeframe

Major structural work has been completed. Estimates for plumbing, HVAC, and gutter systems are in hand, and architectural renderings for the attic apartment are finalized. No significant challenges are anticipated, and the project is ready to move forward.

Project Category



Redevelopment /
Renovation

Project Size



Medium

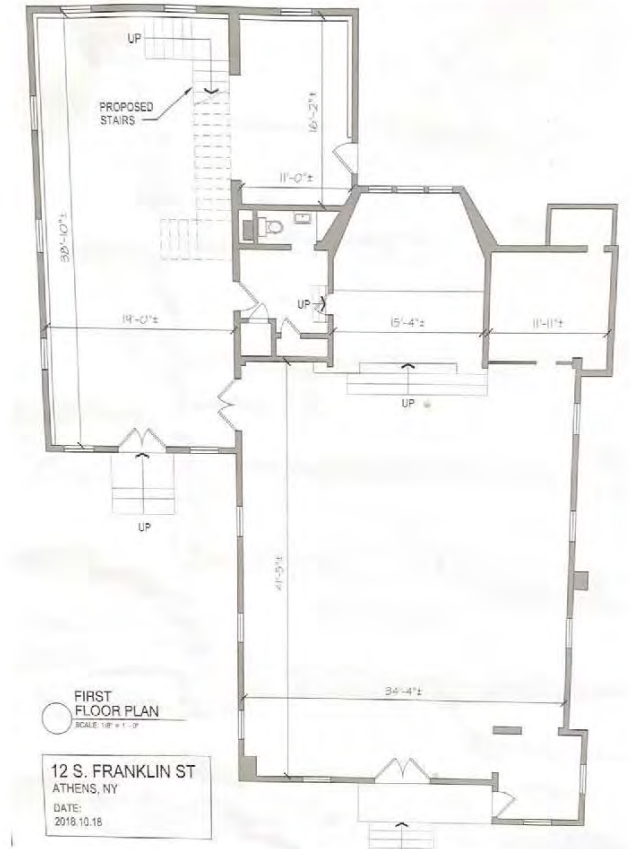
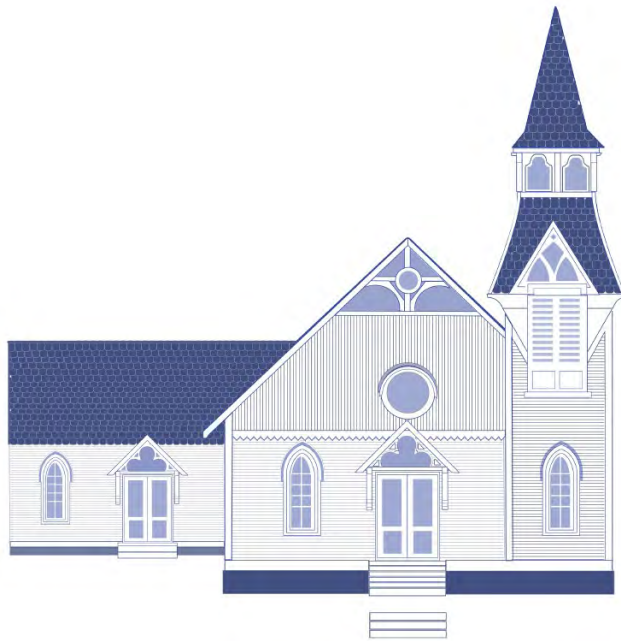
NYF Funds Requested



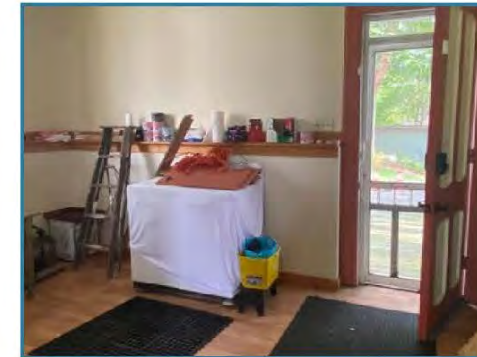
\$446,000

Updates From Sponsor

- Provided updated visuals for branding and marketing purposes:



Above: Proposed floor plan



Above: Current interior



Above: Current interior

Athens Goals



River Access



Accessibility



Historic Facades



Retail



Housing

LPC Comments received:

- First floor was historically a commercial space. Would be nice to see that restored.
- NYF funds should be prioritized for projects that create a more significant public benefit.

NYF Goals



Create active downtown



Attract new business



Enhance public spaces



Build diverse population



Grow local property tax base



Enhance downtown living



Reduce greenhouse gas emissions

LPC Comments received:

- [none]

Project Effectiveness



Community support



Project readiness



Catalytic effect



Co-benefits



Cost effectiveness

LPC Comments received:

- Would provide an additional rental unit or could possibly be converted back to a business as it had been in the past even though that is not seen in the current plans.
- The building has already undergone significant exterior and interior renovations by the project sponsor. While the request is within reason, it will not add to the housing stock as it has always been a rental unit.
- Single apartment renovation will have limited revitalizing impact.



Enhance 62 Second St.



Project Location:
62 Second St

Project Type:
Redevelopment /
Renovation

Project Sponsor:
Joshua Lipsman

Property Ownership:
Warren Arms, LLC

Funding Estimate:
\$160,000
Total Project Cost
\$120,000
Total NYF Funds Requested
25%
Sponsor Match %

Project Overview:

Purchased in 2021 in a state of disrepair, this three-story, five-unit multi-family building at the prominent corner of Second and Warren Streets has undergone a substantial transformation, with over \$383,000 invested to date. The final phase of the renovation focuses on Apartment 2—the last unrenovated unit—and includes a full interior gut renovation, exterior façade upgrades along the south and west sides, and the addition of a pergola over a rear concrete patio. These enhancements will contribute to the charm and vibrancy of the downtown core. With its location anchoring one of the main mixed-use blocks, the project supports both the aesthetic and residential quality goals of the Village.

