



*“A Good Place  
to Live”*

**2017 Village of  
Cobleskill  
Downtown  
Revitalization Plan**



**Mayor**  
Linda V. Holmes

**Deputy Mayor**  
Howard W. Burt, Jr.

**Clerk-Treasurer**  
Samantha Moyster

**Code Enforcement**  
Mike Piccolo

**Village of Cobleskill**  
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*"A Good Place to Live"*  
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June 10, 2017

Mohawk Valley Regional Economic Development Council  
c/o Co-Chairs Lawrence T. Gillroy III & Dr. Dustin Swanger  
207 Genesee Street  
Utica, NY 13501

Dear Mr. Gillroy III & Dr. Swanger:

On behalf of my Village Board colleagues and my residents, it is my pleasure to offer our proposal to the Mohawk Valley Region for Governor Cuomo's Downtown Revitalization Initiative.

Currently, the Village of Cobleskill is witnessing an economic boost from private and public investors. Once an 85% vacant Main Street, it now has every building purchased by energetic new business owners. We are fortunate to have organizations like our Cobleskill Partnership, Inc and Historic District Committee working together to revitalize our neighborhoods and encourage residents and business owners to invest back into their properties. SUNY Cobleskill continues to drive local economy as it continues to grow with a diverse and eclectic student body. The Cobleskill Regional Hospital, an affiliate of Bassett Healthcare Network continues to be one of the largest employees with 70% of their workforce living local. And, after having closed doors for 14 years, the industrial park has reopened as a business incubator. These are just some of the larger initiatives and examples of progress taking place in our downtown. However, we are far from being economically sound.

We have worked diligently to create an all-around, thorough and diverse plan that represents how we can best leverage the \$10 million to expand current projects, create additional private investment and enhance job growth. We have identified key economic development "anchor" projects and multiple other projects that depict the passion and dedication that currently exists in our community.

Again, I am proud to present this application for Governor Cuomo's Downtown Revitalization Initiative and I thank my residents, businesses and all of the Village of Cobleskill's community who have worked to build this vision for the future.

Sincerely,

Linda V Holmes, Mayor

This is an Equal Opportunity Program. Discrimination is prohibited by Federal law. Complaints of discrimination may be filed with the USDA, Director, Office of Civil Rights, Room 326-W, Whitten Building, 1400 Independence Avenue SW, Washington D.C. 20250-9410.

The Village of Cobleskill acknowledges the following individuals and organizations for their contributions and support in making this Downtown Revitalization Initiative Proposal a reality.

**Governor Andrew M. Cuomo**

**Mohawk Valley Regional Economic Development Council**

**Empire State Development**

**New York State Home & Community Renewal**

**The Village of Cobleskill Downtown Revitalization Initiative Committee**

Mayor Linda V. Holmes

Co-Chair Michael Piccolo, Zoning & Codes Officer

Co-Chair Sarah Kruzinski, Economic Development Coordinator

Eric Stein, CEO Cobleskill Regional Hospital, an affiliate of Bassett Health Care

SUNY Cobleskill

Amy McCann, Downtown Business Owner

Brian Kaiser, President Cobleskill Partnership, Inc.

Ronald S. Filmer Jr., CEO IDA & Director of Schoharie County Rural Preservation Corp

Samantha Moyster, Village of Cobleskill Clerk/Treasurer

Shawn Smith, Village of Cobleskill Attorney

Michele Holliday, NBT Branch Manager II & Bank Officer

Francois Vedier, P.E., President & P.E. Lamont Engineers, P.C.

Alexander MacKay, Community Member

**Supporters of the Village of Cobleskill's DRI Application**



## **DOWNTOWN REVITALIZATION INITIATIVE - DOWNTOWN TEMPLATE**

### **BASIC INFORMATION**

**Regional Economic Development Council (REDC) Region:** Mohawk Valley

**Municipal Name:** Village of Cobleskill

**Downtown Name:** Historic Downtown Cobleskill

**County:** Schoharie

**Vision for Downtown.** *Provide a Brief Statement of the municipality's vision for downtown revitalization.*

Communities across the country have been rediscovering historic downtowns as the center of civic life and a source of community and cultural identity. The Village of Cobleskill embodies this movement: creating an economically vigorous commercial center with mixed-use buildings as well as a gathering place for hospitality, arts and entertainment within a carefully maintained historic district with strong architectural “anchors” with high quality infill and renovated buildings. The Village of Cobleskill embraces the vision of developing a year-round village that “gears up” to strengthen its assets, creates long-term value to support future generations and provide an all inclusive and sustainable downtown experience for its community, workers, students and visitors.

**Justification.** *Provide an overview of the downtown, highlighting the area's defining characteristics and the reasons for its selection. Explain why the downtown is ready for Downtown Revitalization Initiative (DRI) investment, and how that investment would serve as a catalyst to bring about revitalization.*

A “Good Place to Live”, the historic Village of Cobleskill, New York, with a population of nearly 4,600 plus an addition 2500 when SUNY Cobleskill is in session, is located between the Adirondack and Catskill Mountains at the crossroads of I-88, Rt. 145, Rt. 10, Rt.7 corridor, and Rt 20; which provide easy access to and from Cobleskill. Along with its natural beauty you will find a historic downtown enriched in architectural design and amenities, propelled by a community-based neighborhood revitalization effort, as well as being home to major employers, its local County Fair and anchor institutions such as SUNY Cobleskill and Cobleskill Regional Hospital, an affiliate of Bassett Healthcare Network.

Cobleskill can trace its historical importance throughout the development of our great nation and boasts a rich historic and cultural past positioning itself to capitalize on this opportunity to revitalize its downtown. Settled in 1752 and incorporated in 1868 as a German grist miller Jacob Kobel built a mill on the Cobleskill Creek, the Village of Cobleskill quickly became the economic hub of its time as well as for Schoharie County today. Located 45-60 miles away from major cities, the Village of Cobleskill's downtown serves as the primary urban center for communities within a 30 mile radius (a catchment area of over 626 sq.mi.).

Following its Healthy Initiatives & Complete Streets policy guidelines initiated in October 2015, the downtown provides a walkable neighborhood and main street that is compact and filled with many historic mixed-use buildings that encompasses shops, restaurants, newspaper and dentist office, banks, a library, post office, jewelry store, bakery, law offices, medical and financial offices, music store, theater, bookstore, convenience stores and apartments.

As the economic hub for Schoharie County, the Village of Cobleskill felt the sting of the recession in the latter half of the 20th century when it lost its biggest manufacturer; taking with it over 500 jobs. Also, the Village's aging infrastructure was in dire need of rehabilitation and replacement. One hundred fifty year-old water mains and original pavers from the 18th and 19th centuries were creating havoc under Main Street as well as nonworking curb stops and outdated laterals to the Main Street businesses. Even though it faced job loss, disinvestment and high poverty rates; which were compounded by the flood of Hurricane Irene and Tropical Storm Lee in 2011, the Village of Cobleskill grabbed the hands of some major stakeholders and together took a leap of faith, followed its masterplans and began rehabilitation of its downtown.

Over the past 4 years, the Village of Cobleskill has realized over \$9.6 million for infrastructure replacement; upgrading not just Main Street, but also updating infrastructure in the surrounding low-to-moderate income neighborhoods. These upgrades have also enhanced our neighborhoods with new sidewalks and vibrant streetscape: the transformation of the Village of Cobleskill and its downtown has begun. In the past 18 months the Village of Cobleskill has realized over \$3.5 million in new investments through nearly 20 separate projects, resulting in the creation or retention of over 150 jobs. Moreover, the Cobleskill Partnership, Inc., a non-profit organization established to help with rehabilitation of its downtown and sponsor community events, has aided in facade improvements and exterior renovations.

The Village of Cobleskill, using Smart Growth America's seven-step approach to downtown redevelopment, plus capturing the perception of the Mohawk Valley REDC's Upstate Revitalization Initiative and advancing on the region's ability to leverage state dollars, has preliminarily identified six (6) anchor projects specifically in its downtown area that are ready for investment and will continue to build upon the momentum which will result in an additional nearly \$3 million private investments, and provide the opportunity to create and retain an additional 350 plus jobs. Additional plans to invest DRI funding are earmarked for facade improvements to established older and, in some cases, historic buildings serving downtown businesses, as well as other amenities to improve the quality of life in the Village of Cobleskill's downtown for residents and visitors alike.

Recently, the Village of Cobleskill embarked on several key planning initiatives that will increase the quality of life in the downtown area. Utilizing the Village of Cobleskill Comprehensive Plan (1999), the Cobleskill Downtown Economic Enhancement Strategy (2007), Cobleskill's Path to Active Living (2011), and the Village of Cobleskill Healthy Initiatives & Complete Streets Policy Guidelines (2015), these key initiatives will result in projects that achieve measurable economic

benefits for the larger community, while further enhancing the benefits of a DRI award.

The Village of Cobleskill's proposal will demonstrate it is ready for success with a vibrant economic development effort. We may be small, but we are mighty...leading the way for smaller municipalities to match Governor Cuomo's bold Downtown Revitalization Initiative.

## DOWNTOWN IDENTIFICATION

*This section should be filled out with reference to the list of desired attributes for participation in the DRI as set forth in the DRI program description.*

**1) Boundaries of the Downtown Neighborhood.** *Detail the boundaries of the targeted neighborhood, keeping in mind that there is no minimum or maximum size, but that the neighborhood should be concentrated and well-defined. Core neighborhoods beyond a traditional downtown or central business district are eligible, if they can meet other criteria making them ripe for investment. Attach a map that clearly delineates the downtown neighborhood.*

The Village of Cobleskill's downtown boundary creates a transit-oriented and viable walkable area that provides the physical framework for the Downtown Revitalization Initiative defined by a core of historic mixed-use development on Main Street, ample open public space, a higher density of traditional housing and multiple zoning districts along the outer boundary as well as a cultural and entertainment area and an industrial park. NYS Routes 10, 7 and 145 runs East-West through downtown and is the Village's major arterial and Main Street. This road connects to SUNY Cobleskill to the West and the Village's big box commercial area to the East, as well to the Capital District via Interstate 88 to the East. The Downtown accounts for \$37,227,505 in assessed value, 11% of the taxable properties in the Village.

Though the Village of Cobleskill's downtown area includes multiple zoned districts, its focused area has well-defined boundaries. At the core of the Village's Downtown Main Street (11.6 acres) is its Central Business/Mixed-Use/Historical District. At the West end of Main Street (26.3 acres) you will find commercial/Residential/Historical District and the East End (40 acres) are Multi-family/Commercial properties. Both West and East Main street are the gateways to the Village of Cobleskill with multiple multi-family units; especially for SUNY Cobleskill students who are just a walk away from their downtown campus.

