

ROXBURY

where strong roots grow infinite branches



The Downtown Revitalization Initiative for Roxbury

Regional Council: Southern Tier

Municipality:

Town of Roxbury

Downtown Name:

Hamlet of Roxbury

County: Delaware

Contact:

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MARK Project Inc on behalf of the
Town of Roxbury

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The vision for the Town of Roxbury's Downtown Revitalization Initiative is to leverage an already robust hospitality and tourism industry in a town that celebrates its deeply rooted history, pulses with the arts, supports local agriculture, and fosters opportunities to attract new business and cultivate a skilled workforce and pool of entrepreneurs. We envision a community that is equipped with the necessary infrastructure to support the activity and commerce generated by the investment of the world-renowned Roxbury Motel, The Roxbury at Stratton Falls, and Manhattan Country School Farm while recognizing the recreational contributions of Plattekill Mountain and Shephard Hills Golf Course as well as the cultural legacy advanced by the Roxbury Arts Group.

VISION

Most of all, we look to create a community that offers opportunities to retain and draw the next generation of community members and entrepreneurs that will lead Roxbury into the future. And a community that continues to welcome visitors and forever strives to improve the quality of life and sense of place for full and part time residents alike.

FROM THE SUPERVISOR

Town of Roxbury

PO Box 189
Roxbury, NY 12474
607.326.7641

May 28, 2019

Harvey G. Stenger, Co-chair, Southern Tier Regional Economic Development Council
President, Binghamton University

Judith McKinney Cherry, Co-chair, Southern Tier Regional Economic Development Council
Director, Schuyler County Partnership for Economic Development

Ms. Donna Howel, Director, Southern Tier Regional Economic Development Council

Dear President Stenger, Ms. Cherry and Ms. Howel:

As Town Supervisor, it is with great pride that we submit this proposal for a Downtown Revitalization Initiative for the Hamlet of Roxbury. The Roxbury DRI application was developed with great excitement in direct correlation with the belief that public input should be at the forefront of any major project development—especially in a small community. The notion that Roxbury could be considered in such a program generated tremendous community enthusiasm.

I have seen many changes in the Town since I took over as Supervisor in 1984. We have made slow and steady strides in our efforts to overcome the economic issues often faced by small rural town, Through the years we have completed many necessary infrastructure projects that enabled businesses like The Roxbury start, grow and further expand. We have restored buildings and public parks, and engaged in community development activities and events. Roxbury is at a pivotal moment with the expansion of The Roxbury at Stratton Falls and the proposed Inn at Kirkside making this community poised and ready for a Downtown Revitalization Initiative that can capitalize on these investments through sustainable economic development and entrepreneurial activity.

We also have an annual contract with the MARK Project for Community and Economic Development assistance as well as grant writing and administration. This coupled with an experienced municipal staff makes Roxbury the perfect candidate to accomplish the tasks required by a DRI community.

I ask that you kindly consider this small rural community for a DRI—where \$10 million TRULY transforms an entire community. Thank you for your consideration.

Sincerely,



Thomas Hynes, Supervisor

JUSTIFICATION

The Town of Roxbury respectfully nominates the Hamlet of Roxbury for a Downtown Revitalization Initiative. Roxbury is the birthplace of railroad magnate Jay Gould and America's best-loved naturalist, John Burroughs. Located in the beautiful Northern Catskill Mountains of Delaware County, Roxbury is also contained within the New York City Watershed. Among the tourist destinations of the Catskills, Roxbury is the reserved *grand dame*—Delaware County's quiet gem. Its distance from the hectic Route 28 corridor has been both a challenge and a blessing. With the demise of train travel, this once bustling community was left in slow motion for decades and much of its historic charm and authenticity remained intact, albeit languishing. Untouched by the faster, less authentic attractions of late 20th century tourism, Roxbury has made great strides in rebuilding its historic potential without ever cheapening it. The contributions of John Burroughs and Jay Gould's daughter Helen have left a legacy of social, artistic, environmental, economic and architectural genius that have survived the test of time.

Long considered one of the stateliest villages in the Catskills, Roxbury fell on hard times in the 1960s with both the decline of the agricultural industry and drastically changing travel trends. In its heyday, Roxbury was noteworthy for its dairy production of milk and butter and



a famed destination for New York's most prominent citizens. At the turn of the 20th century, Roxbury was the summer residence of Helen Gould, daughter of Roxbury native son and railroad magnate Jay Gould, and home to John Burroughs, world-renowned naturalist and essayist. During this time Roxbury drew its visitor base from a cast of America's most pronounced characters that included Henry Ford, Theodore Roosevelt, Thomas Edison and Harvey Firestone. Attracting several hundred visitors a year, Roxbury boasted six hotels within a small 1/2 square mile area that now comprises the proposed DRI Catchment area. During its high point, Roxbury was home to a spirited artist community, a vibrant Main Street Business District and was a destination of noteworthy presence on the Catskill scene.



Now, over a century later, there is a new generation of travelers that come with a heightened interest in outdoor recreation, culture, history, agriculture and scenic beauty, which serves as a catalyst for tourism activity. Roxbury recognizes that tourism and related hospitality and retail entrepreneur activity are the most viable and environmentally friendly opportunities for sustainable local economic development within the New York City Watershed. Recent history, including the tragedy of 9/11 and economic downturns,

have sparked a renewed interest in authentic experiences and have rejuvenated the three-hour-away vacation which is currently making a mammoth comeback in the Catskills. The ability to offer skiing in the winter, fishing, hiking, canoeing and golf in the spring and summer, and unparalleled natural beauty in the fall, coupled with world class lodging, positions Roxbury at the top of the list of *must visit* communities in the Catskills.

Roxbury is home to the internationally acclaimed Roxbury Hotel, a multi-million dollar investment made by two of the regions brightest stars. These entrepreneurs transformed a deteriorated '60s style roadside motel into an award winning, world-renowned, destination boutique hotel. Now amidst its fifth expansion, the community is looking forward to the opening of The Roxbury at Stratton Falls – funded in part, by the Upstate Revitalization Initiative. Roxbury has also become a popular destination for weddings, with eight local venues that bring thousands of guests to the area each year.



The Roxbury's fourth expansion



The Hamlet, a nationally designated Preserve America Community, also boasts a regional arts organization that owns and operates a restored 1911 Greek Revival, 150 seat presenting space, a lovingly revitalized park landscaped in the style of the famed Hudson River estate parks, a municipally operated community agricultural kitchen and its own public community radio station housed in a beautifully restored 1890s Masonic Hall. The full-time population of the area is experiencing an uptick as buyers, young

and old, embrace the scenic beauty, small-town pace and ambience and welcoming attitude of Roxbury. This, coupled with newly installed fiber optic high-speed internet and the relatively low cost of home ownership, allows Roxbury to effectively interweave an opportunity for telecommuting with a high quality of life which becomes the primary allurement to today's home buying cohort. This new generation of home buyers are looking for engagement with the community that results in a solid and secure sense of place that is absent in their current urban environments.