Favorable Comments:

- Continues to improve a building that was dilapidated when first acquired
- Would love to see this storefront restored to its original character

Suggestions:

- Restoring the storefront clearance with frosted glass and an inner wall or curtains would maintain the original intent of the ground floor
- Would be a wonderful retail shop or general store

Questions:

- How will this project add additional revenue to the village and contribute to economic growth?
- How will the community benefit from this?
- What is the relationship between the owner and their tenants? How can this project support that relationship and offer amenities to the tenants?

Enhance 62 Second St.



62 Second Street

Existing Site Conditions

When acquired in 2021, the building was in significant disrepair, requiring nearly \$400,000 in renovations. The building is located on a 0.07-acre lot at the northeast corner of Second and Warren Streets. It is a fully occupied, three-story, five-unit multi-family apartment building includes a prominent first-floor unit facing both Second and North Warren Streets. Due to occupancy, initial renovations excluded this unit.

Capacity & Partners

The project sponsor has successfully renovated and developed properties both in New York and internationally. Their track record includes managing complex construction projects and overseeing grant-funded initiatives.

Alignment with Vision & Goals

The project directly supports the Village's goals of **historic preservation** by restoring the building and **elevating the standard of residential living** within the community. Renovating the ground floor façades on three sides will significantly enhance the pedestrian experience and contribute to the district's historic charm and visual appeal.

Readiness & Timeframe

Interior renovations are permit-exempt, while exterior improvements will undergo review by the Village Planning Board. Once approved, the project will be ready for immediate implementation.

Project Category



Redevelopment /
Renovation

Project Size



Small

NYF Funds Requested



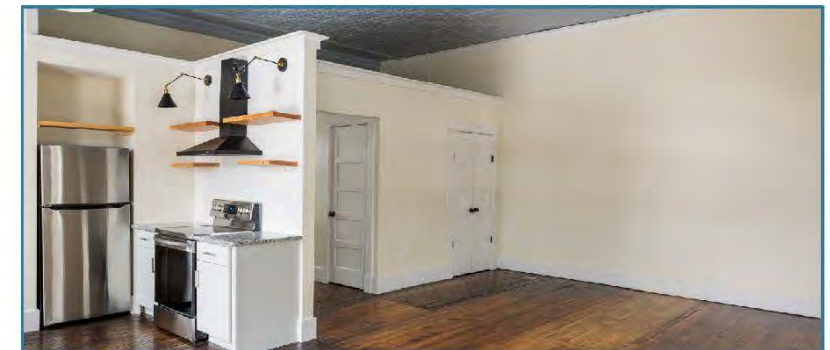
\$120,000

Updates From Sponsor

- Sponsor obtained formal quote from builder that corroborated original project budget.
- Provided additional visualizations:



Above: Existing façade with proposed renovations labeled



Above: Current interior of ground floor rear apartment

Athens Goals



River Access



Accessibility



Historic Facades



Retail



Housing

LPC Comments received:

- Storefront improvement is good for Athens.
- Should prioritize projects with more significant public benefits.

NYF Goals



Create active downtown



Attract new business



Enhance public spaces



Build diverse population



Grow local property tax base



Enhance downtown living



Reduce greenhouse gas emissions

LPC Comments received:

- Facade improvement is primary benefit.

Project Effectiveness



Community support



Project readiness



Catalytic effect



Co-benefits



Cost effectiveness

LPC Comments received:

- This reimbursement request is not permitted per the guidebook.
- Would be a nice improvement in the historical district.
- Full project will have strong beneficial impact on downtown revitalization. NYF will be utilized to finish the remaining pieces of an ongoing project and erodes cost effectiveness of NYF funds.



Restore the Façade at 46 Second St.



Project Location:
46 Second St.

Project Type:
Redevelopment /
Renovation

Project Sponsor:
David Forbes

Property Ownership:
46 Second Street Realty,
LLC

Funding Estimate:
\$129,000
Total Project Cost
\$96,000
Total NYF Funds Requested
26%
Sponsor Match %

Project Overview:

This 4,000 square foot, three-story historic building with basement houses a ground-floor storefront and two residential units above and is currently undergoing a comprehensive renovation that is 85% complete. The primary goal of the project is to restore the facade to its original 1890s architectural detail, with particular focus on the front facade bay window and storefront renovation that is currently underway. The project received approval from both the Building Department and Planning Board in February 2023 and operates under an active permit, representing a significant investment in historic preservation. This restoration effort aims to return the building to its original Victorian-era character while maintaining its mixed-use function as both commercial and residential space.

Favorable Comments:

- This builder has done a wonderful restoration so far. He should be encouraged to continue
- I support this proposal because it enables improvements that enhance the downtown for everyone, including façade upgrades, historic restorations, and energy efficiency projects. Public funds should focus on initiatives that clearly benefit the broader community rather than individual businesses

Suggestions:

- None

Questions:

- Could this project be submitted as part of the Small Projects Fund?
- Are there other state funded programs that the owner could apply to for this project?

Restore the Façade at 46 Second Street



46 Second Street

Existing Site Conditions

This historic Federal-style building is currently in a state of disrepair. Key issues include poor roof drainage, broken and malfunctioning windows, water damage, façade deterioration, and inadequate insulation. Additionally, the interior staircase is structurally compromised and presents safety concerns.

Capacity & Partners

The project sponsor brings extensive experience as a contractor, having successfully renovated properties across New York City, Los Angeles, and San Clemente. Their background includes managing grant-funded projects, ensuring both compliance and quality execution.

