

NY Forward - Capital Region Athens

Local Planning Committee (LPC)

Meeting #5

October 20, 2024



NEW YORK
STATE OF
OPPORTUNITY™

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
- There will be 10-15 minutes of the meeting reserved for public comment.

How to get involved:

- We want to hear from you!
- Visit the Athens NYF website to send comments:
www.AthensNYF.com



Agenda

- Code of Conduct
- Updates: Planning Process
- Community Engagement Summary
- Submitted Projects – updates & amendments
- Public Comment
- Final Vote on Slate of Projects
- Next Steps



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?***

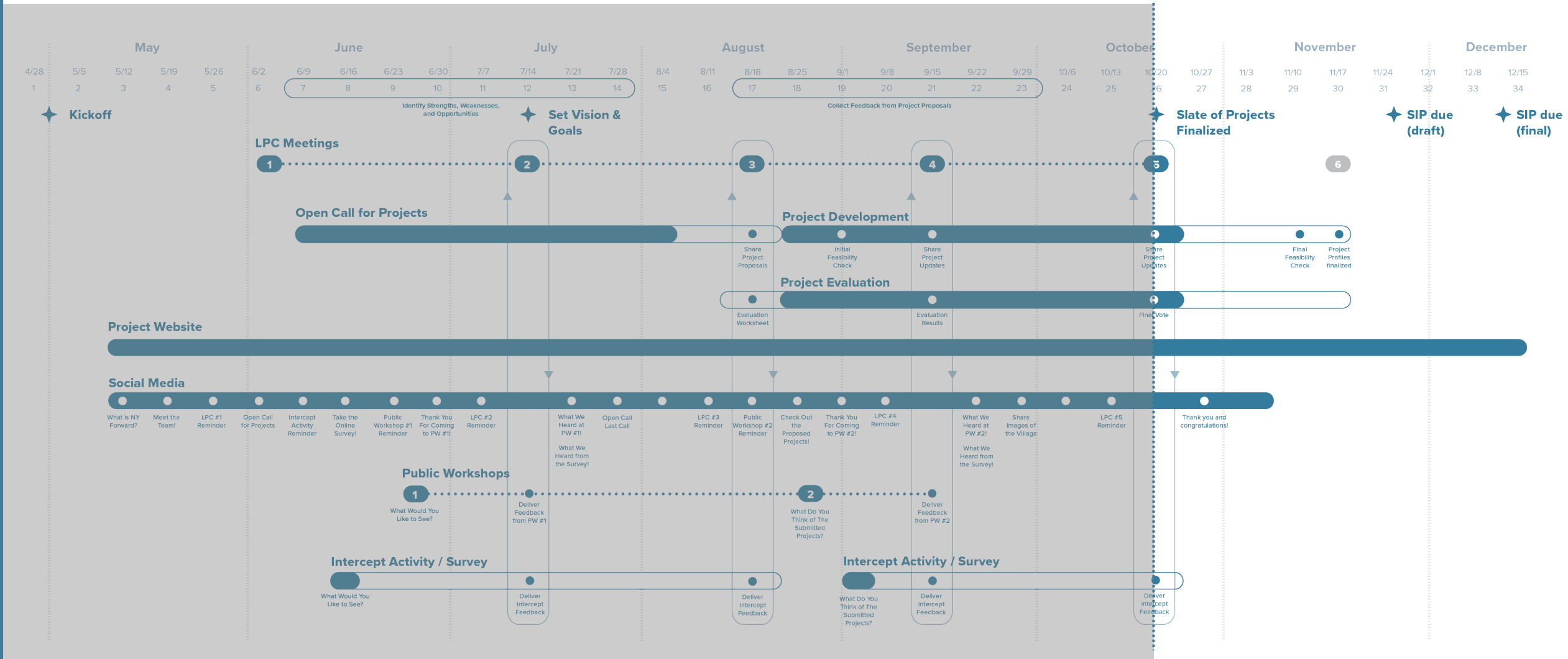
Name	Organization	Project	
Carol Pfister	Athens Cultural Center, Board Member	E	Revive the Athens Cultural Center
Jeff Strockbine	N/A	E A	Revive the Athens Cultural Center Create a Riverfront Access Hub
Todd Bernard	Project Sponsor, Property Owners	T	Redevelop the Trinity Church Building
Tim Albright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

Opening Remarks

Mayor Amy Serrago

Updates: Planning Process

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**
- ✓ Sept 18-25 Feedback conversations with Project Sponsors
- ✓ Oct 13 Final project updates due
- ✓ **Oct 20** **LPC Meeting #5 – IN PROGRESS**

What's on the horizon?

- ☐ **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

Community Engagement Summary

Engagement by the numbers

2 public workshops
2 intercept activities
2 public surveys
59 mailing list sign-ups
143 survey responses
1,172 website visitors
2,000 comments collected



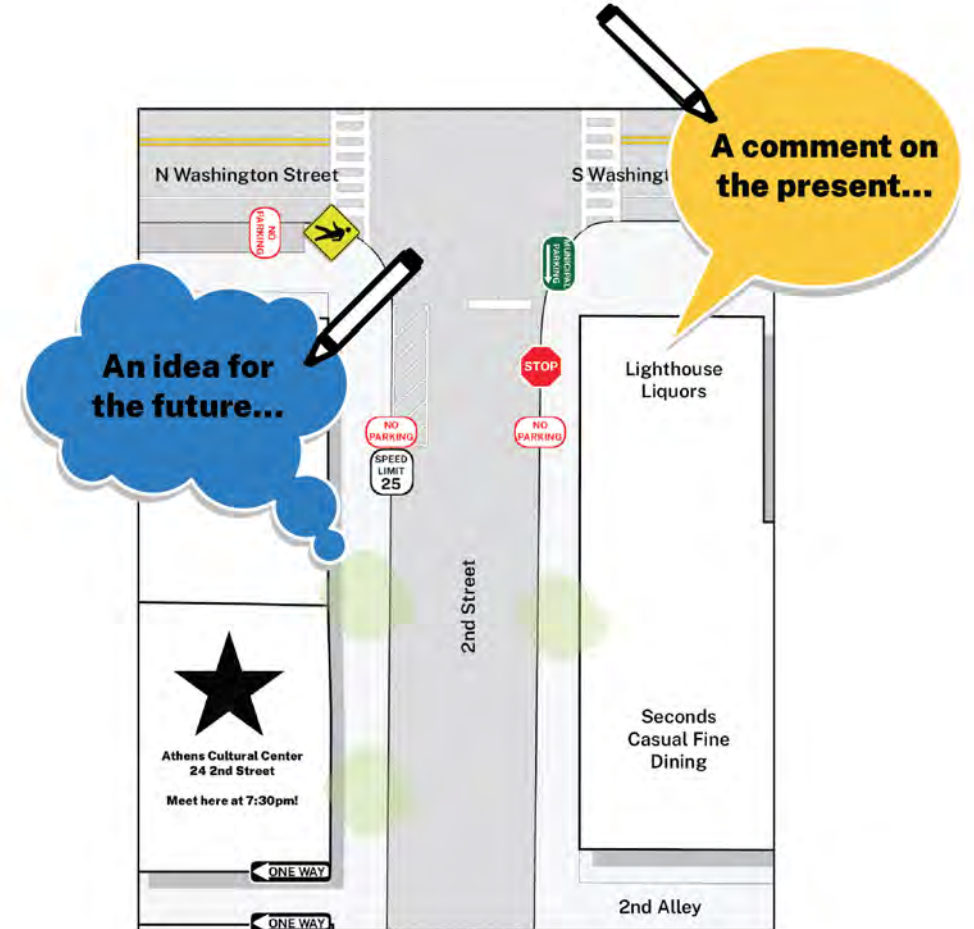
Comments collected at Public Workshop #1

