Town of Roxbury  
PO Box 189 – 53690 State Hwy 30  
Roxbury, NY  12474

Phone/Fax 607-326-7641  
TDD 800-662-1220  
townsupervisor@roxburyny.com

Governor of New York State
NYS State Capitol Building
Albany, NY 12224

Greetings Governor Hochul,

I write to you today on a quiet Catskills morning. The leaves are starting to show their fall splendor and already there’s a touch of chill in the air. Thankfully our woodshed and pantry are full.

As you know from your recent stay at the incredible Roxbury Experience our guest and second home community is thriving. During the pandemic we saw record home sales, new residents and visitors everywhere, and added four new restaurants in our little town (up from one!).

But with all that investment comes a demand for services and a strain on the existing resources. Our contractors, plumbers, electricians, lawyers, medical professionals, tree surgeons, and restaurants are busier than they’ve been in decades. Our beloved Kirkside Park, the Catskill Scenic Trail and other local recreation areas are full of people and kids exploring and enjoying, which is fantastic but creating general wear and tear we aren’t budgeted for. Our sidewalks are crumbling. Our housing stock in town is developing, but threatened by crumbling century-old flood-control infrastructure. Our Main Street is seeing a multi-fold increase in pedestrian traffic, but with a dangerous traffic pattern for pedestrians and cars.

Roxbury is a small town with limited resources, but we get the job done. Our roads are being maintained, we clear the snow quickly, cut the grass, clear the ditches, and clean up after the floods. But these are becoming harder and harder with our aging infrastructure.

We need help. We need help modernizing our infrastructure. We need help mitigating floods before they happen. We need help adding features to our park. We need help connecting recreation right to our downtown.

Through this Downtown Revitalization Initiative (DRI) we will be able to set ourselves up for success for years to come. Working with our sister community, Margaretville, we are looking at transformational projects. We will build housing and parks for locals, restore and link trails, preserve our history, make our streets and sidewalks safe for pedestrians, and reduce the catastrophic flood risk our villages face.

We plan to build on successes and already-existing groups to execute our proposed projects:

- The MARK Project, Roxbury’s strategic planning and project management partner.
• The Greater Catskill Region Comprehensive Recreation Plan, that builds on Roxbury as a “trail town.”
• Friends of Roxbury, a new group with tremendous energy that is putting on events, planning trail clean-up days, and bringing together long-time residents and our newest neighbors.
• The Roxbury Arts Group, who are a vibrant part of our local arts scene.
• Delaware County Planning Department and the Industrial Development Agency, our planning and financing partners.

I thank you for your consideration of our somewhat unconventional application, being a pair of small towns. The way we see it, our small towns drive the economy for a huge geographic area. We have a vibrant Main Street again, help us keep and build on it.

Feel free to contact me if I can answer any questions or you need anything additional.

Sincerely,

Allen Hinkley
Town of Roxbury Supervisor
Roxbury, NY 12474
(607) 326-7641 Office
(607) 287-8729 Mobile
# CONTENTS

<table>
<thead>
<tr>
<th>VISION</th>
<th>05</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>JUSTIFICATION</strong></td>
<td>06</td>
</tr>
<tr>
<td>DOWNTOWN IDENTIFICATION</td>
<td></td>
</tr>
<tr>
<td>Boundaries</td>
<td>10</td>
</tr>
<tr>
<td>Past Investment, Future Investment Potential</td>
<td>14</td>
</tr>
<tr>
<td>Job Growth</td>
<td>18</td>
</tr>
<tr>
<td>Quality of Life</td>
<td>22</td>
</tr>
<tr>
<td>Supportive Local Policies</td>
<td>24</td>
</tr>
<tr>
<td>Public Support</td>
<td>26</td>
</tr>
<tr>
<td>Transformative Opportunities and Readiness</td>
<td>28</td>
</tr>
<tr>
<td>Administrative Capacity</td>
<td>54</td>
</tr>
<tr>
<td>$20 Million Request</td>
<td>56</td>
</tr>
</tbody>
</table>
REGIONAL COUNCIL: Southern Tier

MUNICIPALITY: Town of Roxbury & Village of Margaretville

DOWNTOWN NAME: Roxbury | Margaretville Small Town Transformation

COUNTY: Delaware

CONTACT:
Peg Ellsworth, Special Project Manager (Primary)
Allen Hinkley, Supervisor Town of Roxbury
townsadministrator@roxburyny.com
John Hubbell, Mayor, Village of Margaretville
vommayor@catskill.net
VISION

Roxbury’s and Margaretville’s combined Small Town Downtown Revitalization Initiative strives to leverage common strengths already at play in these two communities: a robust hospitality and tourism industry that celebrates their deeply rooted history, a vibrantly active arts scene, support of and deep respect for local agriculture, and a vital desire to foster opportunities for new business and to cultivate a skilled workforce and pool of entrepreneurs.

Focusing on these strengths in the context of our proposed projects, and further building on our welcoming social infrastructure, natural resources, and innovativeness will truly revitalize our community for the benefit of all and result in an attractive, connected, thriving place to live, work, visit, and do business.
The Town of Roxbury and the Village of Margaretville, in the beautiful Catskill Mountains of New York, are poised to undertake a comprehensive Small Town Downtown Revitalization Initiative. Having experienced over the past year a resurgence of visitors and new residents and blooming businesses, we are ready to take advantage of the local designated scenic byway as the connective tissue between us and provide the best of this beautiful area to all who come for our natural beauty, hospitality, and opportunity. We need the help that the DRI can provide to propel us forward to our next exciting era.

We have a storied history to build on: Margaretville is one of the oldest towns in Delaware County, and Roxbury is the birthplace of railroad magnate Jay Gould and America’s best loved naturalist, John Burroughs, both exemplars of a previous era of hope and opportunity.

Although hit hard by the mid-century trend away from train travel and small agriculture, our residents kept the historic charm and authenticity of our towns and topography intact, albeit underused. Both Roxbury and Margaretville have made great strides in rebuilding their historic potential in the post-Covid environment and see new opportunities to leverage the power of linkages between the two communities. The new generation of visitors to and residents of our area come with a heightened interest in outdoor recreation, culture, history, agriculture, and scenic beauty, all catalysts for welcome tourism activity and the services and businesses that support it. Margaretville and Roxbury recognize that tourism and its related hospitality and retail entrepreneurship are the most viable and environmentally friendly opportunities for sustainable local economic development within the New York City Watershed.

9/11, economic downturns, and the Covid 19 pandemic have sparked renewed interest in authentic and personal experiences, and both of our communities offer skiing in the winter, fishing, hiking, canoeing and golf in the spring and summer, and unparalleled natural beauty in the fall, coupled with world class lodging and a welcoming feeling. As a result, Roxbury and Margaretville are at the top of the list of must-visit communities in the Catskills.

To get the needed level of services, comfort, and opportunity for our new visitors, we have work to do, however. With a Scenic Byway as a natural connection, work on the projects we outline in this proposal will help us capitalize on the success of The Roxbury at Stratton Falls and the Pakatakan Farmers’ Market, as well as smaller ventures that have sprung up lately. Margaretville and Roxbury will establish community economic development practices that place priority on collaborative efforts and jointly develop community driven revitalization that will transform the social and economic fabric of the Region.
DOWNTOWN IDENTIFICATION

BOUNDARIES - ROXBURY

The boundaries of the proposed Roxbury component of the DRI encompass approximately one-half square mile with an obvious pedestrian loop throughout. This catchment area exhibits exemplary 19th and early 20th century architecture, which has resulted in the entire area being listed on the State and National registers and is the smallest Preserve America Community in the United States.

The catchment area contains the central business and arts district, as well as the following notable features:

- Roxbury’s Central School
- Jay Gould Memorial Reformed Church with its Tiffany stained-glass windows
- Helen Shepherd Gould’s Kirkside Mansion (see Transformative Project)
- Kirkside Park
- Rail and Trail sections around the Roxbury Train Depot of the Delaware and Ulster Railroad

Kirkside Mansion is envisioned as a transformative project. Currently it is a beautiful rambling mansion in the process of becoming the Inn at Kirkside, a realized vision of a working hospitality training and education center, much needed in the Catskills dining and lodging scene.

Kirkside Mansion is also the entrance to Kirkside Park, an historic 14-acre treasure and a masterpiece of rustic elegance designed by Ferdinand Mangold at the latter part of the 19th century. The South Barn in Kirkside Park includes a gathering space and public restrooms, and the North Barn is an agricultural and shared community kitchen space.

The Roxbury Catchment also boasts a Rail and Trail section that stretches south and terminates in front of the Roxbury Train Depot of the Delaware and Ulster Railroad (DURR). Today DURR operates a scenic ride between our two communities. The depot, a prized community gem, has been encased in metal sheathing since the demise of rail travel in the 1950s. Beneath the unattractive rusty shell lies the original structure that retains the look and feel of late 19th century train depot.

Within the Catchment is the famed Roxbury Hotel, an unexpected fantasy destination hotel. Developers Greg Henderson and Joe Massa have brought their brand of seriously comfortable but outrageously fun hostelry to the area, and its success has led to five expansions, culminating in the truly extraordinary concept hotel, The Roxbury at
Stratton Falls. https://www.theroxburyatstrattonfalls.com/
The hotel has added a uniquely modern luster to the historically significant town. The vision, adventurousness, and commitment of owners Greg Henderson and Joseph Massa have helped inform and invigorate Roxbury’s renaissance. We think it’s only in Roxbury with its creative DNA that such a distinctive enterprise could have been undertaken so successfully.

Now, our downtown and surrounding areas, with the help of the DRI and other adventurous entrepreneurs, can build on the social, economic, travel, and housing trends we have mentioned and the obvious successes of The Roxbury. For example, the recently opened and revamped Old Mill Restaurant has a history of being the town’s “local,” favored casual pub. The former Masonic Hall houses another distinctive Roxbury enterprise, WIOX, an incredibly eclectic publicly supported radio station manned by highly engaged local talent covering everything from local issues to the Texas music scene, as well as sports, poetry and conservation.
The boundaries of the proposed Margaretville component of the DRI encompasses the Village “proper” which also contains an obvious pedestrian loop throughout. This catchment area exhibits a robust business district comprised of Mixed use, residential and commercial buildings constructed primarily in the late 19th and early 20th century. Margaretville was designated a Quality Community in the early 20th century. Since the 18th century, Margaretville’s connection to the greater New York City metropolitan area and market has influenced growth and development. Initially taking on the role of supply depot, mill, and transportation hub to facilitate local and regional goods to the metropolitan market, Margaretville’s connection to the New York City area has evolved over time. Today, the two areas retain a unique relationship.

A total of 54 of the 218 residential parcels in the Village (11% of the total land area) are owned by second homeowners, many of whom reside in the New York City area. Combined with a healthy number of annual tourists and visitors from New York City who contribute considerably to local businesses, it is easy to see that the Village maintains a strong cultural and economic connection with this major metropolitan area.

The catchment area for Margaretville contains the central business and arts district, as well as the following notable features:

• Margaretville Central School
• The Galli Curci Theater
• Margaretville Hospital and Mountainside Residential Care Facility
• The Binnekill Stream and East Branch of the Delaware
• Freshtown Supermarket
• Margaretville Telephone Company (an employee owned local cable and telephone company)
• The site of the Blue Line Lodge (see transformational project)

The Blue Line Lodge is envisioned as a transformative project. Much needed to accommodate an increased tourism market and to compliment the already robust wedding industry in the Catskills.

The Margaretville Catchment also boasts the historic Galli Curci Theater situated in the heart of Margaretville’s Main Street district. With much needed funds, this historic treasure can be brought back to life as a multi-faceted cultural arts and business anchor.