Alignment with Vision & Goals

The proposed restoration directly supports the broader goal of **historic preservation** by revitalizing a neglected architectural asset and returning it to community use. In addition to enhancing public **safety and accessibility** downtown and **activating retail opportunities**.

Readiness & Timeframe

With planning, cost estimation, preliminary site design, and financing analysis already underway, the project is well-positioned to begin construction upon securing funding.

Project Category



Redevelopment /
Renovation

Project Size



Small

NYF Funds Requested



\$96,000

- Project will be discontinued as project costs have occurred/will occur prior to NYF award



Overview of Submitted Projects

22 primary projects total,
from **19** distinct sponsors,
with **\$10.7 million** requested of NYF,
leveraging almost **\$22.2 million** in total investment

3 public projects from **1** sponsor, total ask of **\$3.8 million**, of \$3.9 million (2% match)

3 non-profit projects from **3** sponsors, total ask of **\$1.8 million**, of \$9.5 million (81% match)

16 private projects from **15** sponsors, total ask of **\$5 million**, of \$8.8 million (43% match)

(as of Open Call due date, Aug 4)

Overview of Submitted Projects

20 primary projects total,
from **17** distinct sponsors,
with **\$10.6 million** requested of NYF,
leveraging almost **\$22.2 million** in total investment

3 public projects from **1** sponsor, total ask of **\$3.8 million**, of \$3.9 million

3 non-profit projects from **3** sponsors, total ask of **\$1.8 million**, of \$9.6 million

14 private projects from **13** sponsors, total ask of **\$4.9 million**, of \$8.7 million

*(reflects **updated** project applications as of 9/10)*

Project Evaluation

Tier 1	Project	Total Cost: \$18,934,000	NYF Request: \$8,223,000	AT goals	NYF goals	Effectiveness
A	Create a Hudson River Access Hub in Riverfront Park	\$1,432,000	\$1,432,000			
B	Implement a Complete Streets Redesign of 2nd Street	\$1,393,000	\$1,318,000			
C	Improve the Waterfront Intersection at N Water St. and 2nd St.	\$1,100,000	\$1,100,000			
D	Develop a Public Garden and Restaurant along the Hudson River	\$7,490,000	\$1,000,000			
E	Expand the Capacity and Accessibility of the Athens Cultural Center	\$1,927,000	\$722,000			
G	Renovate the Brooks Opera House to Accommodate a Restaurant, Event Venue, and Apartments	\$3,047,000	\$750,000			
R	Restore the Historic Stewart House and Upgrade the River Garden	\$1,950,000	\$1,455,000			
T	Redevelop the Trinity Church Building into a Wedding and Events Venue	\$595,000	\$446,000			
Tier 2	Project	Total Cost: \$2,353,000	NYF Request: \$1,763,000	AT goals	NYF goals	Effectiveness
J	Enhance Brewing Capacity at Night School Brewpub	\$160,000	\$120,000			
K	Repair the Bulkhead at Ding’s Lighthouse Marina	\$400,000	\$300,000			
N	Rehabilitate the Historic Mixed-Use Structures at 6 & 8 South Franklin Street	\$575,000	\$431,000			
O	Modernize the Apartment Building at 18 Second Street	\$84,000	\$63,000			
P	Convert 94 North Franklin Street into a Mixed-Use Facility with Apartments and Co-Working Space	\$683,000	\$512,000			
Q	Restore the Mixed-Use Building at 40 Second Street	\$151,000	\$113,000			
S	Improve the Tenth House Healing Center to Support Expanded Programming	\$171,000	\$128,000			
V	Restore the Façade at 46 Second Street	\$129,000	\$96,000			
Tier 3	Project	Total Cost: \$930,000	NYF Request: \$674,000	AT goals	NYF goals	Effectiveness
F	Improve Educational Opportunities and Access to Mt. Hope Cemetery	\$98,000	\$98,000			
H	Renovate the Athens Studio to Expand Operations of a Boutique Clothing Business	\$100,000	\$100,000			
I	Restore a Historic Barn to House an Art and Architecture Studio	\$257,000	\$120,000			
L	Renovate the 9 North Franklin Street Duplex	\$167,000	\$125,000			
M	Renovate the Mixed-Use Building at 13-17 Second Street	\$148,000	\$111,000			
U	Enhance the Multi-Unit Residential Building at 62 Second Street	\$160,000	\$120,000			

