

# HOOSICK FALLS NEW YORK

**Capital Region**

*NY Forward Grant*

**Village of Hoosick Falls, Rensselaer County, New York**

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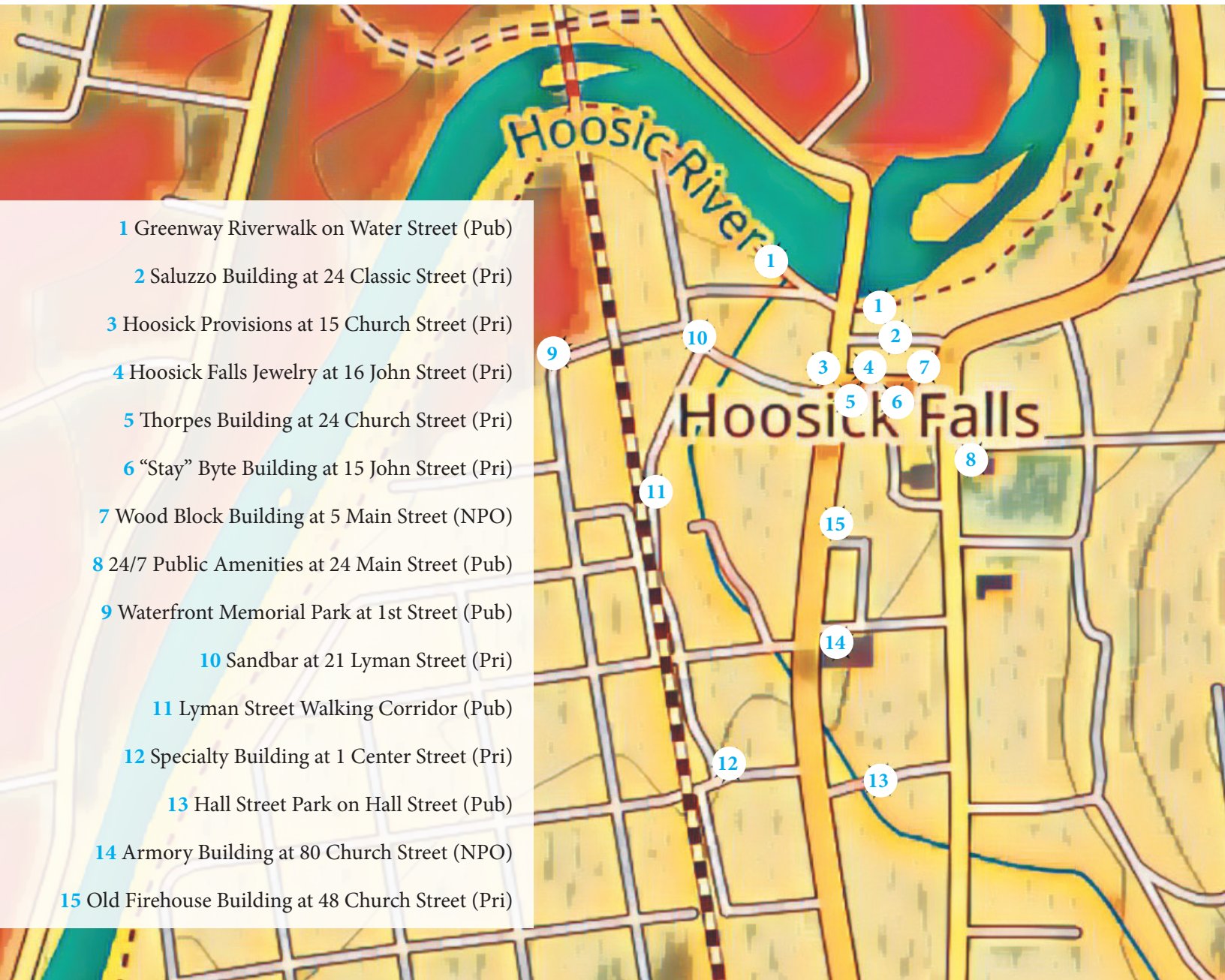
# TRANSFORMING OUR DOWNTOWN

The Village of Hoosick Falls encompasses a valley of nearly 1.6 square miles along the banks of the picturesque Hoosic River. Today the river is primarily recreational, but flows past infrastructure hearkening back to the village's deep industrial and agricultural roots, drawing visitors and new residents.

In recent years, Hoosick Falls has seen a resurgence in private, public, and non-profit investment. Today the village is seeking New York Forward funding that will connect these disparate projects, transforming Hoosick Falls into a cohesive economic generator to grow jobs and population locally and with positive regional results in-line with the Capital Region's grand vision.

The focus area outlined in our letter of intent includes most of our historic district, our central commercial district, immediate neighborhoods, and an expansive public Greenway along the Hoosic River.

Funding will facilitate safe, walkable, and accessible corridors acting as the transformative connections between public, private, and non-profit projects. Localized need paired with funding will create an immediate and highly visible impact on the downtown, showcasing the architectural and historic beauty along with streetscapes, ecologically-integrative parks and landscaping, and much-needed parking to accommodate growth. In short, New York Forward will transform our downtown.



1 Greenway Riverwalk on Water Street (Pub)

2 Saluzzo Building at 24 Classic Street (Pri)

3 Hoosick Provisions at 15 Church Street (Pri)

4 Hoosick Falls Jewelry at 16 John Street (Pri)

5 Thorpes Building at 24 Church Street (Pri)

6 "Stay" Byte Building at 15 John Street (Pri)

7 Wood Block Building at 5 Main Street (NPO)

8 24/7 Public Amenities at 24 Main Street (Pub)

9 Waterfront Memorial Park at 1st Street (Pub)

10 Sandbar at 21 Lyman Street (Pri)

11 Lyman Street Walking Corridor (Pub)

12 Specialty Building at 1 Center Street (Pri)

13 Hall Street Park on Hall Street (Pub)

14 Armory Building at 80 Church Street (NPO)

15 Old Firehouse Building at 48 Church Street (Pri)



# COMMUNITY OUTREACH & ENGAGEMENT



The application process for NY Forward has proven to be a catalyst for our community to mobilize a very robust and inclusive community engagement process that has generated optimism, creativity, and enthusiasm. The process has been highly informative and empowering, and has generated a tremendous amount of support for the initiative. Key outreach and engagement activities included:

## Local Planning Committee (LPC)

Made up of residents, elected officials, and business stakeholders, the Local Planning Committee worked in partnership with the Village’s Economic Development Committee along with collaborative partners Hoosick Rising Economic Development Partnership, Inc., Hoosick Falls Historical Preservation Commission, and the Village Planning and Zoning Committees, to host public meetings in August and September, gathering feedback and reviewing proposals under consideration for the grant.

## Public Participation Efforts

During Round1 of New York Forward, the LPC designed a comprehensive community that received 693 responses, representing 10% of adults living within the village limits. The LPC also collected 390 suggestions and comments and conducted a phone survey that reached 40 public and private sector employers located within the focus area. This year, the LPC reviewed last year’s data and concluding the sentiments expressed concerning the vision statement and development opportunities for downtown remain relevant and may inform the Round 2 New York Forward application.