Public Workshop #1

- **Goal**
 - Solicit input for the **downtown vision and goals**
- **Method**
 - Walking tour with two groups
 - Riverfront Group
 - 2nd Street Group
 - Online Survey
- **Elements**
 - Map of **Athens NY Forward boundary** with write-in comment and idea bubbles
 - Portable **walking tour maps** for participants to record their feedback

Share your vision and goals for downtown Athens!

Add your **comments on the present**  and **ideas for the future**  on the provided shapes and place them over the walking tour map.



Public Workshop #1



Public Workshop #1

- **Vision and Goals Walking Tour**

- 35 participants
- 122 comments

- **Vision and Goals Online Survey**

- 19 responses
- 52 comments

- **What we heard:**

- Increase the number of **docks** and expand **waterfront access**
- Protect and **strengthen** the waterfront
- Restore **facades** along 2nd Street
- Improve **Pedestrian Infrastructure**
- Upgrade downtown **buildings** and sidewalks to meet **ADA compliance**
- Activate the **alleys** and explore their unique potential
- *"We can enhance downtown while maintaining the **unique character of Athens**. Let's not ruin it by fixing it."*



Conversations at the first walking tour

Public Workshop #2

- **Goal**
 - Collect public feedback for the **proposed priority projects**
- **Method**
 - Walking tour with two groups
 - Riverfront Group
 - 2nd Street Group
 - Online Project Review Survey
- **Elements**
 - Map of **Athens NY Forward boundary** with project locations
 - **Brochures** with descriptions of each project and space for participants to record their feedback

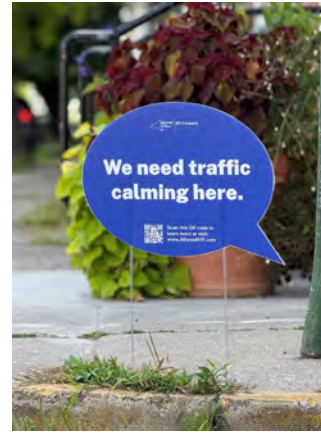
Evaluate the **proposed priority projects** for downtown **Athens**!

Your **feedback** will guide the Local Planning Committee (LPC) as they determine a slate of projects to include in the **Village of Athens Strategic Investment Plan**.

A total of **22 projects** were submitted through the **Open Call**, which was live on the **AthensNYF.com** from June 9th to August 4th.



Public Workshop #2



Public Workshop #2

- **Projects Walking Tour**
 - **36** participants
 - **156** comments
- **Project Review Online Survey**
 - **122** responses
 - **1,554** comments
- **What we heard:**
 - Focus on **public projects** with great public benefit
 - Prioritize **accessibility, walkability, historic preservation,** and expanded **public amenities**
 - Improve **riverfront access** and include public restrooms at the riverfront park
 - **Strong opposition** to public funding for Project D: Retreat on Water St



Project brochures at the second walking tour

Intercept Activities

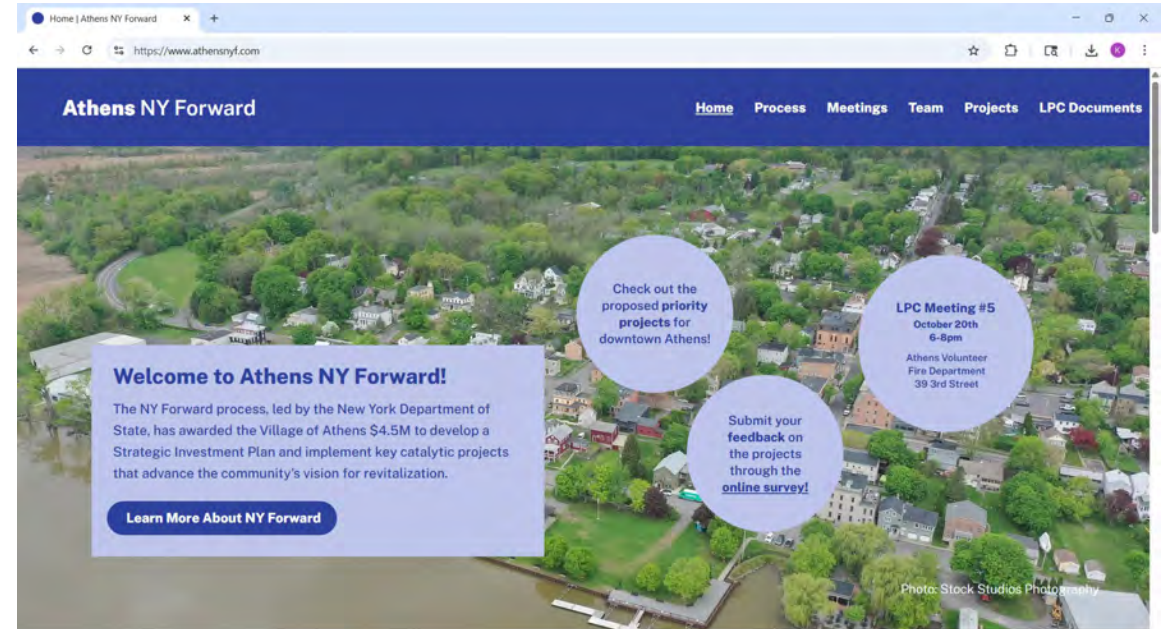
- 6/25- Tabling at Athens Community Day
- 9/21- Tabling on 2nd Street
- **What we heard:**
 - Improve **pedestrian infrastructure** (including curb ramps, accessibility and alley renovations)
 - Mitigate **flooding** and strengthen the riverfront
 - Promote tourism through increased **docking and amenities** for boaters
 - Preserve and restore buildings on **2nd Street**
 - *"The future of Athens is the waterfront."*



Tabling at Athens Community Day

Website

- [AthensNYF.com](https://www.athensnyf.com)
- **2,321** site sessions
- **1,172** unique visitors
- Easy access to information on how to get involved, how to submit the to the open call, and how to view and evaluate the proposed projects



Revitalize Downtown Athens

Athens is a quintessentially charming village with a unique laid-back vibe that sits on the west bank of the Hudson River. It is connected to world class art, culture, recreation and choice of housing that attracts visitors, boaters and artists. The Village has already worked to make downtown more walkable, welcoming, resilient and climate adaptive – making it primed for the NY Forward program. The community's vision is to remain a welcoming village that celebrates family and community. They plan to do this by upgrading Second Street at the heart of downtown by improving ADA compliance, increasing foot traffic to local businesses and supporting arts and culture; increasing river access; and increasing choice of residences, homes and apartments that are accessible and affordable.