Tier 1	Project	Total Cost: \$19,176,000	NYF Request: \$8,343,000	AT goals	NYF goals	Effectiveness
A	Create a Hudson River Access Hub in Riverfront Park	\$1,432,000	\$1,432,000			
B	Implement a Complete Streets Redesign of 2nd Street	\$1,393,000	\$1,318,000			
C	Improve the Waterfront Intersection at N Water St. and 2nd St.	\$1,100,000	\$1,100,000			
D	Develop a Public Garden and Restaurant along the Hudson River	\$7,572,000 \$7,490,000	\$1,000,000			
E	Expand the Capacity and Accessibility of the Athens Cultural Center	\$1,927,000	\$722,000			
G	Renovate the Brooks Opera House to Accommodate a Restaurant, Event Venue, and Apartments 	\$3,207,000 \$3,047,000	\$870,000 \$750,000			
R	Restore the Historic Stewart House and Upgrade the River Garden	\$1,950,000	\$1,455,000			
T	Redevelop the Trinity Church Building into a Wedding and Events Venue	\$595,000	\$446,000			
Tier 2	Project	Total Cost: \$2,064,000	NYF Request: \$1,547,000	AT goals	NYF goals	Effectiveness
J	Enhance Brewing Capacity at Night School Brewpub [incorporated into Project G]	\$160,000	\$120,000			
K	Repair the Bulkhead at Ding’s Lighthouse Marina	\$400,000	\$300,000			
N	Rehabilitate the Historic Mixed-Use Structures at 6 & 8 South Franklin Street 	\$575,000	\$431,000			
O	Modernize the Apartment Building at 18 Second Street	\$84,000	\$63,000			
P	Convert 94 North Franklin Street into a Mixed-Use Facility with Apartments and Co-Working Space 	\$683,000	\$512,000			
Q	Restore the Mixed-Use Building at 40 Second Street	\$151,000	\$113,000			
S	Improve the Tenth House Healing Center to Support Expanded Programming	\$171,000	\$128,000			
V	Restore the Façade at 46 Second Street [project ineligible because costs already spent]	\$129,000	\$96,000			
Tier 3	Project	Total Cost: \$930,000	NYF Request: \$674,000	AT goals	NYF goals	Effectiveness
F	Improve Educational Opportunities and Access to Mt. Hope Cemetery	\$98,000	\$98,000			
H	Renovate the Athens Studio to Expand Operations of a Boutique Clothing Business	\$100,000	\$100,000			
I	Restore a Historic Barn to House an Art and Architecture Studio	\$257,000	\$120,000			
L	Renovate the 9 North Franklin Street Duplex	\$167,000	\$125,000			
M	Renovate the Mixed-Use Building at 13-17 Second Street	\$148,000	\$111,000			
U	Enhance the Multi-Unit Residential Building at 62 Second Street 	\$168,000	\$126,000			

Project Evaluation – bulkheads removed

<i>Tier 1</i>	Project	Total Cost: \$17,984,000	NYF Request: \$7,324,000	AT goals	NYF goals	Effectiveness
A	Create a Hudson River Access Hub in Riverfront Park	\$900,000 \$1,432,000	\$900,000 \$1,432,000			
B	Implement a Complete Streets Redesign of 2nd Street	\$1,393,000	\$1,318,000			
C	Improve the Waterfront Intersection at N Water St. and 2nd St.	\$1,100,000	\$1,100,000			
D	Develop a Public Garden and Restaurant along the Hudson River	\$7,572,000	\$1,000,000			
E	Expand the Capacity and Accessibility of the Athens Cultural Center	\$1,927,000	\$722,000			
G	Renovate the Brooks Opera House to Accommodate a Restaurant, Event Venue, and Apartments	\$3,207,000 	\$870,000			
R	Restore the Historic Stewart House and Upgrade the River Garden	\$1,290,000 \$1,950,000	\$968,000 \$1,455,000			
T	Redevelop the Trinity Church Building into a Wedding and Events Venue	\$595,000	\$446,000			
<i>Tier 2</i>	Project	Total Cost: \$1,664,000	NYF Request: \$1,247,000	AT goals	NYF goals	Effectiveness
J	Enhance Brewing Capacity at Night School Brewpub	\$160,000	\$120,000			
K	Repair the Bulkhead at Ding’s Lighthouse Marina	\$400,000	\$300,000			
N	Rehabilitate the Historic Mixed-Use Structures at 6 & 8 South Franklin Street	\$575,000 	\$431,000			
O	Modernize the Apartment Building at 18 Second Street	\$84,000	\$63,000			
P	Convert 94 North Franklin Street into a Mixed-Use Facility with Apartments and Co-Working Space	\$683,000 	\$512,000			
Q	Restore the Mixed-Use Building at 40 Second Street	\$151,000	\$113,000			
S	Improve the Tenth House Healing Center to Support Expanded Programming	\$171,000	\$128,000			
V	Restore the Façade at 46 Second Street	\$129,000	\$96,000			
<i>Tier 3</i>	Project	Total Cost: \$930,000	NYF Request: \$674,000	AT goals	NYF goals	Effectiveness
F	Improve Educational Opportunities and Access to Mt. Hope Cemetery	 \$98,000	\$98,000			
H	Renovate the Athens Studio to Expand Operations of a Boutique Clothing Business	 \$100,000	\$100,000			
I	Restore a Historic Barn to House an Art and Architecture Studio	\$257,000	\$120,000			
L	Renovate the 9 North Franklin Street Duplex	\$167,000	\$125,000			
M	Renovate the Mixed-Use Building at 13-17 Second Street	\$148,000	\$111,000			
U	Enhance the Multi-Unit Residential Building at 62 Second Street	\$168,000 	\$126,000			



Small Projects Fund

Small Project Interest Letters – as submitted

ID	Project Title	Short Description	Sponsor	Estimated Total Project Cost	NYF Funding Request	Match %
a	South St Kayak Launch	This project proposes secure indoor storage for 16 kayaks, ADA launch access, heated restrooms, concrete parking, a warm-up zone, and smart security.	Derek Brown	\$90,000	\$67,000	25%
b	Second St Arts Annex	This project involves renovating a historic building to create an artist incubator and maker's space.	Christine Purcell	\$70,000	\$53,000	25%
c	56 Second St Upgrades	This project involves installing gutters, insulation, attic vents, trim painting, and chimney improvements to enhance energy efficiency, foundation protection, and building appearance.	Michael Black	\$57,000	\$43,000	25%
d	New ADU at 15 N Water Street	This project creates an independent second-floor studio apartment with separate stairway entrance, deck, door, and dedicated bathroom installation.	Sheila Brady	\$45,000	\$34,000	25%
e	10 N Church St Exterior Rehab	This project proposes restoring a historic home by removing asbestos siding, repainting, and refurbishing.	Hardy Justice & Gretchen Zufall	\$42,000	\$31,000	25%
f	62 Second St Exterior Rehab	This project proposes exterior renovations to a historic building including façade upgrades, new windows and doors, and a rear pergola.	Josh Lipsman	\$35,000	\$26,000	25%
h	Athens Rooster Upgrades	This project aims to improve the general store to support expanded offerings, including a wider selection of grocery items and ready-made dinners.	Jonathan Griffith	\$20,000	\$15,000	25%
i	Replace Windows at 9 Second St	This project will revitalize the first-floor storefronts and replace eight apartment windows to improve the appearance and functionality of a key mixed-use building.	John Keyser	\$20,000	\$14,000	25%
				\$379,000	\$283,000	

