

# 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

Contact: Amy Serrago, Mayor  
[aserrago@athensvillageny.gov](mailto:aserrago@athensvillageny.gov)

Village Office: Mary Jo Wynne, Clerk-Treasurer  
[mjwynne@athensvillageny.gov](mailto:mjwynne@athensvillageny.gov)

**WALKABLE  
BEAUTIFUL  
HISTORIC**



# VISION STATEMENT

## LOOKING TOWARD THE FUTURE

## HONORING OUR PAST

Our vision for a transformed Village of Athens's historic waterfront business district includes modernizing infrastructure while honoring our history and embracing our riverine roots. We will continue our commitment to environmental sustainability and improved access to our waterfront while we expand upon our ongoing economic initiatives to drive tourism, greater prosperity, and an enhanced quality of life for current and future residents. We strive to build a vibrant community with plenty to offer residents and visitors while preserving the laid-back atmosphere for which Athenians new and old have settled here. **To help realize this vision, the Village of Athens requests \$4.5 million in NY Forward funding.**

### 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

# GEOGRAPHIC AREA AND JUSTIFICATION

## THE NYF ZONE ENCOMPASSES

The Athens Historic Downtown & Riverfront district is defined by its physical Hudson River boundary on the east and includes the Hudson-Athens Lighthouse and much of the historic district. Contained within this tight, walkable area are all the facets representing Athens's vibrant and small-town community life. These include municipal government offices; public services such as our library and senior recreation; residences; retail and professional businesses; mixed-use properties; arts and religious organizations; not-for-profits; and an amazing riverfront park with views of our historic lighthouse and a gazebo that hosts the biggest summer concert series in the area, as well as private events, exercise, and art classes.

The western boundary of the area is Church Street. Market Street forms the northern boundary at Water Street. Fourth Street forms the southern boundary at Water Street. Second Street runs east to west, connecting Water and Church Streets, 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. 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 Riverfront Park, moving up Second Street, repairing and improving accessibility at all street corners, increasing foot traffic to support existing and new local businesses, preserving local architectural treasures, increasing support for arts, performance, and education and help save the Hudson-Athens Lighthouse. In addition, we plan to increase Hudson River access with a potential walking/biking trail extending north to a once-industrial property now owned by Scenic Hudson Land Trust. A riverine museum and education center are in development for the property. This will draw visitors who will dine, shop, and stay in the area of focus.



# VILLAGE OF ATHENS PROPOSED NYF BOUNDARY & PROJECTS

Riverine Museum & Education Center

## LEGEND

 NY Forward Downtown Focus  
 Area 5 minute walk from center

## POTENTIAL PROJECTS

1. D.R. Evarts Library (80 Second St.)
  2. Athens Community Building (2 First St.)
  3. Tenth House Health (29 Second St.)
  4. Brewery (Brooks Opera House - 21 Second St.)
  5. Trinity Episcopal Church (12 S. Franklin St.)
  6. Athens Cultural Center (24 Second St.)
  7. Athens Antiques (1 S. Washington St.)
  8. Athens Riverfront Park (4 N. Water St.)
  9. The Stewart House (2 N. Water St.)
  10. Kayak Launch (23 S. Water St.)
  11. Riverine Museum & Education Center (133 N. Washington)
  12. Hudson Athens Lighthouse (Hudson River)
- + Second St. from Water to Warren: "complete streets" sidewalk and accessibility upgrades  
+ Waterfront/Water St. (bike/walk path)



Hudson Athens Lighthouse

3000 feet





# 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 is 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 investigate 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 public works department. This was completed in 2021. We are currently in the planning stages of renovation of the historic Athens schoolhouse (original home to Columbia-Greene Community College), now a community building that 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**

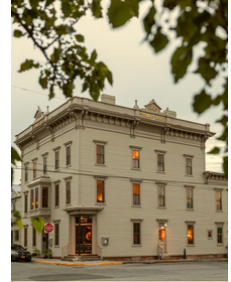
Many of our historic structures have been rehabbed in the past few years and several new businesses have opened. Several downtown buildings have recently been purchased by new owners with plans to renovate and open businesses or create housing. Since 2020, we've seen the addition of The Athens Rooster (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.





# WATER FRONT INVESTMENTS PRIVATELY OWNED

On the waterfront, the **Stewart House Hotel and River Grill**, a noted historic 1883 Hudson River Inn 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, with plans on expansion. The Hotel employs twenty-one people, plus local contractors, for various ongoing projects.



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. The Dionysos waterfront site plans include a public park and restaurant to memorialize renowned artist and painter Brice Marden.



**STEWART HOUSE HOTEL  
ELCO BOAT FACTORY  
DIONYSOS RESTAURANT**



# RECENT & IMPENDING JOB GROWTH

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

- Opera House Home (2023)- Employees-2
- Happy Clown Ice Cream Shop (2023)-Employees-3
- Catskill Bread Company (2022)-Employees-2
- Seconds Restaurant (2022)-Employees-10
- Stella's Restaurant (2022)-Employees-8 to 10
- Tenth House Health (2022)-Employees-2
- Anh Le New York (2021)-Employees-1
- Athens Rooster (2020)-Employees-6 to 8
- Screaming Eagle Kayak (2020)-Employees-3 to 5
- Lighthouse Liquors (2017)-Employees-3
- The Stewart House (2017)-Employees-21
- Deep Fried Beers-Opening 10/2023-Employees-5 to 10

# 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 aims to be a safe, quiet village with well-maintained, affordable homes and adaptive reuse 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, and 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 greater economic prosperity.

Athens takes pride in our waterfront, which will be used for 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. 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.

Finally, Athens recognizes the vital role all our landowners, homeowners, and residents play in the community, and we envision high levels of volunteerism to accomplish the vision and goals for the New York Forward area.



# 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. We intend 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 cannabis businesses to open here responsibly.

- 2019, Supplemental Commercial Overlay Zone was passed to ensure that first-floor viable business storefronts in our business districts (Second Street and Water Street) remain commercial and not used for residential use
- 2020, Our Comprehensive Plan was updated
- The Village has applied for funding to update our LWRP
- The Village of Athens is in its third year as a “Tree City” community
- Designated a Clean Energy Community by NYSERDA and continue to work to maintain and enhance this accreditation
- 2023, Athens was added to the state’s list of disadvantaged communities regarding climate and environmental protection. This puts us at the head of the line for funding for 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. The Athens community supports these efforts based on surveys completed during the Comprehensive Plan update.

We recently had a business leaders meeting to gauge interest and support for this round of NY Forward, and the answer was a resounding ‘YES, let’s move Athens forward!’

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 a supportive group in attendance at a public informational meeting on 9/26/23, and the reaction to our plans was overwhelmingly positive.



# TRANSFORMATIVE PROJECT OPPORTUNITIES

Driven by public input from our Comprehensive Plan update, we are pleased to present our first-ever New York Forward application to you. Our proposal has identified 12 projects totaling over \$10 million with broad community support. These projects will allow the Village to fulfill its vision of a revitalized downtown, honoring our rich history, embracing our riverine roots, and enhancing the quality of life for current and future residents.