Within the Catchment is the Margaretville Telephone Company, an employee owned and operated company that offers high speed internet and cable telephone service to much of the Catskill Mountain region.

Margaretville Hospital and Mountainside Residential Care Facility is one of the area’s largest employers and offers the only access to health care and assisted living.

With the support of the DRI, Margaretville can capitalize on the already established businesses while encouraging new entrepreneurial activity and job growth, while fostering a quality of life and sense of place for both lifelong residents and new comers.
PAST INVESTMENT, FUTURE INVESTMENT POTENTIAL

In 2005, Roxbury was the recipient of a $9.7 million NYC Department of Environmental Conservation Sewer Project that provided the hamlet with the necessary infrastructure to embrace the investments listed below as well as all for future investments and expansions.

Roxbury is budding with recent and proposed investment, a reflection of the resurgence in Catskill vacationing, wedding, and home-buying. The Roxbury DRI will complement and leverage the following past investment as well as serve as a catalyst to new and future investments.

The Roxbury at Stratton Falls: The largest and most spectacular investment in Roxbury is that of The Roxbury at Stratton Falls. The owners of the Roxbury Motel, already a destination hotel with over $5 million invested, have created a spectacular property just down the road from their original location (contained within Roxbury’s Downtown) and have transformed it, at a cost of over $12 million, into a luxurious, uniquely Catskillian world of wondrous waterfalls, forests, and fantasy lodging. This welcome major investment, which opened in November of 2019, calls for a response from the community to offer an environment, services, and shopping commensurate with their vision. Such a response would ensure continued success for The Roxbury, with the community benefitting proportionately and continuously; that, however, itself will require substantial investment such as that from the DRI.

Margaretville Telephone Company (MTC): MTC is upgrading its broadband coverage area, bandwidth, and speed through a $3.8 million effort. This will help provide some of the infrastructure that residents and visitors need to work and relax in this area. This certainly is a motivating factor for those millennials seeking to abandon more urban areas and perhaps set up home and shop in a community that is driven by a better quality of life.

Roxbury Central School continues to maintain its role as a high-functioning, competitive K-12 school in which residents
can have confidence in their children’s education. Its recent investments total $2 million and include a recent allocation from the SMART school bond issue of over $300,000; much of that will go to improve the connectivity of the school for students. With little to no turnover in teaching and administrative staff, small class sizes, an active PTSA, a high-ranking school report card, Roxbury Central becomes one of the key elements in drawing in new families to the community.

The Town has continued to invest in Kirkside Park’s beauty and usability with nearly half a million dollars going into the restoration of its walking paths, bridges, and barns, which resulted not only in a lovely public park but also a wonderfully renewed barn for public events. In the offing is an additional $270 thousand for the creation of a local agricultural and shared community kitchen space.

Over the past several years, Kirkside Retirement Home, an historic and irreplaceably beautiful structure, invested slightly over $300 thousand in the building and operations. Unfortunately, due to shortfalls in operational support due to an unbalanced Medicare versus private pay resident base, Kirkside closed its doors in fall of 2018. Now, the MARK Project in partner with SUNY Delhi plans to transform the historic mansion into The Inn at Kirkside—a Roxbury DRI Anchor Project. This experiential hospitality training center and incubator and food destination will be driven and operated by Fellows with a fully integrated educational component, including purpose-built facilities that promote ongoing education, collaboration, innovation, green technology and most importantly, real life experience. This highly visible and unique project will directly serve the community residents and visitors by providing food industry training, opportunity, and dining and lodging.

The handsomely revitalized Liberal Arts Roxbury, on the corner of Main and Bridge, has seen private investment of $400 thousand in the past year to create a venue for art shows, pop-up restaurants, and wedding occasions. That also presents additional opportunity for area artists and ancillary services such as planning, and food service.

The Enderlin Building, another prominent historic structure on Main, underwent complete and historically accurate renovation in private hands after purchase just 5 years ago and has seen additional investments in the past two years for a total of over $300 thousand. It now houses three businesses—a local catering company, an insurance agency and the newly opened Hempire, specializing in cannabinoid medicinal products.
With a renovated and restored façade, the eight-year-old Roxbury General Store on Main has invested more than $250,000 in this charming and beautifully curated store, showcasing many locally made products. As well as the store, the building houses another business, Twisted Sister Beauty Salon and a completely renovated apartment.

The Golden Seal Building was transformed from an insurance office into affordable housing but has retained its early 20th-century charm and has undergone $243 thousand in improvements in recent years. With new ownership in place, there has been an investment of an additional $100 thousand in the past two years.

Roxbury Wine & Spirits occupies what was originally a bank at the turn of the 20th century. The owners purchased the building, renovated it, and have a beautiful and inviting showplace for their wares, with over $110 thousand invested.

The Roxbury Food Pantry took an underutilized building on Main Street and turned it into a true asset to the community. Run completely by volunteers and supported by donations, the Food Pantry provides tremendously needed services, food, and toiletries for families in the area. [Peg: Should this be something about the grant? Or delete?] invest to maintain and update the building.

The Watershed Café, opened in the spring of 2021, brings a much-needed place for caffeine and camaraderie to a thirsty populace. Along with this great service, patrons can chat on the front porch with a Main Street view and enjoy delicious pastries and sandwiches as well as wine and beer and light offerings in the evenings. More than $300,000 has been invested in the building in the past few years; improvements include a rooftop solar array.

Ate O Ate, a food truck with humble beginnings, has invested $125,000 thousand in what has blossomed into one of the Catskills premier caterers. Ate O Ate has opened a second venture just outside the Roxbury downtown area, Are O Ate at Shepherd Hills, a full-service restaurant set within an historic home and golf course.

James Chapman, an experienced food professional, has renovated an existing café into a full bar and restaurant called Chappie’s with more than $100,000 in renovations. He has also taken over a struggling restaurant on Bridge Street near The Roxbury and has invested another $100,000 to create the casual dining restaurant and bar called The Old Mill, harkening back to the building’s origins as the town grist mill.

Roxbury’s The Fierce Grizzly is the latest addition to Main Street. They have put a welcome focus on food service from breakfast to light dinners in their charmingly renovated space. With all the basics and curated specialty food items, along with a fantastic café, locals and visitors alike have flocked to this well-placed corner establishment.

In Margaretville, MTC Cable has invested over 15,000,000 in
expansion and access to high-speed internet. They employ 44 people which is nearly double their employment statistics prior to the expansion.

Several new businesses have opened both prior to, and in the post COVID environment.

Barbara Alyn Artware Luxury and Mercantile offers one-of-a-kind pieces, anything and everything from handmade organic linen Amish punk dresses to refinished vintage furniture, imaginative lighting, beautiful jewelry, and everything else in between. Investment of $30,000 in inventory, marketing and promotion.

Bloom Fabric and Retreat Located on Main Street sells quality quilt fabric, yarn, notions, and art supplies. They also provide a quiet retreat space for quilters and crafters alike. Total investment of $200,000 in acquisition of an historic structure, inventory, and marketing.

The Catskill Mountain Artisans Guild is a craft store made up of local artists from 4 surrounding counties in the Catskill Mountains. Their crafts include, wood, jewelry, weaving, wool, ceramic buttons, home goods, children’s toys, candy, clothes, pottery, candles, felt, soaps and lotions, local books, honey, mosaic pieces, leather products, glass, paper products and greeting cards. Total investment of $20,000 in retrofitting the space and marketing and promotion.

The Binnekill Tavern is a farm to table restaurant that highlights local producers. The owner also invested in affordable housing complexes in the Village proper, totally 1,500,000.

Home Goods of Margaretville completely pivoted during the Covid 19 pandemic to provide access to quality, locally grown food items in partnership with a local CSA. Total investment of $20,000 during Covid for necessary refrigeration and storage.

Café Marguerite is new to the Margaretville Main Street Scene and offers delicious home baked goods and specialty coffees. Total investment of $70,000 in equipment, marketing, and promotion.

The newly opened Lucky Sparrow Sandwich shop offers healthy and tasty take out specialty sandwiches and other essential eatery fare. Total investment of $50,000 in equipment, supplies, and marketing and promotion.

Catskill Seasons was instrumental during the Covid 19 pandemic in their ability to provide home supplies such as personal sanitary items and cleaning products when there was a shortage. They continue to expand their offerings to include a robust clothing line and other home and personal inventory. Investment of $20,000 during covid for expanded inventory, refrigeration and storage.

Kria, a specialty shop that highlights local artisan jewelry and home décor items opened during the pandemic and continues to be a “must stop and shop” destination on Margaretville’s Main Street. Investment of $30,000 in inventory and display furnishings.
The Mission of The Roxbury Experience is to give visitors a one-of-a-kind destination where they can relax, recharge, and reconnect with their sense of wonder. The 2021 recipient of the Traveler’s Choice Best of the Best Award, this multi-million-dollar investment exceeds expectation every day. It consists of two parts.

The Roxbury Motel began as a restoration of a deteriorated 60’s roadside motel and became an award-winning, world-renowned destination boutique hotel with four major expansions.

The fifth expansion of the endeavor, The Roxbury at Stratton Falls, funded in part by the Upstate Revitalization initiative, consists of a beautifully restored Italianate Mansion and seven fantasy cottages, each with its own theme. Rooms are often booked out up to a year in advance. Combined, the investment in the community exceeds $10 million dollars and employs more than 45 people full and part time and is always on the lookout for additional staff.

Roxbury Central School continues to maintain its role as a high-functioning, competitive K-12 school in which residents can have confidence. Its recent investments total $2 million and include a recent allocation from the SMART school bond issue of over $300,000, with much of that going toward improving student connectivity. With little turnover in teaching and administrative staff, small class sizes, an active PTSA, a high-ranking school report card, Roxbury Central becomes of on the key elements in drawing in new families to the community.

The hamlet has continued to invest in Kirkside Park’s beauty and usability, with a nearly half a million dollars going into restoration of the walking paths, bridges and barns, resulting in a wonderfully renovated barn for public events and a fully functioning professional grade kitchen which can be rented by residents.

With planning funds in place, Kirkside, the former summer home of Hele Gould Shepard will become the Inn at Kirkside,
a Main Street Campus Hospitality Training Facility that will transform the Historic Main Street Mansion into a working hotel/restaurant driven and operated by SUNY Fellows and graduated from other regional hospitality programs. This is clearly suited to be identified as a DRI anchor project.

The handsomely renovated Liberal Arts Roxbury on the corner of Main and Bridge Streets has seen private investment of $400,000 to create a multi-purpose venue for art openings, readings, pop-up restaurants and wedding celebrations.

The Enderlin Building, another prominent historic structure on Main, underwent complete and historically accurate renovation totaling over $300,000. It now houses three businesses – local caterer, an insurance agency and Hempire, specializing in cannabinoid medicinal products.

With a renovated and restored façade, the Roxbury General Store on Main has invested more than $250,000 in this charming and beautifully curated store.

The Golden Seal Building was transformed from an insurance office into affordable housing and retains its early 20th century charm having undergone more than $300,000 in improvements in recent years.

Roxbury Wine and Spirits occupies what was originally a bank at the turn of the 20th century. The owners invested over $100,000 in renovations creating an inviting showplace for their wares.

The Roxbury Food Pantry took an underutilized building on Main Street and turned it into a true asset to the community. The Food Pantry provides food and toiletries for 30 plus families in the area.

The Watershed Café, opened in the spring of 2021, brings much-needed caffeine to a thirsty populace. Along with this great service, they offer beautiful pastries and sandwiches as well as wine and beer and light offerings in the evenings. More than $300,000 has been invested in the building in the past few years, including a rooftop solar array.

