

Athens NYF Goals

Write which projects you believe are most aligned with each goal in the boxes below.



Waterfront Access

Expand public access to and from the Hudson River



Safety & Accessibility

Upgrade safety and accessibility of downtown buildings and public spaces



Housing Options

Increase availability, quality, and choice of housing



Facades & Alleys

Enhance impact of historic charm of facades and alleys

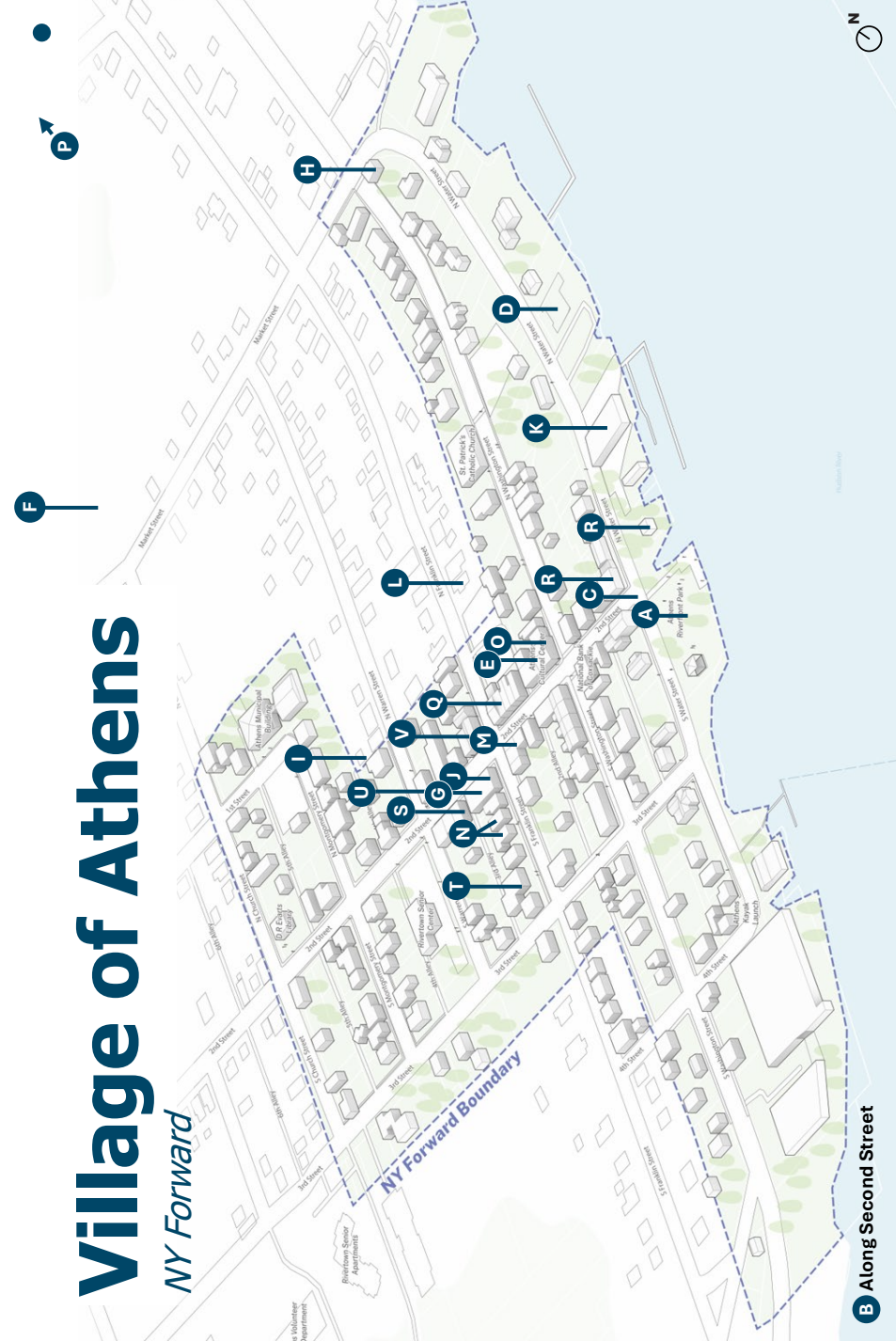


Retail Activation

Attract downtown retail opportunities

Village of Athens

NY Forward



Athens Awards

Nominate projects for the following superlatives.

**Most
Transformative**

**Best for Long-term
Economic Growth**

**Best Use of Public
Space**

Most Strategic

**Most Community-
Driven**

Most Innovative

Field Observations

Use this free space for additional comments or sketches.

Waterfront
Access



Safety &
Accessibility



Facades &
Alleys



Retail
Activation



Housing
Options



Comments



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.

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.

