

September 2023

GREENE COUNTY

VILLAGE OF ATHENS

2 First Street, Athens, New York 12015



NY FORWARD ROUND 2 APPLICATION-SEPTEMBER 29, 2023

CAPITAL REGION ECONOMIC DEVELOPMENT COUNCIL

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**WALKABLE
BEAUTIFUL
HISTORIC**

THE VILLAGE WE CALL HOME

LIFE IN ATHENS

The Village of Athens, first settled in the late 17th century, is a small Hudson River waterfront community that we call home.

Most of the buildings that you see in this photo still stand today on Second Street, our business district. The Village's historic downtown business district continues to be economically viable as the hub of activity in the Village.

Athens takes pride in our beautiful waterfront and it will be used for a variety of outdoor recreational activities, small business enterprises, and cultural activities. Athens plans to be environmentally sustainable, resilient to a changing climate, and protective of its natural resources, especially those related to the Hudson River.

We were recently designated a disadvantaged community in terms of climate change by New York State. This has only strengthened our commitment to climate resilience in our project planning efforts.

Athens works to protect the Hudson River estuary. Athens water and sewer infrastructure is currently in the early stage of upgrades that will allow for future expansion.

We continuously strive to create a vibrant community that has plenty to offer residents and visitors, and preserve the casual and welcoming atmosphere that we all love.

To help realize this vision, the Village of Athens requests \$4.5 million in NY Forward funding.



GEOGRAPHIC AREA AND JUSTIFICATION

THE NYF ZONE ENCOMPASSES

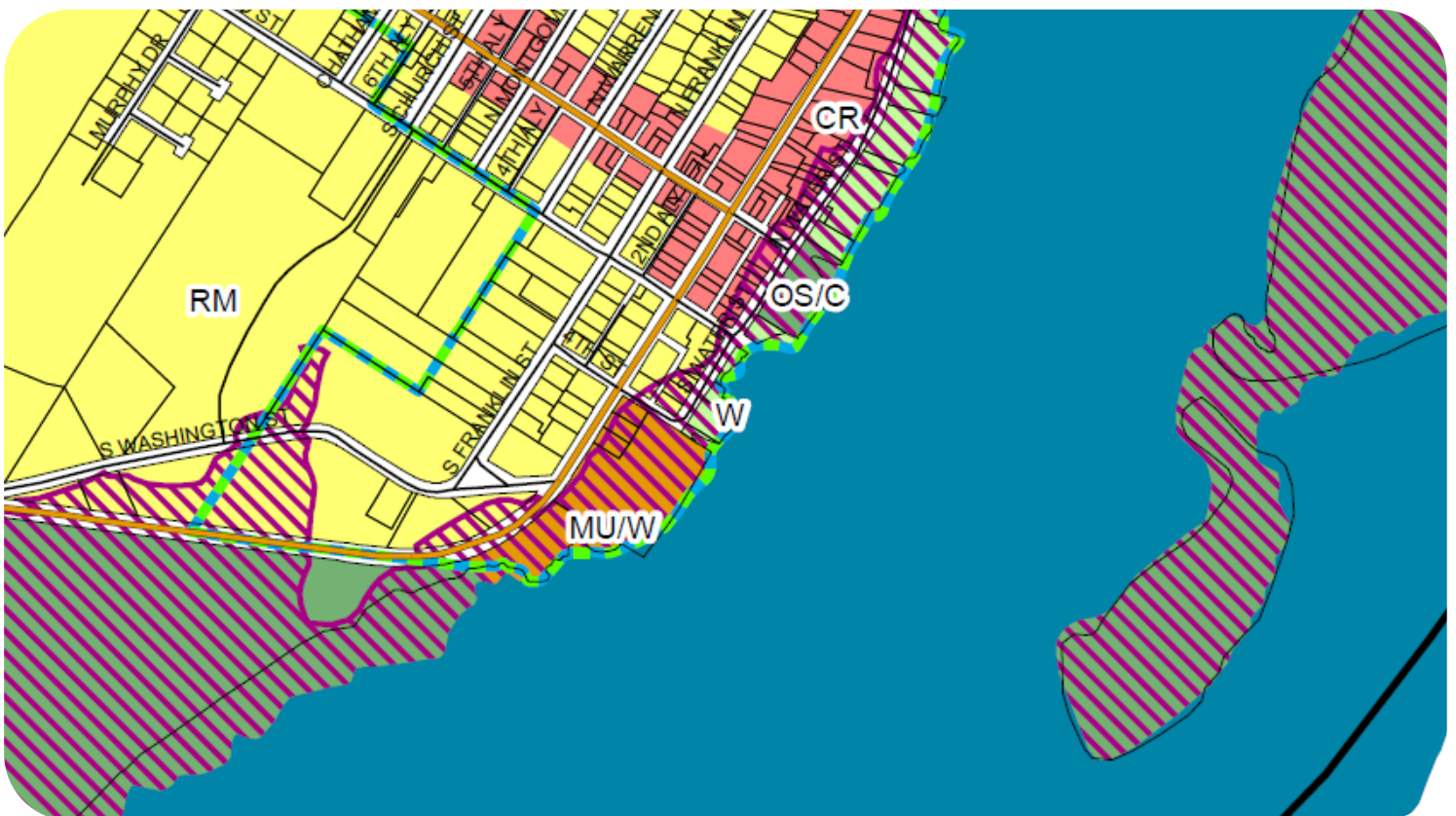
The Athens Business & Waterfront area, which has well-defined physical boundaries encompasses the majority of the Historic Village. Contained within this tight, walkable area are all the facets representing Athens vibrant and small-town community life. These include municipal government offices; public services, such as the post office and volunteer fire department; residences; retail and professional businesses; mixed-use properties; arts and religious organizations; not-for-profits; senior housing; a seasonal community garden; and an amazing waterfront park with views of our historic lighthouse.