[See the Village's Application](#)

Facebook

- **17** followers
- **89** comments on posts about Athens NY Forward
- Posts in Athens Community Board
- Events for each LPC meeting and Public Workshop

Athens NY Forward's Post



Athens NY Forward

May 21 · 🌐



Welcome to Athens NY Forward!

The NY Forward process, led by the New York Department of State, has awarded the Village of Athens \$4.5M to develop a Strategic Investment Plan and implement key catalytic projects that advance the community's vision for revitalization.

Visit www.athensnyf.com for more information!



ATHENSNYF.COM

Home | Athens NY Forward

Welcome to Athens NY Forward! Led by the New York Department of State, the Village has been ...



Comment as Athens NY Forward

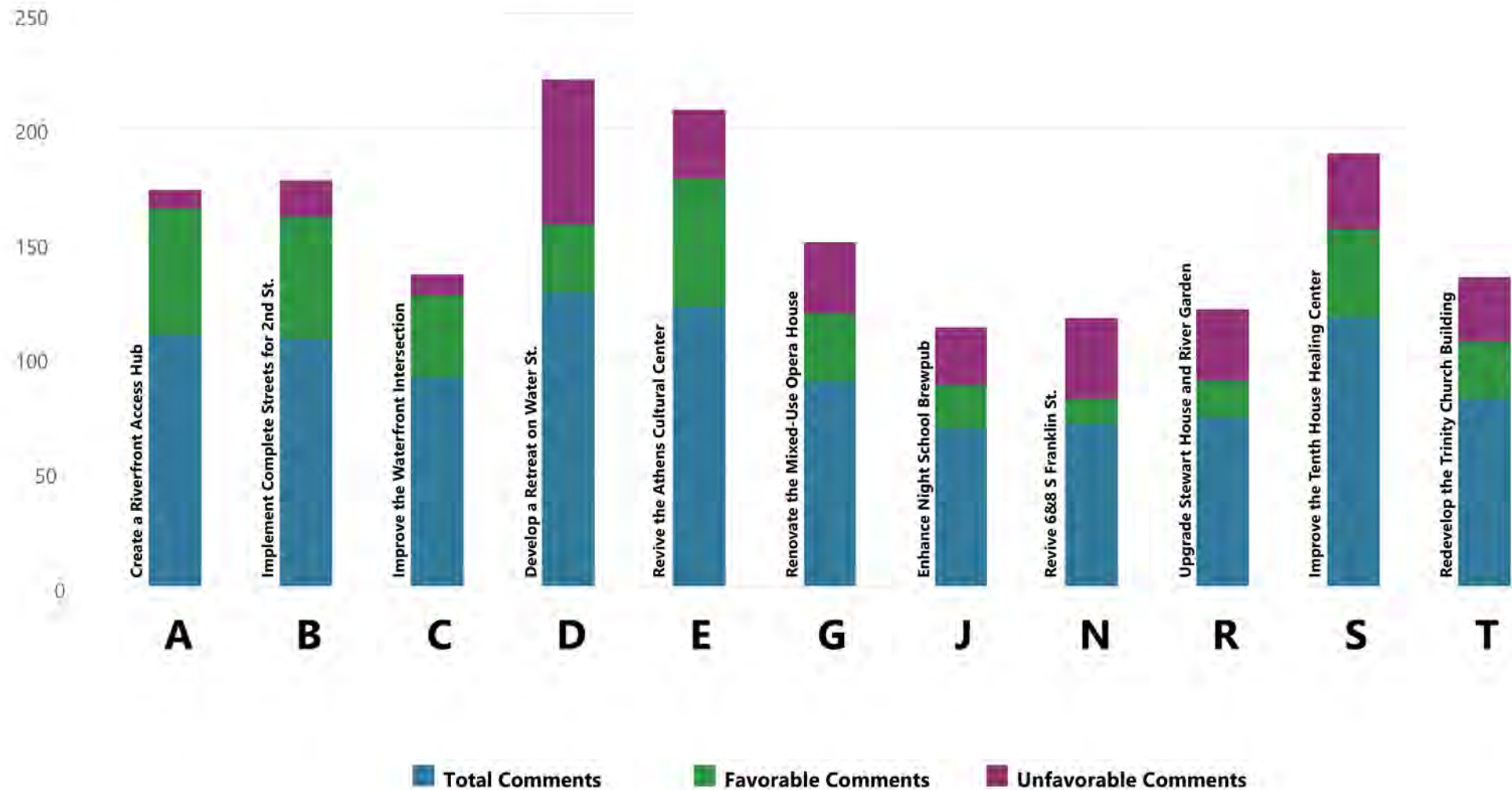


Sign Campaign

- **24** signs around the NY Forward boundary area
- Includes project signs, comments we heard, and advertising for Athens NY Forward