The Southern Boundary of the Village's focus area is MacArthur Avenue (54 acres), a secondary thorough fare for residents and consists of Commercial/Multi Housing. Midway on MacArthur Avenue the boundary follows South Grand Street to its historic Fairgrounds (37.3 acres) a cultural and entertainment treasure and Aker's Building (36.2 acres), an Industrial Park which is a 460,000 square foot business incubator.

To the North, downtown is bounded by rich commercial, cultural and recreational resources on streets that parallel Main Street. The North East boundary is “guarded” by the Cobleskill Regional Hospital - an affiliate of Bassett Healthcare Network.

(see attached Map)

**2) Catchment area.** *Outline why the downtown, or its catchment area, is of a size sufficient to support a vibrant, year-round downtown, with consideration of whether there is a sizable existing or increasing population within easy reach for whom this would be the primary downtown destination.*



The targeted downtown and neighborhood area within the Village of Cobleskill's DRI application was selected for its diversity of opportunities to capitalize on a host of downtown-oriented projects and business opportunities set forth by the vision of the Mohawk Valley REDC Upstate Revitalization Initiative. With the amount of new investment by public and private stakeholders that has already occurred within the focus area, the Village of Cobleskill is in a position to

welcome a new demographic of young entrepreneurs and professionals to our downtown as well as traditional laborers.

Is the size of the downtown area selected right for us? Other communities who have not experienced the level of investment that the Village of Cobleskill has seen in the past 4 years may be concerned. However, the size was chosen deliberately to capitalize on repurposing existing structures and properties ripe for development; assisting stakeholders to the fullest potential and creating opportunity. With a total of 206.2 acres within the DRI focus area, the Village of Cobleskill's Main Street/ Downtown Area is the largest in Schoharie County or 40 mile radius, encompassing the most retail space, creating the most sales tax revenue for the County as well as employing and retaining the most jobs: capitalizing on prospective growth.

In the East end of the focus area and within walking distance of its downtown, you will find the State University of New York College of Agriculture and Technology at Cobleskill - SUNY Cobleskill. In addition to the 4600 residents who call the Village of Cobleskill home, you will see approximately 2500 enrolled students plus hundreds of faculty members who either live in or utilize the Village's downtown as well as Village residents participating in campus activities.

The West end of the downtown focus area houses the Cobleskill Regional Hospital, an affiliate of Bassett Healthcare. The Cobleskill Regional Hospital serves the community by being the only provider of acute inpatient medical care, emergency care, short-stay inpatient rehabilitation and many other diagnostic and therapeutic services within a 60 mile radius. Seventy percent (70%) of Cobleskill Regional Hospital employees live within the area.

Centrally located between Albany and Binghamton, the Village of Cobleskill is nestled in the foothills of the Catskills; allowing residents to live in a quaint, rural setting. Within a 45 minute drive you can either be standing on the Capital steps or be checking out stats of your favorite teams at the Baseball Hall of Fame in Cooperstown. An estimate of 300,000 individuals visit the Hall of Fame on an annual basis. In the winter, you can be riding or skiing down Hunter or Windam Mountain or ride the multiple snowmobile trails of New York State. Closer to Main Street, (approximately 10 minutes) we are home to the Iroquois Indian Museum; housing one of the largest collections of contemporary Iroquois art in the world. Plus, home two (2) of New York States most famous Caverns in New York, Howe Caverns and Secret Caverns; both welcoming more than 200,000 visitors annually. Established in 1802, the Bull's Head Inn is the oldest and one of the most significant landmarks in the heart of the Village of Cobleskill welcoming and delighting guests with traditional American restaurant and pub dining in a historic, comfortable and friendly community gathering place. The Inn is also part of the Haunted History Trail of NY State. The Schoharie County Sunshine Fair, formerly the Cobleskill Sunshine Fair, has been held annually since 1876 opening its gates in the Village of Cobleskill to over 10,000 visitors. The Schoharie County Agriculture Society also hosts multiple horse shows, Maple Festival, July 4th Celebration, and many other cultural and community events that garner thousands and thousands of visitors throughout the year for each event. The Village of Cobleskill capitalizes on an influx of visitors set out for the Cobleskill Creek Trail, Schoharie County Quilt Barn Trail, and Schoharie County Beverage Trail.

With the influx of new employment in the area, new business owners and stakeholders ready to capitalize on great vision, a need to cater to the new demographics of young entrepreneurs and professionals, plus newly retired 'empty-nesters' seeking a vibrant downtown which to live, the Village of Cobleskill is 'geared up and ready' to take on a DRI award with open arms like no other community our size.

**3) Past Investment, future investment potential. Describe how this downtown will be able to capitalize on prior or catalyze future private and public investment in the neighborhood and its surrounding areas.**

The Village of Cobleskill's investments that have been made in the past as well as ongoing efforts are positively changing its downtown and near-downtown neighborhoods block-by-block and building-by-building. In doing so, the Village of Cobleskill has enticed other partners in the Village's effort to strengthen its potential by working collectively to stimulate development in the downtown and build the foundation to maximize future investment potential to transform into a thriving place of opportunity. The future is bright for Cobleskill and the Village is prepared to build upon the momentum of substantial recent investments by private and public stakeholders - attracting more residents and businesses, stimulating arts & culture and instilling pride and confidence within the community.

## Past Investments & Ongoing Projects

Over the past 4 years, the Village of Cobleskill has realized over \$9.6 million for infrastructure replacement; upgrading not just Main Street, but also updating infrastructure in the surrounding low-to-moderate income neighborhoods. These upgrades have also enhanced our neighborhoods with new sidewalks and vibrant streetscape allowing for viable walkability: the transformation of the Village of Cobleskill and its downtown has begun. In the past 18 months, the Village of Cobleskill has realized over \$3.5 million in new investments through nearly 20 separate projects, resulting in the creation or retention of over 150 jobs. Ongoing projects of new sidewalk placement for walkability, infrastructure and neighborhood streetscape total \$1.2 million.

Cobleskill Partnership, Inc. (CPI), a not-for-profit organization dedicated to promoting economic vitality in downtown Cobleskill, has two goals:

Goal 1: is to develop downtown Cobleskill as a business center. This means reducing vacancies by working with developers who want to improve storefronts and other buildings, marketing downtown to businesses and supporting projects that will result in successful downtown merchants and professionals.

Goal 2: is to make downtown Cobleskill a destination of choice for recreation, entertainment, services and shopping, interesting shops, convenient and well-marked parking as well as dining, recreational and entertainment establishment will encourage people to spend their time in downtown Cobleskill.

With these goals in mind, CPI, along with improvement funding of \$40,000 from Senator James L. Seward of the 51st District in 2010, helped bolster facade upgrades as well as downtown development. Over the past seven (7) years, CPI has continued their facade upgrades, streetscape enhancement, and the development and promotion of artistic and community events.



The downtown area is experiencing ongoing momentum through private investors. Empty for years, two viable restaurants now bookend the Main Street. On the West End of Main Street, the Bull's Head Inn, established in 1802, is the oldest and one of the most significant landmarks in the heart of the Village of Cobleskill. Using an energy grant from National Grid and a HRC Grant of \$100,000, plus a lot of hard work, the

restaurant and most recently their Cellar Tavern/Pub was open. A streetscape grant will enable them to finalize their project.

The East End holds an Irish Pub and Restaurant bringing diversity and culture to downtown. Continued updates have expanded the restaurant to accommodate music and billiard room. Located in central business/mixed use/historical district, their project continues with proposed banquet room and 13 market-rate apartments on the second and third floors.

With the help of the Historic District Commission and energy incentive grant from National Grid's Upstate New York Economic Development program a bakery was opened November 22, 2016. The project has revitalized the downtown, enhanced the walkability nature of its location and capitalized on offering fresh goods. The bakery owner's next venture is rehabbing market-rate apartments above its retail space and building a service patio not only for their customers, but allowing for events and entertainment to be held in the space.

Small businesses face many challenges when they are ready to grow. However, the owner of 560 Salon and Spa was able to put her fears to rest through National Grid's Upstate New York Economic Development program. The grant helped pay for a portion of the \$100,000 renovation costs. 560 Salon and Spa has started their next project of renovating their second floor.

Joining forces to encourage healthy living, create active play space, as well as seeking to create a welcoming built environment with a system of roads, trails and pathways that accommodate the needs of all users, the Town and Village of Cobleskill Recreation Commission partnered with Creating Healthy Places to Live, Work and Play; NYS Parks, Recreation and Historic Preservation; Senator Seward of the 51st District; and Healthy Creations to capitalize on \$319,935 to invest in Nick Iorio Park; which included their antiquated community playground and replacing their pool pump house and pool liner in 2014. Another \$15,000 went toward pedestrian crosswalks. In October 2015, the Village of Cobleskill passed a resolution for Adoption of Complete Streets Policy. \$200,000 HCR and CDBG funds will be used in 2017 to complete sidewalks where sidewalks are not provided to capitalize on increasing the downtown's walkability to its major recreation park and municipal offices.



The Schoharie County Sunshine Fair, formerly the Cobleskill Sunshine Fair, has been held annually in Cobleskill since 1876. In the Village of Cobleskill's downtown focus area, the Cobleskill Agricultural Society sees over 15,000 visitors to not just the annual Sunshine Fair, but hundreds and thousands of extra visitors for each community event. Tourism allows wealth to be injected into the Village of Cobleskill's community; benefiting its small businesses and micro-operators. Every dollar brought in is felt by the business community and boosts local spending. Due



to flooding from Hurricane Irene and Tropical Storm Lee in 2011, the Fair received ESD and SBA NY Rising Grants of \$50,000. Plus, the Cobleskill Agricultural Society and Cobleskill Historic Society have invested thousands and thousands of dollars for rehabilitation. In 2015, the Cobleskill Agricultural Society received an ESD grant for \$25,000 to create a commercial kitchen allowing its usage for on-site weddings as well as for farmers looking for a Department

of Health-approved facility of processing their products.

Private developers have combined the rich historic inventory and the idea of potential viable multi-housing investments within the Village of Cobleskill's downtown. Besides rehabilitation of our historic buildings, the construction of new multi-family units have witnessed the re-emergence of downtown as a vibrant place to live. The areas of downtown multi-family housing for SUNY students, professors, professionals and low and moderate income families is continuously being reviewed and are part of our downtown revitalization initiative.