Project Number (match map)	Project Name	Sponsor	Total Cost	NYF Grant Request	Direct Jobs Created
1	D.R. Everts Library Children's Museum	D.R. Everts Library	\$10,000	\$5,000	1
2	Athens Community Building	Village of Athens	\$3,124,000	\$1,500,000	?
3	Tenth House Health	Tenth House Wellness	\$148,000	\$70,000	1-2
4	21 Second St.	Athens Commons, LLC.	\$2,750,000	\$1,250,000	35-60
5	Trinity Episcopal Church	Owners	\$610,000	\$300,000	2-3
6	Athens Cultural Center	Athens Cultural Center	\$280,000	\$150,000	2-4
7	Athens Antiques	Ron Puhalski	\$150-200,000	\$100,000	1-2
8	Athens Riverfront Park	Village of Athens	\$370,000	\$370,000	?
9	Stewart House	2 Second Street Athens, LLC.	\$260-\$500,000	\$100-\$250,000.00	2
10	Athens Kayak Launch	Village of Athens	\$200,000	\$200,000	?
11	Riverine Museum and Education Center (133 N. Washington)	Scenic Hudson Land Trust	\$2-3,000,000	\$1,250,000	4-8
12	Hudson-Athens Lighthouse	HALPS	\$7,500,000	\$5,000,000	
<b>Total Project Costs:</b>			<b>\$17,402,000 - \$18,692,000</b>	<b>\$10,295,000- \$10,445,000</b>	



# TRANSFORMATIVE PROJECT OPPORTUNITIES

## COMMUNITY BUILDING, 2 FIRST STREET

The historic Athens Community Building, built in 1900, was originally the Athens School and served as the original home of Columbia-Greene Community College. It now houses the Village of Athens and Town of Athens municipal offices. In addition to municipal offices, the community center is the location of the Town Court and various Village and Town departments (police, code enforcement, planning and zoning boards, etc.)

The community center has served the Village well, but like any building of similar age, it has reached the point in its useful service life that maintenance of the building is becoming a burden. We have obtained funding to rehab and reopen the gymnasium, which also contains a stage and has hosted performances and public meetings for decades. The gym fell into disrepair during the COVID shutdown and had to be closed to the public. Still, we're slated to receive \$50,000 through NYS Senator Michelle Hinchey's office and DASNY to repair the gym floor and reopen the space to the public.



We have begun to address some of these issues with new or refurbished flooring in common and office areas and installing individual mini-split systems, but full-scale modernization is necessary. The focus of rehabilitation is to improve ADA access and egress, building envelope and energy efficiency, and upgrade electrical and mechanical systems, making future operation and maintenance of the building sustainable. Adaptive reuse of this grand space would include new offices to help us better serve our growing community.

### Known costs:

- Engineering study: \$50,000
- Gymnasium cleanup and flooring rehab: \$74,000 (\$50K from DASNY)

### Estimate:

- Building upgrades and renovation/modernization: \$3,000,000

**Estimated total project costs: \$3,124,000**

**Project Impact:** Creates accessibility; expands public use; increases attendance at Village events; increases access to the museum; improves building safety and reduces carbon emissions.

## VILLAGE OF ATHENS POTENTIAL PROJECTS

Community Building: gym, town/village offices/museum

Complete Streets: Second Street From Water Street to Warren Street

Riverfront Park: more docks, new boardwalk, gazebo improvements, restored ferry slip, restrooms

Waterfront: a pathway to link parks (Scenic Hudson, Marden, Riverfront) create better access to the Hudson River

Complete infrastructure improvements; water/sewer

Upgrades to kayak launch south of Riverfront Park







# TRANSFORMATIVE PROJECT OPPORTUNITIES

## ATHENS RIVERFRONT PARK- 4 SOUTH WATER STREET

Our Riverfront Park draws visitors from the Hudson and the surrounding areas to dine, shop, play, and stay in the Village of Athens. Residents and business owners have voiced their desire for expanded dockage capacity to allow more recreational boaters to visit.

A ferry service runs between Athens and Hudson each summer to further assist in bringing visitors to Athens.

**Historic Ferry Slip:** Restoration of the historic ferry slip, which was used in the 2005 film *War of the Worlds*, directed by Steven Spielberg, would allow businesses to operate without inhibiting private boaters and customers' use of municipal dockage space. In addition, the recently formed **Athens Accessibility Committee** has identified several areas within the park, particularly our riverside boardwalk, that require modernization and accessibility/ADA compliance. Our Summer concert series, presented by the Athens Performing Arts Corporation, brings thousands of concertgoers each summer; some Friday concert nights, we have over 1000 visitors to the park. These visitors purchase food and beverages from local restaurants to enjoy during performances.

Improvements to the park's infrastructure would allow for more patronage of local businesses, particularly in the summer months.

### Individual Projects and Cost Estimates:

- New floating docks to extend the length of the Riverfront Park bulkhead: \$15,000
- New accessible/ADA-compliant boardwalk: \$30,000
- Upgraded gazebo/bandshell to host events/concerts: \$25,000
- Restore Second St. historic ferry slip: \$300,000

**Estimated park improvement costs: \$370,000**

**Project Impact:** Increases accessibility; expands on foot traffic from increased ferry traffic; concert/other event attendees; provides a potential income source to the Village via overnight dock rental and increases support for local retail and restaurant businesses.

## Kayak Launch Opened 2010 23 South Water Street

To improve and enhance public access to the Hudson River, the Village of Athens proposes modernizing our kayak launch. First built in 2010, our kayak launch has served us well, but budgetary constraints at the time it was built made it less than ideal for people with disabilities or motility-challenged. Upgrades to the kayak launch would allow visitors and residents better access to the joys of riverine life regardless of physical abilities.

**Cost estimate: \$200,000**

**Project Impact:** Increases accessibility for the mobility-challenged or disabled; attracts additional foot traffic via the ability to provide a larger, more modern launch area; improves the safety of the launch site and increases support for local retail and restaurant businesses.





# TRANSFORMATIVE PROJECT OPPORTUNITIES

## 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 and 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**

**TOTAL ESTIMATED COST  
(PHASE 3-10)  
\$2,750,000.00**



# 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 on the library's lower level. 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 of its historic façade. The owners recently installed a new roof as the first phase of rehab. It is a prominent building due to its corner location at the entrance to the Village at Second Street and Washington Street/New York State Route 385.

#### Projects Completed:

New roof- \$10,420.00- Funded by Owner

#### Upcoming Investments:

Masonry work outside

Exterior basement trap door work

Exterior painting

indoor plaster and painting

Energy-efficient store windows & and 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 WELLNESS LLC

**Physical Improvements:** While improving the structure to become ADA compliant is radically difficult, 3 significant changes 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

This is the second **TRINITY EPISCOPAL CHURCH** in the Village of Athens, and it is 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 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. The diocese sold the Trinity Church in the late 1970s, and it remained closed to the public and used as a part-time weekend residence until 2018.

#### Plans for the Future

- Save this beautiful historic church building and restore and repair it as much as possible.

#### Project Impact

- Keep the church open for community, boutique public and private events, performance space, historical tours, pop-up events, and 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 village’s future.

#### 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
<b>Total pending projects est. cost</b>	<b>\$610,000</b>





# TRANSFORMATIVE PROJECT OPPORTUNITIES

THE STEWART HOUSE 2 NORTH WATER ST

PRIMARY RESPONSIBLE ORGANIZATION - 2 SECOND STREET ATHENS LLC

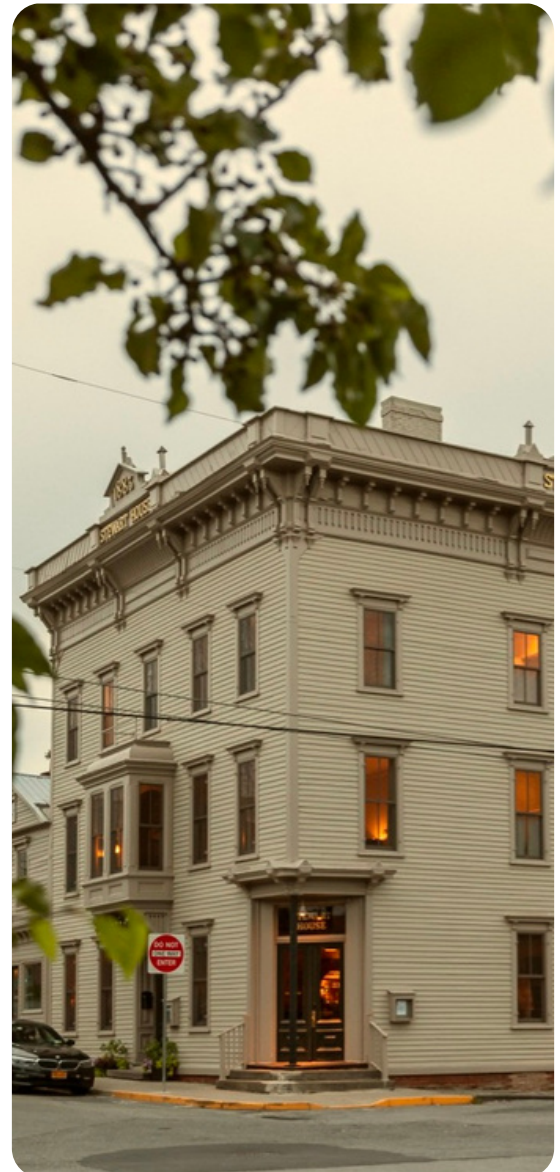


## A PREMIER ANCHOR BUILDING AT THE CORNER OF WATER AND SECOND STREET.

Significant work has been completed on the Stewart House since new owners Lois and Lon Ballinger purchased the building in 2017. The interior has been renovated, and guest rooms have been 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
- The new sidewalk around the entire hotel
  - Estimate - \$20,000
- Repair and restore corner steps at the 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 significant 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- 24 SECOND STREET