In the past decade Roxbury was the recipient of two New York Main Street Programs that helped resurrect some of Roxbury's less attractive buildings and assisted in the renovation of the Golden Seal building that is dedicated to serving Roxbury's affordable housing needs. The forthcoming Inn at Kirkside was also the recipient of a Rural Area Revitalization

Grant when it was still operating as a retirement facility. Now with planning funds in place, Kirkside will become a Main Street Campus Hospitality Training Facility that will transform the Historic Main Street Mansion into a working hotel/restaurant driven and operated by SUNY Fellows and graduates from other regional hospitality programs. This is clearly suited to be identified as a DRI anchor project. The aforementioned, among other substantial private investments, makes Roxbury ripe for revitalization. In fact, a \$10,000,000 investment in a community the size of Roxbury would completely transform this community and spark sustainable economic development within the Southern Tier and the New York City Watershed.

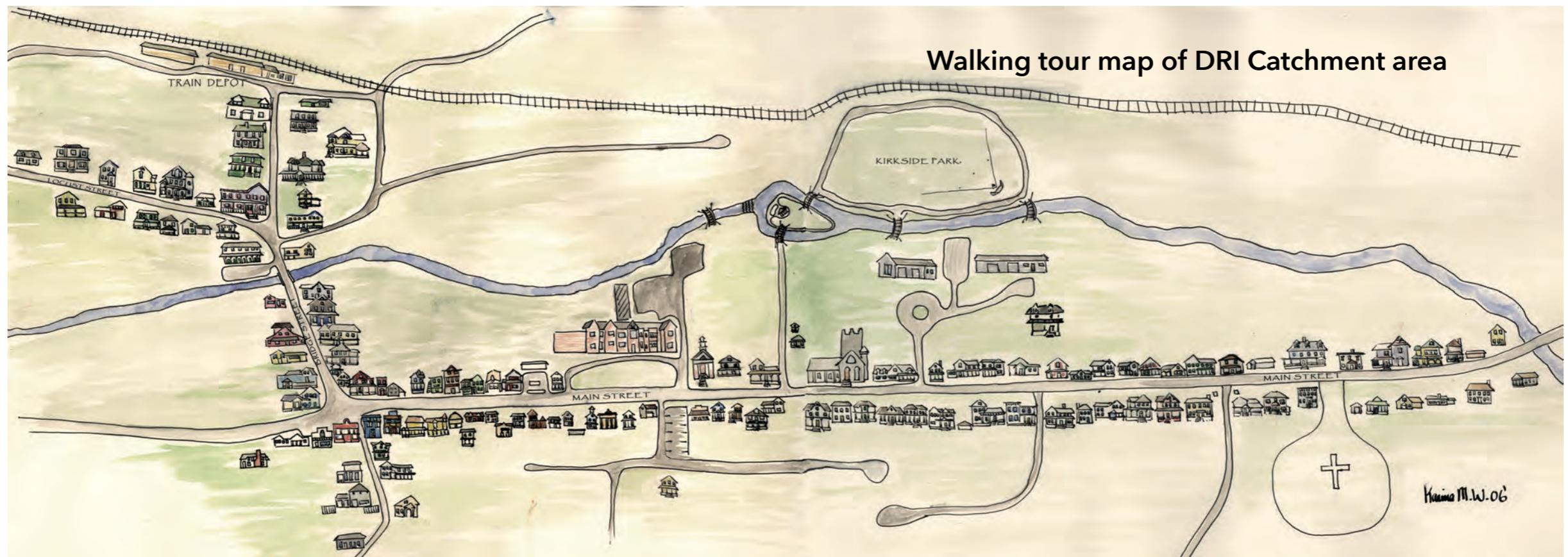
Through an aggressive community outreach program in the past month, and years of planning documents in place, the Town and Steering committee have determined that Roxbury's approach to Downtown Revitalization will be guided by green technologies, entrepreneurial support, necessary infrastructure upgrades and overall improvement of the physical and social environment. Roxbury is now poised and well positioned to turn the corner and become a model for a tourism-based economy that supports the dreams of entrepreneurs and continues to be a welcoming environment for residents to raise a family and age in place while retaining the historic and small town integrity of this Rockwellian hamlet.



The future Inn at Kirkside/DRI anchor project

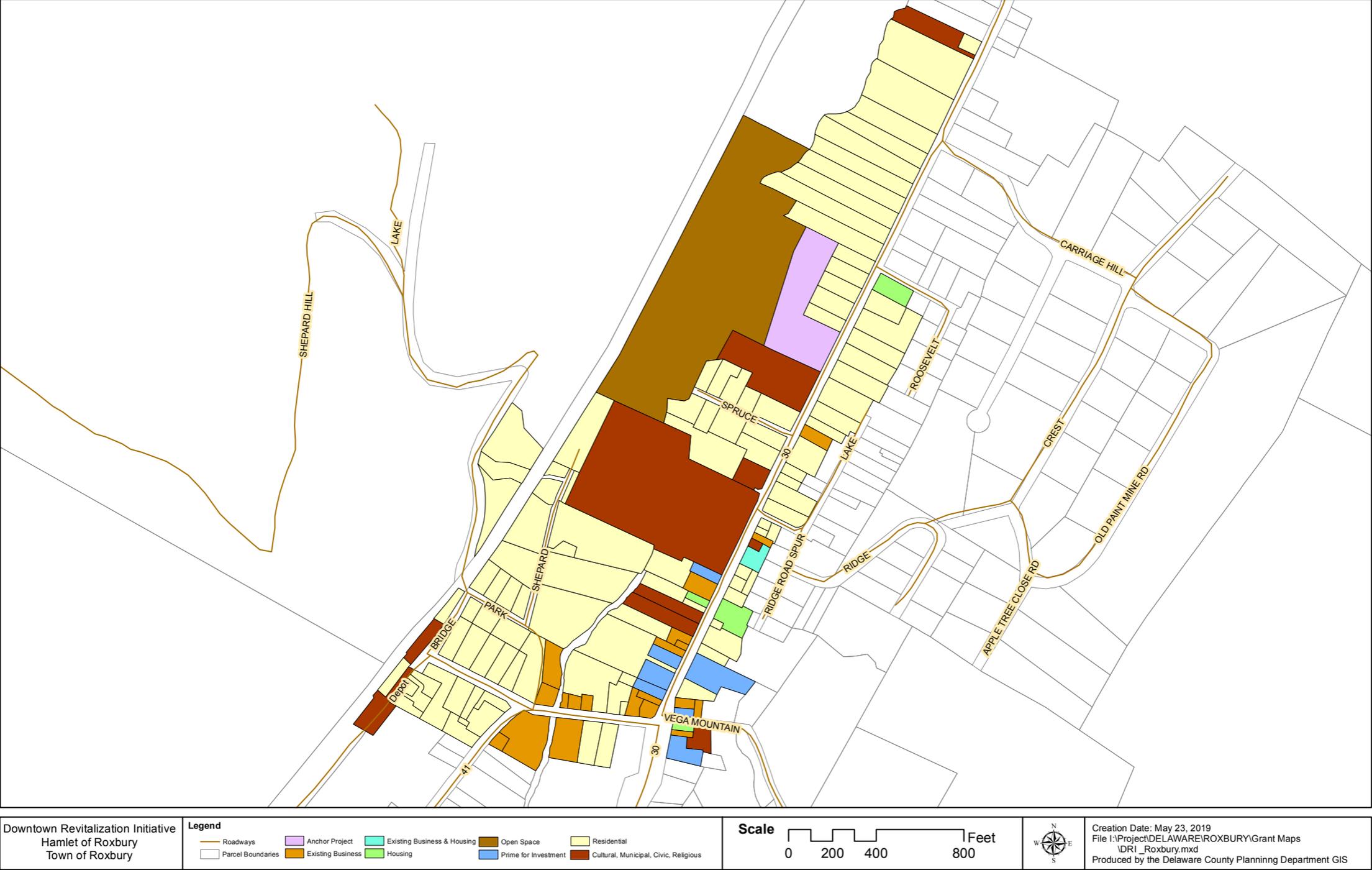
The boundaries of the proposed Roxbury DRI encompass approximately ½ square mile and creates an obvious pedestrian loop throughout. This catchment area exhibits seminal 19th and early 20th century architecture, which has resulted in the entire area being listed on the State and National Registers and the smallest Preserve America Community in the US.