SUNY Cobleskill plays a vibrant role in bolstering the economy in Downtown Cobleskill. Nearly 2500 students are enrolled and attend SUNY Cobleskill. Over 429 employees work at the college. Opening a downtown cafe' that focuses not only on quick and friendly service, but also engages in their guests as they partner with the community. Staff is made up of mostly SUNY Cobleskill students from a variety of majors. Coby's Cafe' not only serves good food, but it opens a door for music lovers and those wishing to seek artistic expression. SUNY Cobleskill also offers educational programs for the public, is the home to an online farmer's market creating the ability to purchase fresh and healthy foods, is an active participant in the County Fair and thrives within its numerous community partnerships. It also creates an educated workforce, forms partnerships with corporations and area businesses, and provides numerous cultural, athletic and regional events to the public. Their Farm and Food System Incubator (FFBI) will provide assistance to local agricultural entrepreneurs seeking access sophisticated supply chains and meet the challenges of the various legal requirements selling food at scale and setting up farm-to-table opportunities with local businesses. In March of 2017, SUNY Cobleskill announced the



launch of the Institute for Rural Vitality, engaging the College's resources in collaboration with regional partners to enhance community and economic vitality in rural New York. Funded mostly by a \$749,000 grant from USDA, the community and stakeholders look forward to an ongoing partnership to enhance the quality of

life and assist farm and food business with technical, marketing product, and business development. SUNY Cobleskill also works with Start-Up NY and the Microenterprise grant to assist entrepreneurs.

Another major employer and anchor institution is the Cobleskill Regional Hospital, an affiliate of Bassett Healthcare Network. The Cobleskill Regional Hospital serves the community by being the only provider of acute inpatient medical care, emergency care, short-stay inpatient rehabilitation and many other diagnostic and therapeutic services within a 60 mile radius. With 240 workers, seventy percent (70%) of Cobleskill Regional Hospital employees live within the area. In June 2014, a new 20,000-square-foot primary care facility was built, doubling the size of its previous clinic and employees. A HEAL NY grant of \$5 million supported the bulk of the cost of the new facility, estimated at \$6 million.

One final business that has demonstrated past investments and plans for ongoing projects is the Aker's Industrial Park. In 2016, Mills Services purchased the former Guilford Mills; a 460,000 square-foot building that had been dark and vacant for 14 years. Besides investing over \$1.6 million in building purchase and renovation, Aker's Industrial Park has become a business incubator project bringing in businesses that have created over 100 jobs and recently expanded its lease with a warehouse distributor who will create another 150 jobs by the end of the year. As an anchor project, it is projected the company will hire another 60-80 people in the next couple of years.

## **Future Investment Potential**

Building on the momentum of substantial recent investments, the Village of Cobleskill has preliminarily identified six (6) anchor projects specifically in its historic downtown area which will result in an additional \$3 million private investment and provide the opportunity to create and retain an additional 350+ jobs. These potential projects have the opportunity to provide construction of new market rate and upscale rental units, mixed-income housing development, mixed-use development, restaurant expansion, commercial/retail space, provide learning enrichment with classroom settings through the support of SUNY Cobleskill and enhance our Industrial Park as a business incubator; creating impending job growth. Additional plans to invest DRI funding are earmarked for streetscape enhancement, facade improvements to established and older, in some cases, historic buildings serving downtown business, as well as other amenities to improve the quality of life in the Village of Cobleskill's downtown for residents and visitors alike.

### **Newberry Block (1) (mixed-use restaurant, bar, entertainment, apartments)**

The Newberry Building, getting its name from the old Newberry's 5 & 10 cent retail business housed there, is rich in history. Built in 1871, it was added to the National Historic Register in 1978. The building had fallen into disrepair and was vacant for many years. Purchased in 2102, the mixed-use three-story building has three

commercial storefronts facing Main Street with room for 13 apartments on the second and third floors with a parking lot; a total of 29,928 square feet.

The local developer has invested over \$700,000 to restore the existing space used.



Rehabilitating the existing kitchen, installing a ground and first floor sprinkler system, constructing one of the largest bars in the area and creating restaurant space, it currently houses the new Irish Chieftans Restaurant and Bar - bringing a new eclectic ,cultural, modern experience to downtown. It has brought live entertainment and variety to the Village of Cobleskill's downtown.

The proposed development budget is to provide stabilization, rehabilitation and expansion of office space, 13 market-rate rental apartments featuring one to two-bedroom units, together with a new banquet room addition to the existing restaurant space, all while preserving its original historic beauty. Facade work will be incorporated in the project as well as a much needed rehabilitation of its parking lot. This establishment would not only house the most rentals in the downtown area, but it will retain and create approximately 25 jobs. The development budget for the proposal is approximately \$1.7million.

### **Mann Block (2) (mixed-use apartments and retail space)**

With the Newberry Building on one end of the block, the Village of Cobleskill has the Mann Block on the other end creating substantial historic “book ends” on its Main Street. Built in 1872, the Mann Block was placed on the National Register of Historic Places in September 1978.

Previously used as an office building for an engineering firm, the Mann Block was recently purchased in March of 2017 by a private investor with plans to rehabilitate the 9,900 square feet historic treasure back to its original state with two retail spaces designated on the ground floor and available apartment space on the second and third floors; a mixed-use, central business property.

In 2010, with the combined efforts of the Cobleskill Historical Society, Cobleskill Partnership Inc. and Robin Hood Flour, the Mann Block once again donned the advertising landmark that was barely visible on the large exterior brick wall of the building. As a historic mill town, an ad depicting large red letters of “Robin Hood Flour” and “milled from washed wheat” in smaller green letters along with the traditional figure of Robin Hood is once again visible.



The current development proposal is to provide an ADA approved elevator, two (2) upscale apartments featuring two-bedroom units, together with two (2) retail storefronts on the first floor along with facade and streetscape work all while preserving the Mann Block's traditional, but interesting panel brickwork and corbeling.

With \$300,000 currently invested in the property, the proposed development of this Mann Block project is estimated at \$850,000.

**Skidmore Brown LLC (3)** *(Mixed-use apartments, craft food and beverage center, old fashion General Store, farmers market, entertainment)*

Majestically towering above historic Main Street on the North side of its downtown boundary, are parcels 551, 553 and 555, mixed-use properties recently purchased by Skidmore Brown LLC. These properties are across the street from the Mann Block. These three properties (looked at as one (1) anchor project) when developed together, with coordinated efforts of planing and design, will complement each other and create business and residential opportunities that will bolster the Village of Cobleskill's downtown as well as serve as a hub through which tourists and visitors will frequent.

Also placed on the National Register of Historic Places in September 1978, the developer plans to mirror the facade facing Main Street as found at the Mann Block across the street for both 551 and 555.

Parcel 551 at 4,800 square feet, will not only be home to three market-rate apartments, but it will also house an old-fashion General Store featuring local products and healthy foods. One of the biggest hurdles for people who want to buy American-made products is finding stores that sell them. With New York State homegrown products in mind and working with local producers and farmers for maple syrup, honey, fresh meats, fruit and more, 551 will give the gift of New York year-round. There is also potential of working with Schoharie Fresh, an Online Farmers' Market where buyers pick up their items at SUNY Cobleskill, as this new amenity houses an additional hub to "shop fresh and eat fresh with local foods, creating healthy communities". Plus, creating an outlet for tourists and visitors to take the best local and New York goods home with them.

Parcel 555, at 4,610 square feet, will also feature 3 market-rate apartments and the commercial space, with the partnership of SUNY Cobleskill, will be a microbrewery with a tasting room/retail outlet for products produced. SUNY Cobleskill recently launched a baccalaureate program in Fermentation Science, designed to prepare students for careers in pharmaceutical, industrial and food & beverage sectors. For the first time, the College is looking to expand its programmatic footprint to the Cobleskill downtown area through a partnership with Skidmore Brown LLC, a Main Street commercial property owner. Through private investment and support from the Upstate Revitalization Initiative, this collaborative will culminate in a working brewery/distillery on Main Street in which the College's

fermentation courses will be taught. The space will also boast a tap room, demonstration kitchen and retail space that features products from existing regional breweries and distilleries. Two existing regional breweries, Green Wolf and Red Shed, will expand as a result of this project and will contribute equipment and know-how to the new facility. The new Main Street amenity will become a key part of Cobleskill's night life and will serve as a hub through which tourists and visitors can sample regional food and beverage products and participate in programmed agricultural, historical and cultural tours of the county.



Additionally, parcel 553 at 8,640 square feet, will blend all properties together with the development of a year-round open air courtyard. Destroyed by fire in the sixties, a "hole" sat empty and became a garbage dumping space; which has been a Village nuisance for years. The proposed development will require the property owner to raze an old cinder block building and reinforce exterior walls of 551 and 555. The space will enable a farmers' market; which will create a downtown community gathering place by supporting small farmers

and businesses that strengthen sustainable food systems and produce healthy products for the local community. The courtyard will also serve as an artistic outlet enabling concerts and mic night, fostering an enjoyable shopping experience, and having a good time.

With \$500,000 already invested by the property owner, the preliminary development budget for this type of mixed-income and mixed-use project cost for all projects is estimated at \$2.5 million and will retain and create 25 - 30 jobs besides strengthening the economy for local farmers and entrepreneurs.

### **MRC Properties, LLC (4) (mixed-use, apartments & retail)**

The MRC Properties, LLC is an existing mixed-use site within the downtown area that is currently home to MESA Technical Associates, Inc. MESA provides turn-key DC power solutions for telecommunications, utilities, and industrial customers. The company currently uses all 14,000 square feet of building availability.



Since MESA's lease will be expiring in 2 1/2 years, MRC Properties, LLC preliminary development concept for the site is to provide mixed-income residential with commercial/retail space. The site has unlimited redevelopment potential and

opportunities due to its location within the downtown boundary and its walkability to SUNY Cobleskill and Main Street businesses. The preliminary idea for this site is to remove the existing front overhang and install a second floor on the front third of the building to develop 4 market-rate apartments. Retail space will remain, but new brick facade will be installed to the front of the building with large wood cornice details to create a historical piece. New windows will be installed as well as transitioning the front to create store fronts.

With \$250,000 already invested into the property, the proposed project development cost is estimated at \$1 million for the mixed-use facility.

### **Schoharie County Sunshine Fair (5) (fairground, entertainment & cultural events, community kitchen, campground)**

The Schoharie County Sunshine Fair (Cobleskill Agricultural Society), formerly the Cobleskill Sunshine Fair, has been held annually in Cobleskill since 1876. In the Village of Cobleskill's historic downtown focus area, the Cobleskill Agricultural Society sees over 15,000 visitors to not just the annual Sunshine Fair, but hundreds and thousands of extra visitors for each community event, auction, and horse show; upwards to 50,000 visitors annually. Tourism allows money to be injected into the Village of Cobleskill's community; benefiting its small businesses and micro-operators. Funds generated by Fairground events trickle through the business community and boosts local spending. Besides bringing in outside dollars to the region, the events also offer visitors a glimpse of a village and its surroundings that organizers hope prompts a return visit.