Small Project Interest Letters – updated

ID	Project Title	Short Description	Sponsor	Estimated Total Project Cost	NYF Funding Request	Match %
a	South St Kayak Launch	This project proposes secure indoor storage for 16 kayaks, ADA launch access, heated restrooms, concrete parking, a warm-up zone, and smart security.	Derek Brown	\$90,000	\$67,000	25%
b	Second St Arts Annex	This project involves renovating a historic building to create an artist incubator and maker's space.	Christine Purcell	\$70,000	\$53,000	25%
c	56 Second St Upgrades	This project involves installing gutters, insulation, attic vents, trim painting, and chimney improvements to enhance energy efficiency, foundation protection, and building appearance.	Michael Black	\$57,000	\$43,000	25%
d	New ADU at 15 N Water Street	This project creates an independent second-floor studio apartment with separate stairway entrance, deck, door, and dedicated bathroom installation.	Sheila Brady	\$45,000	\$34,000	25%
e	10 N Church St Exterior Rehab	This project proposes restoring a historic home by removing asbestos siding, repainting, and refurbishing.	Hardy Justice & Gretchen Zufall	\$42,000	\$31,000	25%
f	62 Second St Exterior Rehab	This project proposes exterior renovations to a historic building including façade upgrades, new windows and doors, and a rear pergola.	Josh Lipsman	\$35,000	\$26,000	25%
h	Athens Rooster Upgrades	This project aims to improve the general store to support expanded offerings, including a wider selection of grocery items and ready-made dinners.	Jonathan Griffith	\$20,000	\$15,000	25%
i	Replace Windows at 9 Second St	This project will revitalize the first-floor storefronts and replace eight apartment windows to improve the appearance and functionality of a key mixed-use building.	John Keyser	\$20,000	\$14,000	25%
k	Athens Pool Improvements	This project will install a PVC membrane system and re-line leaking drainpipes to preserve and extend the life of the Athens community pools.	Len Signoretti	\$0 (not given)	\$0 (not given)	0%
l	Evarts Library Upgrades	This project will update the library's front door and lighting, rebuild the front steps, and install an informational kiosk to enhance safety and accessibility.	Kathy Jackson	\$45,000	\$45,000	0%
m	7 N Montgomery St Renovations	This project will renovate a 1899 carriage house rental unit with foundation repairs, a restored roof, and updated electrical, plumbing, HVAC, and windows.	Nancy Poylo	\$62,000	\$47,000	25%
n	Anh Le Expansion	This project proposes a two-story addition to Anh Le's business space and upgrades to the drywall, insulation, heating, and windows of the existing structure.	John C. Miller & Anh Q. Le	\$72,000	\$54,000	25%
				\$558,000	\$429,000	

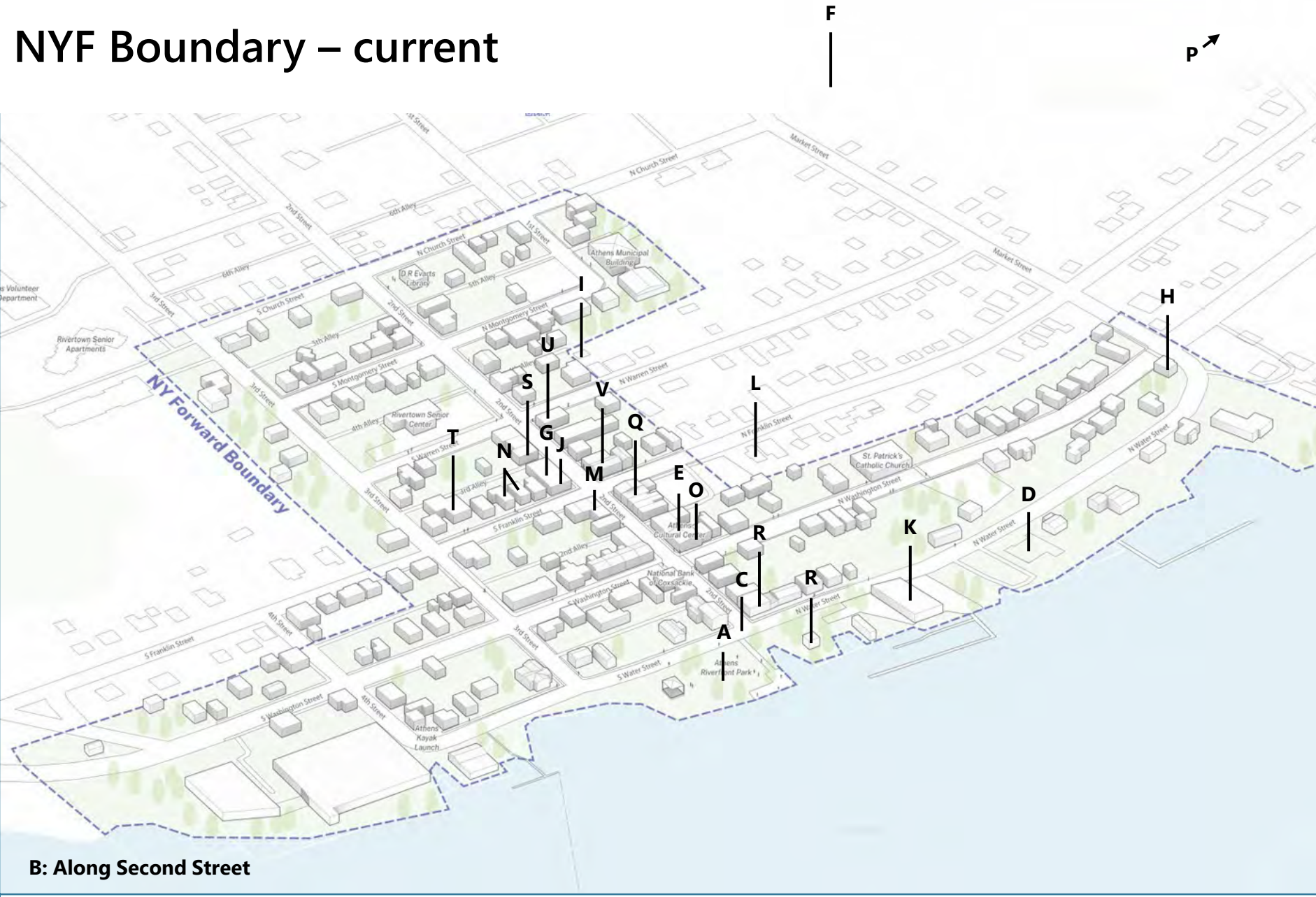
Total Demonstrated Interest in a Small Project Fund