Project Category



Public Improvement

Project Size

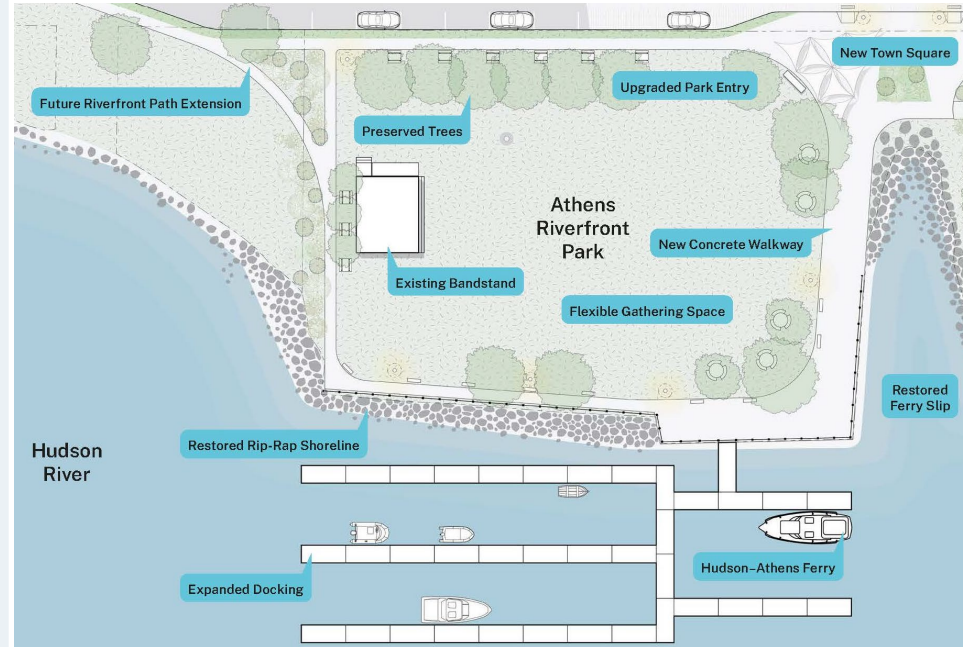


Extra Large

NYF Funds Requested



\$1,432,000



Above: Proposed site plan study



Above: Existing boardwalk condition

Waterfront
Access



Safety &
Accessibility



Facades &
Alleys



Retail
Activation



Housing
Options



Comments

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%

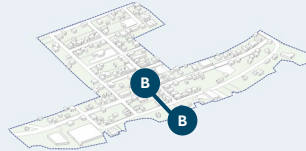
Sponsor Match %

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.

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.