The eastern boundary of this area is anchored by Water Street and the Athens Waterfront Park. Additionally, the eastern boundary extends into the Hudson River to include the Hudson-Athens Lighthouse. The western boundary of the area is Vernon Street. Market Street forms the northern boundary and connects both Water Street and Vernon Street. Third Street/Fourth Street forms the southern boundary connecting both Vernon and Water Streets.

Second Street runs east to west, connecting Water and Vernon and is the heart of the Athens Downtown Business District, containing small shops, restaurants and retail.

This area contains a mixture of low-density single-family homes, medium density senior living, commercial, municipal, not-for-profit/arts, religious and mixed-use buildings. Many of the homes and buildings in this area are registered with The National Historical Register and date back to the 19th century.

Investment in our NY Forward zone would assist with the upgrade of infrastructure from the Waterfront Park, moving up Second Street, repair and improve accessibility at all street corners, increase foot traffic to support existing and new local businesses, preserve local architectural treasures, increase support for the local arts and help save the Hudson-Athens Lighthouse.



VISION STATEMENT

LOOKING TOWARD THE FUTURE HONORING OUR PAST

Our vision for revitalizing the Village of Athens and historic waterfront business district will include upgrades to improve infrastructure, continue our commitment to environmental sustainability and access to our waterfront, expand upon our ongoing economic initiatives to drive greater prosperity, tourism and enhance the quality of life for current and future residents, while honoring our core values of family and community.

WITH HISTORIC ARCHITECTURE

stunning river views and a lower-key vibe than other upstate areas, this Greene County community is growing in popularity.”

Karen Angel, *New York Times*,
9/28/22



PAST INVESTMENT & FUTURE POTENTIAL

The Village is looking at accessibility issues in the historic district and the community is eager to invest in modernizing our streets and sidewalks while maintaining our historic charm.

A New York Forward grant would be transformative to the Village of Athens. Through a collaborative effort between elected officials, business owners and local volunteers, the Village of Athens completed the update to its Comprehensive Plan in 2020 and are currently awaiting word on our application for funding to update our LWRP.

In 2022 we completed full studies of our water and sewer infrastructure. With the information in these studies, we have a road map to move forward on the upgrades necessary to propel our historic downtown and village into the future and improve the lives of residents and visitors alike.

The Village of Athens applied for WIIA funding for these projects during the 2023 CFA cycle. In addition, the village is slated to receive \$1.25M for sewer work through Congressman Molinaro's federal appropriations requests. The Village will be investigating the potential to bury our power and communication lines in conjunction with underground work planned for the sewer project. We anticipate this project's completion in 2025.

The Village is reviewing accessibility issues in the historic district and the community will invest to modernize our streets and sidewalks while maintaining our historic charm.



**VILLAGE
INVESTMENTS
SINCE 2018
\$2,043,897.00**

PAST INVESTMENT & FUTURE POTENTIAL

To better serve our community, the village built a new structure to house our department of public works. This was completed in 2021. We're currently in the planning stages of renovation of the historic Athens schoolhouse (original home to Columbia-Greene Community College), now a community building which houses both the Town of Athens and Village of Athens offices as well as community spaces like the Athens Museum and a gymnasium/auditorium.

The gym fell into disrepair during the covid shutdowns and had to be closed to the public, but we're slated to receive \$50,000 through NYS Senator Michelle Hinchey's office and DASNY to repair the gym floor and get the space open to the public once again.