ID	Project Title	Sponsor	Estimated Total Project Cost	NYF Funding Request	Match %
ALL SMALL PROJECT INTEREST LETTERS RECEIVED			\$558,000	\$429,000	
F	Improve Educational Opportunities and Access to Mt. Hope Cemetery	Mount Hope Cemetery Association	\$98,000	\$98,000	0%
H	Renovate the Athens Studio to Expand Operations of a Boutique Clothing Business	Athens Studio NY	\$100,000	\$100,000	0%
I	Restore a Historic Barn to House an Art and Architecture Studio	Carl Muehleisen Architecture, PLLC / Carl M.	\$257,000	\$120,000	53%
L	Renovate the 9 North Franklin Street Duplex	DPF Development Corporation	\$167,000	\$125,000	25%
M	Renovate the Mixed-Use Building at 13-17 Second Street	DPF Development Corporation	\$148,000	\$111,000	25%
O	Modernize the Apartment Building at 18 Second Street	Philip Miller	\$84,000	\$63,000	25%
Q	Restore the Mixed-Use Building at 40 Second Street	Square Foot Holdings, LLC	\$151,000	\$113,000	25%
S	Improve the Tenth House Healing Center to Support Expanded Programming	Tenth House Health / Jennifer Sokolov	\$171,000	\$128,000	25%
U	Enhance the Multi-Unit Residential Building at 62 Second Street	Warren Arms, LLC / Joshua Lipsman	\$168,000	\$126,000	25%
ALL PRIMARY PROJECTS ELIGIBLE FOR SPF			\$1,344,000	\$984,000	
TOTAL DEMONSTRATED INTEREST IN AN SPF			\$1,902,000	\$1,413,000	



NYF Boundary

NYF Boundary – current



ID	Project
A	Create a Riverfront Access Hub
B	Implement Complete Streets for 2nd St.
C	Improve the Waterfront Intersection
D	Develop a Retreat on Water Street
E	Revive the Athens Cultural Center
F	Improve Mount Hope Cemetery
G	Renovate the Mixed-Use Opera House
H	Renovate Athens Studio
I	Restore the Barn on N Warren Street
J	Enhance Night School Brewpub
K	Repair the Marina Bulkhead
L	Rehabilitate 9 N Franklin Street
M	Renovate 13-17 Second Street
N	Revive 6&8 South Franklin Street
O	Modernize 18 Second Street
P	Create the Esperanza Media Arts Center
Q	Restore 40 Second Street
R	Upgrade Stewart House and River Garden
S	Improve the Tenth House Healing Center
T	Redevelop the Trinity Church Building
U	Enhance 62 Second Street
V	Restore the Facade at 46 Second Street