Roxbury’s The Fierce Grizzly is the latest addition to Main Street. With a thoughtful combination of necessities and well-
chosen gourmet offerings as well as delicious sandwiches and pastries, they are a lovely marriage of café and General Store.

A food truck with humble beginnings, Ate O Ate Catering has invested over $120 thousand in what has now become one of the Catskills premier caterers.

Ate O Ate’s latest venture is Ate O Ate at Shephard Hills, a full-service restaurant and bar situated in an historic home located on a stunningly beautiful golf course just outside the DRI boundaries. With a full and part-time staff of 10, they have invested more than $60,000 in the business in the past year.

James Chapman, an experienced food professional has renovated an existing café into a full bar and restaurant called Chappie’s with more than $100,000 in renovations. He has also taken over a struggling restaurant on Bridge Street near The Roxbury and has invested another $100,000 to create the casual dining restaurant and bar called The Old Mill, harkening back to the building’s origins as the town grist mill.

Margaretville Central School

MARGARETVILLE

JOB GROWTH – MARGARETVILLE

Margaretville Central School

Margaretville Telephone Company

Home Goods

Binnekill Tavern

Trattoria Locale

Lucky Sparrow

Wildflowers

Margaretville Liquor

Margaretville Hospital

Hospital-113
Mountainside -74
MTC-- 40-42
MCS--89
Freshtown—37
QUALITY OF LIFE

Both Roxbury and Margaretville provide a steady, solid, welcoming, and durable sense of community—small and tight-knit. Everyone looks out for one another. This, in itself, speaks to a certain quality of life that is not present in larger downtowns. These are foundational qualities in these communities that endure because they are treasured, embraced, and understood by the community.

Living in the hamlet of Roxbury and the Village of Margaretville offers a surprisingly complete experience. Both communities possess a qualified K-12 school that provides one-on-one interaction between teachers and students. Administrators, teachers, and student families are all part of the same supportive ethos. Residents are closer to their food source because they know their farmers. The environment is not an abstract thing but rather a visible and participatory source of food, recreation, and enjoyment. Societal boundaries of age and origin matter little in this town. There is a lower cost of living, low crime rates, less traffic, and cleaner air. Entrepreneurs can quickly build a reputation due to an overwhelmingly supportive community and newly established shop local campaigns.

The municipal leadership is in both communities are forward-thinking and recognize the importance of Livability and Quality of Life policies. Roxbury’s Comprehensive Plan was
updated in 2005 then again in 2013 with another update scheduled for 2022. Roxbury also participated in and sanctioned a Local Waterfront Revitalization plan for the Delaware and Esopus River Corridors and the East Branch Stream Management Plan, both of which identify specific quality of life actions such as community building actions and preservation of the river corridor. The town also amended its sub-division laws to allow for use of conservation subdivisions to promote open space when large subdivisions occur. The Town is working with the Delaware County Office for the Aging to create a program that allows Roxbury seniors to age in place. Nearly 20 years ago, Roxbury took on the complete restoration of Kirkside Park, the former estate of Helen Gould. After Ms Gould’s death in 1938 the park was neglected for decades. This once overgrown and unusable public space is now completely restored to its former estate park splendor and is alive with school soccer games, community events, concerts, vintage baseball and fireworks, as well as a welcoming and well-used place to simply take a stroll. Kirkside Park clearly serves as the centerpiece of the hamlet.

Margaretville was designated a NY Rising community after the devastation of Hurricane Irene and during that robust planning process, many quality of life issues were identified and action plans developed.

Both Margaretville and Roxbury cherish the concept of walkability and aim to address deteriorated walking surfaces with the support of the DRI. Recognizing the significance of pedestrian safety, community stakeholders and municipal leaders are working with Delaware County DPW and NY State DOT to address potential pedestrian safety issues. Both communities are in the process of developing and implementing a complete streets program which will greatly enhance the walkability of both communities. Community leaders and stakeholders are also proponents of green energy and technologies and understand the importance of community-wide environmental conservation activities. Both Margaretville and Roxbury house electric vehicle charging stations and the installation of bike racks throughout the these communities further supports green energy.
SUPPORTIVE LOCAL POLICIES

Both Roxbury and Margaretville recognize their small town downtowns as a vital component of community life. Both comprehensive plans acknowledge old and new perspectives brought by newcomers and old-timers; the historic and modern in its buildings, people, community and character. These communities carry off this balanced role with panache and grace.

Roxbury’s comprehensive plan caused for action to ensure it retains its historic charm. In 2014 the Town put a preservation ordinance into place which is managed by the Town appointed Roxbury Historic Preservation Commission. Margaretville has an independent set of Village zoning that requires review and approval of all restorative and development projects. Retaining the character of these two sister communities was at the forefront of their comprehensive plans.

Margaretville has participated in the Complete Streets program and is part of the Town of Middletown’s Climate Smart Community Program. Roxbury has and continues to support the preservation of its natural resources such as the East Branch of the Delaware River in relationship with Kirkside Park and there has been continued discussion of the Climate Smart Community Program. Both communities have publicly accessible vehicle charging stations on their Main Streets. Interestingly, although not officially in place, new businesses and investors are applying the NYStretch Energy Code as they develop or rehabilitate buildings in both communities.

Small town living is unlike larger municipalities. The entire community embraces improving the quality of life and fosters a deep sense of responsibility to the community and the region.

Municipal leaders are forward-thinking and recognizes the importance of Livability and Quality of Life policies.

Roxbury and Margaretville also participated in and sanctioned a Local Waterfront Revitalization plan for the Delaware and Esopus River Corridors and the East Branch Stream Management Plan, both of which identify specific quality of life actions such as community building actions and preservation of the river corridor. Roxbury also amended its sub-division laws to allow for use of conservation subdivisions to promote open space when large subdivisions occur.

Both communities aim to continue their work on quality of life policies many of which are currently in process.
PUBLIC SUPPORT

In 2019, Roxbury developed a DRI application that was grounded in public input and support. It was followed with an application for a Small Town Downtown application to the Upstate Revitalization Program for two combined municipalities—The Hamlet of Roxbury and the Village of Margaretville. Both the DRI and the URI application were developed with great excitement in direct correlation with the belief that public input should be at the forefront of any major project development—especially in a small community.

The notion that this joint concept could be considered in such a program generated tremendous community enthusiasm. Once aware of the opportunity, steering committees were formed and composed of a wide range of residents—full time locally born and raised individuals, newly planted community members, business owners, and an enthusiastic representation from the senior class at Roxbury Central School.

Back in 2019, in a period of three weeks, seven public input sessions were held. In the post Covid environment, there was another input session held about use of the municipal funding that became available as part of the American Rescue Plan. This too generated a robust conversation regarding the needs of our small Main Streets. And, in the days prior to this application a public zoom was held to discuss the application and project components that were developed in the prior years. In the public zoom, nearly forty people came forward with questions, comments, and concerns, but also a willingness to contribute and participate in any way that would benefit the effort and, very importantly, future efforts.

On Tuesday, September 1 the Village of Margaretville unanimously passed a resolution supporting the application for funding. On September 13, the Roxbury Town Board did the same.

The prior years of intensive preparatory exercise showed the mettle, creativity, affection, and commitment these communities would bring to the DRI award. It reinforced with resounding effect the certainty that we in our collective belief in and readiness to act on our ideas will bring success to the DRI in Roxbury and Margaretville. Letters of Support can be found at the end of this application.
TRANSFORMATIVE OPPORTUNITIES AND READINESS

TRANSFORMATIVE SHOVEL READY PROJECTS

1. Roxbury Inn at Kirkside
2. Margaretville Blue Line Lodge

PROJECT LIST

1. Derelict Building Restorations and Adaptive Mixed Reuse
   Margaretville
   Hubbell Burned out
   Roxbury
   Reeds (also part of Flood Mitigation)

2. Connecting outdoor recreation to Main Street
   Trail Identification, mapping and wayfinding signage
   River Walk in Margaretville and Catskill Scenic Trail
   Extension in Roxbury

3. Delaware and Ulster Rail Connection
   New depot behind rec center
   Restoration and development of Roxbury Depot and Ice House

4. Small Business and Entrepreneur Start Up and Expansion Assistance
   Business Recruitment and Marketing
   5 Businesses in Margaretville
   5 Businesses in Roxbury

5. Skilled Workforce Development and Mentorship

6. Regional Placemaking, Branding, Marketing and Promotion

7. Flood Mitigation
   Margaretville Binnekill Stream
   Roxbury Vega Mountain Stream

8. Special Projects and the Arts
   Margaretville Galli Curci Theater restoration and adaptive reuse
   Roxbury Arts Center

9. Façade Improvement Program
   10 buildings in Margaretville
   10 Buildings in Roxbury

10. Working Class and Middle income and Senior housing (Joint venture)

11. Bury of wires, new sidewalks
    Margaretville and Roxbury
The Inn at Kirkside offers a brilliant opportunity for transformation: it is a chance to turn an emblematically gracious historic 19th century home built by an area benefactor into an Experiential Hospitality Training Center and Incubator. This facility will provide the growing Southern Tier and Catskills tourism economy with desperately needed high quality college-level hospitality programs to train and supply a skilled, innovative work force. The benefits to individuals, the area economy, and the comfort of visitors will be manifold and sustaining.

The need is clear: Lodging and dining facilities, especially in a time of expansion and demand, cannot find, let alone offer good training to, hospitality staff. Without productive and knowledgeable staff, they can’t grow their business and pay good wages. The ideal hospitality education must include sustained, comprehensive, structured, and well-supervised internship and fellowship opportunities, and this is exactly the aim of The Inn at Kirkside: Transform the historic Kirkside Mansion into a working hotel/restaurant driven and operated by Fellows with a fully integrated educational component, including purpose-built facilities that promote ongoing education, collaboration, innovation, and most importantly, real life operational experience.

Select students will be afforded a complete rigorous, immersive, paid Fellowship that provides real-world experience in all phases of the hospitality industry. Furthermore, and most exciting, the training and education will culminate in a program in which Fellows will be assisted in developing specific plans and finding the resources for launching their own local enterprises or placement as an experienced professional in the growing number of hospitality enterprises in the Catskills, Hudson Valley, and Southern Tier.

The Inn at Kirkside in Roxbury will transform the Kirkside Estate on Roxbury’s historic Main Street. Listed on State and National Registers of Historic Places, the site is beautifully situated adjacent to Kirkside Park on the East Branch of the Delaware River, making this ideal for tourism. It is in walking distance to downtown businesses and the Roxbury Arts Center, as well as to the eastern station of the Delaware and Ulster Scenic Rail Line and the world-renowned Roxbury Motel. The property is also less than a mile from the Catskill Scenic Trail and Shepard Hills Golf Course and seven miles from Platekill Ski Center, and a short drive brings visitors to the many other recreational opportunities in the Catskills.

In 2019 with the help of NYS Empire State Development, The O’Connor Foundation and Transition Catskills MARK took on a regenerative planning process.

The First meeting was held on January 20, 2020. It was publicized via email and Facebook and the local newspaper. With 50 people in attendance, we developed a purpose statement for the project

**Kirkside Project Purpose Statement**

- Transform Kirkside into a self-sustaining inn and immersive educating facility that cultivates and regenerates the local fooding system, incubates hospitality businesses, and promotes entrepreneurship.
- Engage the community in a transparent and inclusive co-creative process aimed at reviving Roxbury, honoring its historic integrity, and manifesting the essence of this unique place.
- Ensure that this community jewel seeds regenerative practices in the hospitality industry and transforms our regional fooding system, while improving the quality of life and serving as a vital part of Roxbury for generations.