BOUNDARIES



In small town talk, we are beginning at the gateway or four corners and moving north on Main Street through the central business and arts district. The business and arts district is concentrated, with 12 mixed-use (generally ground floor business, upper floor residential) buildings dating from as early as the mid-1800s to the early-1900s, mostly within sight of one

another. Continuing north on Main Street, Roxbury's Central School is a stately Tudor testimony to the importance of education in the community. Housing K-12 grades, the school is the Town's largest employer and a source of community pride and cohesion. Further north is the Jay Gould



Memorial Reformed Church—a reverential beauty featuring Tiffany stained glass windows. Its organ and acoustics are renowned and it is itself a center of attraction in Roxbury. Fronting Main Street is Helen Shepherd Gould’s Kirkside Mansion, a beautiful rambling home of opportune proportions; it was the original manor of what is now Kirkside Park. Fortunately well maintained, it is in the process of becoming the Inn at Kirkside, a realized vision of a working hospitality training and education center, much needed in the Catskills dining and lodging scene. This will provide a quality experiential learning program for Regional Colleges, Universities and Trade School hospitality and business students, designed to produce successful, innovative entrepreneurs fully equipped to start local businesses in Southern Tier communities. It also aims to produce a pool of qualified and experienced entrepreneurial professionals to support the existing and growing hospitality industry in the Catskills and Southern Tier. This will foster long term sustainable economic development throughout the

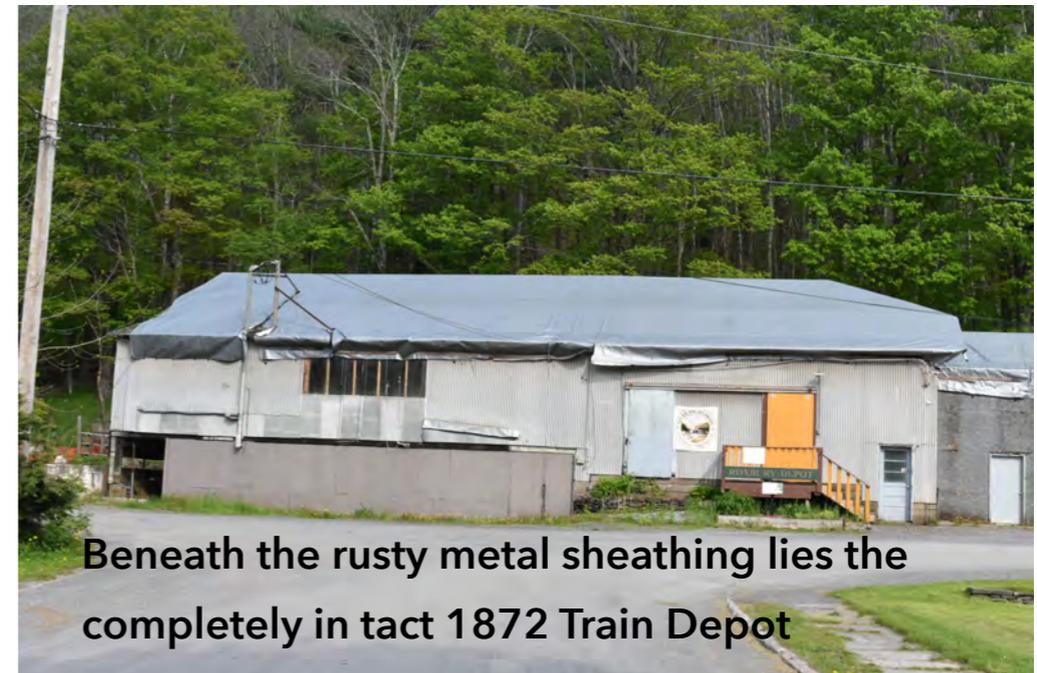


Rustic Bridge in Kirkside Park

entire region. This is also the entrance to Kirkside Park, an historic 14-acre treasure and a masterpiece of rustic elegance designed by Ferdinand Mangold at the later part of the 19th century. Kirkside Park was deeded to the Town of Roxbury in 1981 in a state of disrepair and in the two decades since 1999, restoration accomplishments include 1500 lineal feet of meticulously laid stonewalls lining the east branch of the Delaware River, five rustic bridges, complete ball field rehabilitation, extensive landscaping, installation of 2000 lineal feet of stone dust paths complete restoration of the South Barn to include

a gathering space and public restrooms and the development of an agricultural and shared community kitchen space.

On the east side of the Park is the gateway to a Rail AND Trail section that stretches south and lands in front of the Roxbury Train Depot of the Delaware and Ulster Railroad (DURR). Today DURR operates a scenic ride between nearby Arkville and Roxbury. The depot, a prized community gem, has been encased in metal sheathing since the demise of rail travel in the 1950s. Beneath the unattractive rusty shell lies the original structure that retains the look and feel of late 19th century train depot. However, it would be irresponsible to expose this significant historic structure to the elements without restoration, which needs to be funded. Together, the train and the depot offer tremendous opportunities to help area residents and visitors connect to an important and formative past and potentially provide employment, commerce, and recreation to the town.



Beneath the rusty metal sheathing lies the completely intact 1872 Train Depot

Moving west on Bridge Street is the justly famed Roxbury Hotel, an unexpected fantasy destination hotel. The developers have brought their brand of seriously comfortable but outrageously fun hostelry to the area, have undergone five expansions and are about to realize a truly amazing concept hotel experience with The Roxbury at Stratton Falls . <https://www.theroxburyatstrattonfalls.com/>