We've also teamed up with a local graphic artist to create and implement branding for the village including a custom font and signage. At the same time, Friends of Athens, a local non-profit geared towards civic improvements is near completion of a new Village of Athens app that will include walking tours and business information for visitors.



PAST INVESTMENT & FUTURE POTENTIAL

A Recap of Recent Village of Athens Projects (2018 forward):

• DPW building	\$ 888,844	Village Bond
• Fire truck	\$ 746,000	Village Bond
• WTP drying beds	\$ 141,000	Village Bond
• Front Loader	\$ 119,152	Annual budget
• WTP and Sewer studies	\$ 40,000	ARPA funding
• Slip lining sewer lines	\$ 35,871	NYSERDA
• EV Charging Stations	\$ 27,715	NYSERDA
• Comprehensive plan update	\$ 20,000	Greenway Grant
• A/C heat pump	\$ 12,990	Reserve Fund
• Community Building floors	\$ 12,325	Reserve Fund
Total recent village investments:	\$ 2,043,897	

Many of our local historic structures have been rehabbed in the past few years and several new businesses have opened. A number of downtown buildings have recently been purchased by new owners with plans to renovate and open businesses or create housing. Since 2020, we've seen the addition of The Athens Rooster (café), Seconds Restaurant in the historic business district and Lighthouse Liquors under new ownership. Located at 21 Second Street, a 15,000 square foot historic opera house space was converted to a brewery in 2010. With new owners at the helm, plans for the upper floors are in full swing and a new craft brewer is moving in downstairs.



WATERFRONT INVESTMENTS-PRIVATELEY OWNED

On the waterfront, the **Stewart House Hotel**, a noted historic Hudson River Hotel and tavern was purchased and renovated in 2017. New owners, Lois and Lon Ballinger, former owners of Webster Hall in NYC, have invested over \$1M in the property to date with plans on expansion.

The former **Elco Boat Factory** on the Athens waterfront is getting new life thanks to artist Carol Bove who is currently transforming the space into a sculpture workshop and fabrication center with an investment of \$5M. In addition, the property that once housed **Dionysos** restaurant is slated for a complete rehab investment of 2M. Plans for the Dionysos waterfront site includes a public park and restaurant that will serve as a memorial to renowned artist and painter Brice Marden.

STEWART HOUSE HOTEL



ELCO SITE REHAB



RECENT & IMPENDING JOB GROWTH

A New York Forward grant would facilitate job growth via new construction projects, expansion of local businesses and hiring for new businesses, as well as the additional long-term hiring associated with economic revitalization. Recent and pending businesses openings are highlighted below:

- Opera House Home (2023)- Employees 2
- Happy Clown Ice Cream Shop (2023)-Employees ?
- Catskill Bread Company (2022)-Employees 2
- Seconds Restaurant (2022)-Employees
- Stella's Restaurant (2022)-Employees
- Tenth House Health (2022)-Employees
- Anh Le New York (2021)-Employees 1
- Athens Rooster (2020)-Employees (pending)
- Screaming Eagle Kayak (2020)-Employees 3
- Lighthouse Liquors (2017)-Employees 3
- The Stewart House (2017)-Employees 21
- Deep Fried Beers (pending)-Employees

QUALITY OF LIFE

Athens is a small, rural Hudson River waterfront community with historic character and our New York Forward application is focused on enhancing and maintaining that quality of life.

Athens goal is to be a safe, quiet village with well-maintained, affordable homes and adaptive re-use of old structures. Our New York Forward proposal calls for upgraded, accessible sidewalks for a walkable village and ample parking for easy access to businesses and public services.

The Village's historic downtown business district will be enhanced with upgrades to 21 Second Street, an anchor building, as well as the Athens Cultural Center at 24 Second Street. Combined with our improvements to sidewalks and streetscapes, these upgrades will help propel our small downtown to a greater level of economic prosperity.

Athens takes pride in our waterfront, and it will be used for a variety of outdoor recreational activities, small business enterprises, and cultural activities. Renovations will be made to our waterfront park to include upgraded facilities that increase accessibility and drive increased foot traffic. Athens also works to protect the Hudson River estuary and our water and sewer infrastructure is currently in the early stage of upgrades that will improve water delivery, enhance collection and treatment, and allow for future expansion.

SUPPORTIVE LOCAL POLICIES

The Village has a revolving loan fund to assist with exterior rehab in the historic district. We recently identified that the rules governing the fund required additional review therefore a moratorium was placed on loans. Our intent is to reimagine the program and create a small project matching fund as part of our NY Forward downtown revitalization efforts. Currently, the fund has approximately \$140,000.