Covid 19 required us to redirect our efforts, but we were able to issue an RFP, hire an architect, and resume public meetings in February of this year.

We now have schematic drawings and cost estimates in place and are ready to move forward with soliciting construction funds. The Inn at Kirkside is at a very exciting stage that the DRI could boost enormously.

The Inn at Kirkside will be operated by an educational 501 c 3 separate from the MARK Project. That 501 c 3 will lease the building from MARK and will be a fully operational Inn and Restaurant. The planning process made it clear that locals and visitors need to feel equally welcomed there.
Margaretville Blue Line Lodge

The Blue Line Lodge, named for the ink color that outlined the Catskills Park map in the late 1800s, will be located in the Village of Margaretville in the Catskill Mountains, where there is an unmet demand for lodging, with very few resort/hotels within a 30-60 minute drive of the area. Positioning it here will add to the attractiveness of the area, provide lodging for seekers of all things Catskillish, and complement the efforts in Roxbury’s plan (see especially the Inn at Kirkside).

The Lodge will comprise five acres of village land located on Route 28 and Fair Street with water frontage on the Binnekill Stream and the East Branch of the Delaware River. A walking bridge to the village is proposed as part of the project.

Its five buildings will provide a total of 65 guest rooms, a lodge, indoor pool and day spa available to both local residents and lodge guests, and a catering facility for up to 150 people. The catering facility will be designed to look like the interior of a barn, recycling historic, local barn wood and reflecting the aesthetic of the area.

Contributing to the local economy short term and long term, The Lodge will employ a large number of local companies for the construction phase of the project, and once operational, are estimating it will provide 20 to 25 permanent jobs. In addition, the Lodge will benefit local suppliers and use local services.

The Blue Line Lodge is a transformative project for the Village of Margaretville and will have far reaching benefits to the surrounding communities, especially our neighbor just up the proposed Scenic Byway on Route 30. The Lodge will accelerate the growth in tourism, support already existing businesses such as weddings and skiing, and spur on new complementary businesses. It will benefit from the establishment and success of the Inn at Kirkside, and provide target opportunities for graduates of that program. The lack of adequate lodging is limiting the area’s growth in the important business and good practice of tourism that affects travelers, wedding events, and seasonal activities. Better lodging, better staffed, will mean an increase in economic benefit to local stores, services, weddings, celebrations, and corporate events, and of course the people who will work there.
Derelict Building Restorations and Adapative Mixed Reuse

As stately and elegant as most of Roxbury’s Main Street, there is one large and very sad old dowager building that is remarked on by surely every visitor to the town. Known as Reed’s Hotel, for that is what it was a century ago, this still-beautiful derelict building sits in sagging splendor on a prominent site in the heart of the business district. It is still probably salvageable, at least some of its significant parts, in reconfigured form and would make a wonderful apartment building, mixed-use office space for remote workers, or town offices, complete with room for parking. As a complement to other restored buildings already mentioned above (Watershed Café, Roxbury Wine and Spirits, The Fierce Grizzly, The Enderlin Building, Liberal Arts, Chappies, and Roxbury General), a restored Reed’s would truly complete the revitalization of Roxbury in a spectacular way, and could serve as a centerpiece for a revitalized downtown. It will take substantial funds and much community input, but well worth the effort to make it happen successfully.

Like Roxbury, Margaretville is blessed with many Main Street buildings exuding the charm of late 19th and early 20th century wooden commercial architecture. Fires and age have taken their toll, however, and there are gaps in the downtown commercial spaces that could be brought back to productive use with proper planning and design. When Margaretville lost three of it’s mixed use buildings on Main Street to fire, it left a space that, if addressed, could be filled with opportunity for the entire community through housing and commercial spaces.

Restoration of derelict buildings, and the reuse and recycling of buildings put to new purpose and given a new lease on life, helps improve street appearance, encourages commercial development, and alleviates the environmental and health concern these buildings can pose. Renovations, rather than demolitions, can benefit property owners, and the entire town.

Properties that have been allowed to fall into disrepair or ruin can be like missing teeth in an otherwise beautiful face. It spoils the overall effect.

Every community wants to be proud of the overall look of the physical embodiment of the town itself. Every first-time visitor to that community makes a snap judgement based on the condition of the town, that likely does not reflect the true nature of the community. It is imperative that cities, towns, villages, and hamlets maintain the buildings that line their streets.

In Margaretville, the Hubbell burned out block of three buildings is an example of this as is the house next to the NBT.

In Roxbury, the Tom Hinkley house as well as the former Reed’s Hotel are examples. The latter also falls within flood mitigation. Total estimated costs of renovation are $3 million dollars. Of that DRI’s contribution would be $1 million.

Total Estimated Costs: 3 Million
DRI funding towards this project: 1 Million
DERELICT BUILDING

REED’S HOTEL
Roxbury and Margaretville are perfectly poised to connect their downtowns to trails and recreation for car-free fun. In Roxbury, the defunct section of the Delaware and Ulster Railroad leading North from Kirkside Park connects with the current Catskill Scenic Trail just a mile north of town. If connected, these tracks provide a wonderful continuation and gateway for the Trail that would serve both Roxbury and Margaretville hikers equally. There are also Roxbury-specific opportunities with several NYS and NYC DEP parcels that can easily link to town - the DEP Grinch House Parcel is just 1/4 mile from main street and the NYS John Burroughs Memorial Field and Woodchuck Lodge is accessible via roads or old trails. Linking all these to Main Street, with signage throughout the trail system would make Roxbury, and by extension, our section of the Catskills, as one of the few areas in the Catskills that is truly “Walkable” for recreation.

Directly across Rt. 28 from Margaretville sits the base of Dry Brook Ridge, a NYC DEC managed parcel with hiking trails connecting throughout the region. Currently the only access to this incredible hiking area is two miles from Main Street, hidden on side roads. We propose linking Margaretville Main Street to these trails via a connector that comes down the mountain right to the Village.

Once surveyed and mapped, the local community would step in to help build these trails, partnering with DEP, DEC, The Catskill Mountain Club, and local Friend groups throughout the area.

**Impact:** Connected recreational hiking trails within Margaretville and Roxbury. Improved signage, accessibility to, and usage of the natural attractions of our area. More comprehensive view of the connectedness of our shared environment.

5 Businesses in Margaretville
5 Businesses in Roxbury

**Total estimated costs:** $250,000
**DRI funding towards this project:** $150,000
The Delaware and Ulster Railroad is a true gem of the area. Unfortunately, the connections throughout the line need improvement. We are proposing a new depot for DURR behind the Catskill Recreation Center in Arkville, to bring in traffic for all DURR activities. The northern terminus of DURR in the Roxbury station has been abandoned and covered for far too long. The Roxbury Station is in excellent structural condition, as it has been covered by metal cladding for decades, but does need a full renovation to be safe for use. Alongside the Station is the Ice House which also needs major refurbishing. Roxbury anticipates using these buildings as a welcome center and for seasonal concessions - bikes, snowshoes, cross-country skis, etc.

We plan to work with DURR, Catskill Watershed Corporation, DEP, and our local support groups for assistance.

**Impact:** New Arkville depot becomes very visible symbol of area's historic train attractions. Roxbury Depot and Ice House becomes museum-like attraction for visitors who travel between Arkville and Roxbury. The Welcome Center there becomes a destination for further exploration of the area through bike rentals, hiking, snow-shoeing, and cross-country skiing.

New depot behind rec center
Restoration and development of Roxbury Depot and Ice House

**Total Estimated Costs:** 3.5 Million
**DRI funding towards this project:** 1 Million
Small businesses are the unquestioned backbone of any community:
1. They are responsible for the creation of 64% of new jobs annually (SBA statistic).
2. They provide local employment for residents and encourage community ties.
3. They perforce address local needs in a way fitting to the community they serve.
4. They benefit the environment by encouraging reduced travel for shopping or work.
5. Their success encourages entrepreneurial talent to stay local.
6. In their daily workings, they bring different segments of the community together (eg, banking, real estate, suppliers like craftspeople, farmers, employees, and other small businesses), and encourage community thinking through the common pursuit of success.

The group would bring together volunteers from each locale for initial planning, common understanding, and process. It could then promote its availability through social media, traditional media like radio, newspapers, and flyers, and provide guidance on types of businesses, expansion issues, locations, and workforce recruitment and development.

**Impact:** A Small Business and Entrepreneurial Group could help Margaretville and Roxbury identify opportunities for businesses, provide guidance to budding entrepreneurs and expansion-minded businesses, and help nourish a fluid, flourishing, and vibrant community of opportunity.

5 Businesses in Margaretville
5 Businesses in Roxbury

**Total estimated costs:** $500,000
**DRI funding towards this project:** $250,000
As we are seeing in the aftermath of the pandemic, an available and capable workforce are keys to success of any business operation and growth. These are key issues in the Roxbury Margaretville area for businesses that are reopening or wish to expand in any way.

Working with the Small Business and Entrepreneurial group, volunteers could help assess the needs of planned or envisioned businesses and connect with Roxbury Central School, Margaretville Central School, BOCES, and the planned Roxbury Inn at Kirkside, among others, to locate programs and courses that are available to job seekers.

The Skilled Workforce Development group could also establish regular coaching classes or even one-on-one sessions in soft skills such as how to apply for a job, interview comportment, general retailing sales skills, valued behavior in employees. It could also work with local employers to encourage feedback between job creators and job seekers to ensure ongoing progress for all concerned.

**Impact:** Improved job-seeking and preparation for local residents; improved workforce readiness of applicants; increase in numbers of qualified job applicants

**Total estimated costs:** $100,000

**DRI funding towards this project** 0
Regional Placemaking, Branding, Marketing and Promotion

Regional Placemaking

What if we built our communities around places?

As both an overarching idea and a hands-on approach for improving a region, placemaking inspires people to collectively reimagine and reinvent public spaces as the heart of those communities. Strengthening the connection between people and the places they share, placemaking is the collaborative process by which we can shape our public realm to maximize shared values. Placemaking promotes urban design, facilitates creative patterns of use, paying attention to the physical, cultural, and social identities that define a place and support its ongoing evolution.

Margaretville and Roxbury each have distinctive features that serve as anchors to their communities. For Margaretville, it is the Amphitheatre downtown, for Roxbury Kirkside Park. For both, it is the natural beauty of the surroundings.

All great places require great marketing and promotion in order to maximize their value. A Regional Placemaking, Branding, Marketing and Promotion will require an investment of $50,000.00 Of that DRI’s contribution would be $500,000.

Branding

The aim component of the DRI to recognize and better understand the relationship between a rural branding strategy and a local economic development. With local economic activity moving away from production and towards consumption. Marketing, branding and communication take on a crucial role in making our communities more visible and facilitating their economic diversification.

Facilitating the promotion and marketing of Margaretville and Roxbury become a fundamental part of a bottom-up process and rural economic development and taking on a notable role in the internal, collective definition of a competitive identity.

The promotion of community-based rural development will interplay between strategies that will lead to a restructuring of local economic activity in ways that serve Margaretville and Roxbury together thus contributing to sustainable, long-term development.

Total estimated costs: $750,000
DRI funding towards this project $500,000
Roxbury
Roxbury Township  Scale 30 Rods to the Inch

Walking Tour Key:
- Bridge Street: .3 mi (6 mins)
- Main Street: .7 mi (15 mins)
- Depot to Kirkside: .4 mi (8 mins)
- Cemetery: 1 mi (Eternity...)