Due to flooding from Hurricane Irene and Tropical Storm Lee in 2011, the Fair received ESD and SBA NY Rising Grants of \$50,000. Plus, the Cobleskill Agricultural Society and Cobleskill Historic Society has struggled with the financial demand of building and grounds repairs and maintenance. However, to help maintain its historic presence and income boost for the area, the Fair is looking at major renovations of its dairy cattle barns. Used not only during the fair, the barns house animals for local farmers' auctions and shows. The barns need foundation and floor repairs, roof repairs and electrical service upgrade on these historic structures. Estimated costs \$200,000.

In 2015, the Cobleskill Agricultural Society received an ESD grant for \$25,000 to create a commercial kitchen allowing its usage for on-site weddings as well as to farmers and businesses looking for a Department of Health-approved facility of processing their products. Also, a shared-use community commercial kitchen can be a key piece in building economic opportunity, environmental sustainability and community health. It can play a critical role in developing a healthy, safe and secure local food supply on an ongoing basis and during times of crisis. The

estimated cost to complete this project is \$125,000 and the Society is seeking additional funds to provide the gap funding for the project.

As part of Governor Andrew M. Cuomo's initiative to improve access to popular recreational sites and tourist locations, the Cobleskill Agricultural Society proposes to extend their wastewater collection system for camper hookups as a possible summer long camper site rental space. The \$150,000 project will enhance public access to local historic sites as well as along the Route 7 corridor. Within a 45 minute radius of the Village of Cobleskill, families can fish, boat, explore underground caverns, mine for diamonds, watch a Hall-of-Fame baseball game, hike the Adirondack or Catskill Mountains, participate in programmed agricultural, historical and cultural tours of the county, and taste the best local cuisine.



For one-hundred-forty-one years the Schoharie County Sunshine Fair's historic grandstand has serviced the community and its visitors. Built to seat 6,000, the grandstand has been used to watch horse racing, snowmobile and motorcycle races, demolition derbies, parades, and even partnering with SUNY Cobleskill's Woodsmen's Club for a Traditional Lumberjack competition that was televised on CNN sports. Over the years it has hosted countless music legends with country and rock reigning supreme, with artists like

Barbara Mandrel, Tanya Tucker, the Lettermen, and new artists today like Billy Gilman. In 2015, a new retail venue, Town Stroll and Market was launched under the grandstand. Today, however, in order to keep the grandstand in its true historic condition, repairs and improvements to the historic slate roof are needed. The proposed project cost \$180,000.

Lastly, looking to create a year-round usage facility available to the community, the Cobleskill Agricultural Society has proposed a project to insulate and weatherize its historic Hall of Agriculture building. Home to exhibitors throughout the fair as well as SUNY Cobleskill spending all week celebrating agriculture and innovation, it also has served as a wedding, anniversary, fund raising events and other celebratory venue. The estimated project cost \$150,000.

The total cost of all projects is \$805,000 with the potential to retain and create an estimate of over 75 jobs.

### **Aker's Building /Industrial Park (6) (business incubator)**

The day before 9/11, Guilford Mills, the largest employer in Schoharie County housed in the Village of Cobleskill, announced it was closing its doors on November 8, 2001. Over 500 employees lost their jobs that day. Eventually, becoming property owned by the County due to nonpayment of taxes, multiple business proposals and sales fell by the way-side; leaving a building to sit vacant for

approximately 15 years. With collaborative efforts of the Village of Cobleskill, its Code, Zoning and Economic Development offices and Schoharie County, the Guilford Mills building was purchased in December of 2015 by a private investor and the Aker's Building/Industrial Park was born as an incubator business.

\$1.6 million has already been invested in Aker's through building purchase, environmental studies, engineering costs, general clean up of an area that had been vacant for approximately 15 years, retrofitting spaces to lease, re-powering the facility, electrical upgrades, pavement work, glass replacement, roof repair, purchase of maintenance equipment and replacement of exterior lighting as well as a \$480,000 solar installation to help with future energy costs. Besides investing this money for building purchase and renovations, Aker's Building Industrial Park has become a world class business incubator project bringing in businesses that have created over 100 jobs.



Further expansion requires upgrading of the heating and cooling systems to current industrial standards, continued upgrade to the electrical systems, placement of more glass windows, facade work, renovations and build out of bathrooms and cafeteria to support 100 plus employees, repair and possible replacement of portions of existing roof, repairs to roads and parking lot, construction of a new maintenance building, additional purchases of snow removal equipment and lawn care equipment. Estimated cost is \$880,000 with the potential of retaining and creating over 150 jobs.

Recently, Aker's signed a five (5)-year lease with 24Seven Enterprises, Inc., a parent company operating as a 3rd Party Logistics (3PL) for customers around the country. They currently operate facilities in the follow cities and states:

- New Windsor, NY
- Wurtsboro, NY
- American Canyon, California
- Saint Charles, Missouri- relocating to Earth City, Missouri
- Sarasota, Florida

The Cobleskill facility is currently being implemented and is the largest facility.

A monetary investment of \$1,450,000 has been made to date by 24Seven Enterprises, Inc. to meet the needs of their company. This includes costs for infrastructure (wiring the building for internet & security) equalling \$175,000, racking and conveyor system for \$1,050,000 and equipment for \$225,000 (forklifts, cardboard compactor, trash line(s)).

24Seven Enterprises, Inc. has signed a 5-year lease with Aker's; which includes a first refusal option on any additional space. Projecting growth over the next several years, they will be investing \$450,000 - \$800,000 annually for additional racking & conveyors, updating building air conditioning and heating systems allowing for higher efficiency use, new lighting throughout the warehouse(s), and additional jobs.

Approximately 100 jobs will be created from July 2107-December 2017, with 25 - 30 jobs per year, thereafter.

Lastly, it should be pointed out, 24Seven Enterprises, Inc. has recently begun talks with StartUp New York representative from SUNY Cobleskill for a possible new packaging plant in the future. Creating more jobs for the area.

## **DEVELOPMENT INTEREST**

Using the Mohawk Valley REDC's framework of building a strong foundation, the Village of Cobleskill recognizes that the Downtown Revitalization Initiative can serve as a catalyst for additional economic benefits and that the transformation of the downtown area into a year-round vibrant destination goes far beyond the identification of potential anchor projects. Every aspect of the downtown has been evaluated and there are multiple projects that are equally as important to continue with the vitality of the downtown area. Projects such as streetscape and facade improvements will attract and retain residents, businesses and shareholders. Investing in mixed-use and multi-family residential areas and supporting new businesses, will attract more people and business willing to return to the roots of downtown and invest in the future.

To list a few:

- Justine's Restaurant - Recently expanded their business with an additional 1,100 square feet with \$150,000 investment. In need of kitchen expansion and equipment, streetscape funds and parking lot renovation. Estimated cost \$450,000.
- The Brick House Bakery - Open a year, the Brick House Bakery invested \$400,000 and received the National Grid's Upstate New York Economic Development program. Proposal of constructing two (2) market rate apartments on the second floor, new roof, and patio seating and serving area. Estimated cost \$300,000.
- West and East gateways into downtown. Proposal of rehabilitation of blighted areas. Two dozen multi-family homes (mainly student housing) facade improvements. Estimated cost \$240,000.
- Facade Improvement for existing businesses on Main Street. Estimated Cost \$5,000 to \$15,000 each for approximately \$250,000.





- Walkability & Bikability and safety/cleanliness continued investments for crosswalk signage and lighting, new sidewalks, marked bike paths, bike racks, pet waste disposal systems, and sidewalk snow removal equipment. Estimated Cost \$95,000
- Bottle Redemption Center and New Bottle Distribution Center - Facade and interior work. Estimated Cost \$200,000.
- Bull's Head Inn and Tavern - Invested \$700,000 to rehabilitate the oldest historic building on the Village of Cobleskill's Main Street. Proposal for new entrance to Tavern and streetscape. Estimate Cost: \$35,000
- CPA Agency - Main Street - Mixed-Use building needing major upgrades of computer/tech set-up, furniture and office fixtures. Estimated Cost \$35,00
- 560 Salon & Spa - 560 Salon & Spa is so much more than a place to get an amazing new look, fabulous massage, or pampering treatment for your Hands and Feet! It is a new modern venture for Main Street. It is a virtual "Gathering Place." Received National Grid's Upstate New York Economic Development program in 2016. The grant helped pay for a portion of the \$100,000 renovation costs. 560 Salon & Spa is ready to start their next project: renovation of their second floor into a spa area. Estimated Cost: \$150,000.
- Woodbeck's Liquor Store serving since 1947. Proposal of interior and exterior facade work needed. Estimated Cost \$40,000
- Tagua Nut Shop/Simmons Properties - Roof replacement, facade work, update electrical, flooring replacement, potential new water hook up \$150,000.
- Crazy Jay's Mattress Outlet - Rehabilitate building to mixed-use by adding apartments to a new built out second floor and retail space on the first floor. Estimated Cost \$300,000.

**4) Recent or impending job growth.** *Describe how recent or impending job growth within, or in close proximity to, the downtown will attract professionals to an active life in the downtown, support redevelopment, and make growth sustainable in the long term.*

The Village of Cobleskill is committed to the success of its businesses, small and large, anchor institutions and the region that we live in; which is why community partnership and economic development are so important for its future. The Village of Cobleskill is working in concert with its community partners to promote this area as a "Good Place to Live", work, and visit. The Village recognizes these partnerships are vital for future investments and job growth.

The Village of Cobleskill is home to some major employees, including SUNY Cobleskill, Cobleskill Regional Hospital and Family Healthcare Facility, an affiliate of

Bassett Healthcare Network, Wal-Mart, Cobleskill-Richmondville Elementary and Middle Schools, Mesa Technical Services, LLC., Price Chopper, Tractor Supply, Ace Hardware, Agway and Save-a-Lot. Cobleskill is also a host to multiple fast food restaurants, traditional restaurants, banks, hair salons and spas, County offices and community not-for-profits, pharmacies, small retail stores, music store, dentist's office, specialty shops and more. However, the community needs significant investment to truly impact the local economy and support its anchor projects such as the Aker's Building/Industrial Park and the food and craft beverage innovation with Skidmore Brown, LLC., to add the jobs needed in the community.