Project Category



Project Size



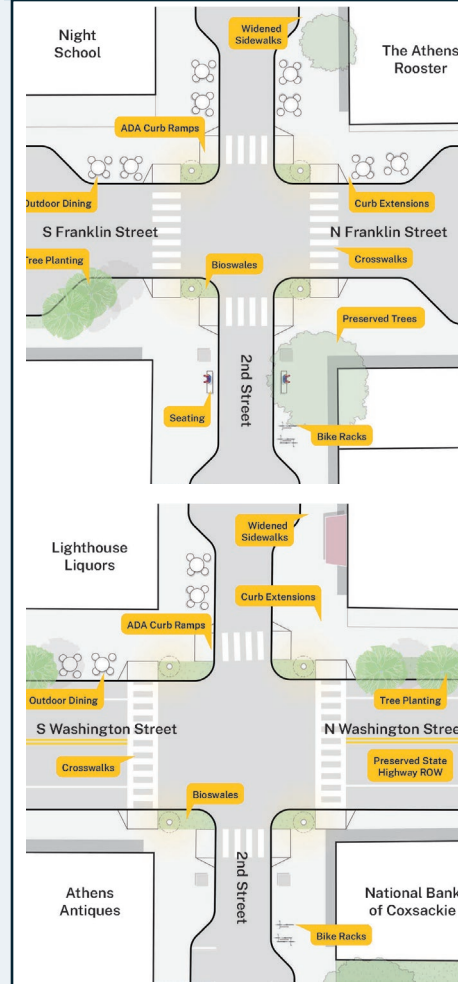
NYF Funds Requested



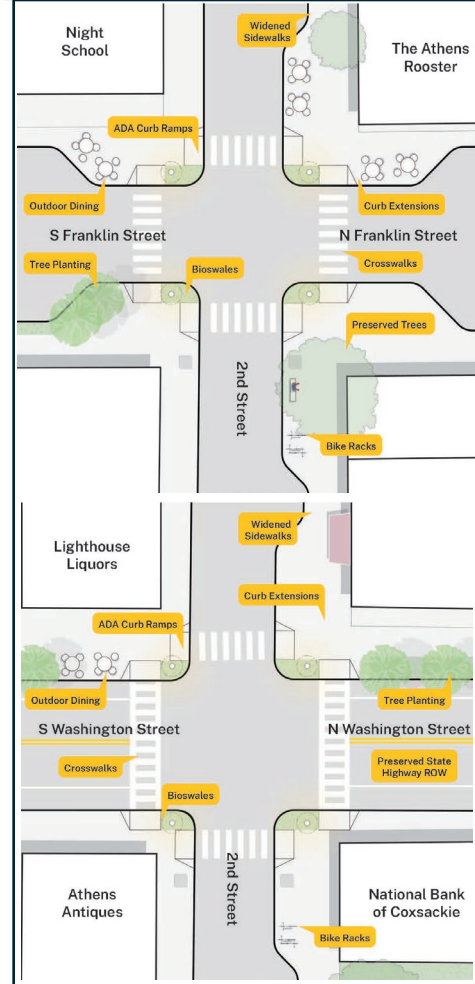
Public Improvement

Extra Large

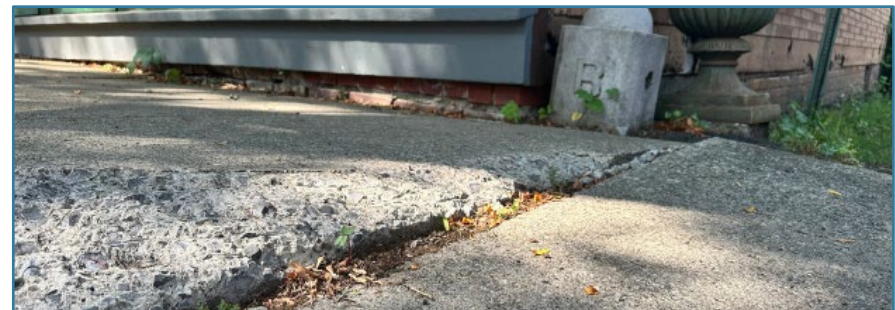
\$1,318,000



Above: Proposed site plan option (1-way)



Above: Proposed site plan option (2-way)



Above: Existing condition between Warren & Franklin Sts.

Waterfront
Access



Safety &
Accessibility



Facades &
Alleys



Retail
Activation



Housing
Options



Comments



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.



NY Forward

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

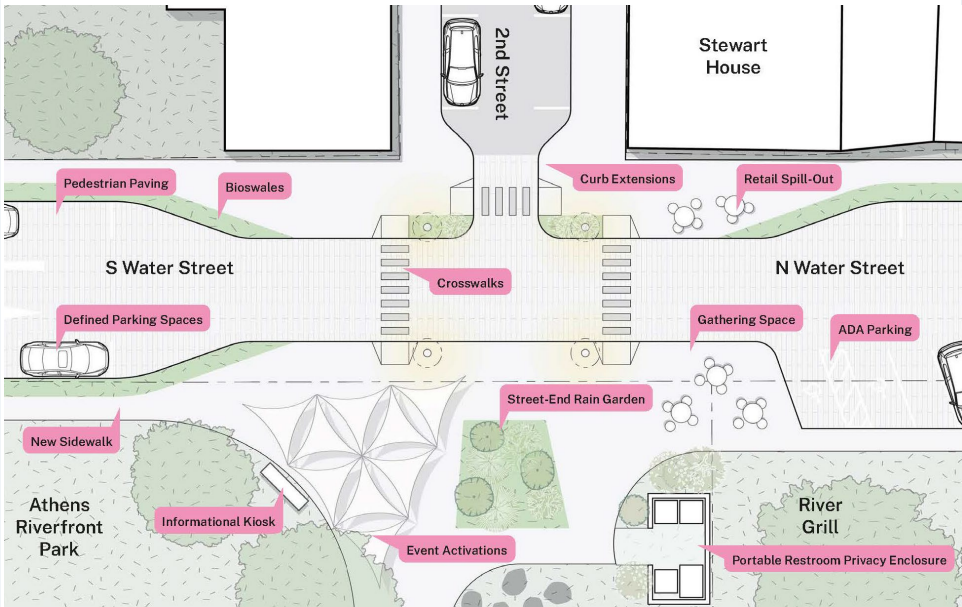
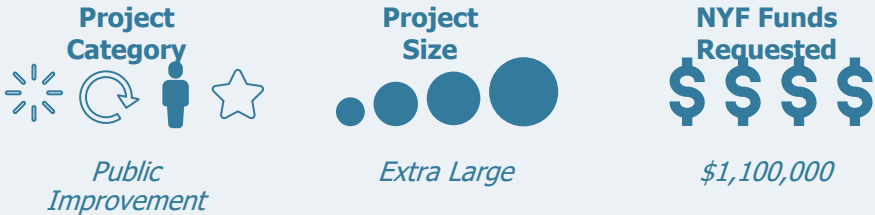
The Village of Athens has demonstrated success managing complex projects and multiple grants. Notable examples include construction of the DPW building in 2020 and ongoing water and sewer infrastructure updates.