Map Design & Illustration by:
Alec Soprey
Ian Webster
Marilyn Pelayo
Both Margaretville and Roxbury are situated on the East Branch of the Delaware River and have consistently rebuilt their communities after flooding. In 2011, Hurricane Irene and Tropical Storm Lee unleashed an historic deluge of damaging rain, winds, and swollen waterways. Flood waters rapidly swallowed roads, bridges, streets, and in many cases, homes, businesses, and critical assets. In 2014 Margaretville was designated a NY Rising Community which enabled them to address some of the underlying issues surrounding flooding. Both Roxbury and Margaretville recently completed a Local Flood Analysis (LFA) spearheaded by Delaware County Soil and Water. This further illustrated the need for additional flood mitigation. Pinch points, undersized culverts, and erosion were identified in both the LFAs and the NY Rising reconstruction plan, however adequate funding to address these issues has been absent.

In Margaretville, Main Street is paralleled by Binnekill Stream. The NY Rising Program Developed a flood mitigation project that, from a structural standpoint, failed to recognize that the Binnekill water has helped to maintain the mud sill construction techniques that support the entire main street block. Historically this stream has been an open body of water with parks, fishing, recreational and view shed benefits for the community. The proposed NY Rising project would have drained the body of water in order to create a bioengineered flood plain in the center of the village. This would have resulted in the loss of Margaretville’s most treasured natural resource and eliminated parking in the village; parking is already incapable of handling the capacity needed on most weekends. Given that flood model studies showed the benefits of the said project only mitigated flood level elevation impacts of less than 1/2”, it was decided that the benefits did not outweigh the loss of this historical and structural component of the village. Margaretville is dedicated to finding solutions that retain the historic charm and access to natural resources without placing the village in danger of future natural disasters.

Roxbury’s Main Street also straddles the East Branch of the Delaware River and the Local Flood Analysis identified a necessary project to help alleviate flooding on Main. This, coupled with much needed erosion control in Kirkside Park and several undersized culverts on the Vega Mountain tributary, leaves Roxbury vulnerable to future flooding that can devastate Main Street. Roxbury’s primary flood mitigation project will also address one of Roxbury’s most cherished historic structures, Reed’s Hotel, that has fallen into massive disrepair, but with adequate resources can be saved for public benefit.

Because flooding causes both structural degradation and financial hardship on residents and businesses, economic and tourism potential is hindered, making flood mitigation a vital part of successful revitalization efforts.

Margaretville Binnekill Stream
Roxbury Vega Mountain Stream

<table>
<thead>
<tr>
<th>Total estimated costs</th>
<th>3.5 M</th>
</tr>
</thead>
<tbody>
<tr>
<td>DRI funding towards this project</td>
<td>1.5 M</td>
</tr>
</tbody>
</table>
Special Projects and the Arts

Margaretville Galli Curci Theater Restoration and Adaptive Reuse
We are seeking to refurbish the historic Galli Curci Theater on Main Street, Margaretville, inside and out, to create a 5,000 square ft. multi-use, commercial gathering space for short- and long-term rental. This fantastic space is large enough to divide into several spaces for entertainment, theater, private events, film production, or even a brew pub—possibilities limited only by the imagination of the entrepreneurs renting the spaces.
This is a commercial space where potential occupants can create a business in a spectacular location that will be fun to work in and attract visitors. Research shows an anchor business location, like this project, can draw in visitors to stay, shop, eat, and enjoy the area, spending and keeping dollars in the area.
This space can also serve the community with a refurbished façade and marquee, creating a great first impression of Main St. and a beacon of renewal of the spirit of our small town and its history and reflect beautifully on the creative spirit and imagination of our larger Catskills community.

Impact: Visible icon of the creative and cultural vibrancy of our community. It would provide space for entrepreneurial start-ups, make expansion possible for existing businesses that would like to locate in Margaretville, operate as a hub of downtown Margaretville renewal.

Roxbury Arts Group
The Roxbury Arts Group is an essential community organization dedicated to making the arts an integral part of life in our Catskill communities. Attracting and working with people from all over the surrounding area, RAG offers public performances, exhibitions, workshops, classes, presentations and demonstrations for both adults and children, distributes grants to Delaware County artists and artistic projects, and provides services to artists and other not-for-profit cultural organizations, creating opportunities for engagement and growth.
To further support its mission, serve the community better, and upgrade the experience of its patrons RAG aims to upgrade its aging and deteriorating theatrical lighting and sound systems to better improve the quality of the experience for patrons and performing artists. This upgrade would make state-of-the-art equipment available to artists living and working in our community, as well as provide a safer work environment for staff and technicians. These much-needed improvements would enable the Roxbury Arts Group to install sustainable, green equipment, and lower facilities costs for running an arts center with the only year-round professional performing arts venue in our region, in a building built in 1911.

Total estimated costs: 3.5 M
DRI funding towards this project 1. M
In order to turn our downtowns into evocative and vibrant hubs of social, cultural, and business activity in the age of ‘virtual’ everything, we have to get visitors and residents out to walk our Main Streets, and reward them with a delightful and fun experience when they do, as many visitors come from areas less congenial and conducive to walking than ours is. Our business owners can relate stories of the many visitors charmed by our streets but saddened or taken aback by some of the obvious visual disappointments that old towns inevitably develop without routine freshening. DRI funds could brighten our Main Streets considerably with needed funds for paint, repairs, signage, and sprucing up.

Foot traffic, especially with engaged and happy sightseers, can make a real impact on downtown businesses, and revitalizing facades is an important way of generating traffic, keeping visitors attention, and making them feel good about spending their time and money in a particular place. This is an important part of the downtown revitalization—ie, bringing life back and brightening the future.

Improvements related to building exteriors, such as façade painting, repair, reconstruction or replacement of historic features, awnings, signage, exterior lighting, and handicap accessibility would go a long way to improving the vibrancy of our downtowns. In our beautiful 19th century streets are authentic gems that can be polished with paint, or repaired to highlight the original architectural features and details that we can preserve to enhance an authentic, small town experience. Although many business owners work diligently to maintain their storefronts, they need help. A comprehensive plan of façade improvement with design assistance, as part of the overall revitalization initiative to improve the quality of downtown, would assist property and business owners in rehabilitating the commercial façades of their properties, creating a positive visual impact, generating foot traffic, stimulating private investment, and complementing community development. Better aesthetics increase property values, improve the marketability of space within buildings, and draw business and residents to our Main Streets.
Working Class and Middle Income and Senior Housing

Affordable working class, middleclass and senior housing will be at the forefront of this DRI. In the absence of the aforementioned, a vibrant and flourishing downtown cannot exist. Roxbury and Margaretville aim to partner with the MARK Project a Rural Preservation Company who has developed owned and operated several buildings dedicated to affordable housing. The MARK Project will help guide this process through a visionary public input session and established relationships with developers, Assist in available land identification, negotiation and establishing a relationship with both the developer and the communities this complex will serve. It is estimated that ten new units will be dedicated to working class families, and ten to senior living.

Total estimated costs: 3. M
DRI funding towards this project 1. M
Bury of wires, new sidewalks

Roads and sidewalks are the connective tissue of a community. They connect people, creating interaction and promoting commerce.

That connective tissue must be maintained or those opportunities to connect and interact begin to break down.

Time and weather have taken their tolls on the sidewalks of Margaretville and Roxbury. Once lovely bluestone slabs have become broken, missing an uneven over time. To provide safe conditions for the people of the communities, provide ADA compliance and encourage people to venture farther into town to take advantage of additional retail opportunities, new sidewalks are needed.

Margaretville and Roxbury
Total estimated costs: 5.5M
DRI funding towards this project: 3 M
ADMINISTRATIVE CAPACITY

The Town of Roxbury is well positioned to be the lead applicant and undertake all the administrative duties necessary to manage the planning and implementation of this comprehensive Small Town Downtown Revitalization Initiative.

Diane Picket, Town Clerk
Ms. Picket has been in office since 1992 and has ample contract oversight experience. She and her deputy clerk have a financial oversight resume that includes a $9,000,000 NYC DEP Sewer project, several CDBG Community Development Block Grants, over $7,000,000 in additional infrastructure projects, and complete oversight of all municipal contracts, large and small.

The Town also has a contract in place with the MARK Project for grant solicitation and administration. The MARK Project is an established Economic and Community Development 501(c)(3) with over 40 years’ experience in Main Street and Community Revitalization Programs and Projects. MARK employs a staff of five highly trained and locally invested individuals that ensure the highest level of efficiency in program delivery and administrative detail.

Peg Ellsworth, Special Projects Manager, MARK Project
Ms. Ellsworth has been directing and administering Federal, State, and locally funded projects for over nearly 30 years. Formerly the Community Resource Director for the Town of Roxbury, she has successfully developed, overseen, and administered projects that range from large preservation and construction projects to NY Main Street programs. She brings a strong sense of responsibility to this Small Town.

Downtown Revitalization Initiative and incorporates the highest of standards, strategies and best practices into the core of the organizational goals and objectives. She is committed to programmatic success for the benefit of the region. She currently serves on the Executive Committee of the Southern Tier Regional Economic Development Council.

Katie Camillone, Executive Director, MARK Project
Ms. Camillone was brought on staff at MARK to provide immediate assistance in the wake of Hurricane Irene. She was instrumental in the coordination of volunteers, needed resources, and funding assistance to flood-affected individuals, families, and businesses. She is well versed in what is necessary to effectively run several rehabilitation programs and works with staff program administrators on funding agency requirements during all phases of project delivery. She currently has primary responsibility over our CDBG programs, our Small Business Development Program, NY main Street Programs and all duties charged to an Executive Director with regards to organization and financial oversite.
Fred Beemer, Building Rehabilitation Specialist
Mr. Beemer comes to MARK with over 30 years of construction experience and is a certified lead paint risk assessor. He possesses extensive knowledge of rehabilitation to older buildings using best practices in Historic Preservation while incorporating the latest in green technology and energy efficiency and also works closely with local Code Enforcement Officers to insure adherence to all local and state building code requirements.

Chelsea Slavin, Program Administrator
Chelsea Slavin is a lifelong area resident who recently graduated from SUNY Delhi with a Bachelor’s in Criminal Justice. Now a resident of Roxbury, she is a member of the Roxbury Volunteer Fire Department and brings an in-depth understanding of the social and economic challenges of the region and great organizational skills to the MARK Project team. Prior to MARK she was a customer service representative at Margaretville Telephone Company.

Rieley Keator, Program Administrator
Rieley Keator is a lifelong resident who possesses a steadfast dedication to the communities she serves. Passionate about retaining youth in the community, Ms. Keator often encourages the support of the 20 and 30 somethings that help make both Margaretville and Roxbury tick. She has been employed at MARK for three years and strives to make this region a better place to live, work, and raise a family.

Sally Harkin, Program Administrator
Sally is new to the MARK team and is a young transplant who has decided to call Margaretville her home. She has a degree in English and has been actively working on NY Main Street Programs, CDBG Home Repair, and hopes to add a DRI Program to her resume.