B: Along Second Street

NYF Boundary – minor extension

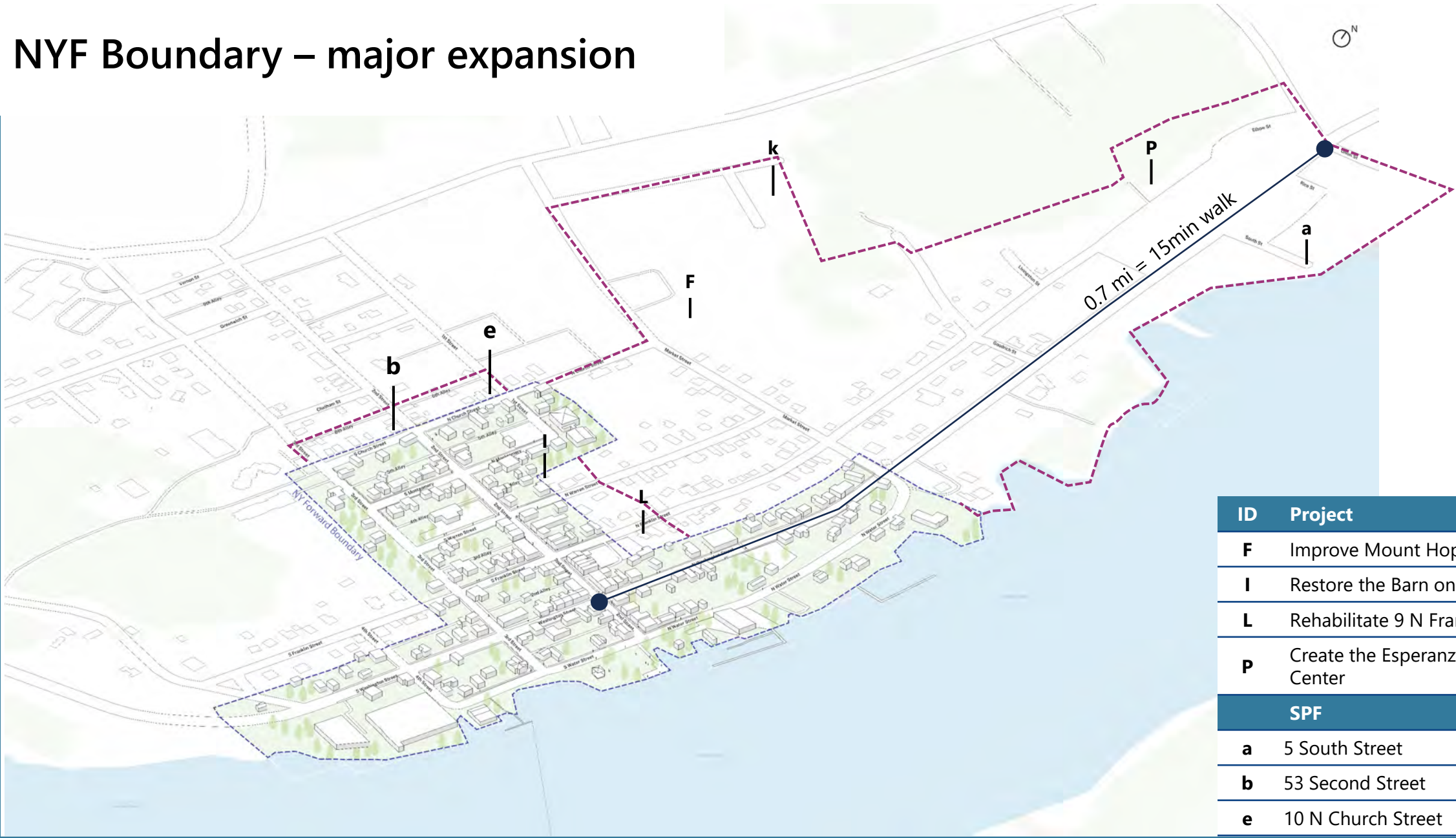


0.6 mi., or 12 min.
walk from 2nd St

0.6 mi., or 12 min.
walk from 2nd St

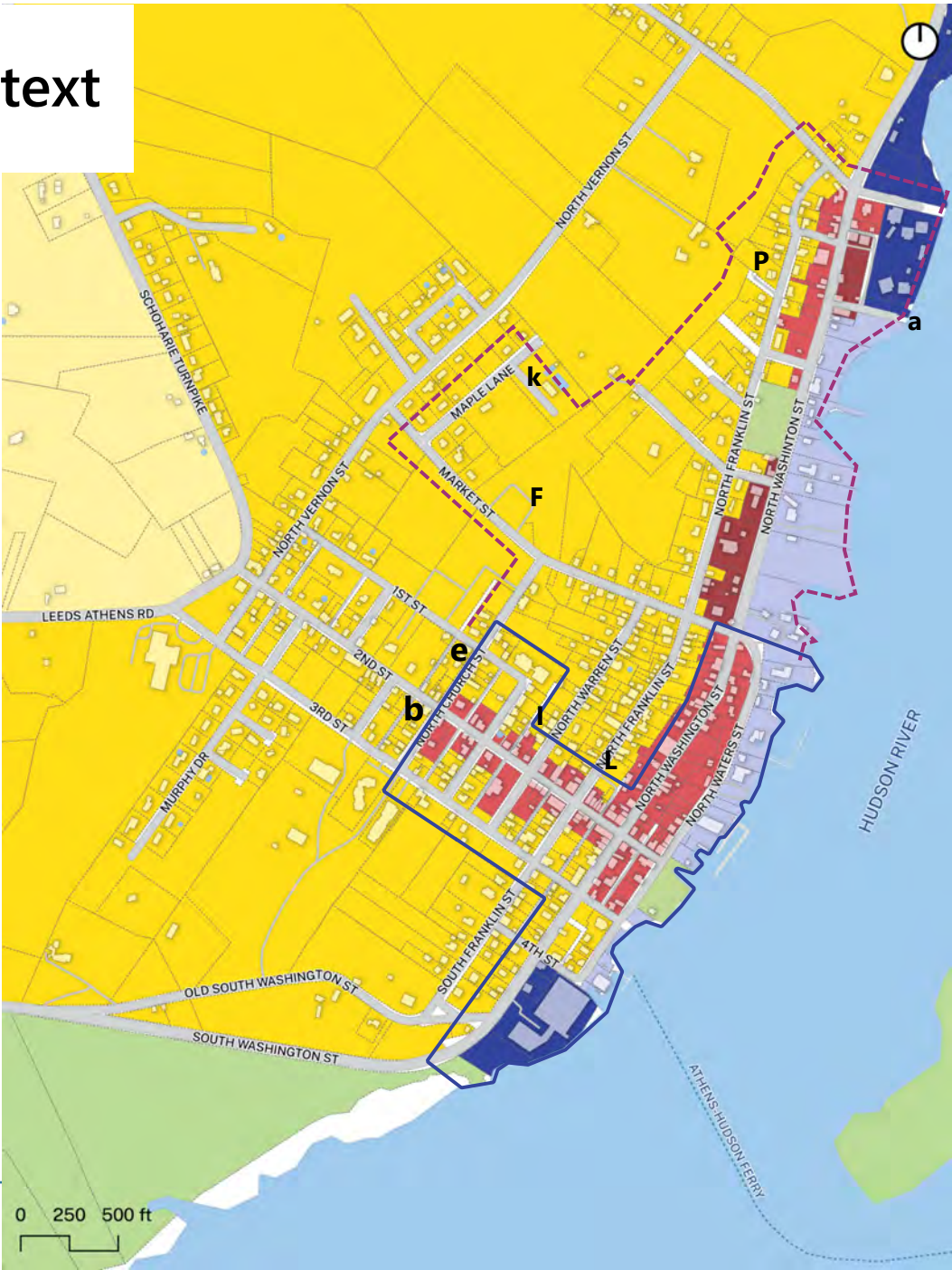
ID	Project
F	Improve Mount Hope Cemetery
I	Restore the Barn on N Warren Street
L	Rehabilitate 9 N Franklin Street
P	Create the Esperanza Media Arts Center
SPF	
a	5 South Street
b	53 Second Street
e	10 N Church Street