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.



Above: Proposed site plan study



Above: Current site condition

Waterfront
Access



Safety &
Accessibility



Facades &
Alleys



Retail
Activation



Housing
Options



Comments



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.

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



Above: Rendering of proposed project



Above: Aerial of site condition

Waterfront
Access



Safety &
Accessibility



Facades &
Alleys



Retail
Activation



Housing
Options



Comments



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.



NY Forward

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

Third Floor

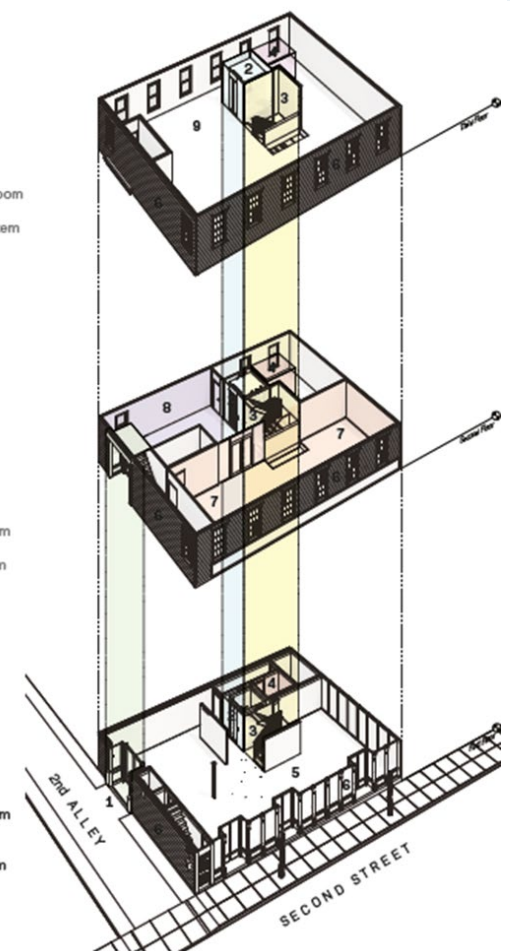
- 9 Storage / Future Build-out
- 2 New Elevator Core
- 3 New Central Stair
- 4 Future ADA Gender Neutral Bathroom
- 6 Restored Facade
- * Future Energy Efficient HVAC System

Second Floor

- 7 New 2nd Floor Classrooms
- 8 New Director/Admin Offices
- 2 New Elevator Core
- 3 New Central Stair
- 4 New ADA Gender Neutral Bathroom
- 6 Restored Facade
- * New Energy Efficient HVAC System

First Floor

- 1 New ADA Alley side Entrance
- 2 New Elevator Core
- 3 New Central Stair
- 4 New ADA Gender Neutral Bathroom
- 5 Updated Exhibition Space
- 6 Restored Facade
- * New Energy Efficient HVAC System



Above: Proposed layouts



Above: Current condition, 2nd floor

Waterfront
Access



Safety &
Accessibility



Facades &
Alleys



Retail
Activation



Housing
Options



Comments



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.

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.

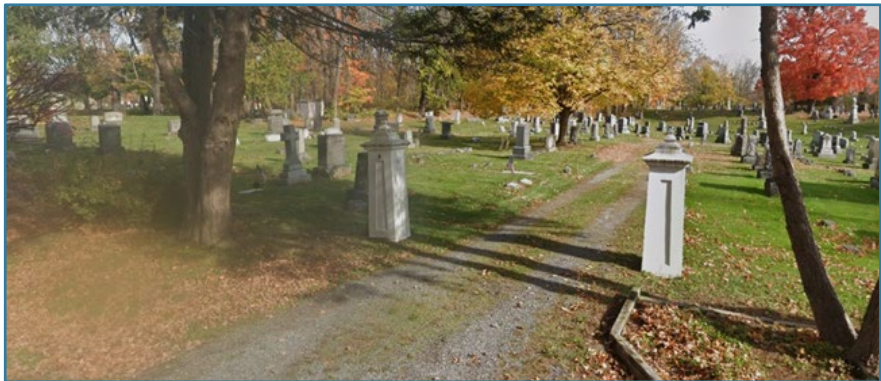
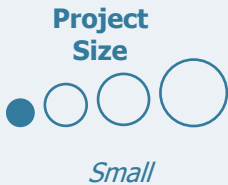
Alignment with Vision & Goals

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.