### PRIMARY RESPONSIBLE ORGANIZATION - ATHENS CULTURAL CENTER (ACC)

The Athens Cultural Center (ACC) offers a rich variety of free and paid classes for art enthusiasts of all ages and backgrounds. We host several art exhibitions throughout the year and community events, performances, installations, and collaborations. ACC welcomes any and all people to participate in our offerings. Supporting inclusion and diversity within a safe environment is our guiding principle.

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. We can develop the second-floor classrooms if we can complete these first-phase items.

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 INTERIOR STRUCTURE: Projected cost: \$110,000

First-floor Interior 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 the 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 2 INTERIOR STRUCTURE: Projected cost: \$170,000

Future second-floor improvements

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

**Total Project Projected: \$280,000**





# TRANSFORMATIVE PROJECT OPPORTUNITIES

## HUDSON-ATHENS LIGHTHOUSE (HAL)

### PRIMARY RESPONSIBLE ORGANIZATION—LIGHTHOUSE PRESERVATION SOCIETY (HALPS)

Athens is a 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 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 the County's most important historic site in 2023. Finally, HALPS ferries visitors worldwide to HAL from Athens and Hudson to tour the lighthouse, an NYS-chartered living museum restored to conditions reflecting the home it was for the last on-site lightkeeper.

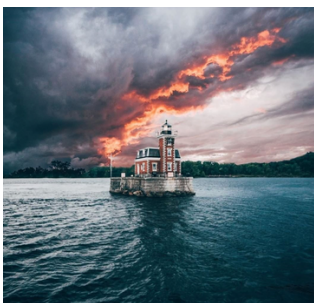
**Project Scope:** 150 years of tides, ice floes, and currents have damaged the 200 underwater wooden pilings driven into the riverbed that constitute HAL's foundation. More recently, more extensive and deeper commercial vessels have displaced enormous amounts of water that smash into the pilings and then recede, clawing away the protective mud and boulders around the pilings. HALPS's engineers predict that HAL may 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.

**Project Cost:** This is a technically complex underwater project. The curtain's design, permitting, and construction are estimated to cost at least \$7.5 million.

**Funds Raised:** HALPS has raised approximately \$1 million in private and governmental funds for this effort and has grant applications pending for another \$800,000. 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 to secure the lighthouse for the rest of this century. HALPS has already received designs and bids for preliminary work. Once these initial improvements are visible, HALPS is confident that additional private investment will follow.

- HAL has been listed on the National Register of Historic Places since 1979 with elevated “state”-expansive 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

**Transformative Opportunities:** Given its notoriety, HAL is a major regional attraction that brings visitors to Athens. 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. HAL brings people to Athens. Such people eat, drink, shop, and lodge in Athens' downtown district and occasionally become motivated to purchase and refurbish homes or establish businesses in Athens after visiting. 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 go, spend money, create jobs, and stay for the recreational, historical, architectural, and aesthetic charms that Athens offers. 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.



## ARCHITECTURAL DIGEST

Named HAL  
one of  
“America's Most Beautiful  
Lighthouses”

# 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/Phase 11 environmental studies:	\$18,961
Supplemental soil investigation:	\$23,015
Supplemental testing of service pit:	\$1,977
Closure of monitoring wells:	\$4,060
<b>Total investment to date:</b>	<b>\$823,013</b>

A collaborative, interagency team is currently working to bid, design, construct, and initiate the 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 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 will house park grounds accessible to the public. Architectural and design elements will reflect preparation for possible 100 and 500-year flooding events to serve as a model for other river-adjacent publicly accessible properties.

A schematic design for the renovation of the warehouse was created for a recent unsuccessful Restore NY funding application. The schematic, attached to this application, is in the process of being further refined, as the partners work to realize the intended vision. Community meetings and input demonstrated widespread support from broad-based groups and individuals. In addition, 133 N. Washington Street is bordered to the north by an NYS boat launch slated for renovation as part of the Hudson Eagles Recreation Area initiative. Our 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 this project for NY Forward funding. The Village's plans to create a more walkable/bikeable waterfront would connect visitors and residents alike to this unique space.

The cost estimates below were generated for this project's Restore NY grant application and are focused on rehabbing the industrial building on site. However, full project costs will be far greater considering the outdoor, riverfront space. We continue to explore additional funding opportunities both public and private to realize this vision and leverage investments.

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
<b>Total Hard Costs for building renovation portion</b>	<b>\$1,062,600</b>



# ADMINISTRATIVE CAPACITY

The Village of Athens has a dedicated staff with the capacity and willingness to oversee multiple projects simultaneously. Our employees reside within the village and are vested in its success on many levels. Our elected leaders are committed to the 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 a broad list of issues and topics and sometimes 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

MARCUS J. MOLINARO  
19TH DISTRICT, NEW YORK

HOUSE COMMITTEE ON  
TRANSPORTATION  
AND INFRASTRUCTURE

Congress of the United States  
House of Representatives  
Washington, DC 20515-3219

1207 LONGWORTH HOUSE OFFICE BUILDING  
WASHINGTON, DC 20515  
(202) 225-5441

HOUSE COMMITTEE  
ON AGRICULTURE  
HOUSE COMMITTEE  
ON SMALL BUSINESS

September 19, 2023

Mike Yevoli  
Regional Director  
433 River Street  
Suite 1003 (1st floor)  
Troy New York 12180

Dear Regional Director Yevoli,

I fully support the Village of Athens' application for NY Forward funding. Athens is a vibrant, growing community with a strong vision for the future. Its downtown historic waterfront district is already growing but has the potential for so much more. In recent years, the village has made significant investments in improving its water and sewer infrastructure and climate resilience. These efforts not only improve the quality of life for its current residents but allow for new business and housing opportunities.

Like many rural upstate communities, the Village of Athens has seen an influx of visitors, new residents, and entrepreneurs since the start of the pandemic. Funding from NY Forward would give Athens the boost it needs to support responsible growth while maintaining its historic charm and peaceful way of life.

There has been significant recent private investment in Athens as well, many new businesses have opened, and more are on the way. NY Forward funding could give these businesses a leg up as they improve and expand, thus providing employment opportunities in the region.

For these reasons, I request your full and fair consideration of this request. Please do not hesitate to contact my office at (607) 242-0200 if you have any questions.