Bridge Street headed west to Main Street

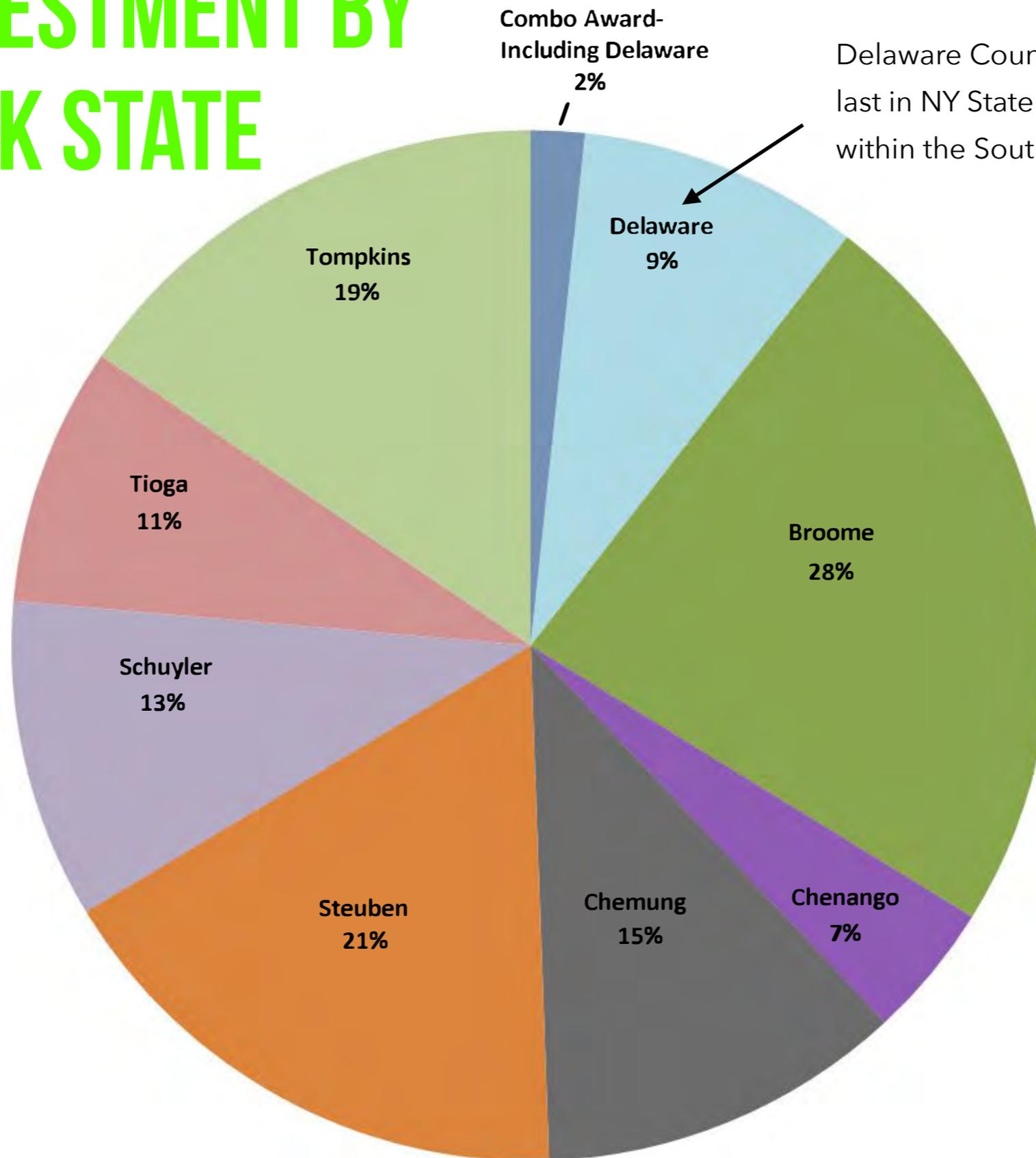
The vision, adventurousness and commitment of owners Greg Henderson and Joseph Massa have helped inform and invigorate Roxbury's renaissance. We think it's only in Roxbury with its creative DNA that such a distinctive enterprise could have been undertaken so successfully. However, it's time for our downtown to catch up and meet the demands of such a high profile endeavor.

Between The Roxbury and the Main Street intersection, on Bridge Street, are two buildings of historic note that enjoy vibrant occupancy now but also offer potential additional opportunities for investment and functional use. The Old Mill Restaurant, currently under renovation, has a history of being the town's "local," favored casual pub. The former Masonic Hall houses another distinctive Roxbury enterprise, WIOX, an incredibly eclectic publicly supported radio station manned by highly engaged local talent covering everything from local issues to the Texas music scene, as well as sports, poetry and conservation.

This brings us back to Roxbury's Gateway and Four Corners, creating a gentle and visually entertaining pedestrian loop.

Regional Economic Development Council Awards 2011-2018

PAST INVESTMENT BY NEW YORK STATE



Delaware County is second to last in NY State Investments within the Southern Tier.

PAST INVESTMENT & FUTURE POTENTIAL

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

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

The Roxbury at Stratton Falls: The largest and most spectacular investment in Roxbury is that of The Roxbury at Stratton Falls. The owners of the Roxbury Motel, already a destination hotel with over \$5 million invested, have bought a spectacular property just down the road from their original location (contained within Roxbury's Downtown) and are transforming it, at a cost of over \$12 million, into a luxurious, uniquely Catskillian world of wondrous waterfalls, forests, and fantasy lodging. This welcome major investment, expected to open later in



Rendering of The Roxbury at Stratton Falls

2019, calls for a response from the community to offer an environment, services, and shopping commensurate with its vision. Such a response would ensure continued success for The Roxbury, with the community benefitting proportionately and continuously; that, however, itself will require substantial investment such as that from the DRI.

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



Roxbury Central School

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

The Town has continued to invest in Kirkside Park's beauty and usability with a nearly half a million dollars going into the restoration of its walking paths, bridges, and barns, which

resulted not only in a lovely public park but also a wonderfully renewed barn for public events. In the offing are an additional \$270 thousand for the creation of a local agricultural and shared community kitchen space.

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

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



The Enderlin Building

The Enderlin Building, another prominent historic structure on Main, underwent complete and historically accurate renovation in private hands after purchase just 5

years ago and has seen additional investments in the past two years for a total of over \$300 thousand. It now houses three businesses—a local catering company, an insurance agency and the newly opened Hempire, specializing in cannabinoid medicinal products.

Roxbury General Store, originally opened in the Enderlin Building, purchased the Minnerly Building on Main in 2017, renovated it and restored its original façade, and continues to invest to maintain and update the building. To date investments total \$230 thousand and another \$20 thousand are planned in 2019.

The Golden Seal Building was transformed from an insurance office into affordable housing but has retained its early 20th-century charm and has undergone \$243 thousand in improvements in recent years. With new ownership on the horizon, there is an anticipated investment of an additional \$100 thousand in the next two years. Roxbury Wine & Spirits occupies what was originally a bank at the turn of the 20th century. The owners purchased the building, renovated it, and have a beautiful showplace for their wares, with over \$110 thousand invested.

Round Back Antiques took an underused building on Main Street and made it into a very delightful shop with a front porch and nostalgic oak antiques inside. They have invested about \$50 thousand (and the owner is the main driving force behind the very successful



Roxbury General

summer celebration Celebrate Roxbury, which draws thousands into Roxbury on Fourth of July Weekend).

A highly experienced food professional has changed the food scene in Roxbury with the purchase and renovation of the former Cassie's Café, now redecorated transformed into a full restaurant with bar called Chappies at a cost of about \$35 thousand. He has also taken over a previously struggling restaurant on Bridge Street near The Roxbury and is investing over \$100 thousand to bring it back with some charm and appeal as The Old Mill.

Completing the downtown building investment portfolio is the building known as the

Lerner Gallery/Queen's Mountain Café, which has been renovated over the past 6 years to include four guest rooms and a downstairs café and gallery, and solar array with an investment of around \$270 thousand.



Queens Mountain Inn

Ate O Ate, a food truck with humble beginnings, has invested over \$90 thousand in what is now blossomed into one of the Catskills premier caterers. Ate O Ate is now considering a

JOB GROWTH

Job creation is often unfairly represented in small rural communities due to a modest full time population base. Unlike more densely populated urban areas, job creation numbers on our Main Streets pale in direct numerical comparison to our larger towns and cities. However, if viewed proportionately through a growth rate calculation rather than hard number of jobs, you will find small rural towns have comparable growth rates. The existing and impending job creation described below results in approximately a 38.7% growth rate, an impressive and transformational figure for a small rural upstate town.