No Proposed Condition Image Provided



Above: Current site

Waterfront
Access



Safety &
Accessibility



Facades &
Alleys



Retail
Activation



Housing
Options



Comments



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.



NY Forward

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

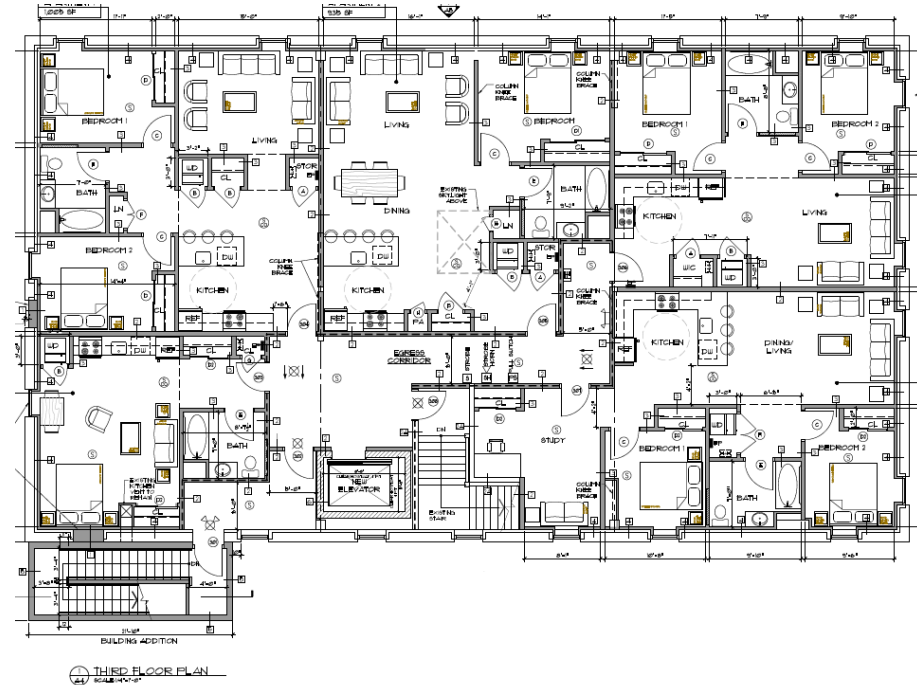


Extra Large

NYF Funds
Requested



\$750,000



Above: Proposed third floor plan



Above: Current exterior

Waterfront
Access



Safety &
Accessibility



Facades &
Alleys



Retail
Activation



Housing
Options



Comments



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.

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.



Redevelopment/
Renovation



Small



\$100,000



Above: Product example



Above: Current exterior

Waterfront
Access



Safety &
Accessibility



Facades &
Alleys



Retail
Activation



Housing
Options



Comments



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

Funding Estimate:

\$257,000

Total Project Cost

\$120,000

Total NYF Funds Requested

53%

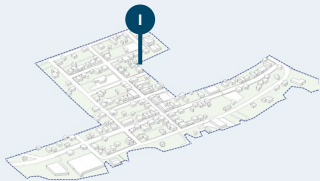
Sponsor Match %

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.

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



Above: Rendering of proposed project



Above: Interior view of loft, current condition

Waterfront
Access



Safety &
Accessibility



Facades &
Alleys



Retail
Activation



Housing
Options



Comments



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.

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

No Proposed Condition Image Provided



Above: Site interior



Above: Interior image of tanks

Waterfront
Access



Safety &
Accessibility



Facades &
Alleys



Retail
Activation



Housing
Options



Comments



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.

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.

No Proposed Condition Image Provided



Redevelopment /
Renovation



Small



\$300,000



Above: Current site

Waterfront
Access



Safety &
Accessibility



Facades &
Alleys



Retail
Activation



Housing
Options



Comments



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.

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

No Proposed Condition Image Provided



Above: Current site



Above: Current site

Waterfront
Access



Safety &
Accessibility



Facades &
Alleys



Retail
Activation



Housing
Options



Comments



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.

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.

No Proposed Condition Image Provided



Redevelopment /
Renovation



Small



\$111,000



Above: Current exterior

Waterfront
Access



Safety &
Accessibility



Facades &
Alleys



Retail
Activation



Housing
Options



Comments

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:

\$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.