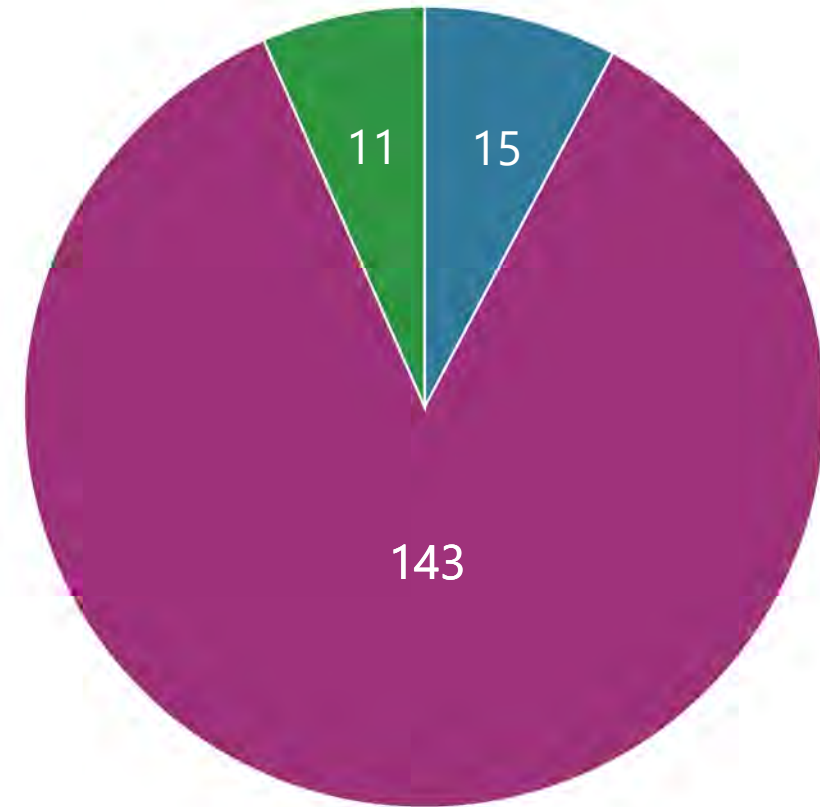


Global summary of projects



Breakdown of concerns

- Traffic, Parking, & Safety
- Design, Character, & Aesthetics
- Cost & Funding



Submitted Projects



Create a Hudson River Access Hub in Riverfront Park



Project Location:
Riverfront Park, Water St.

Project Type:
Public Improvement

Project Sponsor:
Village of Athens

Property Ownership:
Village of Athens

Funding Estimate:
\$870,000
Total Project Cost
\$870,000
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.

Create a Hudson River Access Hub in Riverfront Park



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.



Public
Improvement



Extra Large



\$870,000



Above: Proposed site plan study



Above: Existing boardwalk condition

Changes/updates:

- Confirmed that the bulkhead scope will be removed
- Confirmed that kayak dock would remain in existing location and that the associated pocket park rehabilitation will be included in this project
- Updated dock layout
- Updated project budget:

Dock expansion	\$415,000
New stamped concrete boardwalk	\$250,000
Rehabilitation of pocket park at Kayak Launch	\$205,000
TOTAL	\$870,000

previously \$1,432,000

Benefits:

- Improves comfort and accessibility of riverfront recreation amenities for residents and visitors
- Expands capacity for ongoing ferry services, sightseeing cruises, and private boaters
- Supports ongoing events programming

Challenges / Risks:

- Concern about impact of docks on river view





Implement a Complete Streets Redesign of 2nd Street



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:
\$1,691,000
Total Project Cost
\$1,616,000
Total NYF Funds Requested
4%
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.

Implement a Complete Streets Redesign of 2nd Street



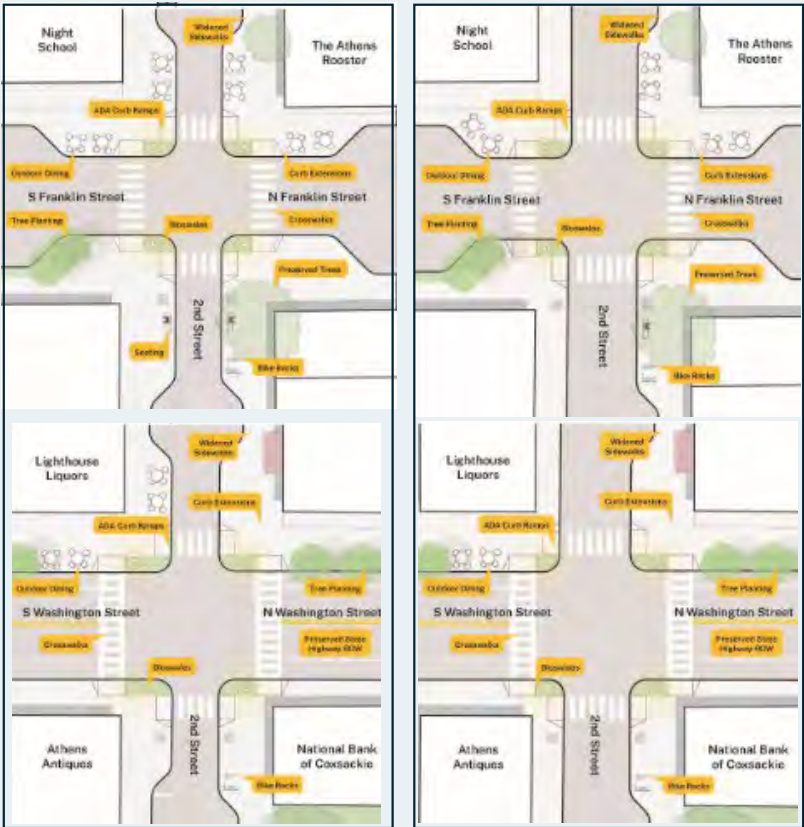
2nd St. from Water St. to Warren St.

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.



Above: Proposed site plan option (1-way) Above: Proposed site plan option (2-way)



Above: Existing condition between Warren & Franklin Sts.

Changes/updates:

- Updated project budget:

Sidewalk replacement	\$998,000
Other pedestrian improvements	\$508,000
Stormwater / Green Infra	\$110,000
Trees and plantings	\$75,000
TOTAL	\$1,691,000

previously \$1,393,000

Benefits:

- Enhances pedestrian comfort and accessibility with new level sidewalks, pavement markings, and curb bulb-outs
- Improves stormwater management while providing green streetscape
- Offers traffic calming without any additional stop signs or lights
- Potential re-configuration to 1-way traffic (while preserving parking) would allow reduction of roadbed width and expansion of sidewalk width, which would address repeated concerns raised that sidewalks are too narrow and street trees are too constricted.

Challenges / Risks:

- Maintenance needed for new stormwater plantings
- Portions of the scope may require coordination with NYS DOT.





Improve the Waterfront Intersection at N Water St. and 2nd St.



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:
\$1,863,000
Total Project Cost
\$1,863,000
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.

Improve the Waterfront Intersection at N Water St. and 2nd St.



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.



Public
Improvement



Extra Large



\$1,100,000



Above: Proposed site plan study



Above: Current site condition

Changes/updates:

- Updated project budget:

Create village square at river landing	\$1,357,000
Complete Streets improvements along Water St	\$506,000
TOTAL	\$1,863,000

previously \$1,100,000

Benefits:

- Creates strong downtown-to-waterfront connection
- Establishes an area for events and everyday use that supports local culture
- Adds informational kiosk to aid tourists and promote local events and businesses
- Improves safety, accessibility, and connectivity along Water St., which benefits local businesses

Challenges / Risks:

- Nothing in particular.





Develop a Public Garden and Restaurant along the Hudson River



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:
\$4,329,000
Total Project Cost
\$550,000
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 café 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.