#### RECENT JOB GROWTH

*Recent job growth is Positive. Cobleskill jobs have increased by 1.56 percent. (Sperling's Best Places)*

- **Save-a-Lot** - A new 15000-square-foot **Save-A-Lot** grocery store opened on East Main Street in early 2016. Offering a grocery store within walkable distance of downtown area. bringing 20 to 25 jobs. A need for better sidewalks to be built for safe walking.
- **Bassett Health Care** - A new 20,000-square-foot primary care facility was built, doubling the size of its previous clinic and employees. Attracting talent to these positions and future expansion will be dependent on viability of downtown housing options. 30 jobs created. A need for sidewalk to create a safe, walkable means to the facility.
- **Chieftans Restaurant and Bar** - Open in 2015 Created 20 jobs. **Bull's Head Inn and Tavern** - Open in 2015 Created 20 jobs. **Justine's Restaurant** - 1,100 square foot Expansion in 2017 of banquet rooms Create 10 jobs. All retention of these positions dependent on the creation of market-rate affordable housing and vibrancy of the community for their families.
- **Aker Building/Industrial Park** - Opened September 2016 as an incubator business. Eight businesses housed within the facility. 40 jobs created. Expansion potential is a must to create more jobs. There will be a need for multi-family unit and market-rate housing.
- **The Brick House Bakery** - Opened in 2016, the bakery created 6 jobs, but also brought about the realization as to the needed walkability and bikability proposal for the downtown; making crosswalks and bike paths safe and visible.

#### NEW JOB GROWTH

As noted in the DR initiatives set forth in this application for the Village of Cobleskill's downtown area, we not only have 6 anchor projects that will create multiple job growth, but there are also multiple projects that are equally as important to continue with the vitality of the downtown area. Below is a short synopsis.

- **Skidmore Brown, LLC** - Food and Beverage Hub. The new Main Street amenity will become a key part of Cobleskill's night life and will serve as a hub through which tourists and visitors can sample regional food and beverage products from around the county and region. 20 new jobs will be created, with additional ancillary jobs.
- **Schoharie County Sunshine Fair** - Proposing multiple projects to not only rehabilitate, but expand its services will create 5 new jobs. However, the additional ancillary jobs and economic growth from these projects is unfathomable. They would include, but not limited to, Circus Workers, Ride Companies, Entertainers, Florists, Wedding Planners, Photographers, Farmers, Painters, Construction workers, etc.
- **Newberry Block** - Expansion of the first floor retail business will easily retain and create another 25 jobs. The mixed-use capability of the building 13 market-rate apartments on the second and third floors will enlighten downtown's nightlife; which will lead to the potential of other businesses and job growth.
- **Aker's Building/Industrial Park** - As a business incubator, 40 jobs have already been created. With the recent addition of 24Seven Enterprises, another 40 jobs will be created and by the end of the year a total of 150 jobs. With the potential of working with StartUp New York partnering with SUNY Cobleskill and Schoharie County IDA Office, inclusion of a packaging plant will create another 150 jobs in a year. The warehouse distributor's business plan predicts another 150 jobs in three years.
- **MRC Properties, LLC** - The site has unlimited redevelopment potential and opportunities due to its location within the downtown boundary and its walkability to SUNY Cobleskill and Main Street businesses. Currently 20 jobs. With renovations potentially 30 jobs.

**5) Attractiveness of physical environment.** *Identify the properties or characteristics that the downtown possess that contribute or could contribute if enhanced, to the attractiveness and livability of the downtown for a diverse population of varying ages, income, gender identity, ability, mobility, and cultural background. Consider, for example, the presence of developable mixed-use spaces, varied housing types at different levels of affordability, walkability and bike ability, healthy and affordable food markets, and public parks and gathering spaces.*

Cobleskill is truly "A Good Place to Live."

Wearing its motto on its sleeve, the Village of Cobleskill is, 'Truly a 'diamond in the rough' town.' There is the SUNY Cobleskill campus here, and they do a lot for the community. The law enforcement is all very cordial and do a great job in keeping our village safe. There are many small businesses here, with new ones opening at least once a year. This is a very agriculture oriented community as well, and I think that is a wonderful thing to be around. Over the past several years, excitement and investment has been building in the Village of Cobleskill.'(Review on NICHE)

The foundation has been laid for a successful and sustainable downtown.

*'This is a small town, but has all the necessities and then some. All in all, Cobleskill is a truly wonderful place to live. Cobleskill, NY is a small, quiet country village. It is full of history, and yet maintains a modern and lively atmosphere. SUNY Cobleskill draws in a wide range of students from all over the world, which greatly adds to the diversity of this small town. Overall, the countryside and landscape surrounding this small village is breathtaking.'* (Review on NICHE)

Even though "this is a small town," the Village of Cobleskill is creating a community with a sense of purpose and a downtown that is inclusive of not just older community members' needs, but what younger generation and entrepreneurs imagine. Some the most exceptional assets that make the Village of Cobleskill "A Good Place to Live," work, and play, but are not limited to are:

**A Good Roof Over Your Head** - The proposals recognize the need for a variety of housing....from student housing, to entry level first homes and higher end units for professionals. The creation of new downtown housing is seen as a significant opportunity to support the growth of businesses and develop a vibrant downtown.

**Good Food to Eat** - A variety of eclectic restaurants, coffeehouses, bakeries and taverns meet the assorted needs and tastes of all ages; from simple pizza pallors to fine dining and bars, they provide an exciting family experience or downtown nightlife.

**A Good Place to Play and Be Healthy** - There are a variety of recreational opportunities offered by the Cobleskill Park Districts, and regional recreational trails round out Cobleskill's attractive qualities as a place to live. Skateboard Park, Basketball Courts, tennis, community pool are nestled amongst various parks along with a community created playground. A variety of gyms and exercise studios, dance studios and walking trail emphasis the potential of living a healthy lifestyle.

**Good Arts and Entertainment** - Mic nights, karaoke and live music; regardless of ones taste there are outlets to suit all needs. A little theatre group, community band, orchestra, arts in the park series; a forum for cultural and civic activities are around every corner. SUNY Cobleskill also offers community possibilities for a variety of entertainment and art exhibits providing cultural outlets for those of all ages.

**6) Quality of Life policies.** *Articulate the policies in place that increase the livability and quality of life of the downtown. Examples include the use of local and land banks, modern zoning codes, comprehensive plans, complete streets plans, transit-oriented development, non-discrimination laws, age-friendly policies, and a downtown management structure. If policies achieving this goal are not currently in place, describe the ability of the municipality to create and implement such policies.*

Making its mission to become aware of increasing change, the Village of Cobleskill has created policies and plans over the years. Each plan shows that the Village of

Cobleskill is well rounded and always moving forward. The Village's ability and willingness to create and implement additional policies ensures a future that is in the best interest of its community.

- **Village of Cobleskill's Comprehensive Plan 1999** - Its Preamble states "It is desired that the Village of Cobleskill remain a quality place to live and conduct business. Policies of the Village should reflect the desires of community to protect and restore historic properties and character, to enhance the small village and pedestrian atmosphere, to maintain the uniqueness that is the Village, to enhance economic development opportunities that contribute to and support these characteristics, and to ensure that the traditional central business core of the village is dynamic. In order to accomplish these goals, the Village shall use appropriate techniques and programs outlined in this plan. Among specific programs called for in this plan, certain "neo-traditional planning techniques," such as performance-based zoning, allowing mixed-use development, traffic calming and control of traffic access, and building on traditional patterns of development, are considered to be important tools to accomplish the stated goals." (Nan Stolzenburg)
- **Cobleskill Downtown Economic Enhancement Strategy (2007)** - HyettPalma study "Making Downtown Renaissance a Reality" - The Retail Report is a business development tool customized for your Downtown. In it, HyettPalma has targeted the kinds of retail businesses that Downtowns across the country are attracting. The Retail Report brings effective data to your business development efforts in a user-friendly format. Tables, graphs and charts interpret and present information critical to your Downtown's future. And, the report is customized for YOUR Downtown, containing information unique to your Downtown. In The Retail Report, demographic and socio-economic data are amplified and taken to a new level of detail. Households in your trade area are segmented by income bands, and consumer spending habits are analyzed by these income groupings. This allows you to determine which income groups to target in your business development program. (HyettPalma)
- **Cobleskill's Path to Active Living (2011)** - In this report research shows that active living environments—those communities that invest in bike paths, parks, walkability and public transit—have residents who have better outcomes in key aspects of well-being. Across the communities that we studied nationwide, residents in the five highest active living communities have, on average, significantly lower rates of smoking, obesity, diabetes, high blood pressure, high cholesterol and depression; and significantly higher rates of exercise, healthy eating, fresh produce consumption, and those thriving in physical well-being as compared to residents in communities with low active living infrastructure.
- **Village of Cobleskill Healthy Initiatives & Complete Streets Policy Guidelines (2015)** - Complete Streets are streets for everyone and support active living. They are designed and operated to enable safe access for all users. Motorists, pedestrians, bicyclists, and public transportation users of all ages and abilities are able to safely move along and across a complete street. Complete Streets make it easy to cross the street, walk to shops, and bicycle to work, by

providing safe street crossing locations and marked crosswalks, shortening crossing distance, and slowing down traffic speeds. They allow buses to run on time and make it safe for people to walk to and from transit stop shelters. A Complete Street in a rural area will look quite different from a complete street in a highly urban area, but both are designed to balance safety and convenience for everyone using the road. (Laberge Group)

- **Zoning, Codes and Historic District Plans** - Guidelines used to enable the Planning and Zoning Departments to understand the importance of modern zoning documents and their impact on downtown development.
- **Welcome, You're a Landlord and a Tenant** 2016- A guide initiated by its Police Chief to work with landlords; especially those with student housing for SUNY Cobleskill. It recognizes and reviews the responsibility of the landlords providing safe conditions and tenants knowing their responsibility as well. The police have seen less issues since the guide was implemented.
- **Mohawk Valley Upstate Revitalization Initiative Prospectus**- A guide to spark transformation within our community.
- **Smart Growth America** - following the seven-step approach to downtown redevelopment.
- **Future Plans** -
  - Update its Comprehensive Plan of 1999 - continuing to move forward and keeping its vision updated.

**7) Support for the local vision.** *Describe the public participation and engagement process conducted to support the DRI application, and the support of local leaders and stakeholders for pursuing a vision of downtown revitalization. Describe the commitment among local leaders and stakeholders to preparing and implementing a strategic investment plan. Identify an initial local lead for the program that will work with outside experts to convene a local DRI Planning Committee to oversee the plan.*



The development of this DRI application was put together with local and community support, building and implementing a strategic investment plan through a number of meetings held at various locations in order to meet the needs of the community

and business partners. A variety of eclectic support was given from its elected leaders and staff, anchor institutions, major employees and small business owners as well as community members.



Linda V. Holmes, Mayor for the Village of Cobleskill, will assume the local lead for the program. A Steering Committee has already been established in anticipation of immediately moving forward upon nomination.