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

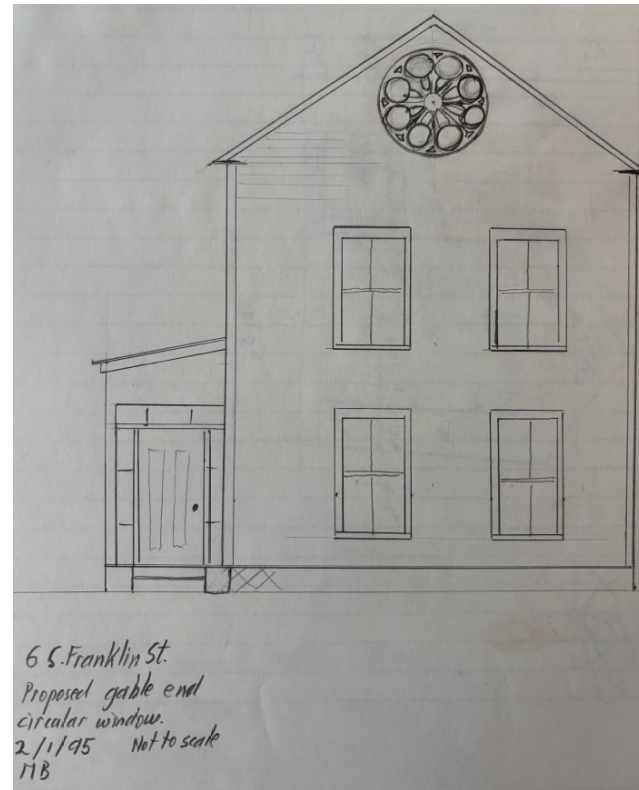


Medium

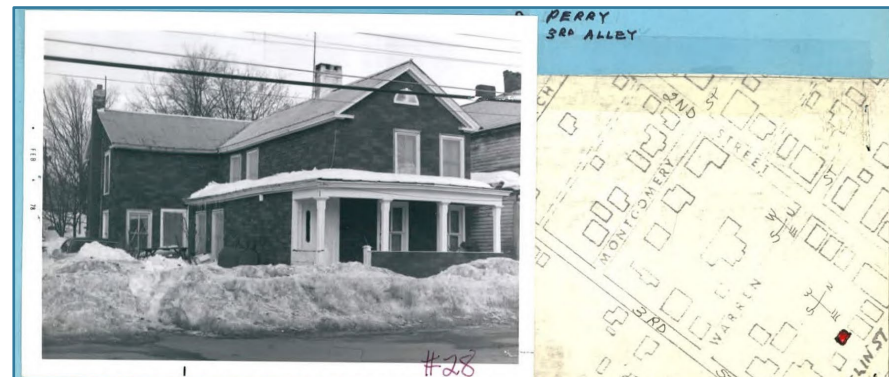
NYF Funds
Requested



\$431,000



Above: Proposed facade



Above: Historical Photo of 8 South Franklin St.

Waterfront
Access



Safety &
Accessibility



Facades &
Alleys



Retail
Activation



Housing
Options



Comments



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.

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.

No Proposed Condition Image Provided



Redevelopment /
Renovation



Small



\$63,000

Waterfront
Access



Safety &
Accessibility



Facades &
Alleys



Retail
Activation



Housing
Options



Comments



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.

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

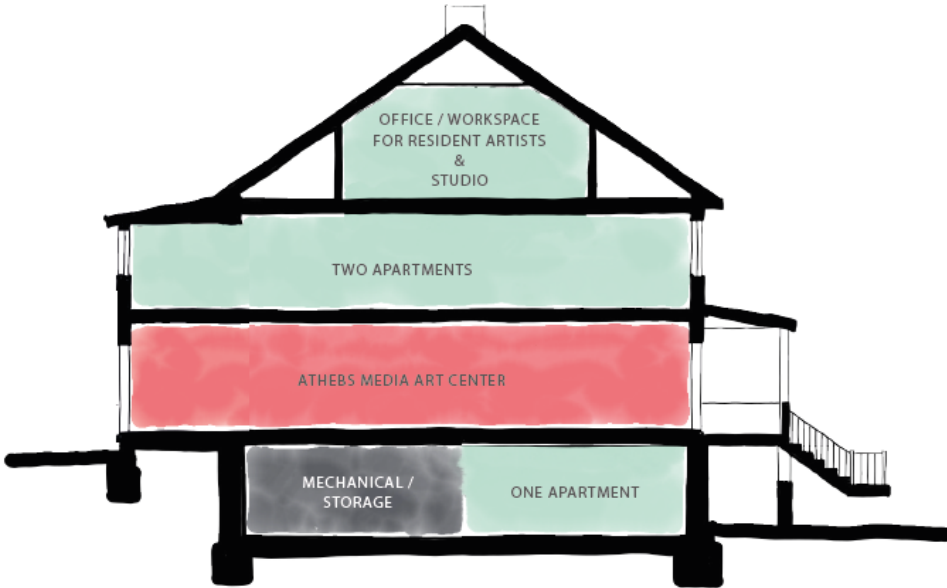
Redevelopment / Renovation

Project Size

Large

NYF Funds Requested

\$512,000



Above: Proposed building stacking



Above: Interior view, current condition

Waterfront
Access



Safety &
Accessibility



Facades &
Alleys



Retail
Activation



Housing
Options



Comments



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 %

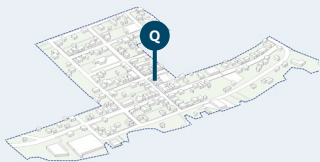
Project Overview:

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.