The Village recently reviewed and updated the zoning in its mixed-use waterfront district to reflect the desire for more leisure and recreation based businesses in the area.

The Village created an ad hoc committee to review the zoning in response to the legalization of cannabis. Changes were made to our zoning to allow for cannabis businesses to open here responsibly.

Our Comprehensive Plan was updated in 2020.

The Village has applied for funding to update our LWRP.

The Village of Athens is in its third year as a “Tree City” community.

We’ve been designated a Clean Energy Community by NYSERDA and continue to work to maintain and enhance this accreditation.

In 2023, Athens was added to the state’s list of disadvantaged communities in terms of climate and environmental protection. This puts us at the head of the line for funding related to greenhouse gas emission reduction projects, climate resilience projects and energy efficiency programs.

PUBLIC SUPPORT

Downtown revitalization was one of the main focuses of our recent Comprehensive Plan Update and based on surveys completed as part of the update, the community is widely supportive of these efforts.

We recently had a business leaders meeting to gauge interest and support for our NY Forward this round and the answer was a resounding yes! Our business and nonprofit organizations are incredibly supportive of our NY Forward application as you will see from their letters of support.

In addition, we had xx people in attendance at a public informational meeting on 9/26/23 and the reaction to our plans was overwhelmingly positive. **(TUESDAY’S MEETING UPDATE NUMBER IF A GOOD TURNOUT)**

TRANSFORMATIVE PROJECT OPPORTUNITIES

VILLAGE OF ATHENS POTENTIAL PROJECTS

- Complete Streets: Second St. From Water to Warren
- Riverfront Park: more docks, new boardwalk, gazebo improvements, restore ferry slip, restrooms
- Waterfront: pathway to link parks (Scenic Hudson, Marden, Riverfront) create better access to the Hudson
- Community Building: gym, town/villages offices/museum
- Complete infrastructure improvements; water/sewer
- Upgrades to kayak launch south of Riverfront park

21 SECOND ST ATHENS NY 12015 – BROOKS OPERA HOUSE PRIMARY RESPONSIBLE ORGANIZATION – ATHENS COMMONS LLC

The **Brooks Opera House** is an anchor building in the village downtown and is the original home of the Crossroads Brewery. The building is under new ownership and plans are to renovate and utilize previously unused space for housing and retail as well as refurbish the restaurant and brewery.

Projects Completed and Underway:

Planning, Engineering & Architectural – Complete

Total Cost \$75,000 – Privately Funded

Structural Reinforcement – Underway – Estimated completion Q4 2023

Total Cost \$175,000 – Privately Funded

Total completed recent investments – Privately Funded \$250,000

Upcoming Investments:

Phase 3 – Roof – repair/replace existing and rehab bell tower

Estimated Cost: \$250,000

Phase 4 – Modification of building for Use:

Estimated Cost: \$500,000

Phase 5 – Apartments:

Estimated Cost: \$750,000

Phase 6 – Venue and Mercantile:

Estimated Cost: \$500,000

Phase 7 – Exterior renovation:

Estimated Cost: \$150,000

Phase 8 – Solar Installation:

Estimated Cost: \$100,000

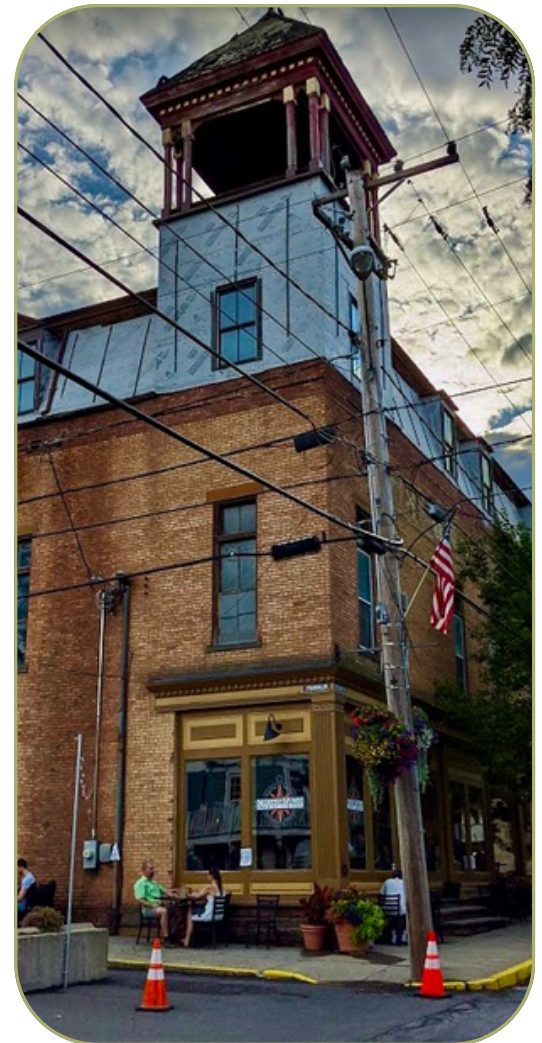
Phase 9 – Kitchen renovation:

Estimated Cost: \$250,000

Phase 10 – Brewery Renovation:

Estimated Cost: \$250,000

Total Estimated Costs (phase 3-10) \$2,750,000



TRANSFORMATIVE PROJECT OPPORTUNITIES

D. R. EVARTS LIBRARY, 80 SECOND ST. - CHILDREN'S MUSEUM PROPOSAL

PRIMARY RESPONSIBLE ORGANIZATION - D.R. EVARTS LIBRARY

Hands-on children's museums offer a chance for children to explore, create, experiment, and reflect. The act of construction externalizes what kids know and allows them to reflect on their design and what they've learned. Children of all ages thrive in an environment where they can create and build. Beyond all this, hands-on exhibits encourage critical thinking skills through scientific inquiry and exploration.

Athens is located an hour from the nearest hands-on children's museums, currently located in Schenectady and Poughkeepsie. Visiting these museums is an undertaking, resulting in lost opportunities for local children to explore and learn in these invaluable environments. **The D. R. Evarts Library Children's Museum** will help to fill this need.

The proposed children's museum will be housed in the lower level of the library. The goal is to have rotating hands-on exhibits. Local children can visit often, interacting with fresh combinations of exhibits on each visit. Initial investment is estimated at \$5,000-\$10,000 and the library board is seeking grant funding for such. D.R. Evarts has already received a little over \$1,000 in private investment.

Estimated initial cost: \$10,000

Projects Completed and underway:

Library Accessibility Project – Completed

Total Cost - \$1,526,300 – A combination of Private & Public Funding

Library HVAC Project – Completed

Total Cost - \$22,850 – Funded by the Athens Community Foundation

New Roof – Completed

Total Cost - \$14,250 – A combination of Private & Public Funding

Painting – Completed

Total Cost - \$12,868 – Publicly Funded

Front Steps Repair – Completed

Total Cost - \$3,000 – Athens Community Foundation

Total completed recent investments - \$1,579,268 – Public & Private Funding



TRANSFORMATIVE PROJECT OPPORTUNITIES

ATHENS ANTIQUES, 1 S. WASHINGTON ST.

PRIMARY RESPONSIBLE ORGANIZATION - OWNER RON PULHALSKI

Athens Antiques has been in business in Athens under one owner since 2004. The building requires updating and restoration to its historic façade. The owners recently installed a new roof as the first phase of rehab.

Projects Completed and underway:

New roof – Total Cost \$\$\$\$\$ - Privately Funded

Upcoming Investments:

- Masonry work outside
- Exterior basement trap door work
- Exterior painting
- indoor plaster and painting
- Energy efficient store windows & front door
- Energy efficient HVAC upgrades
- Lighting/electrical repairs

Total estimated costs: \$150,000 - \$200,000

TENTH HOUSE HEALTH - 29 SECOND ST

PRIMARY RESPONSIBLE ORGANIZATION - TENTH HOUSE WELLNES LLC

Physical Improvements: While it is radically difficult to improve the structure to become ADA compliant, there are 3 significant changes that would support differently abled clients and students.

Proposed Investments:

Installing a railing to help students enter the building
initial bid estimate of \$6,000

Replacing the studio floor
Estimated cost: \$40,000

Adding a grab bar next to the commode
Estimated cost \$1,500

Create accommodations for visiting teachers
Estimated cost: \$15,000

Adding Yoga Walls
Estimated cost: \$10,000

Digital Reach
Estimated cost \$5,000

Net Zero Carbon Emissions
Replace the storefront windows - Estimated cost: \$30,000

Replace the front door. Estimated cost: \$2,000
Cover all pipes with insulation. Estimated cost: \$500
Blow in insulation in the attic. Estimated cost: TBD.
Repair or recondition the roof. Estimated cost: TBD.
Add rooftop solar. Estimated cost: \$19,000

Streetscape Upliftment
Painting. Estimated cost: \$17,000
Facade Repair. Estimated cost: TBD.
Outdoor landscaping: Estimated cost: \$2,000

Branding & Marketing
Signage. Estimated cost: TBD.