As an area newly infused with recent homebuyers, visitors discovering the Catskills as a place to vacation, and current residents eager to regain the convenience and choice that local shopping and services offer, Roxbury is ripe with opportunity and rippling with activity.



The project farthest along is the **Roxbury at Stratton Falls**. This is a major and out-of-this world expansion of The Roxbury Hotel's offering, with fanciful villas and charming recreation options built around Roxbury's well-known Stratton Falls, also known as Bridal Veil Falls. The confidence that the owners are showing in developing this destination is instructive, given that it is based on their success of the original, also unique hotel. The fifteen direct jobs

created by the hotel - front-desk managers, groundskeepers, housekeepers - are multiplied by the suppliers and building trades operators to equal at least another fifty to sixty indirect jobs.

The Roxbury Hotel brings new and returning guests to town, many of whom go on to be second homeowners or full-time residents. When here, people want things to do, places to eat, and shops with necessities and niceties. With more guests at the Roxbury comes more opportunities for entrepreneurs to launch restaurants, provide outdoor activities, open shops and markets, sell crafts and benefit the service industry. With this comes an induced job creation that cannot accurately be determined at this writing.



The future Inn at Kirkside

One of the limiting factors in the area currently for restaurant and lodging start-ups is capable, trained staff. **The Inn at Kirkside**, an experiential hospitality training center and incubator, will directly provide not only jobs in food and hospitality services, but also desperately needed professionally trained staff for other restaurants and hotels. This will help turn opportunities into sustainable realities. As the Inn at Kirkside goes through its transformation from a former retirement home to a world class inn and restaurant, there will be approximately 15 to 20 indirect jobs created throughout the construction process. Anticipated job creation for the operational component is approximately 15 to 18 FTEs and then the obvious induced job creation that comes with

new business start-ups and entrepreneurial activity. Job and business sustainability will be increased by the skill-enhanced pool of job holders and seekers.

Agriculture and resource use have a long history in the Catskills, and with the interest in eating local and sustainable farming and land use comes opportunities. In Roxbury, **East Branch Farms/Kimchee Harvest** has successfully and entertainingly picked up the historical mantle of agriculture in the Catskills. Seven years ago, the Warren family started growing organic vegetables just south of the hamlet. Over time the business has evolved to focus on the preparation of kimchee, traditional Korean fermented vegetables. Their business has recently included a cafe and now a CSA (community supported agriculture) where members receive a weekly share of fresh, local vegetables and invitations to on-farm dinners. Future plans include a restaurant with 2-3 staff. This job and community builder brings together locals and visitors interested in healthy organic food.

Table to Farm Tours is a new business started in 2018 that takes guests on guided tours throughout the Catskills, starting and ending in Roxbury. Begun by two new full-time residents with deep roots in the town, the business is drawing visitors to town to take the tours. Guests are staying at The Roxbury and local Airbnbs, shopping at Roxbury General (where the tours often



begin) getting breakfast at Chappie's Cafe, and discovering the town and its rich history. Again, this entrepreneurial activity has contributed to induced job creation.

Most locals and visitors alike will agree that Roxbury needs more restaurants. One local entrepreneur has converted a former breakfast and lunch cafe into a full service restaurant with dinner and drinks called **Chappies**. He has hired additional wait staff, a manager and cooks to help with the additional services. And he has purchased and is renovating a place to be called The Old Mill, which will also need wait, bar and food prep staff. This translates to approximately three jobs retained and four new jobs created.

A new restaurant is planned for **Shephard Hills Golf Course** (just outside the DRI



Ate o Ate staff photo

boundary). Beginning in June 2019, it will offer two meals per day and will be hiring wait staff and kitchen help. Managed by two people who have previous Roxbury restaurant experience, the restaurant will create three new jobs

Roxbury's wedding industry continues to thrive with seven major venues and a host of attendant services in planning, catering, flower provisions and transportation. **Ate O Ate Food Truck and Catering** alone employs eighteen people from early-May to late-October and continues with four employees

through the winter in a partnership with a local distillery. Wedding guests are one of the biggest underserved groups in the Catskills. They need activities, like that provided by Table to Farm Tours mentioned above, which could include guided fishing, hiking, and additional shopping opportunities.

Weddings, agri-tourism and vacation services are major contributors to job creation and sustainability, but there is another, somewhat hidden opportunity to attract people and keep them here as contributing members of our community--that is providing the infrastructure that is needed to grow our cottage industries and provide an effective means for people to telecommute. Many people who are buying homes here now are seeking to prolong their weekend visits to a more full-time residency. Currently, the lack of cell phone service is a detriment, but if addressed, it would hugely facilitate people's ability to work here at will. The necessary infrastructure is critical to growing our local economy.

Plattekill Mountain is one of the Catskills' best success stories. A small, mom-and-pop ski area started in the 1950s by local dairy farmers, Plattekill could have been lost to history, its trails growing over like so many other spots, but the area was purchased by two of its instructors, Lazlo and Danielle Vajay who turned it into one of the best "hidden gem" areas in the Northeast. Plattekill's recent write-ups in the [New York Times](#), [Powder Magazine](#) and dozens of blogs showcase it as one of the most authentic ski experiences around. They have expanded their offerings to include weddings and corporate events in the summer and are hiring to meet those needs.



PHYSICAL ENVIRONMENT

Roxbury is undeniably lovely, diverse in its people, attractions and creative spirit. In the past five years it has welcomed several new and expanded businesses that have a particular Roxbury slant to them in their presentation, product and service offerings.

The entire hamlet and designated catchment area are listed on the State and National Registers of Historic Places. Roxbury's Main Street is the connective tissue for this constantly refreshing and vibrant community, intricately tied to and reflecting our history while capably waiting to carry us into the future. A level, tree-lined avenue graced with 19th and early 20th century homes beckons young and old for conversational strolls and bicycle rides. As attractive as it is, refinements such as new





Route 30 south descending into Roxbury

sidewalks, better lighting, and vistas free from overhead wires would be even more inviting and promote safer and increased use.

There are several key components to our DRI Catchment that make it especially suitable for a DRI Investment that will benefit part-time and full-time residents, as well as visitors.

Coming into town from the south on NY State Route 30 at a slight elevation, one sees Roxbury's Main Street's gentle introductory

curve lined with lovely painted clapboard buildings from a previous century as Main Street then straightens out to an invitingly tree-lined vista of a classic American small town. Roxbury's compact business district is happily scenic, with 19th and early 20th century buildings on both sides of the street. An active Historic Commission helps maintain the character with the ready cooperation of residents and business owners. The entire hamlet of Roxbury owns the distinction of being the smallest town in the country to be designated a Preserve America Community.