Sincerely,



Marcus J. Molinaro  
Member of Congress



**CHAIR**  
AGRICULTURE

**COMMITTEES**  
CULTURAL AFFAIRS, TOURISM,  
PARKS AND RECREATION  
ENERGY AND TELECOMMUNICATIONS  
ENVIRONMENTAL CONSERVATION  
FINANCE  
LOCAL GOVERNMENT  
TRANSPORTATION

**MEMBER**  
JOINT SENATE TASK FORCE ON OPIOIDS,  
ADDICTION AND OVERDOSE PREVENTION

THE SENATE  
STATE OF NEW YORK



**MICHELLE HINCHEY**  
Senator, 41<sup>ST</sup> District

**ALBANY OFFICE:**  
902 LEGISLATIVE OFFICE BLDG.  
ALBANY, NEW YORK 12247  
PHONE: (518) 455-2350  
FAX: (518) 426-6751

**DISTRICT OFFICE:**  
721 BROADWAY, STE. 150  
KINGSTON, NEW YORK 12401  
PHONE: (845) 331-3810  
FAX: (845) 331-2083

**E-MAIL ADDRESS:**  
HINCHEY@NYSENATE.GOV

September 21, 2023

Capital District REDC  
c/o Regional Director Mike Yevoli  
433 River St., Ste. 1003  
Troy, NY 12180

Dear Director:

I am writing to express my support for the Village of Athens' application for NY Forward funding. Athens is a vibrant, growing community with a strong vision for the future. Its downtown historic waterfront district is already growing but has the potential for so much more. In recent years, the Village has undertaken commendable endeavors to enhance its water and sewer infrastructure, bolstering its resilience to the challenges posed by our changing climate. These initiatives not only elevate the quality of life for the current residents of Athens but also create a conducive environment for fresh business ventures and expanded housing opportunities.

Similar to numerous rural communities in upstate New York, the Village of Athens has experienced an influx of visitors, new residents, and entrepreneurs in the wake of the pandemic's onset. Support from the NY Forward program would furnish Athens with the impetus required to nurture sustainable expansion, all the while preserving its cherished historic allure and the tranquil way of life it offers.

There has been significant recent private investment in Athens as well; many new businesses have opened, and more are on the way. NY Forward funding could give these businesses a leg up as they improve and expand, thus providing employment opportunities in the region.

I wholeheartedly support the Village of Athens' application for NY Forward funding. If I can further assist, please do not hesitate to contact me or my District Director, Donna Verteramo, at [verteram@nysenate.gov](mailto:verteram@nysenate.gov) or 845.331.3810.

Sincerely,

*Michelle Hinchey*

Michelle Hinchey, New York State Senate, District 41



Christopher W. Tague  
Assemblyman, 102<sup>nd</sup> A.D.

Albany, Delaware, Greene, Otsego,  
Schoharie and Ulster Counties

THE ASSEMBLY  
STATE OF NEW YORK  
ALBANY

RANKING MINORITY MEMBER  
Committee on Agriculture

COMMITTEES  
Election Law  
Environmental Conservation  
Real Property Taxation  
Tourism, Parks,  
Arts and Sports Development

September 21, 2023

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

Dear Regional Director Yevoli & Council Members,

This letter is provided in support of the application submitted by the Village of Athens for funding through the NY Forward program.

The Village of Athens, located in rural Greene County, is a vibrant, growing community with a strong vision for the future and is seeking this funding through the NY Forward program to fully embrace its potential. Prepared to build upon the momentum of substantial recent investments by both the public and private sector, particularly in water and sewer infrastructure improvements and climate resiliency, the Village plans to use the NY Forward monies to continue to cultivate a bustling and sustainable community.

Athens' assets and rural charm are abundant, and its recent growth is being driven by the extraordinary spirit of collaboration within the Village. Athens, in partnership with local stakeholders and residents, is poised and ready to make their shared, local vision a reality, having already identified several projects that will not only foster the economic, social and cultural fabric of the Village, but that will also take advantage of the beautiful, waterfront setting they are blessed with.

While this small, rural Village has been successful in growing with the limited resources it has available, the substantial impact the NY Forward funding would have on the community is unrivaled. If awarded, the Village of Athens would be able to realize their full vision: creating a place where the next generation of New Yorkers will want to live, raise families, work and play. For these reasons and more, I wholeheartedly support the Village of Athens' NY Forward application and hope to see this worthy project funded. Thank you for your consideration.

Sincerely,

Christopher W. Tague  
Assemblyman, 102<sup>nd</sup> A.D.

CT/tr



*VILLAGE OF ATHENS*

*Incorporated 1805*

2 First Street  
Athens, New York 12015

TDD 1-800-662-1220

Tel. (518) 945-1551

Fax (518) 945-1668

*Mayor:*

Amy Serrago

*Code Enforcement*

Athens Police Dept.

*Clerk-Treasurer:*

Mary Jo Wynne

*Trustees:*

Gail Lasher

Dr. Josh Lipsman

Rob Scott

Alison Phoenix

*Attorney for*

*Village:*

Tal G. Rappleyea

Edward R. Bloomer  
Greene County Legislator, Dist. 3, Athens  
411 Main St., Ste.408  
Catskill, NY 12414

Capital District REDC  
c/o Regional Director Mike Yevoli  
433 River St., Ste. 1003  
Troy, NY 12180

September 18, 2023

Dear Councilmembers,

As a life-long Town resident as well as representative for the County, I am writing to express my support for the Village of Athens application for NY Forward funding. Athens is a vibrant, growing community with a strong vision for the future. Its downtown historic waterfront district is already growing but has the potential for so much more. In recent years, the village has made significant investments in improving its water and sewer infrastructure and climate resilience. These efforts not only improve the quality of life for its current residents but allow for new business and housing opportunities. I would invite you to come and enjoy a visit so you can see for yourself how this bucolic and historic Village shares the Governor's Master Plan on Aging by creating healthy, accessible, and equitable communities for people of all ages and abilities. Like many rural upstate communities, the Village of Athens has seen an influx of visitors, new residents, and entrepreneurs since the start of the pandemic. Funding from NY Forward would give Athens the boost it needs to support responsible growth while maintaining its historic charm and peaceful way of life.

There has been significant recent private investment in Athens as well, many new businesses have opened, and more are on the way. NY Forward funding could give these businesses a leg up as they improve and expand, thus providing employment opportunities in the region.

So again, I wholeheartedly support the Village of Athens application for NY Forward funding.

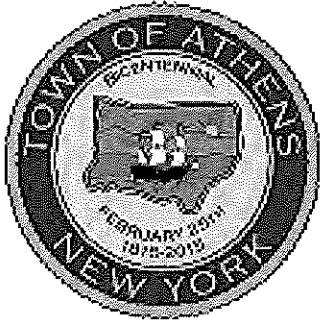
Sincerely,



Edward R. Bloomer

(518) 945-1622

[edbloomer@peoplepc.com](mailto:edbloomer@peoplepc.com)



**TOWN of ATHENS**

**2 First Street**

**Athens, NY 12015**

**OFFICE of the SUPERVISOR**

**Michael N. Pirrone**

**September 19, 2023**

**Capitol Region - Regional Economic Development Council**

**C/O Regional Director Michael Yevoli**

**Hedley Park Place**

**433 River Street, Suite 1003**

**Troy, NY 12180**

**Dear Director Yevoli,**

**I, as the Supervisor of the Town of Athens, am writing to express my absolute support for the Village of Athens' application for NY Forward funding. Athens is a vibrant, growing community with a strong vision for the future. Its downtown historic waterfront district is already growing but has the potential for so much more. In recent years, the village has made significant investments in improving its**

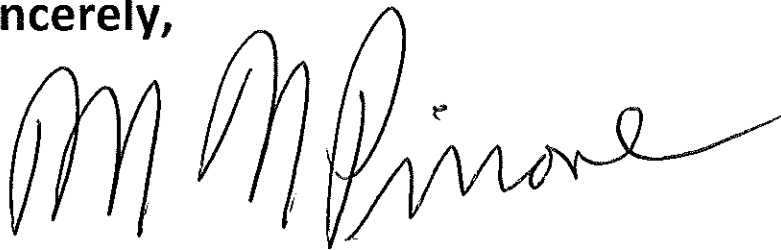
**water and sewer infrastructure and climate resilience. These efforts not only improve the quality of life for its current residents but allow for new business and housing opportunities.**

**Like many rural upstate communities, the Village of Athens has seen an influx of visitors, new residents, and entrepreneurs since the start of the pandemic. Funding from NY Forward would give Athens the boost it needs to support responsible growth while maintaining its historic charm and peaceful way of life.**

**There have been recent significant private investments in Athens as well, many new businesses have opened, and more are on the way. NY Forward funding would give these businesses a leg up as they improve and expand, thus providing employment opportunities within the Village, Town & County.**

**So again, I am wholeheartedly supporting the Village of Athens' application for the NY Forward funding.**

**Sincerely,**

A handwritten signature in black ink, appearing to read "M. Pirrone". The signature is fluid and cursive, with a long horizontal stroke at the end.