## Social Media

We publicized our efforts on the popular local Facebook page Hoosick Here and Now to promote the NY Forward effort and provide updates on our progress.

# COMMUNITY SURVEY RESULTS

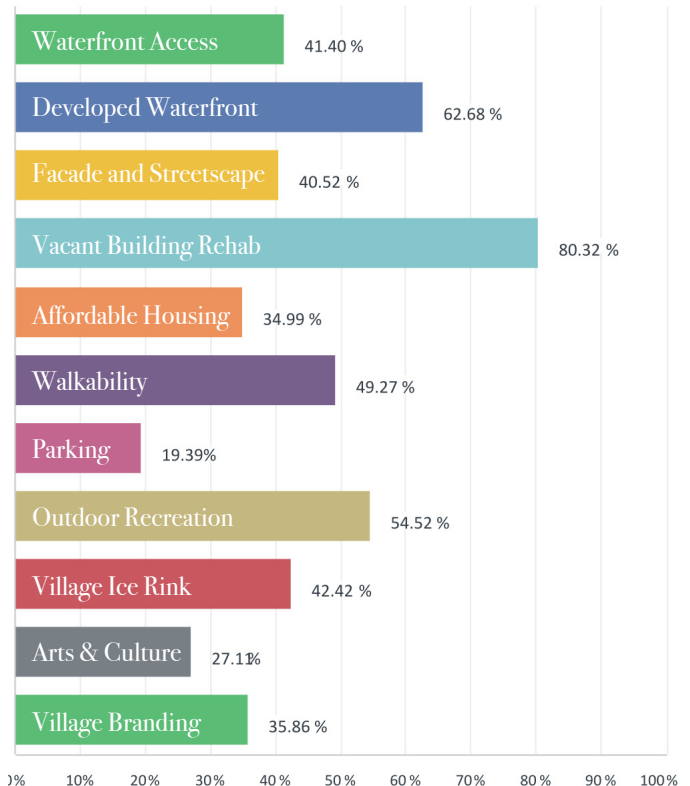


Fig. 1

# SUPPORTIVE LOCAL POLICIES & PUBLIC INVESTMENT



The Village of Hoosick Falls responded to feedback from Round One New York Forward feedback with the following public initiatives:

- Authorized temporary permits for outdoor dining and sidewalk sales displays
- Established a vacant and abandoned building registry
- Issued property maintain and junk vehicle ordinances
- Established a loading zone for downtown businesses
- Obtained site control over space next to Church Street to accommodate additional parking.

Buildings declared unsafe are being demolished and abandoned vehicles within the focus area have been removed. The Village also took action to reinforced our commitment to downtown revitalization that include:

- Exploratory legal work for eminent domain proceedings connected to lands adjoining the public Greenway and riverfront.
- Invested \$19K in a parking study
- Demolished an acquired property on Church Street under the “Woods Brook Buyout Program” and improved flood reduction barriers along Hall Street, beside the park project outlined in the current application.

## Public Safety

Created a Community Review and Reform Board in compliance with a 2020 state executive law and appointed a citizen’s police review board that developed a comprehensive reform plan.

## Zoning

Modernized local laws that promoted and supported mixed-use buildings downtown.

## Clean Water

2023 saw a Record of Decision for OU-2 for two new wells and new waterlines to the existing water treatment facility, which will be online in 2024.

## Flood Prevention

Invested \$900K in FEMA flood funding and green infrastructure funding. Application of these funds effectively prevented flooding in 2023 during a high-watermark event.

## Waterfront Revitalization

The 2019 Comprehensive Waterfront Revitalization Plan was approved by the Village Board in March of 2020.

## Historic Preservation

The Village Board created a Historic Preservation Commission.

## Green Initiatives

Funding \$125K over the coming year in LED lighting in 400 light fixtures.

## Village ARPA Funds

Allocated ARPA funds to downtown public and nonprofit capital improvements including \$3,750 to repair and preserve the Grandma Moses Mural, \$10,000 for improvements to the Youth Center Building, \$10,000 to the Town of Hoosick Rescue Squad which serves the village, \$10,000 to Hoosick Rising for historic signage, and \$10,000 to CiviCure for Wood Block.





# PRIVATE INVESTMENTS & FUTURE POTENTIAL

Property	Current Use	Recent Investments	Vision (two-year)
The Specialty Building <i>1 Center Street</i>	Abandoned and dilapidated manufacturing building.		\$2.1M toward 12 affordable residential units and four business incubation spaces. 10,000 square foot rooftop solar array.
Unihog <i>2 Center Street</i>	Outdoor and indoor performing arts space and restaurant with six apartments.	\$390K private investment, and \$25K National Grid grant for owner-occupied one-family home.	
Hoosick Provisions <i>15 Church Street</i>	General store and bakery focusing on regional food. Two second floor apartments.	\$450K to purchase and preserve. Additional \$25K LDC loan for bakery.	\$310K for two third-floor apartments and building improvements including windows, mansard roof in accordance with preservation guidelines.
<i>8 John Street</i>	Commercial first floor, three second floor apartments.	\$120K private investment.	
BYTE <i>15 John Street</i>	Commercial first floor including artisanal restaurant and art gallery and five short-stay units on the second floor.	\$525K private investment.	\$400K to convert third floor into six short-stay units.
Hoosick Falls Jewelry <i>16 John Street</i>	Commercial building with two storefronts on John Street and two apartments along Classic Street.	\$295K private investment since 2020.	\$155K to convert vacant storefront into street-accessible apartment, add rooftop solar panels, and facade work on Classic Street.
Wood Block Building <i>5 Main Street</i>	Historic Wood Block contains four occupied commercial spaces on the first floor and vacant second and third floors including two performance theaters.	\$950K Philanthropic donations and grants including NYS Main Street Revitalization support.	\$1M to renovate second and third floors, create universal access for a co-working space, public meeting rooms, classrooms, gallery space and art-related rental space, performance space and exterior public art spaces.



# & PRIVATE INVESTMENTS & FUTURE POTENTIAL

Property	Current Use	Recent Investments	Vision (two-year)
Sandbar Bar & Resturant <i>21 Lyman Street</i>	Sports bar and resturant featuring outdoor volleyball courts with stadium lighting and state-of-the-art indoor golf simulator.	\$180K private investment.	\$59K to create a third volleyball court, add patio and second floor outdoor viewing deck, and bring in more sand.
<i>32 Classic Street</i>	Residential, commercial, and art studio space.	\$365K private investment.	
Bistro 42 <i>42 Classic Street</i>	French cuisine restaurant with outdoor food truck adjoining Greenway.		\$30K to construct deck overlooking riverfront.
Hoosac Package <i>53 Classic Street</i>	Package store and boutique with two second-floor apartments.	\$130K private investment.	
<i>52 Classic Street</i>	Office and commercial space.	\$160K private investment.	
<i>60 Classic Street</i>	Office and commercial development adjoining Greenway.	\$240K private investment.	\$70K
Thorpes Building <i>24 Church Street</i>	First floor commercial space and second and third floor apartments.	\$130K private investment.	\$10K for Thorpes sign.