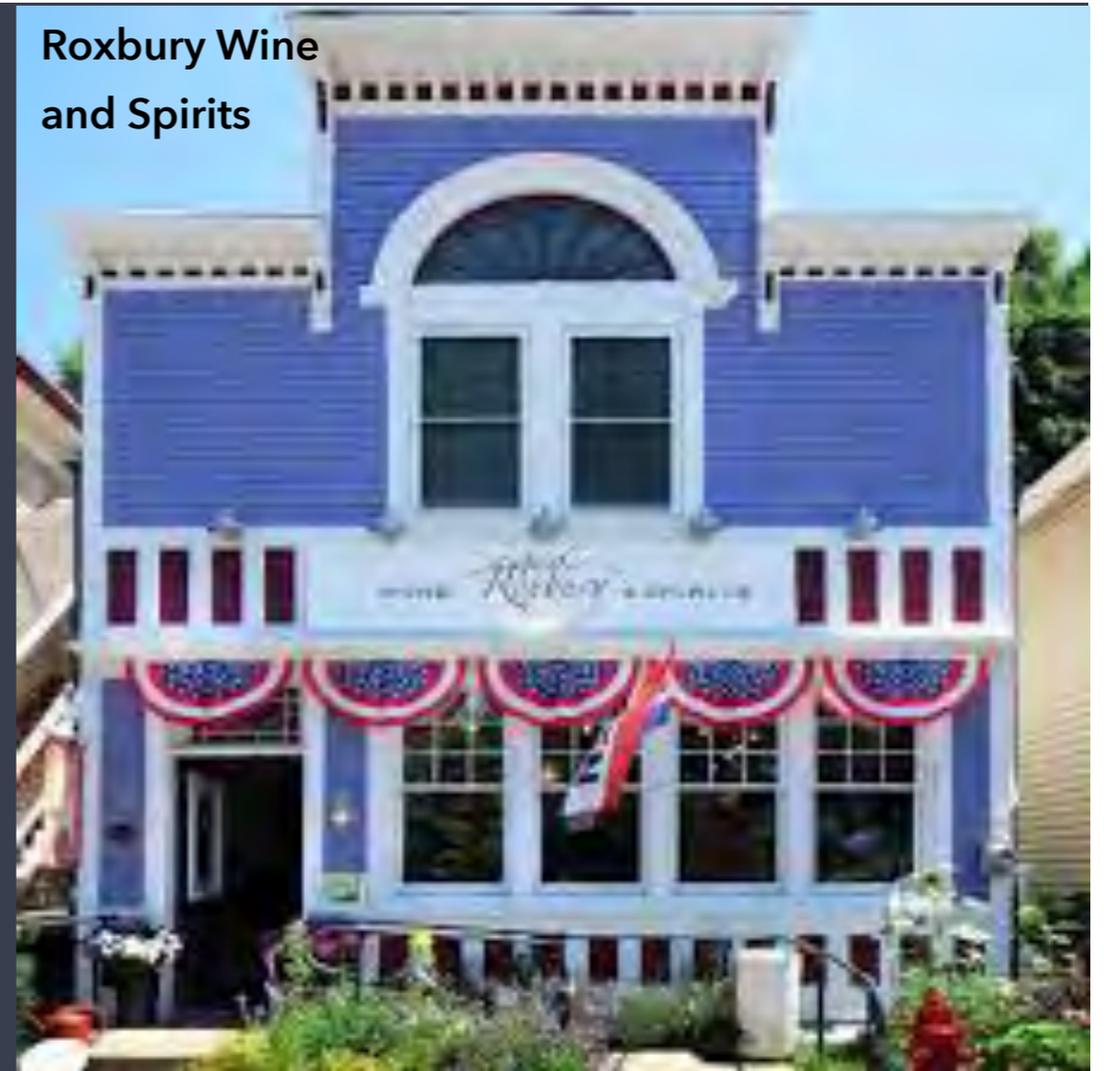
One of the first buildings at the south end of town is a former bank beautifully repurposed five years ago into Roxbury Wine & Spirits. Typical of Roxbury's businesses, it is owned by a

couple who have a house nearby and are heavily involved in the community. The store itself is a hub for locals and visitors and a good starting point for understanding and exploring Roxbury.

The business and arts district is concentrated, with 12 mixed-use buildings—primarily ground floor business, upper floor residential—dating from as early as the mid-1800s to the early-1900s, mostly within sight of one another. The Roxbury Arts Group inhabits a 1911 Greek Revival structure, first built as a YMCA and donated to the community by Helen Gould, that now serves as a multifaceted arts center. The Roxbury Arts Group is an active agent in promoting arts of all forms, from visual art and dance to concerts of varied music types to youth programs to community lectures and presentations—all designed to eliminate economic barriers with relationship to the arts.

On the northwest corner across from Roxbury Wine & Spirits is Liberal Arts Roxbury, an elegant, recently renovated building with a covered-sidewalk facade, large plate glass windows and a grand deck. It has hosted art shows, a pop-up restaurant, concerts, business meetings and rehearsal dinners for weddings. In typical Roxbury fashion, this creative endeavor offers an open-canvas response to the spontaneous and multivariate nature of cultural life here.

Roxbury Wine
and Spirits



Across the street, the Enderlin building handsomely commands a view of Main Street. A historically faithful renovation a few years ago brought out some of the facade's details in period-appropriate red, yellow, and white. The building now houses a general insurance agency, a catering kitchen, a hemp retail enterprise and apartments.

Four other buildings—the Golden Seal Building, the Queen's Mountain Inn, the Cuttita building and Chappie's Cafe, all 19th century architecture—complete the main concentration of business buildings. The Queens Mountain Inn and the Cuttita building offer opportunities for entrepreneurs, including live-work combination possibilities. The Golden Seal Building houses much-needed affordable apartment living for Roxbury residents, young and old.

Slightly further along Main Street is the 1898 Minnerly Building, which was recently restored to its original form and function and now houses Roxbury General, a 5-year-old venture offering a place for townspeople and visitors to buy an array of gifts and necessities, as well as a hair salon and an above storefront and second floor living space.



Continuing north on Main Street, Roxbury's Central School is a stately Tudor testimony to the importance of education in the community. Housing Kindergarten through 12th grades, the school is a source of community pride and cohesion. Its students are looking for chances to engage with the community and would love further opportunities to spend time on Main Street and at the school; better recreational facilities would be a big draw.

The Jay Gould Memorial Reformed Church on Main Street is a reverential beauty featuring Tiffany stained glass windows. It stands amid the trees at one of the main entrances to Kirkside Park. With renowned organ acoustics, the church is a center attraction in Roxbury, reflective in many ways of the town's history. It faces the challenges of many older buildings, but is well worth the considerable ongoing effort it takes to maintain, given its current signature place in Roxbury's character and its potential as an attraction and venue for music, as well as for worship.

Fronting Main Street is Helen Shepherd Gould's Kirkside Mansion, a beautiful rambling home of opportune proportions. It was the original manor for what is now Kirkside Park. Fortunately well maintained, it is in the process of becoming the Inn at Kirkside, a realized vision of a working hospitality training and education center, much needed in the Catskills dining and lodging business community. This will provide a quality experiential learning



The Jay Gould Reformed Church



The future Inn at Kirkside

program for Regional Colleges, Universities and Trade School hospitality and business students, designed to produce successful, innovative entrepreneurs fully equipped to start local businesses in Southern Tier communities. It also aims to produce a pool of qualified and experienced entrepreneurial

professionals to support the existing and growing hospitality industry in the Catskills and Southern Tier. This will foster long term sustainable economic development throughout the entire region.