Develop a Public Garden and Restaurant along the Hudson River



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



\$550,000



Above: Rendering of proposed project



Above: Aerial of site condition

LPC Working Session

- LPC held a working session (virtual) to discuss the Letters of Concern and the feedback received during the 4th LPC meeting.
- Agenda:
 - Context
 - Full slate of projects under consideration
 - Downtown Vision and Goals
 - Initial evaluation results
 - NYF Program Guidance
 - LPC role in slate selection
 - NYF process guidance and best practices
 - Sponsor responsibility to finalize proposal
 - Summary of Key Concerns Raised
 - Discussion / Q&A

The intent of this session was to ensure that the LPC has a chance to thoroughly discuss the concerns raised about the project, informed by both the local context as it regards other projects and sponsors under consideration, as well as general NYF programmatic guidelines and practices.

No decisions are made in LPC working sessions.

Changes/updates:

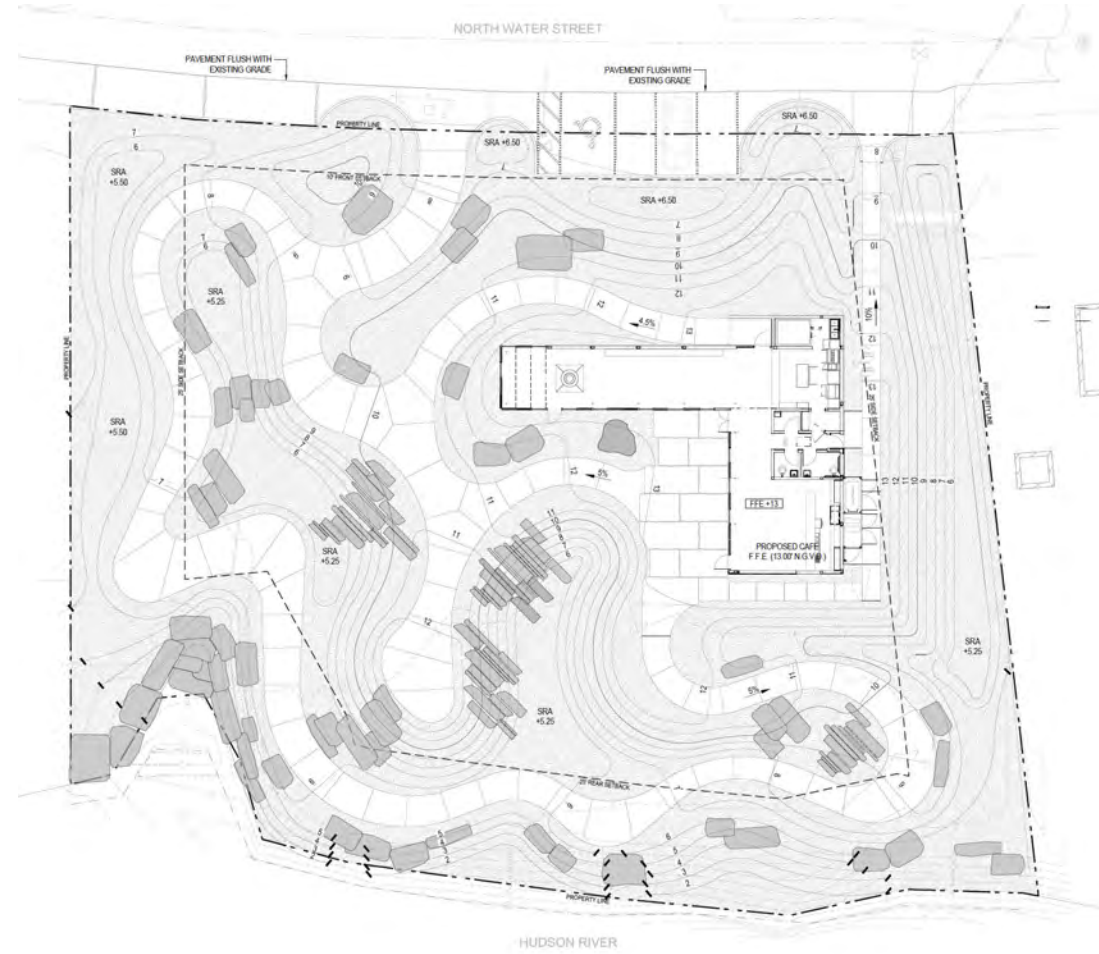
- Updated NYF budget to exclude acquisition and other costs already incurred: revised down to \$4.329m (previously \$7.57m)
- NYF funding request reduced to \$550,000 (previously \$1m)
- Confirmed site is intended to be open to the public during normal park hours – Sponsor is open to negotiating a formal agreement with Village.
- Confirmed that the food service is not a full-service restaurant – intention is for a museum style counter service café with hot dogs, hamburgers, coffee etc.
- Confirmed that food service will be provided by the Sponsor organization, not a 3rd-party vendor.

Benefits:

- A world-renowned artist's memorial in the Village creates significant potential for additional tourism, benefitting local businesses.
- NYF dollars are being earmarked specifically for line items that improve public amenity, including improved plantings, enhanced food service offerings and hours, and interior gas fireplace to make space more usable during the colder months.
- Project is designed to provide direct river access for visitors while also mitigating flooding and erosion.
- New public space provided at no cost to the local taxpayer – Sponsor will operate the site, and food service will pay sales tax.

Challenges / Risks:

- Public skepticism of allocating public funds towards a project sponsored by a Foundation that is backed by a famous wealthy patron.
- Received paper petition with 42 signatures against public funding for the project.
- Also received 21 digital responses to an online campaign (not organized by consultant team):
 - 17 against / 4 in favor





Expand the Capacity and Accessibility of 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.

Expand the Capacity and Accessibility of 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.