# HOOSICK FALLS, AN ECONOMIC GENERATOR

Building on the success of projects in the private, public, and non-profit sectors, and in connecting these projects, in some cases literally, with streetscapes that are safe, walkable, and accessible along with improved parking, Hoosick Falls has the potential for tremendous growth in immediate term.

Overall economic and job growth downtown is increasing. Currently there are 242 employees working for the 40 employers within our focus area. Private sector employers, especially those in the restaurant and entertainment business, reported a healthy upswing in workers in 2022 and 2023. Based on the current trajectory, coupled with the potential investments from NY Forward, we project that private sector jobs based in our downtown will increase by at least 33 percent over the next two years.

Projects like the Wood Block that promote culture and the arts in the same corridor as those outlined in the Saluzzo Building Project, a mixed-use development featuring commercial and residential units, and connected via artistic murals, LED-lighted corridors, and all within a stone's throw from the Hoosic River and Greenway, make Hoosick Falls the ideal place to live, work, and play.

## THE STRATEGIC VISION

Hoosick Falls is a New York gem offering its community and visitors beautiful, accessible waterways that provide a significant opportunity for development and transformation from a community hampered by water issues into a community that thrives on its water presence. It likewise offers stately historic buildings alive with fresh local food, drink, boutique shopping, music offerings and entertainment, art, modern, sustainably-minded living spaces, and recreation for all ages. Hoosick Falls' vibrancy stems from its blended community of long-time residents and new investors who share an industrious, entrepreneurial spirit and a commitment to sustainability, diversity of all forms, and above all, progress.





## PROPOSED PROJECTS

The projects outlined in the following pages showcase a downtown in the midst of enormous transformation. From a region hit hard by natural and man-made disaster, Hoosick Falls has persisted with the infrastructure, architectural features, and beautiful waterway adjoining the immediate downtown. Private investment demonstrates Hoosick Falls is a viable place to live and work, but the connections between these projects is essential to create a landscape of success.

In selecting proposals for this round of funding, we have carefully considered the proximity and function of the buildings, commercial and residential units, culture and the arts, walkability and accessibility, and connections to the Hoosic River Greenway.

Implementing these projects will allow someone living in an apartment at 1 Center Street can walk

safely along improved sidewalks past the Hall Street park, where they will see, instead of the product of recent demolition, beautiful water catchment gardens and hear the sound of the Woods Brook. Further down, they have access to public transportation and restroom facilities at the Municipal Building. And can enjoy pizza at Byte, lunch at Provisions, or shop at the local jewelry store any many other shops, before visiting friends staying in one of the short-stays available above BYTE.

Imagine catching a show at the Wood Block and following it up with a walk down the Greenway, past decorative murals created by local artists, grabbing drinks at the Sandbar, and then walking the newly lighted corridor on Lyman Street.

These connections make a village not just functional, but a wonderful place to live, work, and play.



# THE SALUZZO BUILDING

AT 24 CLASSIC STREET



*The Saluzzo Building at 24 Classic Street is a 12,000 square foot, three story Type III masonry and joist built in 1880 along the Hoosic River. The structure encompasses the entire northern side of Classic Street and is one of the largest mixed-use buildings in the village.*

## **A Total Transformation**

The project will be implemented in phases with the first two phases funded entirely by owner. The third and fourth phases will combine private financing and leverage NY Forward 50 percent reimbursement funds.

24 Classic Street is centrally located between the Hoosic River Greenway and several other projects in the immediate downtown. It is a mixed use development featuring eight residential units on the second and third floors and one sidewalk-accessible unit on the main floor. There are four commercial spaces on the main floor. These units are being upgraded with new high-efficiency electric heating systems and appliances, while maintaining the exposed brick and charm of the original structure. Two of the commercial spaces will have access to a new commercial kitchen and will act as a business incubator. The project also features a two-story deck overlooking the river Greenway. A third commercial and four retail space will also be available, with the fourth unit including a flex studio apartment space available for either long- or short-term rentals. Three of the four units have letters of intent for leases in place.

New, energy-efficient windows will replicate the original historic windows long ago removed from the building. This and a new historical facade will enhance the appearance of the building from Classic Street and will include storefront glass for the commercial spaces, historic wood trim and doors, and brick re-pointing to beautify the storefronts while preserving the integrity of the structure.

### **Phase 1**

General interior upgrades to the 10 residential units in the building. New floors, paint, new kitchen and bathroom fixtures, door hardware to improve security, and new fire alarms. This phase will also include new light fixtures and common hallway finishes as well as a new security hardware and cameras at the residential street entrance.

*Owner Investment \$586,169  
NY Forward \$0*

### **Phase 2**

Commercial space upgrades will include new interior finishes, new electric heating, and a commercial kitchen space with new appliances.

*Owner Investment \$168,870  
Commercial Tenant Investment  
(through cash and SBA loans) \$168,870  
NY Forward \$0*

### **Phase 3**

Facade restoration and exterior upgrades with the intention of removing blight, increasing visibility with lighting, and transforming the Classic Street facade and rear, Greenway facade to promote the connection between downtown businesses and the Greenway. The north face of the building will showcase a mural, highlighting the arts and culture of the region.

*Owner Investment \$381,255  
NY Forward 50% reimbursement \$190,627*

### **Phase 4**

The final phase of the project will focus on sustainability and decarbonization of the property. Plans include building out two new residential units overlooking the Greenway and replacement of all existing plumbing fixture to WaterSense labeled low-flow fixtures. Includes transitioning the hot water system to air sourced heat pumps to improve efficiency and reduce electric load. A new R60 white TPO roofing system will be added to reduce heat island effect and improve building performance. All light fixtures will be converted to LED. The commercial kitchen appliances and electric service will be changed to be electric to remove all fossil fuels from the building. And finally blown in insulation will be added as a low impact way to improve building performance without added demolition waste to the project.

*Owner Financing and NYSERTA/National Grid  
Incentives Loans \$807,200  
NY Forward 50% reimbursement \$403,600*

**Total Estimated project cost \$1,564,190**  
**New York Forward investment \$594,227**



# THE SPECIALTY BUILDING

AT 1 CENTER STREET

*The Specialty Project located at 1 Center St is a 20,000 square feet former light manufacturing and warehouse space with a full brick exterior and parking adjoining.*



**Total Project Investment \$2.1M**  
**NY Forward Investment \$700,000**

Hoosick Falls resident Jasen VonGuinness is has completed several major rehabilitation projects in within the Village limits and in the Capital District, including a full conversion of the Old Saint Mary's High School (1893) building located at 9 High Street into eight currently occupied residential units totaling 16,000 square feet, the historic 53 Classic Street, a four-unit mixed use building that included a main-floor commercial space, which leveraged National Grid's Shovel Ready program, and 2 Center Street, a building across from the proposed Specialty Building project, that was vacant for 15 years. He converted this light manufacturing space into a vibrant live-music venue and restaurant, Unihog, featuring talent from Maine to Mexico while also promoting local musicians. Six currently-occupied residential units are were added to the second floor.