NY Forward

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.

No Proposed Condition Image Provided

Project Category

Redevelopment / Renovation

Project Size

Small

NYF Funds Requested

\$113,000



Above: Current back façade

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

Waterfront
Access



Safety &
Accessibility



Facades &
Alleys



Retail
Activation



Housing
Options



Comments



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.

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

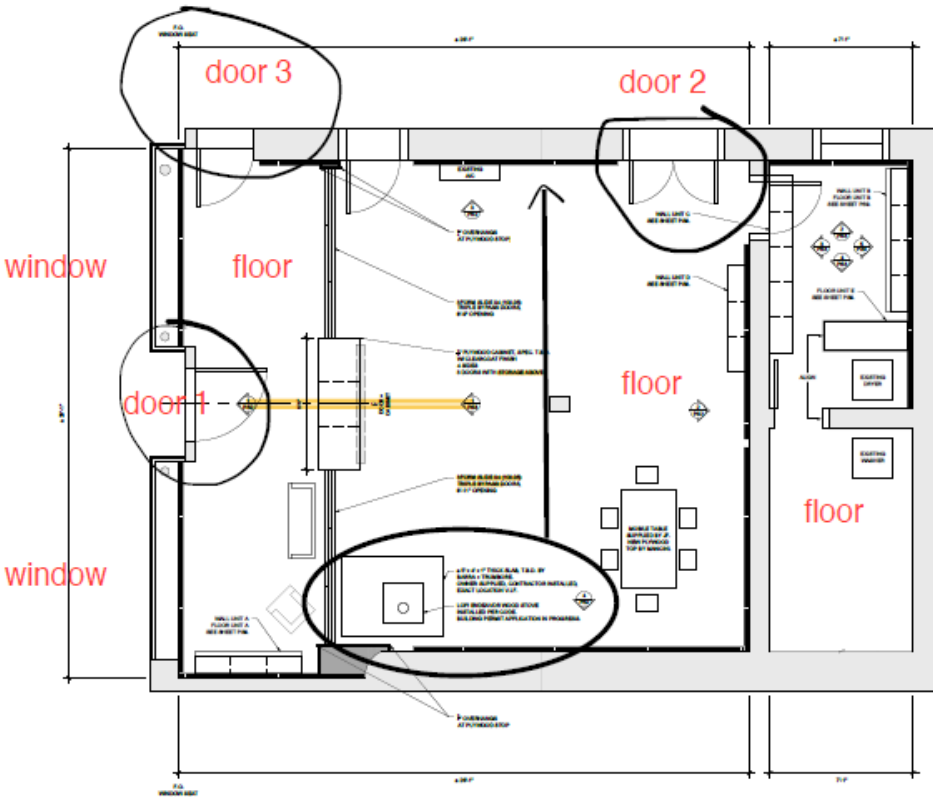
Redevelopment / Renovation

Project Size

Small

NYF Funds Requested

\$128,000



Above: Floor plan showing areas of work labeled in red



Above: Current windows



Above: Current yoga wall

Waterfront
Access



Safety &
Accessibility



Facades &
Alleys



Retail
Activation



Housing
Options



Comments



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.

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.