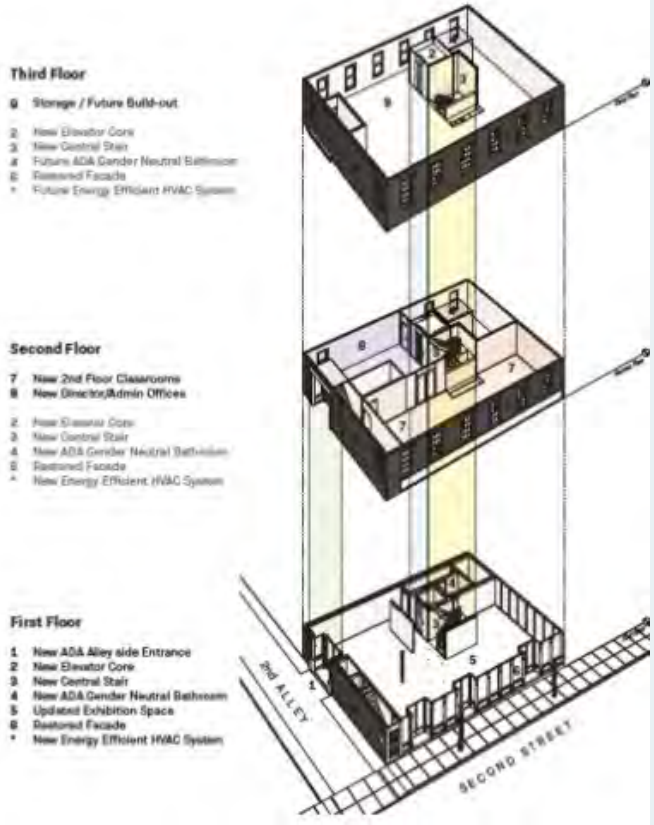
Redevelopment /
Renovation



Extra Large



\$722,000



Above: Proposed layouts



Changes/updates:

- Athens Cultural Center gained ownership of the property on Sep 25.
- Received 17 Letters of Support, including one specifically advocating for the ADA improvements

Benefits:

- Renovates a historic building while integrating ADA compliant features and safety upgrades.
- Unlocks 4,000 square feet of currently unused space, enabling year around exhibitions, classes and events for all ages.
- Drives foot traffic in the commercial district.
- Preferred design that involves main entrance off the alley would be the only proposed project that directly supports the goal of alley activation.

Challenges / Risks:

- Securing the remainder of the funding – ACC has not been eligible to apply to the other identified sources until they owned the property.





Renovate the Brooks Opera House



Project Location:
21 Second St.

Project Type:
Redevelopment /
Renovation

Project Sponsor:
Brian and Deborah
Beckmann

Property Ownership:
Athens Commons, LLC

Funding Estimate:
\$1,160,000
Total Project Cost
\$870,000
Total NYF Funds Requested
25%
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. Also included is a new complement of brewing equipment to ensure onsite production.

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.



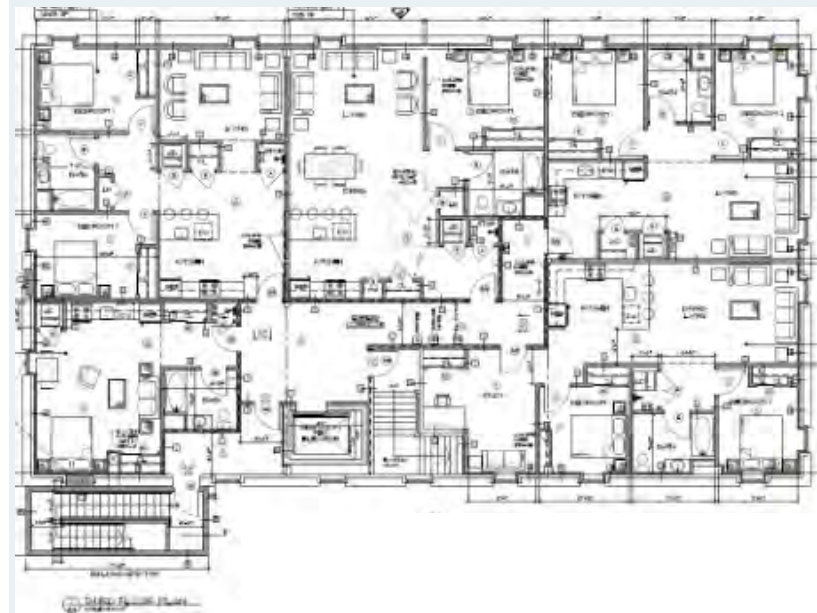
Redevelopment /
Renovation



Extra Large



\$870,000



Above: Proposed third floor plan



Above: Scaffolding exterior

Changes/updates:

- Project J – Enhance Night School Brewpub – has been incorporated into this proposal.
- Project budget has been updated to remove previously incurred costs:

2nd Floor Venue/Mercantile	\$450,000
3rd Floor Apartments	\$300,000
1st Floor Commercial Units	\$150,000
Rooftop Solar Installation	\$100,000
Brewing Equipment Install	\$160,000
TOTAL	\$1,160,000

Previously \$3,207,000

Benefits:

- Includes a mix of housing unit sizes, and one of the few proposed projects that would add new housing to the area.
- Completes the restoration of a prominent historic building in the center of the Village.

Challenges / Risks:

- Nothing in particular.



N 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:
\$587,000
Total Project Cost
\$440,000
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.

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.



*Redevelopment /
Renovation*



Medium



\$440,000



Above: Proposed facade



Above: Historical Photo of 8 South Franklin St.

Changes/updates:

- Updated project budget:

8 S Franklin	\$468,000
6 South Franklin	\$119,000
TOTAL	\$587,000

Previously \$575,000

- Sponsor provided rendering (next slide)

Benefits:

- One of the few proposed projects that would add new housing to the area.
- Rehabilitates two long-underutilized historic structures.

Challenges / Risks:

- Financing the project pre-reimbursement.



6 and 8 S. Franklin
Athens

Tasha Depp 2025



Restore the Stewart House



Project Location:
2 Second St.

Project Type:
Redevelopment /
Renovation

Project Sponsor:
Lois Ballinger

Property Ownership:
Lois Ballinger

Funding Estimate:
\$955,000
Total Project Cost
\$600,000
Total NYF Funds Requested
37%
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. 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



\$600,000

No Proposed Condition Image Provided



Stewart House exterior

Changes/updates:

- Confirmed bulkhead scope will be removed.
- River Garden work is also being removed.
- Updated project budget:

Stewart house exterior repairs	\$390,000
Stewart house parapet wall	\$175,000
Painting and equipment	\$390,000
TOTAL	\$955,000

Previously \$1,950,000

- Sponsor provided renderings (next slide)

Benefits:

- Proposed work would substantially improve the aesthetics and longevity of the prominent historic structure.

Challenges / Risks:

- Nothing in particular.





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:
\$190,000
Total Project Cost
\$128,000
Total NYF Funds Requested
33%
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 One. 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.

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.