Last year, Mr. VonGuinness secured the building across from Unihog with the goal of creating a mixed use development featuring a business incubator with four commercial spaces on the main floor and 12

affordable residential units above.

The project will feature green building techniques and utilize recycled and upcycled materials while conserving the industrial appearance of the original structure. Additionally, the project will feature a 10,000 square foot rooftop solar array in facilitated by the NY Sun Program and all-electric utilities per the New York All Electric Building Act. With the success of 53 Classic Street incubator, Mr. VonGuinness will create support for four resident-initiated business. Currently there are letters of intent for a fitness facility, brewery, mechanics shop, and retail space. The construction of 12 residential units will provide the cash flow for the commercial spaces to operate with little to no overhead until they begin to profit and contribute financially toward the sustainability of the building community.

VonGuinness is currently working with Community Preservation Corporation for primary lending to complete the project with a large emphasis on financing being repaid in part via Restore NY and NY Forward funds. Completion of the project is estimated at \$2.1M.





# WOOD BLOCK

AT 5 MAIN STREET

*The 1873 Wood Block is a three story 21,000 square foot masonry building anchoring the Village's Main Street. The ground floor houses professional and service businesses, while the two vacant upper stories (each 7,000 sq ft) including the unique third floor Wood's Opera House, are poised for a transformation. It continues to be at the core of the community as part of the downtown historic district listed on the State and National Registers of Historic Places. It is owned by Civic and Cultural Restoration Inc. (CiviCure), a public not-for-profit 501(c)3 organization founded in 2000 with a community-driven arts and culture mission.*

Renovations to the core public spaces on the second and third floors of the Wood Block will create modern facilities bringing new opportunities for a host of potential public uses while honoring generations of artists, musicians, dancers and performers that have called Hoosick Falls home. With the addition of universal accessibility on these floors, the space will welcome the whole community to co-working space, public meeting rooms and classrooms featuring high speed internet, gallery space and arts-related rental space that would appeal to framers, conservators and many others. Additionally, the two third-floor theater spaces with ideal acoustics for music and a purpose-built dance floor offer unique opportunities for large public programs as well as event rental.

In addition, two proposed exterior public art spaces will connect Wood Block to other public art from the riverfront to the village green including the Grandma Moses mural just across Main Street. A foundation for a changing program of outdoor sculpture in the pocket part in front of Wood Block will be joined by a mural on the north side tying into the Greenway as well as NYF projects on lower Classic Street.

CiviCure is a public charity that has invested \$900,000 in our community, including purchasing this downtown anchor building without a mortgage thanks to donations raised in 2017. In 2021, CiviCure secured the building against active water damage through a \$150,000 NYS Main Street Revitalization grant that replaced the complex roof and decaying masonry. Between 2021 and 2023, \$35,000 was raised locally from two foundations and many individual donors for the restoration of the second and third floor windows. In the past giving year two gifts totaling \$65,000 were received from the RW Wilson Charitable Trust. CiviCure matched \$40,000 of those funds six months before the deadline in 2023, bringing the total funds raised to \$105,000 in 18 months.

### **Project Proposal for First Floor**

ADA public restroom on Main St. offering universal public access closest to the public Greenway walking trail and the Hoosic River.

**Cost Estimate \$50,000**

### **Project Proposal for Second Floor**

Universal access, upgrade building systems and renovate core areas to accommodate flex space for public classrooms, gallery space, meeting rooms.

**Cost Estimate \$475,000**

### **Project Proposal for Third Floor**

Universal access, upgrade building systems and renovation of two large public performance spaces.

**Cost Estimate \$475,000**

**Total Investment \$105,000**  
**Total NY Forward Investment \$1Mil**

*Wood Block is tax credit eligible, grant funds, fundraising events and philanthropic sources.*





# HOOSICK ARMORY

AT 80 CHURCH STREET

*The Hoosick Armory project: We are requesting \$400,000 from NY Forward to enable the renovation of restrooms to accommodate handicapped individuals, rehabilitation of large iron clad windows on the Historically registered building, and the addition of an elevator to allow for handicapped accessibility throughout the building. The Hoosick Armory designed by the State architect, Isaac Perry and constructed in 1889 in the heart of the Village. It is currently listed on both the State and National registries.*

**Total Project Cost \$420,000**  
**NY Forward Investment \$420,000**

The Hoosick Armory Building houses the Town Court and houses the office used by the Town Supervisor. The basement contains the original metal ceilings, taproom, gun range, munitions storage, and kitchen. The drill floor survives in tact with its original steel trusses and wood wainscoted ceiling. Today's usage for this space is for community pickleball. Three to four hundred residents use the building on a weekly basis. The Armory is a no-cost home to three girl scout troops, two boy scout packs, and the local high school holds cheer-leading practices in the building as does the high-school rifle team. There are three non-profit organizations with offices in the building that directly benefit the community.

1. Although the building is handicapped accessible, it does not have restrooms that allow for wheelchair accessibility. Restrooms for the handicapped are needed on two of the main floors.
2. An Elevator is needed to access two of the main floors. One of the main floors, below grade, has a chair lift to transport handicapped individuals. This floor can hold 200 people and the chair lift cannot accommodate the number of people who need transport.
3. The original historic windows are in need of repair. Due to their historic nature and registry, they require skilled craftsmen to come in and recreate the windows in need.

The Hoosick Armory has a number of fundraisers throughout the year and has shown its ability to raise funds and keep up with required maintenance. The cost of elevators, renovating restrooms and windows is above its usual fundraising capabilities. The board intends to contribute with fundraising dollars as well as writing grants to assist in financing these projects.



