

Waterfront
Access



Safety &
Accessibility



Facades &
Alleys



Retail
Activation



Housing
Options



Comments



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.

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.



Redevelopment /
Renovation



Extra Large



\$1,455,000

No Proposed Condition Image Provided



Above: Current exterior