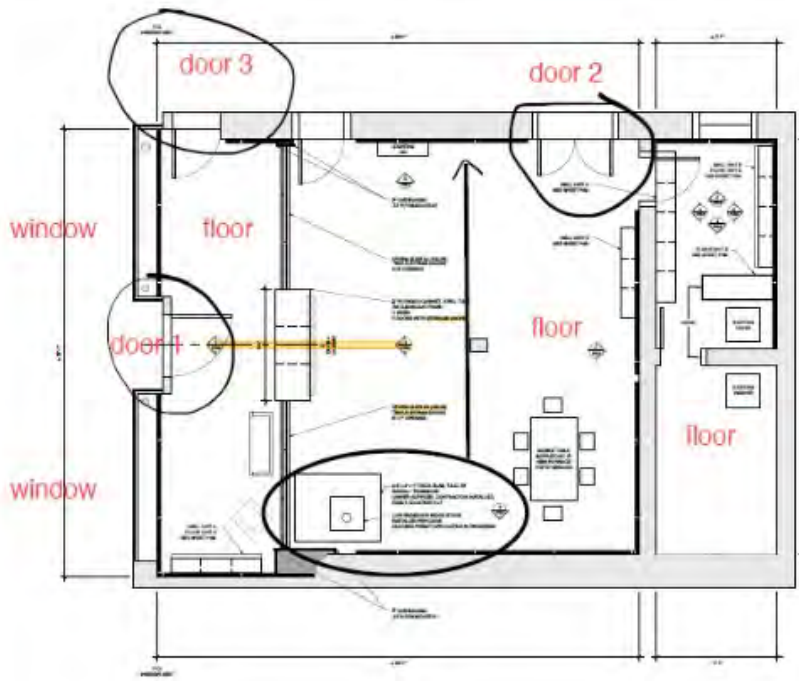
Redevelopment /
Renovation



Small



\$128,000



Above: Floor plan showing areas of work labeled in red



Changes/updates:

- Received 2 Letters of Support.
- Soft costs added to budget to reflect historic review, NYF ask does not change.
- Updated project budget:

Misc interior renovations	\$76,000
New historic storefront	\$95,000
Soft costs for storefront	\$19,000
TOTAL	\$190,000

Previously \$171,000

Benefits:

- Proposed work would dramatically improve energy efficiency of the building.
- Reduced heating costs would allow business to expand hours and to hire additional staff.
- Increased customer draw helps drive more traffic to adjacent businesses on 2nd St.

Challenges / Risks:

- Nothing in particular



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:
\$655,000
Total Project Cost
\$491,000
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.

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.



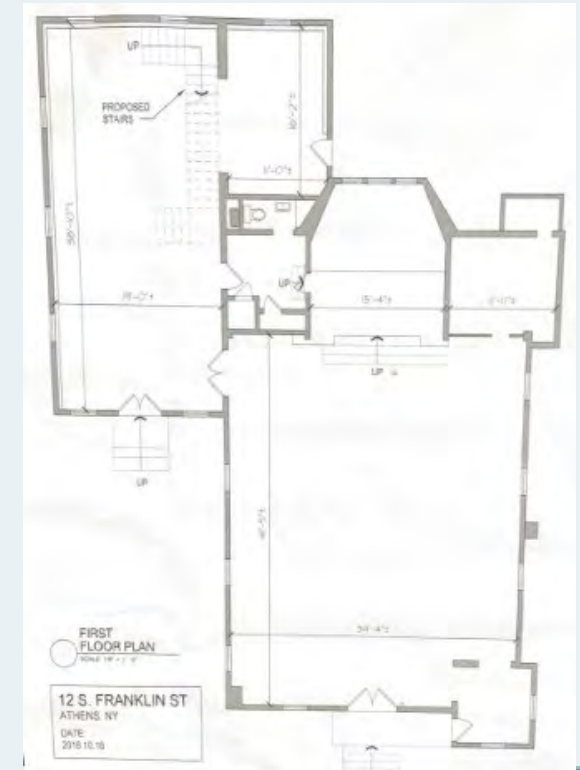
Redevelopment /
Renovation



Medium



\$491,000



Above: Proposed floor plan



Above: Current interior



Above: Current interior

Changes/updates:

- A formal cost estimate was obtained from a contractor.
- Budget updated to \$655k (previously \$595k), and NYF request increased to \$491k (previously \$446k).

Benefits:

- Maintains architectural and cultural value of 19th-century church
- Converts the space into flexible venue for events and gatherings, enhancing community engagement
- Upgrades utilities to ensure building is functional and inclusive
- Led by owners with relevant business and project management experience

Challenges / Risks:

- Nothing in particular.





Create a Small Projects Fund for Improvements



Project Location:
NY Forward Area

Project Type:
Redevelopment /
Renovation & Branding /
Marketing

Project Sponsor:
Village of Athens

Property Ownership:
Varies

Funding Estimate:
\$780,000+
Total Project Cost
\$600,000
Total NYF Funds Requested
25%
Sponsor Match %

Project Overview:

The Village seeks to establish a local Small Project Fund to support a diverse range of small-scale improvements that contribute to downtown revitalization. In response to an open call, property owners submitted projects focused on façade improvements, historic building restoration, energy efficiency upgrades, and new housing development, alongside proposals such as a mobile app expansion and the launch of a creative production studio.

Create a Small Projects Fund for Improvements



NYF area-wide

Existing Site Conditions

Ten projects submitted letters of interest in the Small Project Fund, demonstrating at least \$320,000 of NY Forward funding interest and over \$749,000 in total economic revitalization investment.

Capacity & Partners

The Village will hold the contract with the State, with a third -party serving as Grant Administrator (possibly Greene County EDA).

Alignment with Vision & Goals

From an ADA-compliant kayak launch and restored historic buildings to energy-efficient upgrades, storefront revitalizations, and new residential units, the proposed projects collectively advance key revitalization goals by improving **waterfront access**, **safety and accessibility**, and **historic preservation**, while also supporting **retail activation** and expanding **housing options**.

Readiness & Timeframe

Project sponsors are responsible for securing all necessary permits, ensuring consistency with local zoning and comprehensive plans, and completing environmental reviews as required under the State Environmental Quality Review Act, including coordination with the State Historic Preservation Office for potential impacts on historic resources.



*Redevelopment
& Marketing*



Large



\$600,000



Above: Examples of potentially-eligible Small Project Fund properties



Above: Current aerial of Athens

Changes/updates:

- Confirm request of \$600k?

Benefits:

- Supports a range of small projects to collectively enhance downtown
- Enables diverse property owners to access funding and promote equitable participation in the revitalization process
- Projects demonstrating interest collectively advance ADA accessibility, housing development, retail, and historic preservation

Challenges / Risks:

- New application process may cause some confusion/frustration.
- Individual project awards will be lower than under standalone contracts.
- Administrative burden must be managed effectively to ensure timely spending of funds.