Kirkside Park, originally the estate of Helen Gould, and adjoining the Inn at Kirkside, is located on the East Branch of the Delaware River. Miss Gould hired renowned landscape architect Ferdinand Mangold to develop the grounds now known as Kirkside Park, which was deeded to the Town of Roxbury in 1980 with the stipulation that it remain a public park in perpetuity. The park has been completely restored to its turn of the century splendor. It is lined with winding paths, beautiful gardens and rustic Adirondack bridges, as well as hand-laid stone stream bank walls on the river. This 14-acre treasure comes alive with public events, concerts, sports and



East Branch of the Delaware in Kirkside Park

walks on gorgeous mornings when the fog lifts out of the valley and the sun hits the mountaintops. The East Branch of the Delaware River courses through the park and adds charm and a timeless contemplative beauty. Kirkside Park is indeed the green heart of

Roxbury, open, welcoming and wonderfully capable. However, the addition of specific recreation areas would considerably enhance its utility and attractiveness for all.

Recognizing Roxbury's needs and opportunities, the town recently opened Kirkside Barns, an indoor-outdoor pavilion with power, restrooms, picnic tables and grills for residents to host informal or formal events. The Kirkside Barns have proven popular beyond expectations,

booking out a year or more in advance. To help meet the growing catering and food preparation requirements occasioned by our bustling wedding industry and to also encourage development of value added product by our area farmers, we are in the process of opening a shared community commercial kitchen that will create a previously unavailable opportunity for people who need an approved facility to create value added product and goods for sale and consumption. The location of the kitchen in Kirkside Park



also provides students at the Inn at Kirkside an artery to area farmers and skilled culinary talent.

Just as the Main Street of Roxbury provides a lovely place for a stroll through a small town's history and ethos, the trails adjoining the Kirkside Park offer a more vigorous walk through its storied woods and hills. This is the land that inspired Roxbury native son John Burroughs to write and muse on the beauty of the Catskills and nature in general. And it is where he spent time, in particular at Woodchuck Lodge in Roxbury, with his many friends including Harvey Firestone and Henry Ford extolling the area, discussing the world's issues vis-à-vis nature. People come to do the same now. It would benefit the town, its residents and visitors to connect the Kirkside Park walking trails, and the adjacent terraced area (which are in great need of maintenance) with the rail trail that would make Woodchuck Lodge and the surrounding countryside accessible from the park. This would truly be a restorative action for people and the land.

There is, however, a rail AND trail section currently installed in the southeast corner of the park which stretches south to the Roxbury Train Depot of the Delaware and Ulster Railroad (DURR). Today DURR operates a scenic ride between nearby Arkville and Roxbury. The depot, a prized community gem, has been encased in metal sheathing since the demise of



Trail head in Kirkside Park
to the Stone Terraces



1872 Roxbury Train Depot

rail travel in the 1950s. Beneath the unattractive rusty shell lies the original structure that retains the look and feel of the late 19th century train depot. However, it would be irresponsible to expose this significant historic structure to the elements without restoration, which needs to be funded. Together, the train and the depot offer tremendous opportunities to help area residents and visitors connect to an important and formative past and potentially provide employment,

commerce and recreation to the town.

Just up from the Depot on Bridge Street is the justly famed Roxbury Hotel, an unexpected fantasy destination hotel. The developers have brought their brand of seriously comfortable but outrageously fun hostelry to the area, have undergone five expansions and are about to realize a truly amazing concept hotel experience with The Roxbury at Stratton Falls. The vision, adventurousness and commitment of owners Greg Henderson and Joseph Massa have helped inform and invigorate Roxbury's renaissance. We think it's only in Roxbury with its creative DNA that such a distinctive enterprise could have been undertaken so successfully. However, it's time for our downtown to catch up and meet the demands of such a high profile endeavor.



The Roxbury

Between The Roxbury Hotel and the close of the pedestrian loop back to the Main Street intersection, on Bridge Street, are two buildings of historic note that enjoy vibrant occupancy now but also offer potential additional opportunities for investment and functional use. The Old Mill Restaurant, currently under renovation, has a history of being the town's "local" favored casual pub. The former Masonic Hall houses another distinctive Roxbury enterprise, WIOX, an incredibly eclectic publicly supported radio station manned

by highly engaged local talent covering everything from local issues to the Texas music scene, as well as sports, poetry and conservation.

We've already mentioned The Roxbury Hotel, Roxbury Wine & Spirits, and Roxbury General. A very recent start-up called Table to Farm Tours offers people an



engaging experience of visiting local farms, talking with farmers and fellow tourers, eating and drinking local food and drink, and exploring the area. And new ownership has reinvigorated the café, now called Chappies, which is open for three meals a day.

However, there are unmet needs of local residents and visitors alike.

Older residents recall a vibrant downtown with goods and services aplenty. It is our belief that such could be the case again, given our resurgence in visitors and home-buyers and people taking up residence. On everyone's wish lists are better and more diverse food shopping and conveniences like the availability of hardware goods. Those wishes represent opportunities, especially for local residents who understand the community. They often need guidance and funding that needs to be easily accessible and particularized to the circumstances of this area, so we would like to establish an entrepreneurial assistance fund to work hand-in-hand with the local Greater Roxbury Business Association and the MARK Project to help these businesses get off the ground on solid footing. Along with the natural and architectural beauty of the town, its inherent walkability, its welcoming diversity, and its distinctiveness, a busier Main Street would be a tremendous boon to all its residents and visitors.



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

QUALITY OF LIFE



Roxbury Central School Students training as house tour docents. This program led to Roxbury winning the NY State Historic Preservation Award for Community Achievement.

Living in the hamlet of Roxbury offers a surprisingly complete experience. Roxbury has a qualified K-12 school that provides one-on-one interaction between teachers and students. Administrators, teachers, and student families are all part of the same supportive ethos. Residents are closer to their food source because they know their farmers. The environment is not an abstract thing but rather a visible and participatory source of

food, recreation, and enjoyment. Societal boundaries of age and origin matter little in this

town. There is a lower cost of living, low crime rates, less traffic, and cleaner air. Entrepreneurs can quickly build a reputation due to an overwhelmingly supportive community and newly established shop local campaigns.

Roxbury's municipal leadership is forward-thinking and recognizes the importance of Livability and Quality of Life policies. Roxbury's Comprehensive Plan was updated in 2005 then again in 2013 with another update scheduled for 2020. Roxbury also participated in and sanctioned a Local Waterfront Revitalization plan for the Delaware and Esopus River Corridors and the East Branch Stream Management Plan, both of which identify specific quality of life actions such as community building actions and preservation of the river corridor. The town also amended its sub-division laws to allow for use of conservation subdivisions to promote open space when large subdivisions occur. The Town is working with the Delaware County Office for the Aging to create a program that allows Roxbury seniors to age in place.



Winter in Kirkside Park



Turn of the Century Days
in Kirkside Park

Nearly 20 years ago, Roxbury took on the complete restoration of Kirkside Park, the former estate of Helen Gould. After Ms Gould's death in 1938 the park was neglected for decades. This once overgrown and unusable public space is now completely restored to its former estate park splendor and is alive with school soccer games, community events, concerts, vintage baseball and fireworks, as well as a welcoming and well-used place to simply take a stroll. Kirkside Park clearly serves as the centerpiece of the hamlet.

Roxbury cherishes the concept of walkability and aims to put a sidewalk district in place for the hamlet to ensure ongoing maintenance and stability.