Mayor Linda V. Holmes  
Co-Chair Michael Piccolo, Zoning & Codes Officer  
Co-Chair Sarah Kruzinski, Economic Development Coordinator  
Eric Stein, CEO Cobleskill Regional Hospital, an affiliate of Bassett Health Care  
Representative SUNY Cobleskill  
Amy McCann, Downtown Business Owner  
Brian Kaiser, President Cobleskill Partnership, Inc.  
Ronald S. Filmer Jr., CEO IDA & Director of Schoharie County Rural Preservation Corp  
Samantha Moyster, Village of Cobleskill Clerk/Treasurer  
Shawn Smith, Village of Cobleskill Attorney  
Michele Holliday, NBT Branch Manager II & Bank Officer  
Francois Vedier, P.E., President & P.E. Lamont Engineers, P.C.  
Alexander MacKay, Community Member

*Letters of support are included as attachment to this document.*

**8) Readiness.** *Describe opportunities to build on the strengths described above, including a range of transformative projects that will be ready for implementation with an infusion of DRI funds within the first one to two years (depending on the scope and complexity of the project) and which may leverage DRI funding with private investment or other funds. Such projects could address economic development, transportation, housing, and community development needs. While such projects should have demonstrated public support, it is recognized that projects will ultimately be vetted by the Local Planning Committee and the State. Explain how the majority of projects proposed for DRI funding demonstrate their readiness for implementation.*

Together, the framework and criterion of projects has begun to turn the ambition of inclusive growth into a practical and measurable plan of action. By identifying six (6) anchor projects, the scope of the work has been made clear as to what is to be accomplished, but also realizing, as well, that smaller projects are just as important and ready for completion creating a viable, modern, eclectic downtown.

As pointed out above, each business owner has invested in their property extensively, thus showing the Steering Committee that they are well prepared to complete their projects in the first one to two years with an infusion of DRI funds. Also, the Village of Cobleskill will be working with each business to review their projects and assist with applying for grants through the Consolidation Funding Awards such as but not limited to Microenterprise, CDBG, New York Main Street, Excelsior Jobs Program and the Upstate Revitalization Initiative - understanding if DRI funds are not received, projects will and can still prosper. Projects may not

move along as fast as if there was DRI funding, but the Village will continue to work on the momentum of our stakeholders and do what we can to assist them with their projects.

The Village of Cobleskill's proposal reflects a 'sense of community'. Whether it be a mixed-use project as seen in the MCR, Skidmore Brown, Mann Block and Cheiftans, or a vast economic development project like the Aker's Incubator; each project encourages a sense of community and mimics an urban, walkable environment. Bringing a variety of uses together - people are recognizing that as both a value for where to live and for where to do work.

"According to estimates, some 33% of the population desires to live in a walkable, mixed-use neighborhood, and that's because ... it really offers that sense of community to everyone who's there." (Mary-Claire Burick, president of the Roslyn Business Improvement District)

Following the strategies outlined in the Upstate Revitalization Initiative, the Village of Cobleskill realizes that this is not a process that is solely based on need, but "rather, regions are required to demonstrate project readiness and ability to move the needle on their economy." The Village of Cobleskill is ready to be the Mohawk Valley's designee for DRI funding.

**9) Administrative Capacity.** *Describe the extent of the existing local administrative capacity to manage this initiative, including potential oversight of concurrent contracts.*

The Village of Cobleskill recognizes that oversight is a critical component of the contracting process for a few reasons: protecting the public's investment, ensuring a high quality of service and catching mistakes in real time. Realizing these oversights is half the battle when administering a contract. Also, immediately appointing a Steering Committee to prepare for the DRI award is an advantage. Those members sitting on the Steering Committee have been chosen each for their own expertise; bringing a variety of insight to the table.

The Village of Cobleskill, even though recognizing a Steering Committee needs to be in place to review the process, they also understand they must be realistic and have a fiduciary responsibility to all involved with the DRI award, therefore the Village of Cobleskill has elected to hire someone who understands and has worked in a similar capacity to handle administering the DRI award. The Village recognizes that with multiple projects valued over \$6 million from CFA awards already on their shelf that need to be completed in the next two years, its staff will not be able to commit the time needed for the DRI.

**10) Other.** *Provide any other information that informed the nomination of this downtown for a DRI award.*

In addition to the information presented above, the Village of Cobleskill wishes to stress that tourism plays an important role for economic development in its downtown. Settled in 1752 and incorporated in 1868, Cobleskill is rich in American

history. While not the primary focus in redevelopment, tourism plays a valid secondary role.

The Village of Cobleskill's geographic location provides a multitude of opportunities to benefit from a tourism market. It is just three hours to mid-manhattan, 40 minutes to the best ski and riding mountains, Windam and Hunter Mountain, plus home to two of New York States most famous caverns, Howe Caverns and Secret Caverns; both welcoming more than 200,000 visitors annually. Located mid-way between Oneonta and Albany, in less than 40 minutes you can be either standing on the Capital steps or watching a Hall of Fame Game in Cooperstown or enjoying a Broadway show at Proctor's. There is the Iroquois Museum offering rich art and culture, the Quilt Barn Trail and Beverage Trail, the Old Stone Fort, and Vrooman's Nose for hiking. Or stop in for a movie and popcorn at Main Street's historic Movie Theater where you can still get a show and popcorn for under ten dollars.

Established in 1802, the Bull's Head Inn is the oldest and one of the most significant landmarks in the heart of the Village of Cobleskill welcoming and delighting guests with traditional American restaurant and pub dining in a historic atmosphere. And let's not forget fresh maple syrup at local maple farms as well as fresh, free roaming eggs and fresh fruits and vegetables from local farms and farmer's markets.

The Village of Cobleskill's historic downtown provides traditional experiences; just what travelers expect and want. The development of downtown's old General Store and presenting farm-to-table options at downtown restaurants will appeal to the masses and increase the economic impact of the travel and tourism industry.

## SUMMARY

The Village of Cobleskill's Downtown Revitalization Initiative proposal follows Smart Growth America's seven-step approach to downtown redevelopment:

1. Understand your community
2. Create an attractive, walkable place
3. Diversify economic uses
4. Plan for equity
5. Improve government regulations and processes
6. Finance projects
7. Establish on-going place management

And realizes that these seven steps are fundamental to fostering a successful downtown district.

The Village of Cobleskill has worked diligently to create an all-around, thorough and diverse plan that represents how we can best leverage the \$10 million to expand current projects, create additional price investment and enhance job growth. We have identified key economic development "anchor" projects and multiple other projects that depict the passion and dedication that currently exists in our community.

# Attachment 1 - Map

## Attachment 2 - Letters of Support



Attachment 1 - Map of Downtown Focus Area with "Anchor" projects



June 9, 2017

Mohawk Valley Regional Economic Development Council  
c/o Co-Chairs Lawrence T. Gillroy, III & Dr. Dustin Swanger  
207 Genesee Street  
Utica, NY 13501

Dear Mr. Gillroy & Dr. Sanger:

Please accept this letter in support of the application submitted by the Village of Cobleskill for the Downtown Revitalization Initiative through Governor Cuomo's \$10 million innovative and transformation program.

The Village of Cobleskill is working to build upon the momentum of substantial recent private and public sector investments. These investments, coupled with the DRI award, will be leveraged to foster continued development of a vibrant and sustainable downtown economy. The success of these efforts will benefit not only the Village of Cobleskill, but will foster the economic, social and cultural fabric of Schoharie County and the Mohawk Valley Region of New York State.

The Village of Cobleskill has been working towards creating a renewable downtown, beginning with a multi-million dollar infrastructure project rehabilitating its reservoir and replacing 150 year old water mains along its Main Street. As the retail, commercial, medical and educational center of the region, the Village is embracing its potential through the expansion of its Industrial Park, preserving historic buildings and bringing vacant commercial space back to life on its Main Street. These efforts will revitalize the downtown and create jobs. Tourism initiatives, craft beverages, our SUNY Cobleskill neighbors and local farmer's all bolster community enrichment.

This award will strengthen the community through the revitalization of downtown Cobleskill, help existing businesses to grow, encourage new businesses to locate in the downtown, add jobs and help develop amenities to attract new residents and visitors. All of these outcomes will encourage additional investment. I urge your strongest consideration for the Village of Cobleskill as the Mohawk Valley REDC community to receive the DRI award.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Kevin T. Timmons'.

Kevin T. Timmons  
Treasurer

5 Sarnowski Drive • Glenville, NY 12302  
(518) 377-3311





THE ASSEMBLY  
STATE OF NEW YORK  
ALBANY

RANKING MINORITY MEMBER  
Education Committee

COMMITTEES  
Agriculture  
Alcoholism and Drug Abuse  
Corporations, Authorities and Commissions  
Environmental Conservation

MEMBER  
Black, Puerto Rican, Hispanic and Asian  
Legislative Caucus  
Puerto Rican/Hispanic Task Force  
Task Force on Food,  
Farm and Nutrition Policy

PETER D. LOPEZ  
Assemblyman 102<sup>nd</sup> District  
Albany, Columbia, Delaware,  
Greene, Otsego, Schoharie and  
Ulster Counties

June 9, 2017

Lawrence T. Gilroy III, Co-Chair  
Dr. Dustin Swanger, Co-Chair  
Mohawk Valley Regional Economic Development Council  
207 Genesee Street  
Utica, NY 13501

Dear Co-Chair Gilroy, Co-Chair Swanger & Council Members,

This letter is provided in support of the application submitted by the Village of Cobleskill to the Mohawk Valley Regional Economic Development Council for consideration for the Downtown Revitalization Initiative.

The Village of Cobleskill, located in Schoharie County, is already the retail, commercial, medical, and educational center of the region but is seeking this funding through the Downtown Revitalization Initiative to be able to fully embrace its potential. Prepared to build upon the momentum of substantial recent investments by both the private and public sector, the Village, if awarded, will leverage the Downtown Revitalization Initiative monies to continue to develop a vibrant and sustainable downtown economy.

As I understand it, more specifically, the Village of Cobleskill is looking to undertake a multi-million dollar infrastructure improvement project to rehabilitate its reservoir as well as to replace century-old water mains along its Main Street and in its multi-family neighborhoods. Additionally, the Village has plans to expand its Industrial Park and preserve its historic Main Street buildings, bringing years of vacant commercial space back to life, not only revitalizing downtown but also creating jobs. Tourism initiatives, supporting a New York State craft beverage project and working with SUNY Cobleskill and local farmers, will bolster community enrichment, meaning an improved quality of living for those who call the Village of Cobleskill "home".