# BYTE BUILDING

AT 15 JOHN STREET

*This historic 24,000-sq-ft building with 140 feet of street frontage was the focus of a \$525,000 restoration between 2013 and 2022 and is a popular local destination for wood-fired pizza, an art gallery, and short-stay accommodations.*

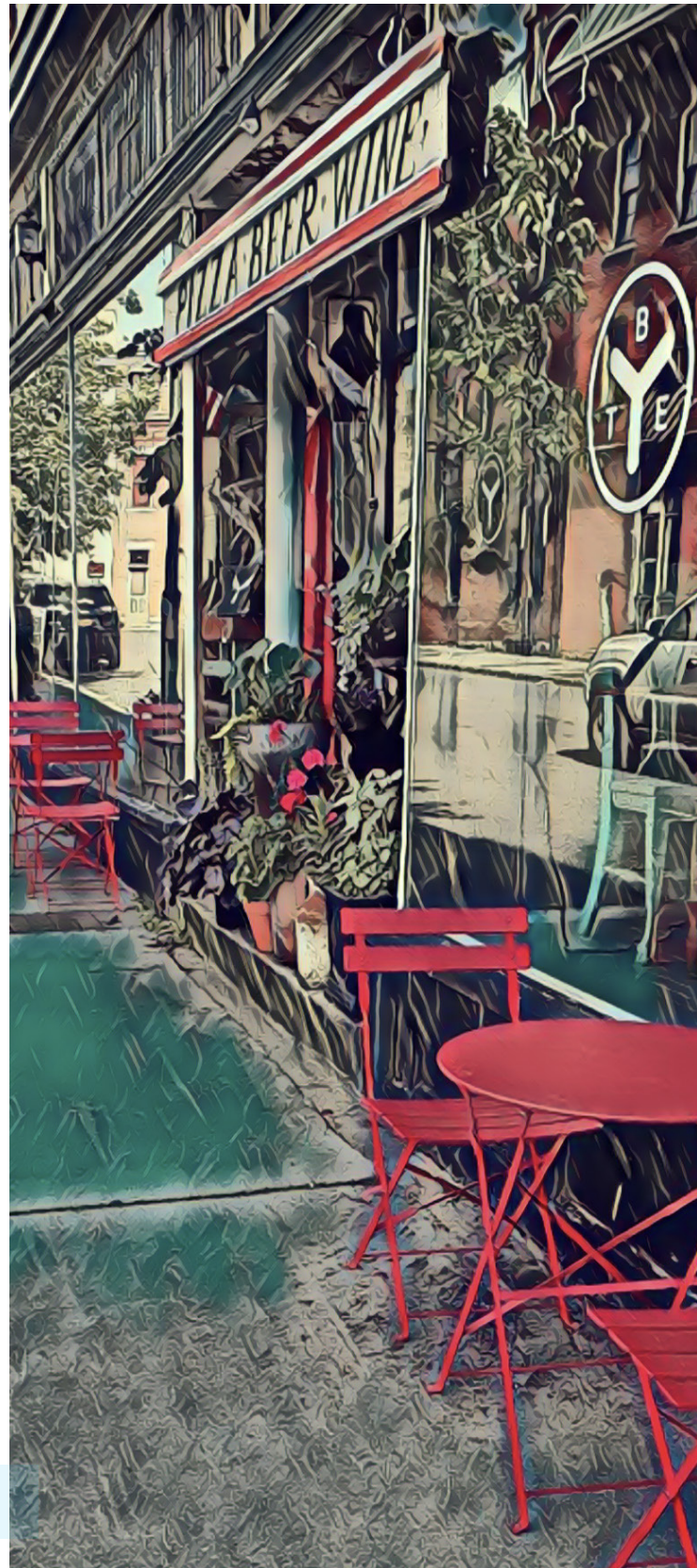
The first floor houses Byte, an artisanal pizza restaurant that features a wood-burning oven, a bar constructed from the building's original materials, and seating for 60 indoors and four to eight people outdoors on the sidewalk. Byte features local musicians monthly, and sells Turkish groceries and imports Turkish desserts from Brooklyn, NY. 3rd EYE is a 5,000 sq-ft art gallery that is also on the first floor and features local artists and the owner's original work. The gallery has hosted numerous shows as well as wedding and prom parties attended by locals, guests from nearby towns and states, and the New York City - Washington, D.C. metro corridor.

The second floor features five stylistically distinct short-stay residencies. In 2021 the short-stay accommodations collectively booked 982 nights, with guests coming from New York City, Washington D.C., Boston, Chicago, Arkansas, Oregon, California, Arizona, Florida, and from Canada, England, Ireland, and Norway. Guests regularly comment on enjoying local businesses (Iron Coffee, Hoosick Provisions, and Small Song gift shop), illustrating the broader impact guests have in the downtown area.

The third floor holds the potential for additional short-stay rental spaces. Other opportunities include an art studio, classroom space, and the expansion of exhibition space to accommodate other area artists.

Owner is seeking New York Forward funding to renovate the third floor to add six short-stay accommodations.

**Total Project Cost \$400,000**  
**NY Forward Investment \$200,000**





# HOOSICK PROVISIONS

AT 15 CHURCH STREET

*For over two decades one of the anchors of the historic district, 15 Church Street, had been left to decay, with a leaking roof and crumbling facade. The building is a three-story second empire jewel built in 1855, one of the earlier buildings in Hoosick Falls and is on the National Register of Historic Buildings.*

Current owners acquired the building in 2019 and spent over \$200,000 to secure the structure and restore the 1st and 2nd floors. The roof was collapsing and rear, bowing wall needed immediate attention as did the inner floor joists, crumbling chimneys, and foundation. A new heating system was installed as well as entirely new electric and plumbing systems.

Commercial spaces on the main floor include a general store and bakery.

The final step to securing the building's future is the 3rd floor. The 3rd floor was the original living quarters for the family who built the building. Using pot-belly wood stoves for heat, it has never been electrified or had running water.

The walls are in disrepair and ceilings are gone due to the roof leaks over the past decade. In the third phase of the project, the 3rd floor will become habitable again, providing additional needed housing in the Village of Hoosick Falls. This will not only fill a missing housing need but also would enable the building to be self-sustaining, preserving its past and securing its future.



**Total Project Investment \$160,000**  
**NY Forward Investment \$60,000**

## Project Components

- Installing efficient electric heat for the 3rd floor, adding plumbing and electric services for the first time and fitting out two apartments. Preliminary cost is \$120,000.
- Securing and repairing the facade of the 3rd story in conjunction with NYS preservation requirements for Historic registered buildings. The Mansard roof is slate shingled and needs repair along with the ornate windows. Work is estimated at \$40,000.





New owners of the historic Hoosick Falls Firehouse on Church street are working towards re-opening of the building which has been vacant for a number of years now for conversion into a restaurant. They acquired the adjacent property this year, which is an empty lot currently and plan to connect the vacant lot to the building with an outdoor seated patio. This would be the first outdoor dining facility in Hoosick Falls. The large Firehouse garage doors which had been boarded over by previous owners will be reopened and a large glass door will be installed.

The Firehouse was built in 1882 and it is our desire to respect the historic nature of the building and a conscious effort is being made to keep it's character as a firehouse.

**Total Project Investment \$120,000**  
**NY Forward Investment \$40,000**



## PUBLIC AMENITIES

*AT 24 MAIN STREET*

To meet the daily needs of downtown visitors for major events held downtown and at neighboring Wood Park and to support the Main Street bus stop for public transport, the village is requesting NY Forward Funds to install ADA compliant restrooms, available 24/7. Additionally the Village is seeking funds to rebuild the deteriorated accessibility ramp and railing into the building. The neighboring Wood Park attracts thousands annually for various events and parades, increasing the need for public restrooms in close proximity.