**Michael N. Pirrone**





September 27, 2023

Ruth Mahoney and Dr. Havidán Rodríguez  
Regional Co-Chairs  
Capital Region REDC  
Hedley Park Place  
433 River Street, Suite 1003  
Troy, NY 12180

Dear Ms. Mahoney and Dr. Rodriguez,

I am writing to express my support for the Village of Athens' application for NY Forward funding. Athens is a vibrant community that is endowed with an incredible opportunity to build on its already momentous revitalization movement. The Village has worked diligently to transform its downtown historic waterfront district by prioritizing placemaking, small business attraction, and implementing community development plans to build on their successes. The Village of Athens is primed as a successful NY Forward applicant to catalyze its ongoing revitalization efforts.

The Village's application seeks to build on their ongoing planning and revitalizing efforts, many of which set the foundation for future developments. In recent years, the Village has made significant investments in improving its water and sewer infrastructure, which are necessary to attract commercial and residential developers. In addition, the Village invested heavily into public spaces around the waterfront district, allowing for increased access to one of Greene County's greatest treasures: The Hudson River. These efforts are imperative for enhancing the quality of life for residents and entrepreneurs, and therefore strengthening their ability to attract additional development opportunities.

Like many rural upstate communities, the Village of Athens has seen an influx of visitors, new residents, and entrepreneurs over the past three years. Funding from NY Forward would give the Village an opportunity to not only stimulate public and private projects with needed funding, but would also validate Athens as an excellent destination for vacationing, establishing a business, and raising a family.

Once again, I fully support the Village's grant application and commitment to improving the lives of people who live, work, and travel to the community. I look forward to seeing this application come to fruition.

Sincerely,

Warren Hart  
Deputy County Administrator

**Greene County  
Economic Development,  
Tourism & Planning**

411 Main Street, Suite 419  
Catskill, New York 12414

**Warren Hart**  
Director



**GREENE  
BUSINESS**



DiscoverGreene.com

**VILLAGE OF ATHENS**  
**WATERFRONT ADVISORY COMMITTEE**

2 First Street  
Athens, New York 12015

Andrea Smallwood, Chairperson

Caroline Gillaspie  
Paul Petramale  
Paul Salvino  
Caitlin Van Valkenburg

September 20, 2023

**Re: Letter of Support – New York Forward Application, Village of Athens**

Distinguished Members of the Regional Economic Development Council:

The Village of Athens Waterfront Advisory Committee (WAC) is writing in support of the Village of Athens Round 2 New York Forward Initiative application.

The WAC reviews all actions by any federal, state, or local agency or entity and renders an opinion on whether that action will be consistent with the approved and adopted Local Waterfront Revitalization Program (LWRP)

The WAC finds that the projects associated with the NY Forward Application are consistent with the Village of Athens LWRP.

It is consistent with the development policies of restore and revitalize the waterfront

It is consistent with the Flooding and Erosion Hazards Policies

It is consistent with the General Policy

It is consistent with the Public Access Policies

It is consistent with the Recreation Policies

It his consistent with the historic and scenic policies

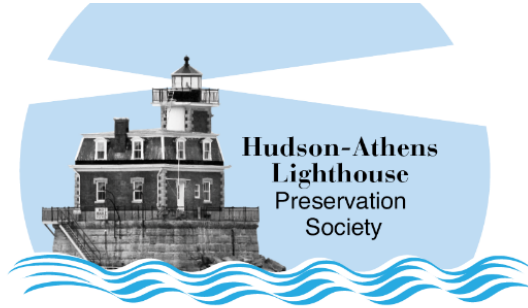
It is consistent with the agricultural lands policies

It is consistent with the energy and ice management policies

It is consistent with the water and air policies.

Sincerely,

*Andrea Smallwood*



September 26, 2023

Distinguished Members of the Regional Economic Council:

As President of the Hudson-Athens Lighthouse Preservation Society (HALPS), I strongly support the Village of Athens proposal to be designated a participant in Round 2 of the New York Forward Initiative (NYF).

HALPS's mission is to preserve the Hudson-Athens Lighthouse (HAL) that became operational in 1874 and that Architectural Digest has described as "one of America's most beautiful lighthouses." HALPS ferries adults and school children to HAL, a NYS-chartered museum from the dock at Athens' beautiful downtown riverfront park. Once visitors walk through the two-story lighthouse and ascend to the lantern room 46' above the river, their imaginations are unfailingly stirred about life as a lighthouse keeper while also learning about the important history the Hudson River played in the country's westward expansion. With magnificent views up and down the river it is a unique wellness experience.

HAL is clearly visible from the Athens downtown district. For almost 150 years HAL has been an essential part of Athens' identity as a waterfront town and sense of pride. What is more quintessentially alluring and charming than a lighthouse? Preserving HAL unmistakably aligns with NYF's goal to "serve smaller communities and support local economies that often have a feel and charm that is distinct from larger, metropolitan urban centers".

Given the historic, aesthetic, architectural and wellness values that HAL confers on visitors and onlookers, HAL has been an increasingly popular tourist attraction for decades and more visitors drive economic development. Once visitors discover Athens' small-town charm, some consider purchasing a home or establishing a business further boosting economic development.

Unfortunately, HAL's existence is in serious jeopardy. Our engineers state that the 200 underwater wooden pilings that support HAL are deteriorating at an increasing pace such that the building may start to collapse within five years. However, the engineers have designed a long-term solution: to erect a steel curtain into the riverbed around HAL's foundation. This fix is estimated to cost \$7.5 million. HALPS is HAL's sole owner and receives no ongoing government or foundation funding.

It's simple. No funding, no lighthouse. No lighthouse, no more essential, lighthouse-generated economic development for Athens. Thus, the need for NYF funding.

With appreciation for your consideration,

Kristin Gamble, President  
Hudson-Athens Lighthouse Preservation Society





4400 Route 23  
Hudson, NY 12534  
518.697.6400  
columbiagreene.edu

September 14, 2023

State of New York  
Department of State  
NY Forward Grant

Dear Grants Administrator,

With great enthusiasm, I write to support the Village of Athens' application for a NY Forward grant. The Village of Athens is leading a collaborative, interagency team to design and construct a facility named the *Athens Riverine Living Museum and Education Center* on a Hudson River-facing site owned by the Scenic Hudson Land Trust, Inc. at 133 North Washington Street. Given the influx of new residents to the area during the pandemic, the Village of Athens is poised as a catalyst for regional growth.

Columbia-Greene Community College is a key partner in this initiative. One of the 30 community colleges in the State University of New York system, Columbia-Greene enrolls approximately 1,500 students and offers a variety of transfer and career programs leading to associate's degrees as well as one-year certificate programs and specialized courses for personal enrichment. Founded in 1966, the College opened its doors for classes three years later in a former elementary school in downtown Athens. In 1974, Columbia-Greene relocated to its current 144-acre location in Hudson, just east of the River, leaving a higher education void in Greene County.

The College envisions offering a mix of credit general education courses, non-credit classes for career development and/or personal enrichment, and microcredentials that quickly provide in-demand skills training that can lead to immediate employment in a variety of fields. Having classroom space in the *Athens Riverine Living Museum and Education Center* will enable the College to attract more students from Greene County and prepare them to enter the rapidly evolving workforce pipeline in this part of New York.