NYF Boundary – major expansion



ID	Project
F	Improve Mount Hope Cemetery
I	Restore the Barn on N Warren Street
L	Rehabilitate 9 N Franklin Street
P	Create the Esperanza Media Arts Center
SPF	
a	5 South Street
b	53 Second Street
e	10 N Church Street

NYF Boundary – zoning context



- Residential (Medium Density)
- Residential (Low Density)
- Commercial
- Commercial Residential
- Waterfront
- Mixed Use-Waterfront
- Open Space

ID	Project
F	Improve Mount Hope Cemetery
I	Restore the Barn on N Warren Street
L	Rehabilitate 9 N Franklin Street
P	Create the Esperanza Media Arts Center
SPF	
a	5 South Street
b	53 Second Street
e	10 N Church Street



Local Planning Committee Q&A

Project Evaluation – for live editing

Tier 1	Project	Total Cost: \$18,374,000	NYF Request: \$7,924,000	AT goals	NYF goals	Effectiveness
A	Create a Hudson River Access Hub in Riverfront Park	\$900,000	\$900,000			
B	Implement a Complete Streets Redesign of 2nd Street	\$1,393,000	\$1,318,000			
C	Improve the Waterfront Intersection at N Water St. and 2nd St.	\$1,100,000	\$1,100,000			
D	Develop a Public Garden and Restaurant along the Hudson River	\$7,572,000	\$1,000,000			
E	Expand the Capacity and Accessibility of the Athens Cultural Center	\$1,927,000	\$722,000			
G	Renovate the Brooks Opera House to Accommodate a Restaurant, Event Venue, and Apartments	\$3,207,000	\$870,000			
R	Restore the Historic Stewart House and Upgrade the River Garden	\$1,290,000	\$968,000			
T	Redevelop the Trinity Church Building into a Wedding and Events Venue	\$595,000	\$446,000			
W	Small Projects Fund	\$780,000+	\$600,000			
Tier 2	Project	Total Cost: \$1,664,000	NYF Request: \$1,247,000	AT goals	NYF goals	Effectiveness
K	Repair the Bulkhead at Ding’s Lighthouse Marina	\$400,000	\$300,000			
N	Rehabilitate the Historic Mixed-Use Structures at 6 & 8 South Franklin Street	\$575,000	\$431,000			
O	Modernize the Apartment Building at 18 Second Street	\$84,000	\$63,000			
P	Convert 94 North Franklin Street into a Mixed-Use Facility with Apartments and Co-Working Space	\$683,000	\$512,000			
Q	Restore the Mixed-Use Building at 40 Second Street	\$151,000	\$113,000			
S	Improve the Tenth House Healing Center to Support Expanded Programming	\$171,000	\$128,000			
Tier 3	Project	Total Cost: \$930,000	NYF Request: \$674,000	AT goals	NYF goals	Effectiveness
F	Improve Educational Opportunities and Access to Mt. Hope Cemetery	\$98,000	\$98,000			
H	Renovate the Athens Studio to Expand Operations of a Boutique Clothing Business	\$100,000	\$100,000			
I	Restore a Historic Barn to House an Art and Architecture Studio	\$257,000	\$120,000			
L	Renovate the 9 North Franklin Street Duplex	\$167,000	\$125,000			
M	Renovate the Mixed-Use Building at 13-17 Second Street	\$148,000	\$111,000			
U	Enhance the Multi-Unit Residential Building at 62 Second Street	\$168,000	\$126,000			

An aerial photograph of a historic town, likely Athens, New York. The image shows a dense cluster of colorful, multi-story houses with various rooflines and architectural styles. The houses are interspersed with lush green trees. A prominent street runs diagonally through the center of the town. In the background, a body of water is visible, and a large, open green space with a circular garden or park area is situated near the waterfront. The overall scene depicts a well-preserved, charming community.

Public Comment

please submit comments to
AthensNYF@gmail.com

Next steps

- ✓ Follow-up with Project Sponsors for needed information
- ✓ Work with Project Sponsors to develop proposals further
- ✓ Begin preparing for LPC Meeting 5

LPC Meeting 5

10/20

**6-8 pm
Athens Volunteer Fire
Department**

LPC Meeting 6

11/17

**6-8 pm
Athens Volunteer Fire
Department**

Draft SIP Due

11/26

Final SIP Due

12/12

An aerial photograph of a historic town, likely in the Finger Lakes region of New York. The town features a mix of colorful, multi-story houses, many with gabled roofs and porches. The streets are lined with mature trees, and there are several parks and green spaces. A large, ornate building with a clock tower is visible in the center. The town is situated near a body of water, which is visible in the upper right corner.

Closing Remarks

Mayor Amy Serrago



Thank you!