Current estimated project costs:
\$148,000

TRANSFORMATIVE PROJECT OPPORTUNITIES



1887 TRINITY EPISCOPAL CHURCH-12 SOUTH FRANKLIN-STEPS TO SECOND STREET BUSINESS DISTRICT

PRIMARY RESPONSIBLE ORGANIZATION - OWNERS TODD & CAROL BERNARD

This is the second **TRINITY EPISCOPAL CHURCH** in the Village of Athens, and a beautiful example of Rural Gothic Stick-Style Ecclesiastical architecture. The first Trinity Episcopal Church was built shortly after the American Revolution but was destroyed by fire sometime in the late 19th century. The Historic Bell and Pipe Organ are the only two artifacts that remain from the first Trinity Church. Both artifacts remain today in the Church on South Franklin. The owners are currently working with the Greene County Historian to track down the history of the Church, parishioners, and the Church bell. The historian found a document that dates the Church bell to a revolutionary war veteran and famous bell caster from a family of inventors.

Plans for the Future:

- Save this beautiful historic church building and restore and repair as much as possible.
- Keep the church open for community events, public and private small events, historical tours, and pop-up markets.
- Support and supplement our local businesses with new opportunities to increase foot-traffic and tourism while working cooperatively to support the community vision for the future of the village.

Projects Completed and Underway Funded by Owners:

Roof Replacement – Completed 2021

Total cost - \$110,000 – Privately Funded

Gutter Replacement-Underway-estimated completion Q4 2023

Total cost- \$5,700.00

Water & sewer replacement – Underway – estimated completion Q4 2023

Total Cost - \$5,000 – Privately Funded

Bell tower remediation and repairs – Underway – estimated completion Q4 2023

Total Cost - \$ 25,000 – Privately Funded

HVAC upgrades – Underway – estimated completion Q4 2023

Total Cost - \$27,000

Total completed & investments underway - \$ 172,700 – Funded by Owners

Upcoming Investments:

Exterior painting and façade repairs	\$125,000
Interior repairs, demo and upgrades	\$200,000
Electrical upgrades	\$15,000
Interior wood floor repair	\$10,000
Repair and restore original stained glass windows	\$40,000
Replace four historic windows removed in the '70s	\$60,000
Pipe organ rebuild and restoration	\$120,000
Handicap access ramp	\$15,000
Restore bluestone steps to original condition	\$25,000
Total pending projects est. cost	\$610,000



TRANSFORMATIVE PROJECT OPPORTUNITIES

THE STEWART HOUSE, 2 N. WATER ST PRIMARY RESPONSIBLE ORGANIZATION - 2 SECOND STREET ATHENS LLC



A premier anchor building at the corner of Water Street and Second Street on the Athens Waterfront.

Significant work has already been completed on the Stewart House since new owner Lois and Lon Ballinger purchased the building in 2017. The interior has been renovated and guest rooms updated. The 1883 Tavern and River Grill (once the Stewart Livery) have had extensive work done to enhance the historic charm of the space and to create a comfortable and welcoming space for riverside dining and boat access from the Hudson. More work is needed for this gem on the Hudson that draws visitors from far and wide.

- Restoration of the exterior of the Stewart House to include cornice repair
 - Estimate - \$100,000
- Reinstall shutters to return them to their original historic charm
 - Estimate - \$45,000
- New side walk around entire hotel
 - Estimate - \$20,000
- Repair and restore corner steps at Tavern entrance
 - Estimate - \$45,000
- River Grill improvements to include additional ADA accessible bathroom
 - Estimate - \$50,000
- Restore Bulkhead at the River Grill
 - Estimate Pending
- The River Grill has a lot of historical value. Signage delineating the history of the site would enhance visitors' experience.
 - Estimate Pending

Total Known Cost Estimates - \$260,000



TRANSFORMATIVE PROJECT OPPORTUNITIES



ATHENS CULTURAL CENTER

PRIMARY RESPONSIBLE ORGANIZATION - ATHENS CULTURAL CENTER

Proposed projects include ADA compliance on the first floor, including an accessible bathroom and entrance. Construction of a second stairway also will be needed for personal safety, allowing egress from the upper floors. If we can complete these first-phase items, we may be able to move ahead with developing the second-floor classrooms.

With New York Forward funding, Athens Cultural Center would plan to make the first floor of the 24 Second Street building ADA compliant and add features for life safety (phase 1) in anticipation of building classrooms on the second floor (phase 2).