Thank you in advance for considering this request that will benefit not only the Village of Athens but also economic growth in Greene County.

Sincerely,

A handwritten signature in cursive script that reads "Carlee Drummer".

Carlee Drummer, Ph.D.  
President



Athens Community Farm  
7 S. Warren Street  
Athens, NY 12025  
September 22, 2023

Distinguished Members of the Regional Economic Development Council,

As the Founder of the Athens Community Farm, I write to support the Village of Athens proposal to be designated a participant in Round 2 of the New York Forward Initiative (NYF).

The Athens Community Farm is a volunteer-run micro farm that provides fresh, locally-grown produce to people in the Village of Athens and surrounding areas.

Over the past three years we have made investments in both our physical location and programming within the Village including:

- Building a 2,600 square foot no cost u-pick garden open 24/7 throughout the growing season.
- Staffing weekly farm stands and food deliveries, providing over 6,000 servings of fresh produce to the Athens Food Pantry, senior housing, and community at large.

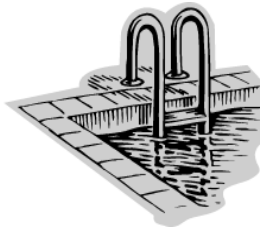
These projects have made a big difference, but there is work left to be done. The current projects we are advancing include:

- Expanding our growing space and updating infrastructure, including storage sheds, fencing, and space for youth events and programming.
- Improving signage and information accessibility for Farm visitors.
- Increasing volunteer and funding capacity to meet the expanding demand of our emergency food partners in the Village.

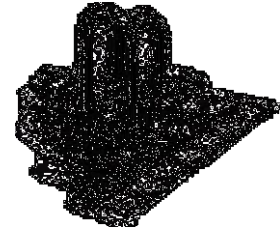
Our commitment to supporting the food needs of our community, engaging Village residents in service for their neighbors, and creating free space to congregate is strong and ongoing. We are proud of our efforts and those of organizations making a difference every day.

Sincerely,

Sarah Grinberg  
Founder, Athens Community Farm



**ATHENS RECREATION ASSOCIATION**  
*The Athens Pool*  
2 Evergreen Place - PO Box 52  
Athens, New York 12015  
(518) 945-9970 (in season)  
<https://theathenspool.com>



*A Not-for-Profit Organization*

---

September 22, 2023

Distinguished Members of the Regional Economic Development Council,

As the President of the Athens Recreation Association, I write to support the Village of Athens proposal to be designated a participant in Round 2 of the New York Forward Initiative (NYF).

The Athens Recreation Association was founded in 1969 by the Athens Police Association to build a safe harbor for children and families to (learn to) swim in Athens. The project was made possible through a \$60,000 federal grant, with the total cost of about \$68,000. A 501(c)7, the Athens Pool has been dedicated for 54 years to serving the social, emotional, physical fitness, and recreational needs of individuals and families who reside in Athens and our surrounding communities. Visitors are also welcome. The Athens Pool enriches all who attend and is one of a very few public pools in Greene County. It is a privately-held pool, not funded by the municipality.

Over the past decades we have made investments in our organization with public and private funding including but not limited to:

- Annual grinding, scraping and painting of the 2 pools (large pool 40'x80', kiddie pool 20'x55')
- Repairs to the pool filtration systems
- Replacement of deck
- Updated bathrooms
- New windows on the bath house
- New diving board stand, ladders, coping of both pools
- Served as employer of local youth, many of whom started with the organization as child members, aged up to become snack bar and/or lifeguard employees and then members with their own families

These projects have made a big difference, but there is much work left to be done. The current projects we are advancing include, but are not limited to:

- Repair/replacement of pool piping, which has been in existence for 30+ years. Our aging infrastructure presents challenges every season.
- Repair/replacement of original (since 1969) fencing around the perimeter of the pool
- Replacement of handicapped access stairs
- Replacement of snack bar appliances including new griddle, 2 refrigerators, and 2 freezers. These are all 25+ yrs old.
- Repair building fascia, roof and gutters
- Repair decking, required by the Department of Health
- Trim trees around the perimeter of the pool

There are many more projects on the list. The above reflects the high priorities.

These seem to be a good fit for the Village of Athens NYF.

Our commitment to enrich our waterfront community, and especially residents and visitors to the Village, is longstanding. We are proud of our efforts and those of organizations making a difference every day.

Regards,

Alan Frisbee  
*Athens Recreation Association*

This is an Equal Opportunity Program. Discrimination is prohibited by Federal Law. Complaints of Discrimination may be filed with:  
USDA Director, Office of Civil Rights, Whitten Building, Rm. 326-W, 1400 Independence Ave. SW, Washington DC 20250-9410



Date 9/20/2023

Anh Le New York LTD.  
36 Second Street  
Athens, NY 12015

**Re: Letter of Support – New York Forward, Village of Athens NY**

Dear Members of the Capital Region Economic Development Council,

I have operated **Anh Le New York LTD.**, a small business here in Athens Village downtown for 3 years. I live here and can attest that we are a Village ready and willing to embrace greater investment in economic development in our small downtown through New York Forward. The spirit of cooperation and collaboration that is embedded in our community will provide a strong foundation if selected for this award.

We have benefitted from both private and public investment in businesses, commercial buildings, expansion of recreational facilities and our waterfront. We have been here through the tough times and can assure you that today's business environment is much more resilient, and our best years are in front of us.

There is more work to do and the planning and funding that New York Forward can provide will focus on projects that will help us become a model for small villages across the state.

I, Anh Q. Le , my family, our staff and our business, are more than ready to advance a New York Forward program if The Village of Athens NY is selected.

Sincerely,

  
Anh Q. Le

9/20/2023

Dings Lighthouse Marina INC.  
1 Second Street  
Athens, NY 12015

**Re: Letter of Support – New York Forward, Village of Athens**

Dear Members of the Capital Region Economic Development Council,

I have operated **Dings Lighthouse Marina INC.**, a small business in Athens Village downtown for 20 years. I live here and can attest that we are a Village ready and willing to embrace greater investment in economic development in our small downtown through New York Forward. The spirit of cooperation and collaboration that is embedded in our community will provide a strong foundation if selected for this award.

We have benefitted from both private and public investment in businesses, commercial buildings, expansion of recreational facilities and our waterfront. We have been here through the tough times and can assure you that today's business environment is much more resilient, and our best years are in front of us.

There is more work to do and the planning and funding that New York Forward can provide will focus on projects that will help us become a model for small villages across the state.

I, Lawrence A Palmateer III, my family, our staff and our business, are more than ready to advance a New York Forward program if The Village of Athens is selected.

Sincerely,



Lawrence A Palmateer III  
Dings Lighthouse Marina INC.

cc: [redacted]

cc: [redacted]  
[redacted]  
[redacted]

# ATHENS PERFORMING ARTS CORPORATION

P.O. Box 40  
Athens, NY 12015  
(518) 653-1893

September 19, 2023

**Re: Letter of Support – New York Forward Application, Village of Athens**

Distinguished Members of the Regional Economic Development Council:

As of September 20<sup>th</sup> 2023, I write on behalf of the Board of the Athens Performing Arts Corporation (APAC) to support the Village of Athens Round 2 New York Forward Initiative application requesting funds that will capitalize and improve our unique Main Street and historic maritime Village waterfront.

APAC curates, manages and produces a live music concert series, in conjunction with the Village of Athens, on eight concurrent Friday nights during the summer. The concerts take place in the Athens Riverside Park, immediately adjacent to the Hudson, which most importantly are free to all. Audiences can be up to 1,500 people of all colors and creed, and not only are they attended by Athenian locals but people from all over Greene and Columbia counties and beyond.

As a result of these concerts, not only do they provide pleasure and respite to the audience, but they have significant impact on local bars, restaurants, businesses and hotels. They drive local economic development, and the Board of APAC enthusiastically supports the Village of Athens New York Forward submission.