Marcia Shaw, Financial Manager
Ms. Shaw is well versed in QuickBooks and brings over 20 years of bookkeeping experience to MARK. She fully understands organizational finances and performs fiscal oversight and accountability to all of MARK’s funding sources and donors.
$20 MILLION REQUEST

Project List

Derelict Building Restorations and Adaptive Mixed Reuse
Margaretville
Hubbell Burned out
Roxbury
Reeds (also part of Flood Mitigation)

Total estimated costs: 3 M
DRI funding towards this project 1 M

Connecting outdoor recreation to Main Street
Trail Identification, mapping and wayfinding signage
River Walk in Margaretville and Catskill Scenic Trail Extension in Roxbury

Total estimated costs: $250,000
DRI funding towards this project $150,000

Delaware and Ulster Rail Connection
New depot behind rec center
Restoration and development of Roxbury Depot and Ice House

Total estimated costs: 3.5 M
DRI funding towards this project 1.1 M

Small Business and Entrepreneur Start Up and Expansion Assistance
Business Recruitment and Marketing
5 Businesses in Margaretville
5 Businesses in Roxbury

Total estimated costs: $500,000
DRI funding towards this project $250,000

Skilled Workforce Development and Mentorship

Total estimated costs: $100,000
DRI funding towards this project 0

Regional Placemaking, Branding, Marketing and Promotion

Total estimated costs: $750,000
DRI funding towards this project $500,000
**Flood Mitigation**
Margaretville Binnekill Stream  
Roxbury Vega Mountain Stream  

**Total estimated costs:** 3.5 M  
**DRI funding towards this project** 1.5 M

**Special Projects and the Arts**
Margaretville Galli Curci Theater restoration and adaptive reuse  
Roxbury Arts Center  

**Total estimated costs:** 3.5 M  
**DRI funding towards this project** 1 M

**Façade Improvement Program**
10 buildings in Margaretville  
10 Buildings in Roxbury  

**Total estimated costs:** 1 M  
**DRI funding towards this project** $500,000

**Working Class and Middle income and Senior housing (Joint venture)**

**Total estimated costs:** 3 M  
**DRI funding towards this project** 1 M

**Bury of wires, new sidewalks**
Margaretville and Roxbury  

**Total estimated costs:** 5.5M  
**DRI funding towards this project** 3 M

Total Project Costs  
$24,600,000.

DRI Request  
$10,000,000.

**Additional External investment (est.)**  
$ 500,000.

Total Investment  
$25,100,000.

**Transformative Shovel Ready Projects (2)**
Roxbury Inn at Kirkside $11,000,000  
Margaretville Blue Line Lodge 10,000,000  

**Total estimated costs:** $21,000,000  
**DRI funding towards this project** $10,000,000  
**Total Transformative Investment** $31,000,000

Total investments  
$56,100,000.
September 14, 2021

Robert Sweet
Regional Director
Southern Tier Regional Economic Development Council
State Office Building
44 Hawley Street - Suite 1508
Binghamton, NY 13901

Dear Mr. Sweet,

I write in support of the application submitted by the Town of Roxbury and the Village of Margaretville for funding from the Downtown Revitalization Initiative through the State of New York. This funding will be used improve the downtown areas of Roxbury and Margaretville.

The vision for Roxbury and Margaretville’s Downtown Revitalization Initiative is to leverage the robust hospitality and tourism industries in these two communities to attract new business and cultivate a skilled workforce and pool of entrepreneurs. Travelers are coming to the region with a heightened interest in outdoor recreation, culture, history, agriculture, and scenic beauty. The area’s natural beauty in the fall, combined with local skiing in the winter and fishing, hiking, canoeing, and golf in the spring and summer, make Roxbury and Margaretville must-visit communities year-round.

The requested funding will be used to improve the downtown areas of Roxbury and Margaretville on multiple levels. Derelict buildings and art centers will be restored and repurposed, sidewalks and building facades will be improved, outdoor recreation trails will be connected to main streets, and small businesses will be provided start-up and expansion assistance. These projects would transform both communities and further support the economic goals of the region.

I ask that you please give this application your full and fair consideration consistent with all relevant rules and regulations. If you have any questions, or desire further information, please do not hesitate to contact my staff at (202) 225-5614.

Sincerely,

Antonio Delgado
Member of Congress
The Honorable Kathy Hochul  
Governor of New York State  
NYS State Capitol Building  
Albany, NY 12224

RE: Roxbury & Margaretville - Downtown Revitalization Initiative

Dear Governor Hochul,

I am writing in support of the collaborative Downtown Revitalization Initiative (DRI) grant application from the Hamlet of Roxbury and the Village of Margaretville. This unique approach from the two neighboring municipalities would fully transform both communities and lead to economic success throughout the entire region.

As state senator representing a number of the small rural communities, I see great value in cooperative efforts that will maximize state resources. The projects included in the Roxbury – Margaretville application are comprehensive and will build on the region’s tourism and hospitality foundation along with the rich local history. Along with positive business growth, the application also includes a number of housing projects that will help revitalize these communities and draw more permanent residents to our area.

The elements of the Roxbury - Margaretville DRI will serve as cornerstones for the region’s growth. By focusing on social and economic needs, the proposed projects will touch a vast number of concerns. Revitalizing these sister communities will lead to additional investments throughout the Catskills and the Southern Tier. The impact of the DRI funding will be long lasting and far-reaching and I believe the community leaders, residents, and the businesses of this region are committed to working together to leverage this funding opportunity.

I have great confidence in the plan from Roxbury and Margaretville. I am pleased to offer my support for the DRI application and I hope it is given every consideration. If you need any additional information, please contact me at any time.

Sincerely,

[Signature]

PETER OBERACKER  
State Senator

PO:jb:jt
September 3, 2021

The Honorable Kathy Hochul, Governor
New York State Capitol
Albany, NY 12224

Dear Governor Hochul:

The Delaware County Chamber of Commerce enthusiastically supports the collaborative efforts of the Village of Margaretville and the Town of Roxbury to secure a Downtown Revitalization Initiative (DRI) grant to address the many economic and social challenges of their central business districts.

The entire Catskill Mountain region is experiencing renewed interest from visitors, creating new economic opportunities and private investments. In Delaware County, particularly along the NYS Route 30 corridor, our communities are straining to meet the expectations of visitors and new residents seeking new places to experience and live. I expect the DRI funding will not only aid in such areas as building rehabilitation, increased recreational opportunities, and affordable housing, but will accelerate the economic transformation of these communities.

A successful DRI effort will:

- Build on the success of the NYS Route 28 Scenic Bylaw initiative by establishing a Route 30 byway, connecting Schoharie County to the Pepacton Reservoir and beyond;
- Expand our emerging tourism industry sector by supporting retail, food, lodging, and other small businesses;
- Bring together the many segments of our diverse communities and allow for those voices to unite with a common goal, resulting in stronger, more engaged communities.

The Chamber supports these efforts and encourages your favorable consideration of this application.

Sincerely,

Ray Pucci
President
September 14, 2021

Re: Downtown Revitalization Grant

The Central Catskills Chamber of Commerce, Inc. (CCCC) sends this support letter for the opportunity to receive funding for the communities of Margaretville and Roxbury located in the central Catskills of NYS.

Some of the items available for funding that would benefit our Main Street locations are: funds for building rehabilitation, adaptive reuse of historic buildings and green technology.

The CCCC has long been involved in the expansion of recreational assets utilizing the streams and reservoirs managed by the NYCDEP and the thousands of acres of forests and trails managed by the NYS DEC. With these agencies management, regulations abound, and it is important that resources are available for creating appropriate planning to create new tourism destinations. Funding for this type of business expansion would be welcomed.

The CCCC has been involved in the establishment of the NYS designated Catskill Mountains Scenic Byway approved in 2015. The CCCC is appointed by the 6 municipalities along the CMSB as its Administrator for this byway. The amount of community planning that is required for approval of this state byway created a comprehensive plan that is focused on building an economy around our abundant natural and cultural resources. Destination tourism on a rural scale is a challenge and requires different techniques and an appreciation for rural quality of living values.

The CCCC goal is to expand the Catskill Mountains Scenic Byway into Roxbury and to continue to connect communities from Route 28, to Route 30 then Route 23 to connect to the Mt. Cloves Scenic Byway in Hunter, NY. Creating an easy travel route for tourism and business expansion. Connecting communities has always been our goal to improve tourism visits that will tell our story of who we are. Protecting our natural resources and our cultural assets, we believe, is our key to success.

Sincerely,

Carol O’Beirne, President Board of Directors
Central Catskills Chamber of Commerce, Inc., POB 605, Margaretville, NY 12455. 845-586-3300
Governor of New York State  
NYS State Capitol Building  
Albany, NY 12224  

September 12, 2021  

Dear Governor Hochul,

As a resident and business owner in the Hamlet of Roxbury, I fully support the joint application of a Downtown Redevelopment Grant for the Hamlet of Roxbury and the Village of Margaretville. It is my belief that our two communities will be stronger when more closely joined together. These two towns in the Catskill region of the Southern Tier are at a pivotal moment of revitalization. Many new residents and businesses are working hard to energize our area. However, more support is needed for basic infrastructure such as sidewalks, streetlights, signage and place marking to weave the two locales together more fully.

Business Assistance which includes marketing, mentorship and training are needed. A Scenic Byway planned along County Highway 30 would serve as the connective tissue between our two tourism-based economies and walking trails would lead people to experience more of our natural wonders. There is so much potential for collaboration and growth as the towns of the Catskills reinvent themselves after years of stagnation and the impact of Covid 19.

The Inn at Kirkside, which would restore Helen Gould Shepard’s historic summer home into a hospitality training facility has the potential to transform Roxbury into a world class dining and lodging destination and would provide an anchor to our Main Street. Restoration of the 1922 Galli-Curci Theatre listed on National Register of Historic Places would do the same for Margaretville and bring a dynamic energy to both boroughs.

Roxbury and Margaretville are both poised and ready to implement a compressive DRI plan that interweaves their illustrious histories with an eye to the future of sustainable economic, environmental and social development that includes all members of our communities. By addressing the need for more affordable housing we can support the entrepreneurs who have opened new ventures and allow for retention our local residents in a way that benefits all. We are stronger together!

I respectfully ask for your consideration and support of the joint DRI application.

Sincerely,

[Signature]

Jeff Tichenor  
Co-Owner  
Roxbury Wine and Spirits
The Honorable Kathy Hochul  
Governor of New York State  
NYS State Capitol Building  
Albany, NY 12224  

September 12, 2021  

Dear Governor Hochul,  

My husband and I have been Roxbury Main Street business owners for eight years, and residents of Roxbury for over a decade. Transplants from Brooklyn, we have chosen Roxbury as our home because of the obvious natural beauty of the area, but we have come to appreciate something equally important, the creativity and commitment of the community for improving the quality of life for all its residents. The Downtown Revitalization Initiative Grant would offer tremendous support to our region and help us secure the future we envision together.  

In this case, two rural small towns, The Town of Roxbury and the Village of Margaretville, have joined forces to work together to revitalize our area by building on the growing tourism that is one of our only ‘industries’ providing jobs in the region. We are at an important inflection point as we grapple with our infrastructure issues, our burgeoning population growth (some due to COVID 19), our need for more businesses to serve our community, and our desire to develop our economy in parallel with our stewardship of the environment.  

The two communities, already connected by common interests and a planned Scenic Byway on Route 30, have come together to identify projects that will benefit the entire region. Business development and mentoring, branding and marketing to attract visitors, connecting walking trails and signage for easier access to our great outdoors are just a few projects mentioned in our application, and our communities are already working on those. The arts play an important role to attract visitors, and we want to update the Roxbury Arts Group and develop The Galli-Curci Theater to widen our appeal as a destination.  

One of our transformative projects, The Inn at Kirkside, would reinvent the role for a historic building by creating a hospitality training facility with the potential to transform Roxbury into a world class dining and lodging destination and provide an anchor to our Main Street. The Blue Line Lodge, in Margaretville, has the potential to do the same for the region.  