**Total Project Cost \$225,000**

**NY Forward Investment \$225,000**

## GREENWAY RIVERWALL ART

*AT WATER STREET*

The Greenway is requesting NY Forward funds to complete an artistic mural along Water Street covering a 3,575 square foot concrete barrier. This public improvement project will increase visibility and contribute to beautification of the public Greenway trail.

**Total Project Cost \$115,000**

**NY Forward Investment \$115,000**



## STREETSCAPES

Improvements to the village's main corridors will enhance the overall appearance of and accessibility to downtown. Significant repairs are needed to sidewalks and to improve lighting along these main corridors. The Village of Hoosick Falls is requesting funds to make these updates and repairs and to add ADA compliant crosswalks within the focus area.

**Total Project Cost \$600,000**

**NY Forward Investment \$600,000**



# WATERFRONT MEMORIAL PARK

*1ST STREET*



This six-acre remediated plot with parking is currently owned by Oak-Matsui. Active negotiations are underway to transfer the property to the village. Once transferred, public input supports a large outdoor recreational space with sections dedicated to ecological restoration and bioremediation and the remaining area available for public use. This property borders a large section of the already public Greenway and Hoosic River.

**Total Project Investment \$2.3Mil**  
**NYForward Investment \$2.3**



# SMALL PROJECT COLLECTIVE IMPACT FUND

Total Project Investments \$472,587  
NY Forward Investment \$300,000

## HOOSICK FALLS JEWELRY *AT 16 JOHN STREET*

Requesting funds in support of solar panels at a cost of \$96,587 of which the property owner will cover \$80,000 initially and \$16,587 due later. Owner also applying for USDA REAP grant funds that may reimburse \$40,425; and NY Sun which may reimburse \$5,250 in addition to solar tax credits.

Additional request for a facade on lower Classic Street estimated at \$19,000 and the conversion of a second storefront adjoining the jewelry store into a side-walk accessible one-bedroom apartment for \$29,000.

**Total investment of \$155,087**  
**Requesting \$80,000 in NY Forward Funds**

## SANDBAR BAR & RESTAURANT *AT 21 LYMAN STREET*

Requesting funds to add one volleyball court at the Sand Bar and installing sidewalks that will allow for additional street parking to accommodate an ever-growing customer base. Owner will match 50 percent. An ever-increasing demand for our volleyball leagues and tournaments which suggest a third court will not only accommodate overflow, but attract additional participation. Also requesting funds to add an outdoor viewing deck and for site excavation and new sand. With Village participation in improving streetscapes, the Sandbar will extend fencing to enhance pedestrian safety.

**Total investment of \$20,000**  
**Requesting \$10,000 in NY Forward Funds**

## THORPES CLASSIC SIGN *24 CHURCH STREET*

Requesting funds to restore the classic Thorpes Drug sign. This historic sign is located on the corner of the Thorpes Building at Church and John Streets in the heart of Hoosick Falls.

**Total investment of \$10,000**  
**Requesting \$10,000 in NY Forward Funds**





*SMALL PROJECT COLLECTIVE  
IMPACT FUND, CONT.*

## HALL STREET PARK

Funding requested by the village for a water-collection garden and park adjoining Woods Brook. Demolition of three homes and flood-remediation of this site opened up a space along the border of our focus area. The park would include a few parking spaces and a small walking path for visitors.

**Total investment of \$10,000**  
**Requesting \$10,000 in NY Forward Funds**

## PUBLIC MURALS & SCULPTURES

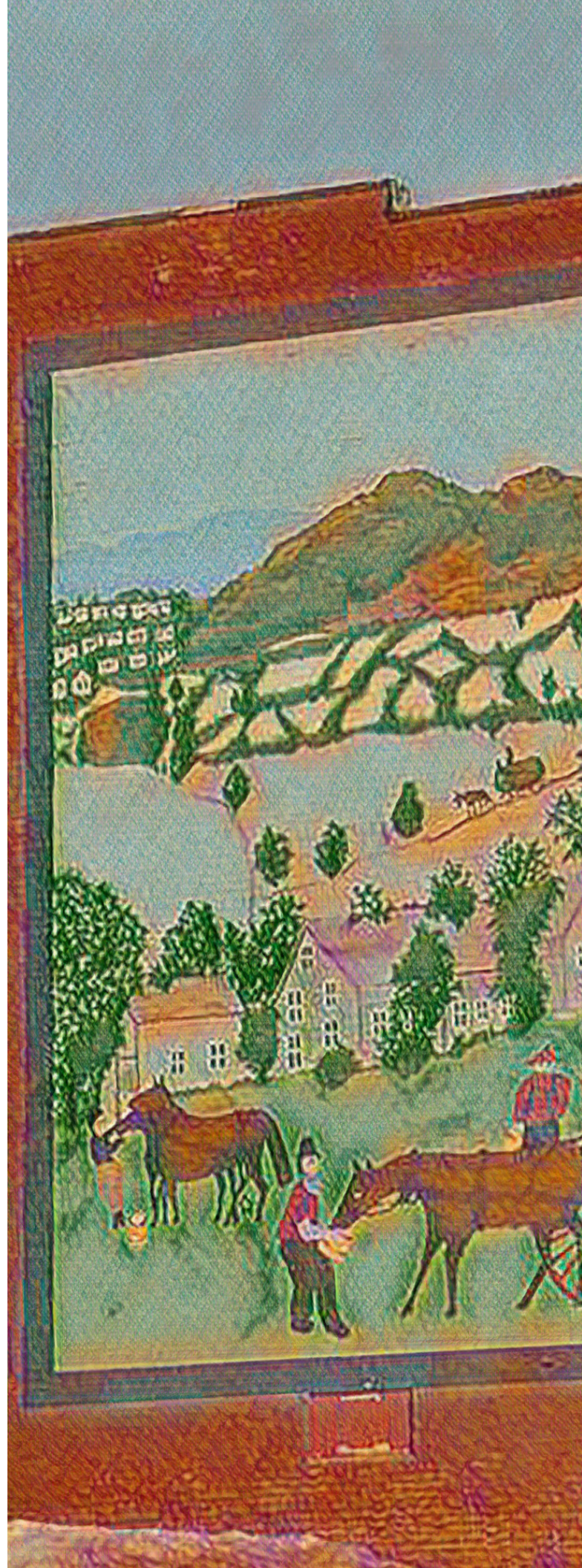
Funding requested in support of public artwork for the Wood Block building and Lower Classic Street and sculpture displays along Main Street.

**Total investment of \$97,000**  
**Requesting \$97,000 in NY Forward Funds**

## GREENWAY WAYFINDING

Funding requested in support of signage to locate the public Greenway from different access points throughout the village.

**Total investment of \$45,000**  
**Requesting \$45,000 in NY Forward Funds**





# BRANDING & MARKETING

Hoosick Falls has faced tremendous challenges in recent years with the discovery of PFOA contamination in our drinking water. The village is requesting NY Forward funds in support of re-branding our downtown. While we have been known in recent years for our water crisis and flooding, we'd like to demonstrate the value of our proximity to the beautiful Hoosic River and adjoining Greenway.