Review of the Slate of Projects

NYF Boundary – current



ID	Project
A	Create a Riverfront Access Hub
B	Implement Complete Streets for 2 nd St.
C	Improve the Waterfront Intersection
D	Develop a Retreat on Water Street
E	Revive the Athens Cultural Center
G	Renovate the Mixed-Use Opera House
N	Revive 6&8 South Franklin Street
R	Upgrade Stewart House and River Garden
S	Improve the Tenth House Healing Center
T	Redevelop the Trinity Church Building

NYF Boundary – minor extension



Potential Small Projects	
I	Restore the Barn on N Warren Street
L	Rehabilitate 9 N Franklin Street
a	5 South Street
b	53 Second Street
e	10 N Church Street

Total Demonstrated Interest in a Small Project Fund

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%
				\$468,000	\$362,000	

Total Demonstrated Interest in a Small Project Fund

ID	Project Title	Sponsor	Est. Total Project Cost	NYF Funding Request	SPF Presumed Max per Project
ALL SMALL PROJECT INTEREST LETTERS RECEIVED			\$468,000	\$362,000	\$362,000
F	Improve Educational Opportunities and Access to Mt. Hope Cemetery	Mount Hope Cemetery Association	\$98,000	\$98,000	
H	Renovate the Athens Studio to Expand Operations of a Boutique Clothing Business	Athens Studio NY	\$100,000	\$100,000	\$60,000
I	Restore a Historic Barn to House an Art and Architecture Studio	Carl Muehleisen Architecture, PLLC / Carl M.	\$257,000	\$120,000	\$60,000
L	Renovate the 9 North Franklin Street Duplex	DPF Development Corporation	\$167,000	\$125,000	\$60,000
M	Renovate the Mixed-Use Building at 13-17 Second Street	DPF Development Corporation	\$148,000	\$111,000	\$60,000
O	Modernize the Apartment Building at 18 Second Street	Philip Miller	\$84,000	\$63,000	\$60,000
Q	Restore the Mixed-Use Building at 40 Second Street	Square Foot Holdings, LLC	\$151,000	\$113,000	\$60,000
S	Improve the Tenth House Healing Center to Support Expanded Programming	Tenth House Health / Jennifer Sokolov	\$171,000	\$128,000	\$60,000
U	Enhance the Multi-Unit Residential Building at 62 Second Street	Warren Arms, LLC / Joshua Lipsman	\$168,000	\$126,000	\$60,000
ALL PRIMARY PROJECTS ELIGIBLE FOR SPF			\$1,344,000	\$886,000	\$480,000
TOTAL DEMONSTRATED INTEREST IN AN SPF			\$1,902,000	\$1,248,000	\$842,000

Small Project Fund – Parameters

Description of the types of projects / Eligible Activities	Capital improvements to commercial/mixed-use structures within the NYF boundary (ample interest demonstrated)
Funding limits	\$600k total? \$60k per project? (would fund at least 10 projects)
Private funding requirements	25% min. match
Any other requirements	?
Contracting entity	Greene County Economic Development Authority?

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.

TABLE OF PROJECTS IN CONSIDERATION

 Top 5 positive public feedback
 Public concerns raised

#	Project	Sponsor	Est. Total Project Cost	NYF Funding Request	River Access	Safety / Accessibility	Historic Facades / Alleys	Downtown Business	Housing
A	Create a Hudson River Access Hub in Riverfront Park	Village of Athens	 \$870,000	\$870,000					
B	Implement a Complete Streets Redesign of 2nd Street	Village of Athens	 \$1,691,000	\$1,616,000					
C	Improve the Waterfront Intersection at N Water St. and 2nd St.	Village of Athens	 \$1,863,000	\$1,863,000					
D	Develop a Public Garden and Restaurant along the Hudson River	Plane Image Hudson River Garden Foundation / Helen Marden	 \$4,329,000	\$550,000					
E	Expand the Capacity and Accessibility of the Athens Cultural Center	Athens Cultural Center / Becky Hart	 \$1,927,000	\$722,000					
G	Renovate the Brooks Opera House to Accommodate a Restaurant, Event Venue, Brewery, and Apartments	Athens Commons, LLC / B. and D. Beckmann	\$1,160,000	\$870,000					
N	Rehabilitate the Historic Mixed-Use Structures at 6 & 8 South Franklin Street	Glenco Restoration / Michael Black	\$587,000	\$440,000					
R	Restore the Historic Stewart House and Upgrade the River Garden	Stewart House / Lois Ballinger	\$955,000	\$600,000					
S	Improve the Tenth House Healing Center to Support Expanded Programming	Tenth House Health / Jennifer Sokolov	\$190,000	\$128,000					
T	Redevelop the Trinity Church Building into a Wedding and Events Venue	Todd & Carol Bernard	 \$655,000	\$491,000					
W	Create a Small Projects Fund	Village of Athens	\$780,000+	\$600,000					
			\$15,007,000	\$8,750,000	Target slate total: \$6 - 8m				
			Grant funding available	\$4,500,000					

Public Comment

please submit comments to

AthensNYF@gmail.com

Local Planning Committee Q&A

FINAL SLATE OF PROJECTS

 Top 5 positive public feedback
 Public concerns raised

#	Project	Sponsor	Est. Total Project Cost	NYF Funding Request	River Access	Safety / Accessibility	Historic Facades / Alleys	Downtown Business	Housing
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B	Implement a Complete Streets Redesign of 2nd Street	Village of Athens	 \$1,691,000	\$1,616,000					
C	Improve the Waterfront Intersection at N Water St. and 2nd St.	Village of Athens	 \$1,357,000	\$1,357,000					
D	Develop a Public Garden and Restaurant along the Hudson River	Plane Image Hudson River Garden Foundation / Helen Marden	 \$4,329,000	\$550,000					
E	Expand the Capacity and Accessibility of the Athens Cultural Center	Athens Cultural Center / Becky Hart	 \$1,927,000	\$722,000					
G	Renovate the Brooks Opera House to Accommodate a Restaurant, Event Venue, Brewery, and Apartments	Athens Commons, LLC / B. and D. Beckmann	\$1,160,000	\$870,000					
N	Rehabilitate the Historic Mixed-Use Structures at 6 & 8 South Franklin Street	Glenco Restoration / Michael Black	\$587,000	\$440,000					
R	Restore the Historic Stewart House and Upgrade the River Garden	Stewart House / Lois Ballinger	\$955,000	\$600,000					
S	Improve the Tenth House Healing Center to Support Expanded Programming	Tenth House Health / Jennifer Sokolov	\$190,000	\$128,000					
T	Redevelop the Trinity Church Building into a Wedding and Events Venue	Todd & Carol Bernard	 \$655,000	\$491,000					
W	Create a Small Projects Fund	Village of Athens	\$390,000+	\$300,000					
			\$13,524,000	\$7,504,000	Target slate total: \$6 - 8m				
			Grant funding available	\$4,500,000					

Next steps

- ✓ Work with Project Sponsors to finalize Project Profiles
- ✓ Complete draft SIP

LPC Meeting 6

11/17

6-8 pm
Athens Volunteer Fire
Department

Draft SIP Due

11/26

Final SIP Due

12/12

Closing Remarks

Mayor Amy Serrago

Thank you!