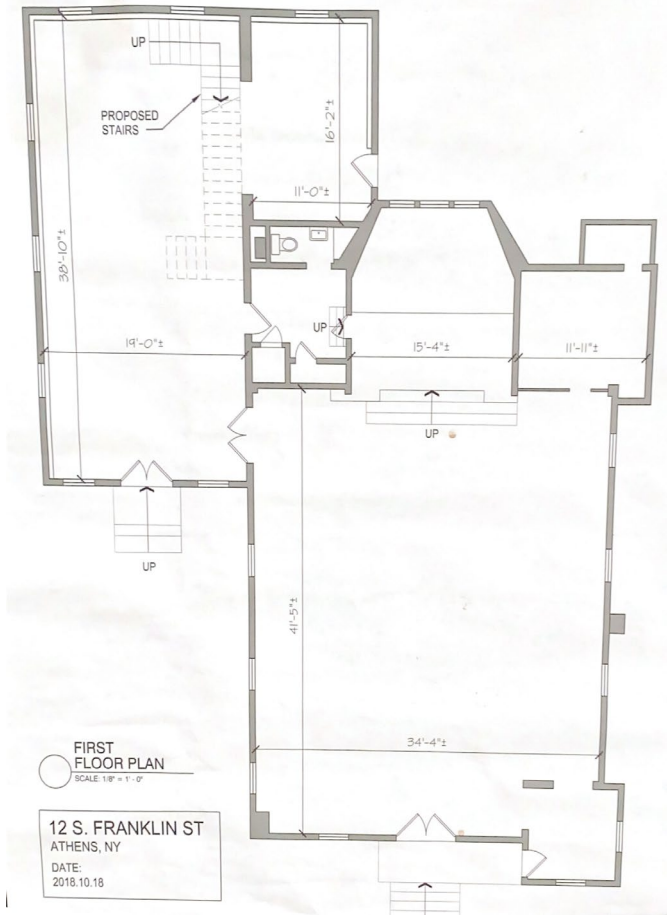
Redevelopment /
Renovation



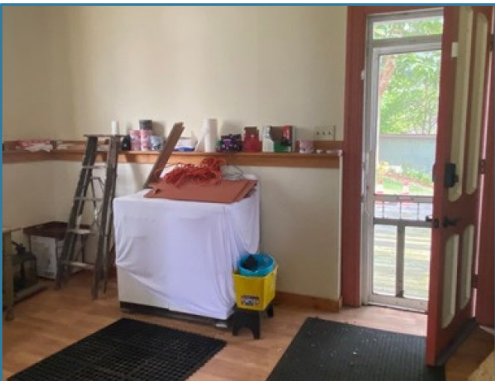
Medium



\$446,000



Above: Proposed floor plan



Above: Current interior



Above: Current interior

Waterfront
Access



Safety &
Accessibility



Facades &
Alleys



Retail
Activation



Housing
Options



Comments



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.

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

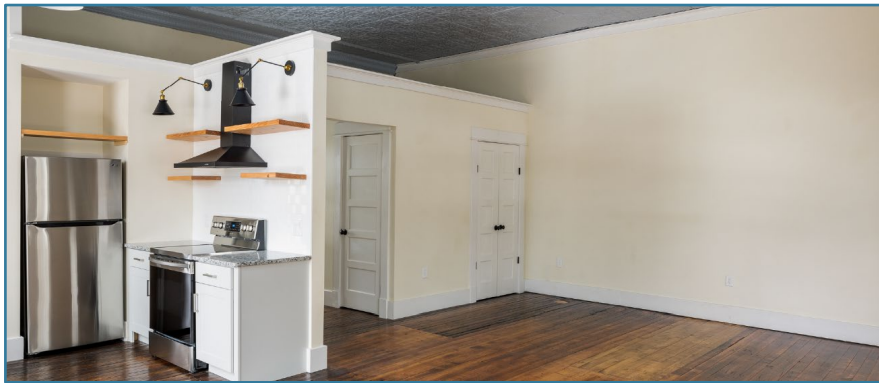
Small

NYF Funds Requested

\$120,000



Above: Existing façade with proposed renovations labeled



Above: Current interior of ground floor rear apartment

Waterfront
Access



Safety &
Accessibility



Facades &
Alleys



Retail
Activation



Housing
Options



Comments



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.



NY Forward

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



SOUTH ELEVATION - STREET ELEVATION

Above: Proposed condition including recent renovations



Above: Remediated site, Nov 2022

Waterfront
Access



Safety &
Accessibility



Facades &
Alleys



Retail
Activation



Housing
Options



Comments



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:

\$390,000+

Total Project Cost

\$300,000

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



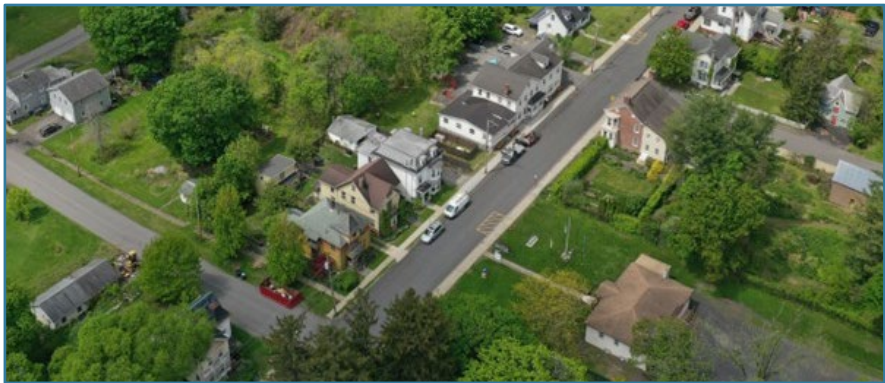
Large



\$300,000



Above: Examples of potentially-eligible Small Project Fund properties



Above: Current aerial of Athens