But we also need serious help and funding to support basic infrastructure projects, such as flood mitigation, sidewalks, streetlights, and place-marking to revive our downtowns, and affordable housing to support our residents and grow our workforce, and do it in such a way that is sustainable economically and environmentally, and includes all members of our communities.  

We wholeheartedly support the application for the Downtown Revitalization Initiative Grant for the town of Roxbury and the Village of Margaretville. We are small but, working together, we are mighty in our resolve to nurture our downtowns as we nurture our environment.  

We respectfully ask for your consideration and support of the joint DRI application,  
Robin Factor, Co-owner  
Doug McLaurine, Co-owner  
Roxbury General, 53587 State Hwy 30  
Roxbury, NY 12474
The Honorable Kathy Hochul  
Governor of New York State  
NY State Capital Building  
Albany, NY 12224

As an elected Town Council woman for the Town of Roxbury, a lifelong resident of Roxbury and the MARK Board Secretary, I am writing to express my full support for the collaborative Downtown Revitalization Initiative (DRI) grant application between the Hamlet of Roxbury and the Village of Margaretville.

While there has been important and significant openings of new businesses within both communities within the last few years, this funding will continue to support the economic objectives within our area which is centered around tourism. Our communities consistently attract new residents and visitors, especially in the last year during the pandemic and we would like to continue to see this trend. Especially with the two transformational projects, the Inn at Kirkside in Roxbury and the Blue Line Lodge in Margaretville. This will give visitors a place to stay and give them an opportunity to explore our beautiful communities.

In addition, with this funding we would like to provide lighted walkable sidewalks, support for current and future businesses and building rehabilitation on both main streets, increased recreational opportunities, and restoration of historic buildings. All of which will continue to attract new residents and visitors throughout the year.

In working collaboratively with the Village of Margaretville in the application process and during the execution of the grant, this process will help to grow and strengthen relationships with the citizens in both communities. This grant will also help to unite the communities through the scenic byway that will connect the two communities together.

I look forward to working with the citizens of Margaretville to transform the Hamlet of Roxbury and the Village of Margaretville into flourishing downtown destinations.

Sincerely,

Deanna Osborn  
Roxbury Town Board Member and MARK Board Secretary
The Honorable Kathy Hochul  
Governor of New York State  
NYS State Capitol Building  
Albany, NY 12224  

September 10, 2021  

Dear Governor Hochul,  

As a resident of Roxbury, my partner and I fully support the joint application of a Downtown Redevelopment Grant for the Hamlet of Roxbury and the Village of Margaretville because we believe that our two communities will be stronger when more closely joined together. These two towns in our beautiful southern Catskill region are at a pivotal moment of revitalization with many new residents, (ourselves included) and businesses working hard to energize our area.

That said, more support is needed for basic infrastructure such as sidewalks, streetlights, signage and place marking to bring our towns together. Business Assistance including marketing, mentorship and training are needed. A Scenic Byway planned along County Highway 30 would serve as the connective tissue between our two tourism based economies and walking trails would lead people to experience more of what we love about the area - the natural beauty of the mountains - by hiking and biking. There is so much potential for growth as these two fantastic towns reinvent themselves.

The Inn at Kirkside would restore Helen Gould Shepard's historic summer home into a hospitality training facility. This alone has the potential to transform Roxbury into a world class dining and lodging destination and would provide an anchor to our Main Street in addition to the already marvelous small businesses that would benefit from additional tourism.

Roxbury and Margaretville are both poised and ready to implement a compressive DRI plan that interweaves their illustrious histories with an eye to the future of sustainable economic, environmental and social development that includes all members of our communities. By addressing the need for more affordable housing we can support the entrepreneurs who have opened new ventures and allow for retention our local residents in way to benefits all. We are stronger together!

We respectfully ask for your consideration and support of the joint DRI application,

Kristin Tarczynski and Christopher Lewis  
3040 Vega Mountain Road  
Roxbury, NY
I write in support of applying for the Downtown Revitalization Initiative Grant for Roxbury and Margaretville. Our compact, walkable downtowns need some help. I am a lifetime resident, now retired here in the home that I've owned for 40 plus years.

My husband and I feel very fortunate to have been able to work and live here. Economic opportunities were available right here in our town, that let us have a quality of life that I hope many future families can enjoy.

Roxbury and Margaretville can serve us retirees well, if they maintain vibrant community centers, with shops, health facilities, volunteer opportunities, libraries, restaurants and entertainment opportunities. Said establishments need staff!!! It's vital to the future of both communities that economic opportunities for working aged people are considered of utmost importance.

We are content with the hiking, hunting, fishing, bicycling opportunities that are rich here. BUT, we know that diversity, growth and economic development are the lifeblood of a town. I especially worry about the services that suffer when young people and professionals leave to live in a place with better amenities and more options for housing. Our communities need to attract and retain dentists, doctors, dental hygienists, nurses, mental health counselors, firemen and women, ambulance drivers, life guards, and so many other necessary health professionals.

I am interested in business growth expansion, if it means helping existing businesses thrive! Our current problem with affordable housing is a crisis. I am a huge proponent of adaptable reuse of historic buildings and green technology. Awarding Roxbury/Margaretville with a Downtown Revitalization Initiative Grant would transform our downtowns in a way that would enhance the lives of our hard working business owners and local residents and visitors.

Respectfully submitted,
Becky Porter
Dear Governor Hochul,

As a resident of Roxbury, I fully support the joint application of a Downtown Redevelopment Grant for the Hamlet of Roxbury and the Village of Margaretville in the belief that our two communities will be stronger when more closely joined together. These two sister cities in the Catskill region of the Southern Tier are at a pivotal moment of revitalization with many new residents and businesses working hard to energize our area. However, more support is needed for basic infrastructure such as sidewalks, streetlights, signage and place marking to weave the two locales together more fully.

Business Assistance including marketing, mentorship and training are needed. A Scenic Byway planned along County Highway 30 would serve as the connective tissue between our two tourism based economies and walking trails would lead people to experience more of our natural wonders. There is so much potential for collaboration and growth as these two Jewels of the Catskills reinvent themselves after years of stagnation and the impact of Covid 19.

The Inn at Kirkside, which would restore Helen Gould Shepard’s historic summer home into a hospitality training facility has the potential to transform Roxbury into a world class dining and lodging destination and would provide an anchor to our Main Street. Restoration of the 1922 Galli-Curci Theatre listed on National Register of Historic Places would do the same for Margaretville and bring a dynamic energy to both boroughs.

Roxbury and Margaretville are both poised and ready to implement a compressive DRI plan that interweaves their illustrious histories with an eye to the future of sustainable economic, environmental and social development that includes all members of our communities. By addressing the need for more affordable housing we can support the entrepreneurs who have opened new ventures and allow for retention our local residents in way to benefits all. We are stronger together!

I respectfully ask for your consideration and support of the joint DRI application,
Judith Maguire
800 N Montgomery Hollow Rd.
Roxbury, NY 12474
September 12, 2021

Dear Governor Hochul,

As residents of Roxbury, my husband and I fully support the joint application of a Downtown Redevelopment Grant for the Hamlet of Roxbury and Village of Margaretville.

Both communities provide a linchpin to our neck of the woods and each is currently experiencing an expansion of business with an influx of new residents. This is a pivotal revitalization moment for these sister cities who will benefit exponentially from foundational support for basic infrastructure, such as sidewalks, streetlights, signage, and place marking.

Weaving both communities closer together and supporting a planned Scenic Byway along County Highway 30 to serve as the communal link between our two tourism-based economies will encourage more visitors to experience the unique attributes of our natural wonders.

To drive development and revenue creation, two restoration projects: The Inn at Kirkside in Roxbury and the Gali-Curci Theatre in Margaretville, if undertaken, would have a transformative impact. Completion of each would bring a dynamic energy and distinction to both boroughs.

The potential for economic, environmental and social growth exists. Business assistance including marketing, mentorship and training is needed to support the collaboration and growth of Roxbury and Margaretville as we work to make these proposals a reality and emerge stronger together after the impact of Covid 19.

We respectfully request your consideration and support of our joint DRI application,

Kathleen and Carl Eckett
The Honorable Kathy Hochul  
Governor of New York State  
NYS State Capitol Building  
Albany, NY 12224  

September 12, 2021  

Dear Governor Hochul,  

First off please let me extend a warm congratulations on your new role as the first female Governor of New York. I was truly honored and excited to have met with you just weeks before your appointment while at the Union Grove Distillery. I am one of the candidates running for local office in Middletown, Delaware county. I am also an active community member who has a VISION of our areas’ future. To achieve that vision, we need help. 

I am writing this letter to request that you support the awarding of funds from the Downtown Revitalization Initiative Grant (DRI) to the combined communities of Margaretville & Roxbury. 

Let me share with you my vision for the historic building that is the 1922 Galli-Curci Theatre listed on National Register of Historic Places. This 5000 square foot blank canvas would provide a starting point for community members and visiting guests to the area. This building would house office space for workshare opportunities, group meetings, presentations and performances. Currently the closest location that offer these resources are 30-40 minutes away. It is well known in this area that transportation for some families is limited to one vehicle if at all. Part of the plan would also be to invite local agencies to use this as a satellite office. We have reached out to our community and here are some of the other ideas for this space. 

- A Middletown Welcome Center featuring local history  
- Career development resources, entrepreneurial support, job fair & networking space  
- Financial education resources (debt management, investment, first time home buyer programs.)  
- Educational presentations (think Ted Talks!)  
- Tax education and support  
- Health Insurance support  
- Work share space  
- Access to Copy/ Print/ Fax services (the closest office store is 60 minutes away.)  
- After school programming  
- Community groups & class meeting space  
- WIC outreach site 

I believe that by providing a local community resource center that is rooted in positivity, growth, and empowerment, we will be offering individuals a steppingstone to level up their lives. These past few years have been challenging, and we could all use a little support. I believe this could be offered at The Galli Curci Community Center. 

We know that the theatre will require substantial funding to be appropriately remodeled; but this historic building on Main Street could not be more well suited for this role. It is large, it is fully accessible, it is a cornerstone of the community, and it is ready to serve another purpose; with your help, it could happen. 

Thank you for your time and consideration,  

Robin Williams  
Margaretville, NY
The Honorable Kathy Hochul  
Governor of New York State  
NYS State Capitol Building  
Albany, NY 12224

September 10th, 2021

Dear Governor Hochul,

As a resident of Margaretville NY and business owner in the area, I fully support the joint application of a Downtown Redevelopment Grant for the Hamlet of Roxbury and the Village of Margaretville. I have been a resident of Margaretville for 29 years and now the proud owner of the Galli-Curci Theater, the largest vacant commercial property on main street in Margaretville. I hope to change that to occupied with your help!

During Covid there has been a resurgence of interest in the area as a relocation point for folks from downstate looking to find a viable alternative to NYC life. Together as a unit, the Margaretville/Roxbury communities are an attractive draw but still lack basic infrastructure like street lights, reliable utilities, sidewalks, easier access to social services. Many of the things that are second nature to the downstate folks who are considering us as a tourism destination or to settle in the area. These are gating issues that are stopping them from considering us. We need help in promoting, developing, and ultimately connecting our two communities to encourage visitors to take in the natural beauty in the area. Reinventing our area post Covid is essential to our survival.

Projects like reinventing the Inn at Kirkside into a hospitality training facility has the potential to transform Roxbury into a world class dining and lodging destination and the restoration of the Margaretville based 1922 Galli-Curci Theatre listed on National Register of Historic Places would bookend us from one Main Street to the other.

As an entrepreneur who has successfully revitalized the Phoenicia Diner, I am turning my attention to Roxbury and Margaretville as they are now poised to implement a compressive DRI plan. If they are jointly awarded a DRI Grant, it will certainly embolden others like me to continue to expand our investment in business and people in the area.