This effort will be lead by the village and Hoosick Rising Economic Development Partnership, Inc. in cooperation with Rensselaer county Tourism, I Love NY, and local realtors.

**Total Project Investment \$200,000**  
**NY Forward Investment \$200,000**



## IN CONCLUSION

The generous funding that the NY Forward program can provide to the Village of Hoosick Falls would complement the people, the skills, and the vision of our village at the perfect time. Hoosick Falls has all of the natural assets, geographic opportunities, and personal resources necessary to achieve an historic transformation. Furthermore, the community has proven its resilience in overcoming adversity and its strength and commitment to pursuing and achieving a greater vision for their home.

Hoosick Falls is the living embodiment of the values and spirit that the NY Forward program is designed to foster, reward, and complement. With the aide of NY Forward funding, the village of Hoosick Falls will transform our downtown into a cohesive and functional place ideal for living, working, and recreation.



September 27, 2023

Grant Administrator  
NY Forward Program

Re: Support for application from Hoosick Falls to invigorate its downtown.

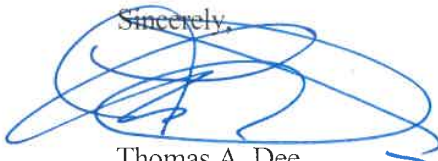
To Whom It May Concern:

Southwestern Vermont Health Care (SVHC) encourages NY Forward to select Hoosick Falls for a downtown revitalization grant. The community of Hoosick Falls has a lackluster post-industrial economy that exactly fits the NY Forward criteria for economic development. Consistent with the NY Forward program, Hoosick Falls has created a suite of synergistic projects that collectively will alter the economic trajectory of the rural town and surrounding communities, including; revitalizing the waterway that flows through downtown, reactivating the greenway associated with the river, developing key multiuse properties, removing blighted structures, and redeveloping vacant assets for business and community benefit.

Revitalizing the Hoosick Falls economy through NY Forward funding is critical to elevating the health status of the region's residents. SVHC provides essential health care services to the residents of Hoosick Falls and is one of the largest employers in the community. SVHC's Twin Rivers primary care practice cares for more than 7,000 families of Hoosick Falls and the surrounding towns. SVHC's skilled nursing facility in Hoosick falls, The Center for Nursing and Rehabilitation, is the first choice for individuals in need of rehabilitation therapy and long-term residential care. Despite these medical assets the community has a high incidence of chronic disease such as diabetes, chronic obstructive pulmonary disease, and heart disease. NY Forward funding is an essential step toward a healthy and economically vibrant community.

Hoosick Falls leadership is poised to implement projects upon receiving NY Forward funds. SVMC strongly encourages selection of Hoosick Falls as a NY Forward awarded community.

Sincerely,



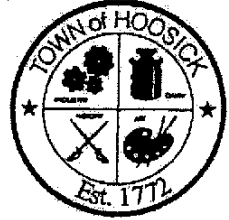
Thomas A. Dee  
President and CEO





# TOWN OF HOOSICK

P.O. BOX 17  
HOOSICK FALLS, NEW YORK 12090  
(518) 686-4571 • Fax (518) 686-5304



Supervisor  
Mark Surdam

Sunday, September 11, 2022

Capital Region Economic Development Council  
433 River Street  
Troy, NY 12180

Dear Commissioners:

I am writing to express my strong support for the NY Forward grant proposal submitted by the people and Village of Hoosick Falls.

The NY Forward initiative supports the transformation of the downtown neighborhoods of small rural communities into vibrant communities for the next generation of New Yorkers to want to live and raise families. I can think of no better candidate for NY Forward than Hoosick Falls.

Hoosick Falls is an amazingly resilient and largely working-class community that is in a remarkable economic, social and health comeback from experiencing a PFOA water crisis of national prominence, a 2017 flood that came on the heels of that crisis, and, of course, the pandemic. Due largely to private, entrepreneurial investments, the historic downtown district which is set along the Hoosick River now offers eclectic dining, music venues, sports activities, a greenway, art galleries, apartment living, short stay accommodations, and community celebratory events.

Hoosick Falls has tremendous potential and with the community planning and grant support NY Forward community planning process and grant boost the current transformational efforts underway, would be a point of pride for the region and state.

Thank you,

Mark Surdam  
Supervisor, Town of Hoosick





**Re: New York Forward's Downtown Revitalization Initiative**

September 28, 2023

To whom it may concern;

Brown's Brewing Company is strongly supportive of the Village of Hoosick Falls' Round 2 Application to New York Forward's (NYF) Downtown Revitalization Initiative. The proposal being submitted is comprehensive in scope, powerful in its collective impact, and substantially relates to all of the NY Forward goal areas.

The portfolio involves 17 synergetic projects to be considered for \$4.25M in NY Forward funding. These projects range from small to large scale in scope and investment. All of them, if fully implemented, represent over \$9.3M in total public and private investment, of which over \$6M are potentially eligible for NY Forward dollars. Of the total investments, over \$2.9M would be public improvements, over \$5M for the development or rehab of private enterprise buildings, and over \$1.3M targets the renovation of existing nonprofit-owned facilities.

Within 2 years, pending project funding decisions, the initiative has the potential to create 26 affordable rental housing units, 8 new commercial spaces, and six-short-term rental units, preserve and make more accessible our most historical buildings including an indoor performance center, significantly improve our streetscape and pedestrian safety, improve our Greenway, sustainably reuse contaminated property, and much more!

Brown's Brewing Co. is a small, family-owned and operated business that has been investing in the local communities of Troy and Hoosick Falls since 1993. We strongly believe that the NY Forward grant funding will be broadly beneficial to the village of Hoosick Falls, enriching our community's facilities and programs, and drawing more individuals and businesses to the area.

Thank you for your consideration.

Kind regards,

Abigail Brown  
Brown's Brewing Co.  
Troy & North Hoosick, New York





# RENSSELAER COUNTY LEGISLATURE

## OFFICE OF THE MAJORITY

September 22, 2023

**KELLY HOFFMAN**  
CHAIRWOMAN

**ROBERT LOVERIDGE**  
VICE CHAIRMAN

**ROBERT W. BAYLY**  
VICE CHAIRMAN-FINANCE

**KENNETH H. HERRINGTON**  
MAJORITY LEADER

Michael Yevoli, Regional Director  
Capital Region Regional Economic Development Council  
Hedley Park Place  
433 River Street - Suite 1003  
Troy, NY 12180

Re: Village of Hoosick Falls, NY Forward Round 2 Application

Dear Mr. Yevoli,

We are writing in strong support of the Village of Hoosick Falls' Round 2 Application to New York Forward's (NYF) Downtown Revitalization Initiative. The proposal is comprehensive in scope, powerful in its collective impact, and substantially relates to the goals of the NY Forward program.

As you know, with the help of New York State, Hoosick Falls has overcome several challenges in recent years.