Completion of these projects will not only foster the economic, social, and cultural fabric of the Village of Cobleskill, but also has the potential to significantly contribute to a wider-reaching renaissance in Schoharie County and the entire Mohawk Valley region; an area in desperate need of a jumpstart. For these reasons and more, I wholeheartedly support the Village of Cobleskill's Downtown Revitalization Initiative application to the Mohawk Valley Regional Economic Development Council and strongly encourage its favorable consideration.

Sincerely,

Peter D. Lopez  
Assemblyman, 102<sup>nd</sup> A.D.

PL/tm

BULL'S HEAD INN



105 PARK PLACE, COBLESKILL, NY 12043

June 11, 2017

Mohawk Valley Regional Economic Development Council  
c/o Co-Chairs Lawrence T. Gilroy III & Dr. Dustin Swanger  
207 Genesee Street  
Utica, NY 13501

Dear Mr. Gilroy III & Dr. Sanger:

Please accept this letter in support of the application submitted by the Village of Cobleskill for the Downtown Revitalization Initiative through Governor Cuomo's \$10 million innovative and transformation program.

As a significant stakeholder, the Bull's Head Inn is integrally aligned with the revitalization efforts of the Village, the County and the Region. We are prepared to build upon the momentum of substantial recent investments by others in both the private and public sectors and further leverage the DRI award to continue to develop a vibrant and sustainable economy; which will foster the economic, social and cultural fabric of not only the Village of Cobleskill, but Schoharie County and the Mohawk Valley Region of New York State.

The success of our efforts will hinge upon an integrated effort among all stakeholders. Leveraging those efforts already invested in the Bull's Head Inn over our last four years of ownership, we will continue to grow this cornerstone establishment to add and retain jobs in our community and further the vibrancy of the downtown district and beyond. The Bull's Head Inn has embraced the history of the region, utilizing reclaimed historic materials from Middleburg to Cherry Valley and beyond. We strongly promote the craft beverage industry by having only local beers on all of our taps, and promote all of the producers in the Schoharie Beverage Trail. The New York State Haunted History Trail identifies the Bull's Head Inn as a key tourist destination in the area. Our component in this effort is significant, however only a small piece to the overall plan we collectively have for the Village of Cobleskill. From rehabilitation of its Reservoir to replacing 150 year old water mains along its Main Street and low-to-moderate income multi-family neighborhoods, the Village of Cobleskill realized this was just a step in the right direction for creating a renewable downtown. As the retail, commercial, medical and educational center of the region, the Village of Cobleskill is embracing its potential.

The Village of Cobleskill's expansion of its Industrial Park, preserving historic buildings and bringing years of vacant commercial space back to life on its Main Street is a project that will not only revitalize its downtown, but create jobs. Tourism initiatives, supporting a potential NYS craft beverage option and working with our SUNY Cobleskill neighbors and local farmer's bolsters community enrichment.

This award will not only revitalize downtown Cobleskill, it will help existing businesses to grow, encourage new businesses to locate in the downtown, add jobs and help develop amenities to attract new residents and visitors. All of these outcomes will strengthen the community and encourage additional investment. I urge your strongest consideration for the Village of Cobleskill as the Mohawk Valley REDC community to receive the DRI award.

With optimistic regards,

A handwritten signature in black ink, appearing to read 'C. Guldner', written over a horizontal line.

Christopher Guldner, President, Bull's Head Inn Cobleskill, Inc.

June 9, 2017

Mohawk Valley Regional Economic Development Council  
c/o Co-Chairs Lawrence T. Gilroy III and Dr. Dustin Swanger  
207 Genesee Street  
Utica, NY 13501

Dear Mr. Gilroy and Dr. Swanger:

Please accept this letter of support for the application submitted by the Village of Cobleskill for Governor Cuomo's \$10 million Downtown Innovative and Transformation Revitalization Initiative Program.

The Village of Cobleskill is prepared to build upon the momentum of recent substantial private and public sector investments. These investments will further leverage the DRI award and will continue to develop a vibrant and sustainable downtown economy fostering the economic, social and cultural fabric of the village of Cobleskill, Schoharie County, and the Mohawk Valley Region of New York State.

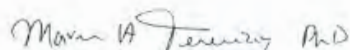
Beginning with a multi-million dollar infrastructure project, including rehabilitation of its reservoir, replacement of 150-year old water mains along its Main Street and low-to-moderate income multi-family neighborhoods, the Village of Cobleskill realized this was a step in the right direction for the creation of a renewable downtown. As the retail, commercial, medical, and educational center of the region, the Village of Cobleskill is embracing its potential.

The Village of Cobleskill's expansion of its Industrial Park, preservation of historic buildings, and bringing years of vacant commercial space back to life on its Main Street is a project that will not only revitalize its downtown, but will create jobs. Tourism initiatives, supporting a potential NYS Craft Beverage Option and working with local farmers and SUNY Cobleskill will bolster community enrichment.

In addition to revitalizing downtown Cobleskill, this award will help existing businesses to grow, encourage new businesses to locate in the downtown, add jobs, and help develop amenities to attract new residents and visitors. All of these outcomes will strengthen the community and encourage additional investment.

I urge your strongest consideration for the Village of Cobleskill to be the community chosen to receive the Mohawk Valley Regional Economic Development Council DRI Award.

Sincerely,



Marion A. Terenzio, PhD

## SKIDMORE BROWN LLC

Mohawk Valley Regional Economic Development Council  
c/o Co-Chairs Lawrence T. Gilroy III & Dr. Dustin Swanger  
207 Genesee St.  
Utica, NY 13501

June 9, 2017

Dear Sirs,

I am submitting this letter in support of the application submitted by the Village of Cobleskill for the Downtown Revitalization Initiative grant.

I believe, more so than any other community in the state, Cobleskill's historic downtown is poised for transformation.

The anchor project with which I'm involved - just one piece in the overall scope of the grant request -will be transformative. Three dilapidated 1870's era 3-story brick buildings (two of which were vacant) with a vacant lot sandwiched between them have already been turned into affordable housing for students and low income residents. The first floor of each of the buildings is zoned commercial but two of these are vacant, awaiting renovation.

The end state for this project will be three beautifully restored buildings with period-correct façades; the vacant lot turned into a multi-use courtyard (farmer's markets/seating/dining/events) situated in front of a new microbrewery. The microbrewery, a partnership project between SUNY Cobleskill, local brewers and my company, will serve as a teaching/production space and as an off-site classroom for the college. The college currently operates a restaurant on the first floor of one of the buildings. The other two commercial spaces will be used to market beverages and locally produced products.

Imagine then: a long neglected portion of our downtown transformed into one of the jewels of the region, a destination for tourists, a gathering spot for the community, an outlet for our local farmers/craftsmen and a teaching facility for the college. All this with an appropriately designed microbrewery on our Main Street. With beautiful apartments above the retail spaces and the other anchor projects detailed in the grant proposal, our downtown will again be vibrant, vital and valuable.

Skidmore Brown LLC will continue to invest in Cobleskill but we need your help. I urge you to give your strongest consideration for the Village of Cobleskill to be awarded this year's Downtown Revitalization Initiative grant.

Very respectfully yours,

Daniel j. Meaney

President, Skidmore Brown LLC



June 9, 2017

Mohawk Valley Regional Economic Development Council  
C/O Co-Chairs Lawrence T. Gilroy, III & Dr. Dustin Swanger  
207 Genesee Street  
Utica, NY 13501

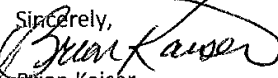
Dear Mr. Gilroy & Dr. Swanger:

I am writing in support of the Village of Cobleskill's application for the Downtown Revitalization Initiative being offered through Governor Cuomo's \$10 million innovative and transformation program.

As an organization that has spent the last 20 years working to improve the quality of life for residents of the Village and generate support for local businesses, Cobleskill Partnership welcomes the opportunity to collaborate with the Village, MVREDC and the Governor's office to further ongoing efforts to strengthen our community through this innovative program. Receipt of these funds would allow us to continue to build on the critical work that has been done already including a multi-million dollar infrastructure project, expansion of our industrial park, and preservation of our historic properties. Doing so will help considerably to strengthen local businesses, create jobs, and promote additional investment in Cobleskill.

Your support for this application would be most welcome and the funds would most assuredly translate into measurable improvements for the residents and businesses that remain dedicated to preserving a vibrant future for the Village of Cobleskill.

Thank you for your consideration.

Sincerely,  
  
Brian Kaiser  
President

P.O. Box 10, Cobleskill, NY 12043 | phone: 518-296-8122 | cobleskillpartnership@gmail.com



# Lamont Engineers

ENGINEERS • PLANNERS • FACILITY OPERATIONS

*Dedicated to Service... Committed to Excellence*

June 8, 2017

Mr. Lawrence T. Gillroy III & Dr. Dustin Swanger, Co-Chairs  
Mohawk Valley Regional Economic Development Council 207 Genesee Street  
Utica, NY 13501

Dear Mr. Gillroy III & Dr. Sanger:

Please accept this letter in support of the application submitted by the Village of Cobleskill for the Downtown Revitalization Initiative through Governor Cuomo's \$10 million innovative and transformation program.

The Village of Cobleskill is prepared to build upon the momentum of substantial recent investments by private and public sector and further leverage the DRI award to continue to develop a vibrant and sustainable downtown economy; which will foster the economic, social and cultural fabric of not only the Village of Cobleskill, but Schoharie County and the Mohawk Valley Region of New York State.

Beginning with a multi-million dollar infrastructure project from rehabilitation of its Reservoir to replacing 150 year old water mains along its Main Street and low-to-moderate income multi-family neighborhoods, the Village of Cobleskill realized this was just a step in the right direction for creating a renewable downtown. As the retail, commercial, medical and educational center of the region, the Village of Cobleskill is embracing its potential.

The Village of Cobleskill's expansion of its Industrial Park, preserving historic buildings and bringing years of vacant commercial space back to life on its Main Street is a project that will not only revitalize its downtown, but create jobs. Tourism initiatives, supporting a potential NYS craft beverage option and working with our SUNY Cobleskill neighbors and local farmer's bolsters community enrichment.

This award will not only revitalize downtown Cobleskill, it will help existing businesses to grow, encourage new businesses to locate in the downtown, add jobs and help develop amenities to attract new residents and visitors. All of these outcomes will strengthen the community and encourage additional investment.

I urge your strongest consideration for the Village of Cobleskill as the Mohawk Valley REDC community to receive the DRI award.

Sincerely,

François G. Vedier, P.E., President  
Lamont Engineers, P.C.