Finally, by addressing the need for more affordable housing we can support the all the newly opened and soon to be developed ventures and allow for retention our residents in way to benefits all.

We are stronger together!  
I thank you in advance of your support

Michael Cioffi  
594 Fox Ridge Road  
Margaretville NY  
Roxbury, NY
The Honorable Kathy Hochul  
Governor of New York State  
NYS State Capitol Building  
Albany, NY 12224  

September 8th, 2021  

Dear Governor Hochul,  

As a homeowner in Roxbury, I fully support the joint application of a Downtown Redevelopment Grant for the Hamlet of Roxbury and the Village of Margaretville in the belief that our two communities will be stronger when more closely joined together.  

_We love the towns of Roxbury and Margaretville. Together they provide a lot of what we need as we love to buy local. The town of Roxbury’s restaurant, Chappies, provided much-needed employment to our teen son during the pandemic. He was isolated, alone and without peers for his support. His summer kitchen job really helped and taught him some great skills. Roxbury and Margaretville really showcase what small towns can be like – supportive, community-filled and engaging places to be._  

However, more support is needed for basic infrastructure such as sidewalks, streetlights, signage and place marking to weave the two locales together more fully. Business Assistance including marketing, mentorship and training are needed. A Scenic Byway planned along County Highway 30 would serve as the connective tissue between our two tourism based economies and walking trails would lead people to experience more of our natural wonders.  

The Inn at Kirkside, which would restore Helen Gould Shepard’s historic summer home into a hospitality training facility has the potential to transform Roxbury into a world class dining and lodging destination and would provide an anchor to our Main Street. Restoration of the 1922 Galli-Curci Theatre listed on National Register of Historic Places would do the same for Margaretville and bring a dynamic energy to both boroughs.  

Roxbury and Margaretville are both poised and ready to implement a compressive DRI plan. By addressing the need for more affordable housing we can support the entrepreneurs who have opened new ventures and allow for retention our local residents in way to benefits all. We are stronger together! I respectfully ask for your consideration and support of the joint DRI application.  

Michelle Exline Minovi  
1950 Burroughs Memorial Road  
Roxbury, NY 12474
As a resident of Denver, NY, I fully support the joint application of a Downtown Redevelopment Grant for the Hamlet of Roxbury and the Village of Margaretville. My home is located squarely between these two wonderful communities, so I can speak first hand to how important it is to help them grow as one. Due to their proximity, it only makes sense that they should work together to become a joint destination of the Western Catskills.

Even over just the last year, despite hardships due by Covid-19, I've seen incredible attempts at revitalization through the addition of multiple new businesses in both areas. However the residents can't do it all themselves. More support is needed for basic infrastructure such as sidewalks, streetlights, signage and place marking.

I would also love to see the creation of a Scenic Byway on the Rt 30 corridor to serve as the connective tissue between these two tourism-based communities, as well as, improved access to hiking and biking trails adjacent to both towns. Besides skiing, hiking is a huge tourism draw, so anything that can be done to encourage it nearby would benefit both towns.

A DRI would transform both communities and further support the economic goals of the region using tourism as an economic engine. In addition to the above mentioned, the grant would also aid in the restoration of historic properties including Kirkside Estate and The Galli-Curci Theater. I believe all it takes is a few revitalized landmarks and businesses to draw visitors and spark a community-wide transformation.

Roxbury and Margaretville are both poised and ready to implement a compressive DRI plan that would benefit all members of our communities through economic, environmental and social development. We must build towards the future, together.

I respectfully ask for your consideration and support of the joint DRI application,
Kelly Lipovich
2954 Co Rd 36
Denver, NY
The Honorable Kathy Hochul  
Governor of New York State  
NYS State Capitol Building  
Albany, NY 12224

September 9th, 2021

Dear Governor Hochul,

As a resident of Roxbury, I fully support the joint application of a Downtown Redevelopment Grant for the Hamlet of Roxbury and the Village of Margaretville in the belief that our two communities will be stronger when more closely joined together. These two sister cities in the Catskill region of the Southern Tier are at a pivotal moment of revitalization with many new residents and businesses working hard to energize our area. However, more support is needed for basic infrastructure such as sidewalks, streetlights, signage and place marking to weave the two locales together more fully.

While I fully support the entire project, I would like to focus on The Inn at Kirkside.

Governor, we were proud to have you plan to attend the recent ribbon cutting at the Roxbury at Stratton Falls. We understand that official duties did not allow that to be possible, and realize that your time and attention point to your understanding of the importance of hospitality in the Southern Tier of the Catskills.

The Roxbury and The Roxbury at Stratton Falls are proof of what world class hospitality can do to revitalize a community.

The Inn at Kirkside, which would restore Helen Gould Shepard’s historic summer home into a hospitality training facility has the potential to further transform Roxbury into a world class dining and lodging destination and would provide an anchor to our Main Street. It would provide training and experience for our young people and potentially provide them with employment, should they choose to stay. We need opportunities for our young people and a reason for them to remain in their hometown.

Roxbury and Margaretville are both poised and ready to implement a compressive DRI plan that interweaves their illustrious histories with an eye to the future of sustainable economic, environmental and social development that includes all members of our communities.

I respectfully ask for your consideration and support of the joint DRI application,

Michael Mathis  
2200 County Highway 41  
Roxbury, NY 12474
Dear Governor Hochul,

I am writing to voice my support for the Downtown Revitalization Initiative for the hamlets of Roxbury and Margaretville. Both of these towns are booming with new life, but need the extra support from the state to ensure their success is long lasting and supportive of all economic groups.

The Catskill region is a gem in New York State, and it's hamlets and towns should match the natural beauty of the area.

Thank you for your consideration.

Travis Johnson
Roxbury, NY
The Honorable Kathy Hochul  
Governor of New York State  
NYS State Capitol Building  
Albany, NY 12224  

September 14th, 2021  

Dear Governor Hochul,

As a business owner and resident of Roxbury, I fully support the joint application of a Downtown Redevelopment Grant for the Hamlet of Roxbury and the Village of Margaretville in the belief that our two communities will be stronger when more closely joined together. These two neighboring towns in the Catskill region of the Southern Tier are ready to achieve revitalization with many new residents and businesses working hard to energize the area. However, more support is needed to fully achieve potential.

Business Assistance including marketing, mentorship and training are needed. I see many residents, both new and old, struggle to understand how to write a business plan and promote their new businesses. There is so much demand for all sorts of service providers and this is the perfect time to support new entrepreneurs thru a DRI initiative.

A Scenic Byway planned along County Highway 30 would serve as the connective tissue between our two tourism based economies and walking trails would lead people to experience more of our natural wonders. There is so much potential for collaboration and growth as these two Jewels of the Catskills reinvent themselves after years of stagnation and the impact of Covid 19.

I respectfully ask for your consideration and support of the joint DRI application,

Allan Aujero  
Catskill Mountain Wood LLC  
Roxbury, NY 12474
The Honorable Kathy Hochul  
Governor of New York State  
NYS State Capitol Building  
Albany, NY 12224  

September 14th, 2021  

Dear Governor Hochul,

As a business owner and resident of Roxbury, I fully support the joint application of a Downtown Redevelopment Grant for the Hamlet of Roxbury and the Village of Margaretville in the belief that our two communities will be stronger when more closely joined together. These two neighboring towns in the Catskill region of the Southern Tier are ready to achieve revitalization with many new residents and businesses working hard to energize the area. However, more support is needed to fully achieve potential.

Business Assistance including marketing, mentorship and training are needed. I see many residents, both new and old, struggle to understand how to write a business plan and promote their new businesses. There is so much demand for all sorts of service providers and this is the perfect time to support new entrepreneurs thru a DRI initiative.

A Scenic Byway planned along County Highway 30 would serve as the connective tissue between our two tourism based economies and walking trails would lead people to experience more of our natural wonders. There is so much potential for collaboration and growth as these two Jewels of the Catskills reinvent themselves after years of stagnation and the impact of Covid 19.

I respectfully ask for your consideration and support of the joint DRI application,
Allan Aujero  
Catskill Mountain Wood LLC  
Roxbury, NY 12474
Dear Governor Hochul,

My husband and I are small business owners in the Hamlet of Roxbury, New York. We opened a small yoga studio in this special little town a little more than a year ago, and our roots are already deep. I am writing to you to express our enthusiasm and support for the joint application of a Downtown Redevelopment Grant for the Hamlet of Roxbury and the Village of Margaretville. These two towns have always been very special, in both small town ways that we've come to associate with rural America, but also in big and new ways. I have found these villages to be progressive and inclusive and represent all the best things you could look for in a community. The community supports each other and the growth of the town, but we can’t do it alone, especially after the struggle to stay afloat with Covid. We need support for basic infrastructure such as sidewalks, streetlights, signage and place marking to weave the two locales together more fully.

One of the goals if we were to receive the grant is for marketing. This is so vital to the survival and health of both the community and our business. There are so many ways that we could position these two towns to be thriving and drive the local economy but we sorely need your help. The scenic byway, the hiking fields, the restoration at Kirkside would all bring tourism, jobs, as well as a sense of local pride in the community.

Roxbury and Margaretville are both strong communities because the people are strong hard working folks. As challenging as the last year has been for us, we remain committed to this town, this area, and these people. I cannot imagine a better use of funds then to support the progress of Roxbury and Margaretville, develop opportunity and transform lives!

I respectfully ask for your consideration and support of the joint DRI application,

Terri Speck
Peace Love and Yoga
221 Hillcrest Drive
Roxbury, NY 12474
September 12th, 2021

Dear Governor Hochul,

I am writing in support of the joint application of the Downtown Redevelopment Grant for the Hamlet of Roxbury and the Village of Margaretville. I have lived for almost 30 years in the Hamlet of Roxbury. What inspired our family to initially acquire a home here was the pristine Catskill Mountains and everything the region has to offer. What influenced us to retire up here during the last 10 years is our affection for small town living. As many others look to the region as a place for their young families and/or retirements, grant support would greatly enhance all these towns have to offer.

First, these two towns are intertwined by close physical proximity. The addition of navigable bike lanes would be beneficial. I regularly bike Route 30, and over the last few years, the deterioration of this road is evident. With more runners and bikers moving up over the last 2 years and the additional car traffic on the road, cycling and other activities have become more dangerous for both motorists and those out for a walk, run, or ride. There are also many hiking trails that need to be revitalized so residents and visitors can take advantage of them. Infrastructure also needs to be improved in each town, where lighting, proper sidewalks, and clear signage are lacking. Extending these improvements to include construction of running tracks, skateboard parks, and other recreational facilities would also make it safer and more fun for all to enjoy.

Both towns are home to unique small businesses. I personally operated a small business in the hamlet of Roxbury from 2013 till 2019 – an antiques business on the town’s Main Street. I can speak firsthand about the need to help small businesses and future entrepreneurs with direct mentorship as well as new marketing ideas to help grow these local businesses. Funding through the DRI would enable greater collaboration on these fronts between both towns, contributing positively to the economies of both. In addition to attracting newcomers to the area, strong economic growth fueled by support for small businesses will also aid the retention of local residents with job creation and overall better economic opportunity.

If successful in obtaining the grant, Roxbury and Margaretville are well positioned through strong and dedicated community groups to implement activities that will
be needed to deliver on the objectives of the funding proposal in a way that reflects our unique histories and an eye to our shared future. Thank you for your consideration.

Sincerely,
Rita Karpoich
17 S Montgomery Hollow Rd
Roxbury, NY 12474