Now we are asking for support once again, as the Village of Hoosick Falls applies for state support for a portfolio of 17 synergetic projects to be considered for \$4.25M in NY Forward funding. These projects, if fully implemented, represent over \$9.3M in total public and private investment, of which over \$6M are potentially eligible for NY Forward dollars. Of the total investments, over \$2.9M would be public improvements, over \$5M for the development or rehab of private enterprise buildings, and over \$1.3M targets the renovation of existing nonprofit-owned facilities.

Several of the projects are "shovel ready" and with NY Forward funding could be completed within two years. What an important boost it would be to see: 26 new affordable rental housing units, 8 new commercial spaces, six-short-term rental units, and preserved and accessible historical buildings that would include an indoor performance center! The project will also improve streetscapes and pedestrian safety for our residents and visitors, improve our Hoosic River Greenway, and sustainably reuse contaminated property, and much more!

*"Say NO to Drugs"*





HONEYWELL

14 Columbia Circle, Suite 103

Albany, NY 12203

[www.honeywell.com](http://www.honeywell.com)

September 25, 2023

Capital Region Economic Development Council  
433 River Street  
Troy, NY 12180

Dear Commissioners:

Honeywell owns a centrally located parcel in the Village of Hoosick Falls and is pleased to support the NY Forward grant proposal submitted by the Village and its citizens.

Over the last several years, we have been conducting environmental investigations on and around this lot under the supervision of the New York State Department of Environmental Conservation (NYSDEC). During these investigations and remedial actions, we have worked with the Village and its leadership, whose unwavering focus on moving Hoosick Falls forward has helped us achieve progress.

We have witnessed exciting changes in downtown, including new restaurants, art galleries, cultural opportunities, and residential accommodations due in large measure to the efforts of residents and businesses. As the NY Forward initiative “supports the transformation of the downtown neighborhoods of small rural communities into vibrant communities,” Hoosick Falls deserves top consideration for the NY Forward grant.

Honeywell has discussed the reuse of its property at John Street with the Village and is committed to continuing those conversations as we work through the NYSDEC process to complete the investigations and remediation. We would like to see the reuse of the property consistent with community desires.

Hoosick Falls has such potential. The NY Forward grant will provide tremendous support that will help the Village continue its ongoing and impressive efforts.

Sincerely,

A handwritten signature in blue ink, appearing to read "Sasa Jazic".

Sasa Jazic  
Senior Remediation Manager  
Honeywell





21 First Street, PO Box 16, Hoosick Falls, NY 12090 518-686-4105 [www.thrsems.org](http://www.thrsems.org) Agency: 4125

September 28, 2023

New York Forward's Downtown Revitalization Initiative

To whom it may concern.

The Town of Hoosick Rescue Squad would like to support the Village of Hoosick Falls Application to New York Forward's Downtown Revitalization Initiative. We believe the proposal meets the criteria of the NY Forward goals.

The Village of Hoosick Falls is rebounding from its water contamination and receiving a grant of this size and scope would dramatically stimulate the revival of the downtown business district. The funding of the project over a 2-year period would improve public projects being considered and help with the apartment shortage in the Village. Stimulating new business in the area would bring in different small business's not available now and further enhance the Village's appeal to new residents. The awarding of the grant would also give the Village officials a working partnership with New York State's experts and consultants whose expertise small villages cannot afford.

I have already mentioned the appeal, but it would also significantly improve the historical building frontages and access to these properties, improve pedestrian use of the downtown, and help with recovery and use of some contaminated properties.

The Town of Hoosick Rescue Squad is a non-profit organization of which the majority of EMT's, drivers, and support staff are volunteers. . The Board of Directors is totally voluntary, in this day and age of the declining number of volunteers nationally point to the fact that the community has many caring and devoted residents. When a community of our size receives monies and expertise at this magnitude it will improve our community greatly and quickly. This will provide greater revenue for the government and hopefully more volunteers for our organization.

Thank you for considering our Village's application.

James Monahan

President of the Town of Hoosick Rescue Squad.\



September 28, 2023

Capital Region Economic Development Council  
433 River Street  
Troy, NY 12180

Dear Commissioners,

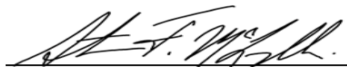
Rensselaer County is strongly supportive of the Village of Hoosick Falls' Round 2 Application to New York Forward's (NYF) Downtown Revitalization Initiative. The proposal being submitted is comprehensive in scope, powerful in its collective impact, and substantially relates to all of the NY Forward goal areas.

The portfolio involves 17 synergetic projects to be considered for \$4.25M in NY Forward funding. These projects range from small to large scale in scope and investment. All of them, if fully implemented, represent over \$9.3M in total public and private investment, of which over \$6M are potentially eligible for NY Forward dollars. Of the total investments, over \$2.9M would be public improvements, over \$5M for the development or rehab of private enterprise buildings, and over \$1.3M targets the renovation of existing nonprofit-owned facilities.

Within 2 years, pending project funding decisions, the initiative has the potential to create 26 affordable rental housing units, 8 new commercial spaces, and six-short-term rental units, preserve and make more accessible our most historical buildings including an indoor performance center, significantly improve our streetscape and pedestrian safety, improve our Greenway, sustainably reuse contaminated property, and much more!

Hoosick Falls has tremendous potential and with the community planning and grant support NY Forward community planning process and grant boost the current transformational efforts underway, would be a point of pride for the region and state. We thank you for consideration of this application and look forward to any opportunity to discuss the many attributes of Hoosick Falls.

Sincerely,



Steven F. McLaughlin  
County Executive



Marsh Hometown Realty LLC is strongly supportive of the Village of Hoosick Falls' Round 2 Application to New York Forward's (NYF) Downtown Revitalization Initiative. The proposal being submitted is comprehensive in scope, powerful in its collective impact, and substantially relates to all of the NY Forward goal areas.

The portfolio involves 17 synergetic projects to be considered for \$4.25M in NY Forward funding. These projects range from small to large scale in scope and investment. All of them, if fully implemented, represent over \$9.3M in total public and private investment, of which over \$6M are potentially eligible for NY Forward dollars. Of the total investments, over \$2.9M would be public improvements, over \$5M for the development or rehab of private enterprise buildings, and over \$1.3M targets the renovation of existing non-profit-owned facilities.

Within 2 years, pending project funding decisions, the initiative has the potential to create 26 affordable rental housing units, 8 new commercial spaces, and six-short-term rental units, preserve and make more accessible our most historical buildings including an indoor performance center, significantly improve our streetscape and pedestrian safety, improve our Greenway, sustainably reuse contaminated property, and much more!

Being involved in real estate in the community of Hoosick Falls, I realize the importance of downtown revitalization programs. Initiatives like this and the hard work and dedication of the village members makes a community stronger and a better place to live. Marsh Hometown Realty is willing to help in any aspect of this revitalization program.

Sincerely,

Christian Marsh  
Owner - Marsh Hometown Realty LLC