---

PO Box 610  
Cobleskill, NY 12043  
Tel: 518-234-4028  
Fax: 518-234-4613

[www.lamontengineers.com](http://www.lamontengineers.com)  
[lamont@lamontengineers.com](mailto:lamont@lamontengineers.com)

June 8, 2017

Mohawk Valley Regional Economic Development Council  
c/o Co-Chairs Lawrence T. Gillroy III & Dr. Dustin Swanger  
207 Genesee Street  
Utica, NY 13501

Dear Mr. Gillroy III & Dr. Sanger:

Please accept this letter in support of the application submitted by the Village of Cobleskill for the Downtown Revitalization Initiative through Governor Cuomo's \$10 million innovative and transformation program.

The Village of Cobleskill is prepared to build upon the momentum of substantial recent investments by private and public sector and further leverage the DRI award to continue to develop a vibrant and sustainable downtown economy; which will foster the economic, social and cultural fabric of not only the Village of Cobleskill, but Schoharie County and the Mohawk Valley Region of New York State.

Beginning with a multi-million dollar infrastructure project from rehabilitation of its Reservoir to replacing 150-year-old water mains along its Main Street and low-to-moderate income multifamily neighborhoods, the Village of Cobleskill realized this was just a step in the right direction for creating a renewable downtown. As the retail, commercial, medical and educational center of the region, the Village of Cobleskill is embracing its potential.

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This award will not only revitalize downtown Cobleskill, it will help existing businesses to grow, encourage new businesses to locate in the downtown, add jobs and help develop amenities to attract new residents and visitors. All of these outcomes will strengthen the community and encourage additional investment.

I urge your strongest consideration for the Village of Cobleskill as the Mohawk Valley REDC community to receive the DRI award.

Sincerely,



Raymond J. Gillis Sr.  
President



June 9, 2017

Mohawk Valley Regional Economic Development Council  
C/O Co-Chairs Lawrence T. Gilroy, III & Dr. Dustin Swanger  
207 Genesee Street  
Utica, NY 13501

Dear Mr. Gilroy & Dr. Swanger:

I am writing in support of the Village of Cobleskill's application for the Downtown Revitalization Initiative being offered through Governor Cuomo's \$10 million innovative and transformation program.

As an organization that has spent the last 20 years working to improve the quality of life for residents of the Village and generate support for local businesses, Cobleskill Partnership welcomes the opportunity to collaborate with the Village, MVREDC and the Governor's office to further ongoing efforts to strengthen our community through this innovative program. Receipt of these funds would allow us to continue to build on the critical work that has been done already including a multi-million dollar infrastructure project, expansion of our industrial park, and preservation of our historic properties. Doing so will help considerably to strengthen local businesses, create jobs, and promote additional investment in Cobleskill.

Your support for this application would be most welcome and the funds would most assuredly translate into measurable improvements for the residents and businesses that remain dedicated to preserving a vibrant future for the Village of Cobleskill.

Thank you for your consideration.

Sincerely,  
  
Brian Kaiser  
President

P.O. Box 10, Cobleskill, NY 12043 | phone: 518-296-8122 | cobleskillpartnership@gmail.com



Warehouse & Distribution  
Global & Domestic  

June 13, 2017

Mohawk Valley Regional Economic Development Council  
c/o Co-Chairs Lawrence T. Gillroy III and Dr. Dustin Swanger  
207 Genesee Street  
Utica, New York 13501

Dear Mr. Gillroy and Dr. Swanger:

Please accept this letter in support of the application submitted by the Village of Cobleskill for the Downtown Revitalization Initiative through Governor Cuomo's \$10 million innovative and transformation program.

We are relocating one of our warehouse operations to the Village of Cobleskill because the facility met our delivery needs throughout the Northeast corridor along with other economic and operational requirements. As we walked around the Main Street area we could get a sense of the possibilities for this community if funding were available for the Village.

Our business will bring over 80 jobs to the area during 2017 alone. Based upon our historical growth pattern, coupled with our strategic expansion plans, we expect that number to be upwards of 175-200 in 3-5 years; not to mention the ancillary traffic from area vendors along with representatives from potential national customers visiting our operations weekly. The Main Street area should see a nice influx of customers eating and visiting local establishments.

This award will not only help revitalize Cobleskill, but it will also allow for other local entrepreneurs establish and/or grow their businesses. We've seen similar revitalizations work across the state and strongly believe Cobleskill will not be the exception if this grant is awarded. I urge you to consider the Village of Cobleskill to be your 2017 Downtown Revitalization Initiative winner!

Sincerely,

Robert J Peters Jr  
Chief Financial Officer  
24 Seven Enterprises, Inc.]

430 CAPITOL  
ALBANY, NEW YORK 12247  
(518) 435-3131

41 S. MAIN STREET  
ONEONTA, NEW YORK 13820  
(607) 432-5524

E-MAIL  
SEWARD@NYSENATE.GOV

WEBSITE  
SEWARD.NYSENATE.GOV

THE SENATE  
STATE OF NEW YORK



JAMES L. SEWARD

SENATOR, 51ST DISTRICT

CHAIRMAN, MAJORITY PROGRAM  
DEVELOPMENT COMMITTEE

CHAIRMAN  
INSURANCE COMMITTEE

COMMITTEES

RULES  
FINANCE  
EDUCATION  
HIGHER EDUCATION  
AGRICULTURE  
HEALTH  
MENTAL HEALTH

June 8, 2017

Mr. Lawrence T. Gilroy, III, Co-Chair  
Dr. Dustin Swanger, Co-Chair  
207 Genesee Street  
Mohawk Valley regional Economic Development  
Utica, New York 13501

Dear Mr. Gilroy and Dr. Swanger:

Please accept this letter in support of the application submitted by the Village of Cobleskill for the downtown revitalization initiative (DRI) through Governor Cuomo's \$10 million transformation program.

The Village of Cobleskill is prepared to build upon the momentum of recent, substantial investments by both the private and public sectors as well as further leverage the DRI award to continue to develop a vibrant and sustainable downtown economy. The funds would foster the economic, social and cultural fabric of not only the Village of Cobleskill, but also Schoharie County and the Mohawk Valley region of New York.

Beginning with a multi-million dollar infrastructure project from the rehabilitation of its reservoir to replacing a 150-year old water main along its Main Street, and low-to-moderate income multi-family neighborhoods, the Village of Cobleskill realized this was a step in the right direction for creating a renewable downtown. As the retail, commercial, medical and educational center of the region, the Village of Cobleskill is embracing its potential.

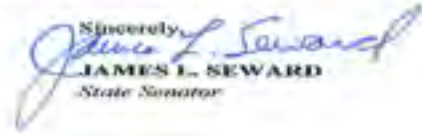
The Village of Cobleskill's expansion of its industrial park, preservation of historic buildings and renewal of vacant commercial space on its Main Street would not only revitalize its downtown, but also create jobs. Tourism initiatives, supporting a potential New York State craft beverage option, and working with its SUNY Cobleskill neighbors and local farmers bolster community enrichment.

The award would not only revitalize downtown Cobleskill, it would also help existing businesses to grow, encourage new businesses to be located downtown, add jobs and help develop amenities to attract new residents and visitors. All of these outcomes would strengthen the community and encourage additional investment.



I urge your strongest consideration for the Village of Cobleskill as the Mohawk Valley Regional Economic Development Council community to receive the DRI award.

With best wishes, I remain

Sincerely,  
  
**JAMES L. SEWARD**  
*State Senator*



118 Aker Drive  
Cobleskill, NY 12043

PH: 518-254-7375  
FAX: 518-254-7377

June 13, 2017

Mohawk Valley Regional Economic Development Council  
c/o Co-Chairs Lawrence T. Gillroy III & Dr. Dustin Swanger  
207 Genesee Street  
Utica, NY 13501

Dear Mr. Gillroy III & Dr. Swanger:

Please accept this letter in support of the application submitted by the Village of Cobleskill for the Downtown Revitalization Initiative through Governor Cuomo's \$10 million innovative and transformation program.

The Village of Cobleskill is prepared to build upon the momentum of substantial recent investments by private and public sector and further leverage the DRI award to continue to develop a vibrant and sustainable downtown economy; which will foster the economic, social and cultural fabric of not only the Village of Cobleskill, but Schoharie County and the Mohawk Valley Region of New York State.

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This award will not only revitalize downtown Cobleskill, it will help existing businesses to grow, encourage new businesses to locate in the downtown, add jobs and help develop amenities to attract new residents and visitors. All of these outcomes will strengthen the community and encourage additional investment. I urge your strongest consideration for the Village of Cobleskill as the Mohawk Valley REDC community to receive the DRI award.

Sincerely,

James C. Place  
Owner/Member

**SCHOHARIE COUNTY  
RURAL PRESERVATION CORPORATION**

349 Mineral Springs Road, Cobleskill, NY 12043  
(518) 234-7604 Fax 234-4346

June 14, 2017

Mohawk Valley Regional Economic Development Council  
c/o Co-Chairs Lawrence T. Gillroy III & Dr. Dustin Swanger  
207 Genesee Street  
Utica, NY 13501

Dear Mr. Gillroy III & Dr. Swanger:

Please accept this letter in support of the application submitted by the Village of Cobleskill for the Downtown Revitalization Initiative through Governor Cuomo's \$10 million innovative and transformation program.

The Village of Cobleskill is prepared to build upon the momentum of substantial recent investments by private and public sector and further leverage the DRI award to continue to develop a vibrant and sustainable downtown economy; which will foster the economic, social and cultural fabric of not only the Village of Cobleskill, but Schoharie County and the Mohawk Valley Region of New York State.

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I urge your strongest consideration for the Village of Cobleskill as the Mohawk Valley REDC community to receive the DRI award.

Sincerely,

Ronald Filmer Jr.  
Executive Director



June 14, 2017

Mohawk Valley Regional Economic Development Council  
c/o Co-Chairs Lawrence T. Gillroy III & Dr. Dustin Swanger  
207 Genesee Street  
Utica, NY 13501

Dear Mr. Gillroy III & Dr. Swanger:

Please accept this letter in support of the application submitted by the Village of Cobleskill for the Downtown Revitalization Initiative through Governor Cuomo's \$10 million innovative and transformation program.

The Village of Cobleskill is prepared to build upon the momentum of substantial recent investments by private and public sector and further leverage the DRI award to continue to develop a vibrant and sustainable downtown economy; which will foster the economic, social and cultural fabric of not only the Village of Cobleskill, but Schoharie County and the Mohawk Valley Region of New York State.

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I urge your strongest consideration for the Village of Cobleskill as the Mohawk Valley REDC community to receive the DRI award.

Sincerely,

Eric H. Stein, FACHE  
President/CEO

178 Grandview Drive • Cobleskill, New York 12043  
Ph 518-254-3456 • Fx 518-234-4839 • Web [www.cobleskillhospital.org](http://www.cobleskillhospital.org)