Major items for consideration can include improving the Riverfront Park:

- Bandstand maintenance repair and improvements
- Further electrification of the park to allow digital signage and additional lighting
- Construction of a brick toilets building with running water and toweling
- A budget to clean and maintain the above
- Construction of a wooden structure for storage during the concert series
- Additional Docking for Boats

These improvements will encourage tourism and provide an economic boost to the maritime entrance to the Village's historic downtown while securing the waterfront for future generations.

Yours sincerely,



Robert Smallwood  
Chairman



9. 18. 23

The Athens Rooster  
44 Second Street, Athens NY 12015



**Re: Letter of Support - New York Forward, Village of Athens**

Dear Distinguished MEMbers of the Capital Region Economic Development Council,

On behalf of my family and our business, The Athens Rooster, I offer my full support for the Village of Athens, Round 2 New York Forward Initiative application requesting funds that will capitalize and improve upon our unique Mine Street, historic Village and Waterfront.

The projects being submitted now are exciting and will directly result in more year-round activity, increased foot-traffic and bottom-line profitability for our business and assist us with providing jobs to our residents and needed services to our community. These projects come out of several local planning efforts and are the result of collaborative community effort. The business community, nonprofit network and deep commitment of our community leaders have been a game changer - but we want to see public investment to leverage what the private sector is already committed to doing.

Working together, this true and ongoing public-private partnership can show New York's small villages that success is within reach.

We strongly endorse Athens' application and we're ready to help in any way we can to build a stronger and more vibrant community.

Sincerely,

Seven On Second, Inc  
DBA Seconds Restaurant  
7 2<sup>nd</sup> Street  
Athens, New York 12015  
838-945-0702

September 21, 2023

**Re: Letter of Support – New York Forward, Village of Athens**

Dear Members of the Capital Region Economic Development Council,

We have operated Seconds Restaurant, a small business in Athens Village downtown for 1 year. We live here and can attest that we are a Village ready and willing to embrace greater investment in economic development in our small downtown through New York Forward. The spirit of cooperation and collaboration that is embedded in our community will provide a strong foundation if selected for this award.

We have benefitted from both private and public investment in businesses, commercial buildings, expansion of recreational facilities and our waterfront. We have been here through the tough times and can assure you that today's business environment is much more resilient, and our best years are in front of us.

There is more work to do and the planning and funding that New York Forward can provide will focus on projects that will help us become a model for small villages across the state.

We, Salah Alygad, Denise McCarroll, and Jonathan & D Pratt (our families, our staff and our business) are more than ready to advance a New York Forward program if The Village of Athens is selected.

Sincerely,

A handwritten signature in black ink that reads "Denise McCarroll". The signature is written in a cursive, flowing style.

Denise McCarroll, VP

Date: 9/20/2023

Name: Michael Krstovich  
Address: 28 North Warren Street  
Athens, NY 12015

**Re: Letter of Support – New York Forward, Village of Athens**

Dear Members of the Capital Region Economic Development Council,

I have operated Screaming Eagle Outdoor Adventures , a small business in Athens Village downtown for 5 years. I am also a local contractor of 25 years and have seen small continuous growth over those 25 years and this grant would give our community the boost it needs. I live here and can attest that we are a Village ready and willing to embrace greater investment in economic development in our small downtown through New York Forward. The spirit of cooperation and collaboration that is embedded in our community will provide a strong foundation if selected for this award.

We have benefitted from both private and public investment in businesses, commercial buildings, expansion of recreational facilities and our waterfront. We have been here through the tough times and can assure you that today's business environment is much more resilient, and our best years are in front of us.

There is more work to do and the planning and funding that New York Forward can provide will focus on projects that will help us become a model for small villages across the state.

I, and our entire village (my family, our staff and our business) are more than ready to advance a New York Forward program if The Village of Athens is selected.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Krstovich", with a long, sweeping horizontal stroke extending to the right.



Date 9/18/23

Name Kenan Moran  
Address 25 Washington  
Athens, NY 12015

Re: Letter of Support – New York Forward, Village of Athens

Dear Members of the Capital Region Economic Development Council,

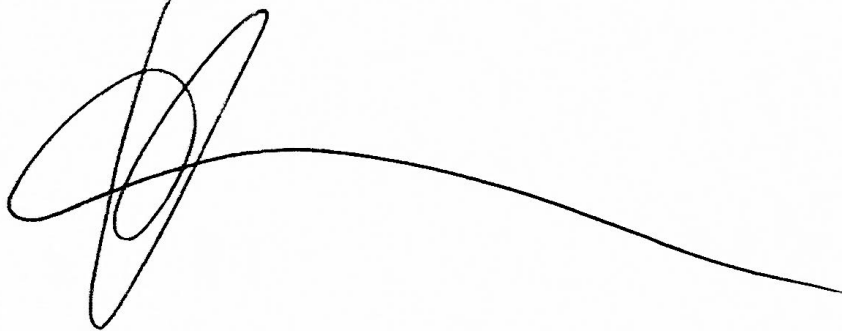
I have operated Lighthouse Liquors, a small business in Athens Village downtown for 1 years. I live here and can attest that we are a Village ready and willing to embrace greater investment in economic development in our small downtown through New York Forward. The spirit of cooperation and collaboration that is embedded in our community will provide a strong foundation if selected for this award.

We have benefitted from both private and public investment in businesses, commercial buildings, expansion of recreational facilities and our waterfront. We have been here through the tough times and can assure you that today's business environment is much more resilient, and our best years are in front of us.

There is more work to do and the planning and funding that New York Forward can provide will focus on projects that will help us become a model for small villages across the state.

I, Kenan Moran (my family, our staff and our business) are more than ready to advance a New York Forward program if The Village of Athens is selected.

Sincerely

A large, stylized handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.

# ATHENS CULTURAL CENTER

September 21, 2023

Distinguished Members of the Regional Economic Development Council,

As the President of the Athens Cultural Center (ACC), I am writing in support of the Village of Athens's proposal to be designated a participant in Round 2 of the NY Forward Initiative (NYF).

The mission of ACC is to encourage an understanding and appreciation of arts and culture, to uplift creative voices within our community, and to create a welcoming atmosphere for all. We offer a wide variety of classes for art enthusiasts of all ages (seniors and children's programs are always free), host 8—10 exhibitions each year, as well as community events and social gatherings, a free outdoor film series, art, music, and dance performances, and a Victorian Stroll in the winter.

Housed in a historic main-street storefront built in the 1870s, we became a 501c3 corporation in 2004. The Village of Athens owns the building, but the ACC is responsible for all maintenance and repairs. We are funded by membership dues, private donations, fundraising initiatives, and foundation grants. Over the past 10—15 years, we have made investments in our organization in the following ways:

- Employing a Director, Administrative Assistant, Education Coordinator, and teachers, all part-time contractors.
  - For 2022—23, we engaged 66 contractors for a total expenditure of \$110,000.
- Purchasing art supplies, exhibition and studio furniture, office supplies, and equipment for film screenings and other programs.
- Made repairs and improvements to the building, including but not limited to:
  - Renovation of the first floor: mold remediation; new heating system; installed hardwood flooring, fire suppression, security system, and lighting; closet construction; bathroom remodel; and ongoing paint refreshing.
  - Stabilized the entire building:
    - Reinforced/re-supported structure throughout (floors, walls, ceilings, roof)
    - Replaced stairs, doors, and walls to comply with fire and life-safety codes.
    - Installed new flooring on the ground floor.
    - Façade improvements: removed aluminum cladding; replaced degraded windows, sills, and clapboard, including all-new wood siding and windows on the north façade; restoration/recreation of missing architectural features; repainting the entire façade (multiple times).
    - Ongoing roof repairs and maintenance.