PHASE 1:

First floor improvements

Adapting an existing exterior doorway by adding ramp and door openers—\$15,000

Construction of an ADA compliant bathroom, moving existing storage and studio wash-up—\$25,000

Stairway to second floor—structural modifications \$45,000, railing and stair system \$15,000, miscellaneous including extending sprinkler system, expanded landing, electrical, etc., \$10,000—subtotal: \$70,000

PHASE 1 total projected cost: \$110,000

PHASE 2: Future second floor improvements

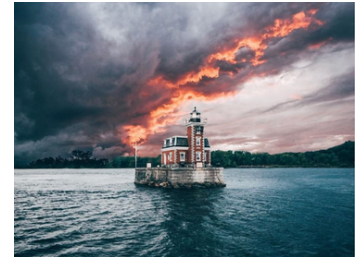
To include window upgrades, insulation, plumbing, electrical, HVAC (already covered by NYSERDA), sprinkler system, bathroom for entire floor; studio/multi-purpose classroom, studio wash-up, office, and storage finish off second floor.

PHASE 2 total projected cost: \$170,000

Full project projected cost: \$280,000



TRANSFORMATIVE PROJECT OPPORTUNITIES



HUDSON-ATHENS LIGHTHOUSE:

PRIMARY RESPONSIBLE ORGANIZATION – HUDSON ATHEN LIGHTHOUSE PRESERVATION SOCIETY

Athens is an historic waterfront town fronting the Hudson River. Rising to prominence as a shipbuilding center, Athens still celebrates its waterfront which defines one edge of the downtown district. The beautifully landscaped waterfront park provides strollers with mesmerizing views of the river, the wooded shoreline, the Catskill mountains and the historical and architecturally significant Hudson-Athens Lighthouse (HAL) in the middle of the Hudson River ½ mile offshore of the waterfront park. Since 1874 and continuing to the present, HAL has warned mariners of running aground on the Middle Ground Flats sandbar in the middle of the Hudson River just north of HAL and directly across from the Athens downtown district.

HAL has a celebrated history which makes it a magnet for visitors to Athens. HAL has been listed on the National Register of Historic Places since 1979 with elevated “state”-wide, rather than just “local”, significance. HAL still serves as a navigational aide and is one of only seven of the original fourteen Hudson River lighthouses south of Albany.

HAL is solely owned by the all-volunteer Hudson-Athens Lighthouse Preservation Society (HALPS) which receives no ongoing government or private funding. The Preservation League of New York State recognized HAL as one of seven historic structures to be saved. Similarly, Greene County dubbed HAL as the County’s most important historic site in 2023. Finally, Architectural Digest has named HAL as one of “America’s most beautiful lighthouses”.

HALPS ferries visitors from around the world to HAL from Athens, as well as Hudson, to tour the lighthouse, a NYS-chartered living museum restored to conditions reflecting the home it was for the last on-site lightkeeper.

Given its notoriety, HAL is a major, regional attraction that brings visitors to Athens and environs. HAL is the number one attraction for Athens on Trip Advisor with a 4+ star rating. HAL’s long-standing presence has made it part of the area’s identity... beloved and cherished by all.

Images of HAL are proudly displayed throughout the region, including on one of three large posters in the main concourse at the Albany International Airport, numerous municipal, chambers’ of commerce and historical societies’ publications, a Greene County bank’s credit card and restaurants. The sponsors of these images want to be associated with such an enduring and endearing icon in an effort to draw new and recurring visitors to the area, including Athens, in order to sustain the area’s economy and wellness attributes.

Simply stated, HAL brings people to Athens. Such people eat, drink, shop and lodge in Athens’ downtown district and after visiting, occasionally become motivated to purchase and refurbish homes or establish businesses in Athens. There is a “snowball” effect: the more people that come, the more services they desire and the more services that come, the more people will come, spend money, create jobs and stay for the recreational, historic, architectural and aesthetic charms that Athens offers.

Regrettably, 150 years of tides, ice floes and current have damaged the 200 underwater wooden pilings, driven into the riverbed, that constitute HAL’s foundation. More recently, ever larger and deeper commercial vessels have displaced enormous amounts of water that smash into the pilings and then recede clawing away the protective mud and boulders around the pilings.

HUDSON-ATHENS LIGHTHOUSE:

PRIMARY RESPONSIBLE ORGANIZATION - HUDSON ATHEN LIGHTHOUSE PRESERVATION SOCIETY

Consequently, HALPS's engineers predict that HAL may start to collapse within five years unless comprehensive, remedial action is promptly taken. The engineers' solution is to repair the damaged pilings and then construct a steel curtain, again driven into the riverbed, surrounding HAL. **This is a technically complex, underwater project. The design, permitting and construction of the curtain is estimated to cost at least \$7.5 million.**

HALPS has raised approximately \$1 million in private and governmental funds for this effort and has grant applications pending for another \$800,000. Additionally, HALPS is optimistic that federal legislators will fulfill their pledges to obtain millions of additional federal dollars to fund the needed restoration and preservation project which will secure the lighthouse for the rest of this century. HALPS has already obtained designs and bids for preliminary work. Once these initial improvements are visible, HALPS is confident that additional private investment will follow.