These projects make a big difference, but there is remaining work. As our reach expands and attracts visitors from the Hudson Valley area and beyond, we need to accommodate increasing

numbers of people, in 2022/23 we had over 2,500 public interactions and 300 members, and welcome those with special needs. Our plans include:

- Making our building ADA compliant on the first floor by adding an automatic door and ramps and building new accessible bathroom, clean-up, and storage areas.
- Renovating 2,000 square feet of unimproved space on the second floor to create two multi-purpose classrooms, an office, and a bathroom, and adding a second stairway for life safety.

We are proud of the myriad artistic, social, communal, and cultural opportunities we provide to the residents and visitors to the Village of Athens. We are pleased to continue to contribute much to the economy of Athens. ACC looks forward to having the opportunity to improve and expand our offerings as our downtown and village continue to develop.

Sincerely,



Rebecca Hart  
President



September 18, 2023

Ron Puhalski  
Athens Antiques  
1 South Washington Street  
PO Box 71  
Athens, NY 12015

**Re: Letter of Support – New York Forward, Village of Athens**

Dear Members of the Capital Region Economic Development Council,

I have owned and operated Athens Antiques, a small business in Athens Village downtown since 2004. I live and work here full time and can attest that we are a Village ready and willing to embrace greater investment in economic development in our small downtown through New York Forward. The spirit of cooperation and collaboration that is embedded in our community will provide a strong foundation if selected for this award.

We have benefitted from both private and public investment in businesses, commercial buildings, expansion of recreational facilities and our unique waterfront. We have been here through the tough times and can assure you that today's business environment is much more resilient, and our best years are in front of us.

There is more work to do and the planning and funding that New York Forward can provide will focus on projects that will help us become a model for small villages across the state.

Athens Antiques is more than ready to advance a New York Forward program if The Village of Athens is selected.

Sincerely,

Ron Puhalski, Proprietor  
Athens Antiques

September 19, 2023

Athens Commons, LLC - Brian and Deborah Beckmann - Partners  
Brooks Opera House  
21 Second St, Athens NY 12015

**Re: Letter of Support – New York Forward, Village of Athens**

Dear Members of the Capital Region Economic Development Council,

For the past year, we have operated Athens Commons, LLC, a partnership with the intent to restore and build the Brooks Opera House Building, a community-based historic property in the Athens Village downtown. We live in the Town of Athens and have initiated the restoration of the building. We are ready and willing to embrace the greater investment in economic development in our small downtown through New York Forward. The spirit of cooperation and collaboration that is embedded in our community will provide a strong foundation if selected for this award.

We have benefited from both private and public investment in businesses, commercial buildings, expansion of recreational facilities and our waterfront. As property owners in the community for the past 20 years, we have witnessed the tough times and can assure you that today's business environment is much more resilient, with the best years in front of us.

There is more work to do and the planning and funding that New York Forward can provide will focus on projects that will help us become a model for small villages across the state.

Athens Commons, LLC is ready to invest its own time and financial resources to advance a New York Forward program if The Village of Athens is selected.

Sincerely,  
Brian and Deborah Beckmann - Partners  
Athens Commons, LLC

# Jennifer Sokolov



September 20, 2023

Jennifer Sokolov  
Tenth House Health  
29 2nd St  
Athens, NY 12015

Re: Letter of Support – New York Forward, Village of Athens

Dear Members of the Capital Region Economic Development Council,

For the last 3 years, I have owned and operated a healing arts center in Athens Village downtown and lived above the practice with my rascally studio cat.

Athens was not familiar with the work that I do, but in a show of good faith supported the efforts of the center. I now attract clientele from as far away as Albany, Cooperstown, Woodstock, and New York City.

When clients come, they don't just have sessions or classes at Tenth House, they buy bread from The Catskill Bread Company, eat snacks from the Rooster, have a drink at the Stewart House, and spend time at the river. The more the downtown thrives, the more we all thrive.

We have benefitted from both private and public investment in businesses, commercial buildings, expansion of recreational facilities and our waterfront. The fact that clients look forward to their time in Athens is a strong indicator that we are ready to take the next steps towards the revitalization of this jewel-like riverfront town.



29 SECOND STREET | ATHENS, NY 12015 | 518-444-2196 |  
[www.tenthhousehealth.com](http://www.tenthhousehealth.com)



There is more work to do and the planning and funding that New York Forward can provide will help us become a model for small villages across the state.

We at Tenth House Health are more than ready to advance a New York Forward program if The Village of Athens is selected.

Sincerely,

Jennifer Sokolov







**SCENIC HUDSON, INC.**  
85 Civic Center Plaza  
Suite 300  
Poughkeepsie, NY 12601  
Tel: 845 473 4440  
Fax: 845 473 2648  
[ScenicHudson.org](http://ScenicHudson.org)

September 22, 2023

New York Forward Initiative  
Office of Planning, Development, and Community Infrastructure  
New York Department of State  
One Commerce Plaza 10<sup>th</sup> Floor  
99 Washington Avenue  
Albany, NY 12231

**RE: Letter of support for the Village of Athens' application for a 2023 NY Forward Grant**

Dear Members of the Regional Economic Development Council:

The Scenic Hudson Land Trust, Inc. (Scenic Hudson) enthusiastically supports the Village of Athens' grant proposal in Round 2 of the New York Forward Initiative. Athens is one of Hudson Valley's most distinct, historic, rural riverfront communities with excellent potential to build its economic vibrancy. We applaud the Village leaders for actively moving forward with their vision of its downtown and a complementary slate of ready-to-go projects in their application.

One of the proposed synergistic projects is a plan to create the Athens Riverine Living Museum and Education Center on the Hudson River less than one mile from the village's downtown. The Village of Athens, Scenic Hudson, Columbia-Greene Community College, the Hudson River Maritime Museum, and other local groups have been working together to develop a vision for this center on a six-acre former industrial site, owned by The Scenic Hudson Land Trust. The site includes an 8,000 square-foot warehouse that once refurbished would serve as the center. The goal is to strengthen the connection of Athens with its river heritage through educational activities, exhibitions, and recreation. A stronger link between the riverfront and downtown would create new opportunities to bolster the local economy and cultural offerings for both existing and future residents, businesses, and tourists. *(Please see project images at the end of this letter.)*

The future Athens Riverine Living Museum and Education Center site is directly adjacent to the NYS Athens Boat Launch, managed by the NYS Office of Parks, Recreation and Historic Preservation (OPRHP). The project proposes a trail connecting these two destination sites. Also, the Hudson Eagles Recreation Area, an initiative of OPRHP, has plans to provide greater waterfront access with improved amenities at the Athens Boat Launch.

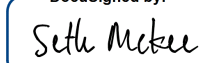
Scenic Hudson has a long history of working with communities to rehabilitate lands despoiled by an industrial past into public spaces that benefit those who live and visit these places. We purchased the Athens property in 2021, recognizing the potential this site has for the community and the public. To date, we have invested \$818,000 in the purchase and remediation of the property. We have also shared the cost of design consultants from the Hudson Valley Collaborative with the Village. The designers developed preliminary concepts and strategies for the site based on studies and input from community members. Together with the Village, we held a series of meetings with potential partners and stakeholders to garner input and support for the project.

These completed steps provide a solid foundation for advancing the project goals. The next critical step is to develop schematic design plans for the site and its connection to the village center. We estimate this step to be approximately \$200,000 for design team fees (landscape architect, architect, and engineers), expanded studies, a preliminary cost estimate for construction, and additional community engagement. An eight-month process would enable a robust series of community sessions.

As Athens Mayor Amy Serrago has stated, "The potential of turning this industrial site into a place for residents and visitors to connect with the Hudson River and the maritime history of our village is truly exciting." We heartily concur, and look forward to continuing to work with the Village and our other partners to realize this vision.

I hope you will give this application your serious consideration. I am happy to provide you with more information if needed. Please feel free to contact me at [smckee@scenichudson.org](mailto:smckee@scenichudson.org).

Sincerely,

DocuSigned by:  
  
15E31FDA03CE46C...

Seth McKee  
Executive Director  
The Scenic Hudson Land Trust, Inc. and Land Programs

cc: Mayor Amy Serrago, Village of Athens