Athens fully supports HALPS's project as it is vital to bolstering Athen's emerging economy. The demise of the lighthouse would have a direct negative economic effect on Athens. Consequently, a NY Forward grant for \$4.5 million with some funds allocated to HAL's preservation would significantly help revitalize the Athens downtown district as highlighted above.

Full Estimated Project Cost: \$7,500,000



TRANSFORMATIVE PROJECT OPPORTUNITIES

RIVERINE MUSEUM AND EDUCATION CENTER, 133 N. WASHINGTON ST. PRIMARY RESPONSIBLE ORGANIZATION – SCENIC HUDSON LAND TRUST



Site purchased by Scenic Hudson Land Trust in 2021:	\$770,000
Architect's concept plan for potential museum site:	\$5,000
Phase 1/Phase11 environmental studies:	\$18,961
Supplemental soil investigation:	\$23,015
Supplemental testing of service pit:	\$1,977
Closure of monitoring wells:	\$4,060
Total investment to date:	\$823,013

A collaborative, interagency team is currently working to bid, design, construct, and initiate use of a facility named the “Athens Riverine Living Museum and Education Center,” located at a site owned by the Scenic Hudson Land Trust (SHLT) that includes a vacant 20-year-old 8000 sq. ft. warehouse and a surrounding 6-acre undeveloped parcel with 1000 ft. of riverfront. Lead partners for the project, include SHLT, Columbia-Greene Community College and Hudson River Maritime Museum. The Village worked jointly with this group to lead an unsuccessful Restore NY grant effort earlier this year (2023). The concept was well received, but competition was stiff. This project has the full support of local government and the community.

Athens had a pandemic-driven population influx that added to local prosperity. The Village is poised as a catalyst for regional growth. The proposed facility will attract tourists to the Hudson riverfront who will spend their dollars at local and regional businesses. It will serve as a model of resilience and sustainability in riverfront buildings and park grounds accessible to the public.

All improvements will be done with a mindfulness of placement in the floodplain, with architectural and design elements reflecting preparation for possible 100- and 500-year flooding events and intended to serve as a model for other river-adjacent publicly accessible properties.

RIVERINE MUSEUM AND EDUCATION CENTER, 133 N. WASHINGTON ST. PRIMARY RESPONSIBLE ORGANIZATION – SCENIC HUDSON LAND TRUST

Working with consultants, the lead partners put together a schematic design for renovation of the warehouse for the Restore NY funding application. The schematic, attached to this application, is in the process of being further refined, as the partners are intent on realizing the intended vision. Community meetings and input demonstrated widespread support from broad-based groups and individuals.

It should be noted that the parcel, at 133 N. Washington Street, is bordered to the north by a NYS boat launch and the project received verbal support for developing physical connectivity between the two parcels by Assistant Deputy Commissioner, Andy Fyfe of NYS Parks, Recreation and Historic Preservation.

The overall vision for revitalizing Athens' historic waterfront business lends itself to support of this project for NY Forward funding. The Village's plans to create a more walkable/bikeable waterfront could potentially connect visitors and residents alike to this unique space.

The following represents a summary for cost per square ft unless otherwise noted. These cost estimates were generated for this project's Restore NY grant application and are focused on rehab of the industrial building on site. However, full project costs will be far greater when considering the outdoor, riverfront space.

General costs for site preparation and environmental remediation:	\$144,000
Envelope improvements:	\$502,000
Interior improvements:	\$194,000
· 10% Contingency	\$84,000
· Subtotal	\$924,000
· Contractor overhead, insurance and profit (15%)	\$138,600
Total Hard Costs for building renovation portion	\$1,062,600

ADMINISTRATIVE CAPACITY

The Village of Athens has a dedicated staff that has exhibited the capacity and willingness to oversee multiple projects at once. Our employees reside within the village and have a vested interest in its success on many levels. Our elected leaders are committed to revitalization of our Historic Downtown

We have a strong sense of volunteerism. We created a Comprehensive Plan committee to oversee the update and implementation of key plan items and they will continue to work on NY Forward. In addition, the village has volunteer committees and boards that review and broad list of issues and topics and in some cases report directly to the village board.

To include:

- Local nonprofit “Friends of Athens” focused on civic improvements
- Village of Athens planning board
- Athens Conservation Advisory Council
- Athens Waterfront Advisory Committee
- Village of Athens Zoning Board of Appeals
- Athens Comprehensive Plan Implementation Committee

LETTERS OF SUPPORT ATTACHED