Recognizing the significance of pedestrian safety, community stakeholders and municipal leaders are working with Delaware County DPW and NY State DOT to address potential pedestrian safety issues and plans to develop and implement a complete streets program in the next 2 years. Community leaders and stakeholders are also proponents of green energy and

technologies and understand the importance of community wide environmental conservation activities. Roxbury is in the process of installing electric car charging stations in the municipal parking lot on Main Street and in Kirkside Park, which goes hand-in-hand with the installation of bike racks throughout the hamlet and shows its willingness to acknowledge the future while preserving the past.

PUBLIC SUPPORT

The Roxbury DRI application was developed with great excitement in direct correlation with the belief that public input should be at the forefront of any major project development—especially in a small community. The notion that Roxbury could be considered in such a program generated tremendous community enthusiasm. Once aware of the opportunity, a galvanized Roxbury led by Peg Ellsworth, Director of the MARK Project, formed in very short order a steering committee composed of the typical Roxbury gamut of residents: full time locally born and raised individuals, newly planted community members,

Town of Roxbury

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RESOLUTION #45-RESOLUTION BY THE TOWN OF ROXBURY APPROVING AND ENDORSING THE MARK PROJECT, INC. TO SUBMIT AN APPLICATION ON BEHALF OF THE TOWN OF ROXBURY FOR A DOWNTOWN REVITALIZATION INITIATIVE FOR THE HAMLET OF ROXBURY

On motion of Allen Hinkley second by Carol Murray the following resolution was offered and adopted:

“WHEREAS, the Town desires to apply for \$10,000,000 in funding assistance through the 2019 Downtown Revitalization Initiative (DRI Program); and

WHEREAS, the vision for Roxbury’s Downtown Revitalization Initiative is to leverage an already robust hospitality and tourism industry in a community that celebrates its deeply rooted history, pulses with the arts, supports local agriculture, and fosters opportunities to attract new business and cultivate a skilled workforce and pool of entrepreneurs.

WHEREAS, the Town also envisions a community that is equipped with the necessary infrastructure to support the investment of the world-renowned Roxbury Motel, The Roxbury at Stratton Falls, and Manhattan Country School Farm while recognizing the recreational contributions of Plattekill Mountain and Shepard Hills Golf Course as well as the cultural legacy advanced by the Roxbury Arts Group.

WHEREAS, the Town also looks to ensure the community continues to welcome visitors and forever strives to improve the quality of life and sense of place for full and part time residents alike.

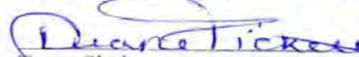
THEREFORE, BE IT RESOLVED, that the Town of Roxbury approves and endorses the 2019 DRI application for assistance prepared and to be submitted by the MARK Project, Inc. on behalf of the Town of Roxbury.”

Passed by the following vote of all Town of Roxbury Members voting in favor thereof:

AYES: 5 Hinkley, Murray, Raeder, Davie, Hynes

NAYS-0

I, Diane Pickett, Town Clerk, Town of Roxbury, Delaware County, New York certify the foregoing resolution is a true copy of the resolution adopted by the Town Board at a regular meeting held May 13, 2019 and is how it appears in the Minutes of said meeting.


Town Clerk

5/20/19
Date

(seal)

Thomas S. Hynes, Supervisor
Edward Raeder, Councilman
Allen Hinkley, Councilman
Carol Murray, Councilwoman
Kenneth Davie, Councilman

Authorizing Resolution

business owners, and an enthusiastic representation from the senior class at Roxbury Central School.

In a period of three weeks, seven public input sessions were held with the last, and most engaging, taking place in Kirkside Park on Sunday, May 19th. Peg Ellsworth led these sessions. Each covered the previous sessions to insure full knowledge, and Ms. Ellsworth encouraged and engaged the attendees to respond in an open dialogue with discussion of issues and potential projects to improve the economic and social climate in Roxbury. Ms. Ellsworth also addressed the Senior Class at Roxbury Central School to ensure the next generation was included in the discussion.

Being experienced in all aspects of securing and managing grants and implementing civic projects, Ms. Ellsworth very clearly explicated the process of applying for the grant and being prepared for action if the grant is secured.

As the process evolved, people came forward not only with ideas, but also a willingness to contribute and participate in any way that would benefit the effort and, very importantly, future efforts. All seven public sessions generated volunteers to help in any way apply for, present the case for, and implement the grant. It was heartening to see the affection for and belief in Roxbury as a wonderful place to be and live come alive in action and engagement.

Ideas as varied as a carousel, solar-heated sidewalks, and a John Burroughs-inspired environmental center emerged from the excited participants.

On Monday, May 12th, The Roxbury Town Board unanimously passed a resolution that supports the vision for the DRI and endorsed the submission of the application on behalf of the Town of Roxbury.



One of seven public information sessions held in preparation for the DRI application

This intensive preparatory exercise showed the mettle, creativity, affection, and commitment Roxbury residents would bring to the DRI award. It reinforced with resounding effect the certainty that we in our collective belief in and readiness to act on our ideas will bring success to the DRI in Roxbury. Letters of Support can be found at the end of this application.

TRANSFORMATIVE OPPORTUNITIES

Flood Mitigation: Roxbury has been the target of historic flooding over the past 20 years with Hurricane Irene and Tropical Storm Lee wreaking havoc in 2011. Since that time, The Town of Roxbury along with Delaware County Soil and Water Conservation District, NYC Department of Environmental Protection, NYS Department of Environmental Conservation and Delaware County Planning have been working on new flood maps and overall flood analysis throughout the entire town.



Two projects have been identified in the hamlet and DRI catchment area. The first, on the north side of Kirkside Park, river walls are eroding and when the water table rises, the playing field at Kirkside Park becomes a swamp land rendering the field unplayable for days. This also contributes to turbidity which adversely affects the fisheries and flora in the stream



On Vega Mountain Road, one house up from the Roxbury Arts center is a tributary to the East Branch. The small bridge and culvert are undersized and create a pinch point that drives the water down Vega Mountain Road into the business and arts district, adversely affecting at least five buildings. During Hurricane Irene, the water was rushing so fast that it destroyed sidewalks, pulled down street signs, uplifted gardens, swept away residential gas and oil tanks and left a cataclysmic path of destruction in its wake. Both of these flood mitigation

projects have been identified as a priority for the Town, DRI steering committee and the community.

Project Partners: Town of Roxbury, Delaware County Soil and Water Conservation District, NYS Department of Environmental Conservation, NYC Department of Environmental Protection, MARK Project Inc

Water Main Repair: The section of Bridge Street that spans from Main Street east to The Roxbury Hotel has a water main in dire need of restoration and repair. Currently, it is rusted and has been continuously clogging leaving the local volunteer Fire Department concerned that water flow from the hydrant on Bridge Street would be insufficient to extinguish even the most minor of fires.

Project Partners: Town of Roxbury, Delaware County Department of Public Works.

Extension of Sewer and Water: The DRI steering committee recognized the need for public infrastructure expansion to include more of the hamlet. Shephard Hills Golf Club, which is immediately adjacent to the catchment area, was also part of the original Gould holdings and is a beautiful 9 hole estate-like golf course. Contained on the property is a 1911 stone cottage that now serves as the clubhouse. It has an operational full-service restaurant. Extending sewer and water to the course and the clubhouse allows for expansion and

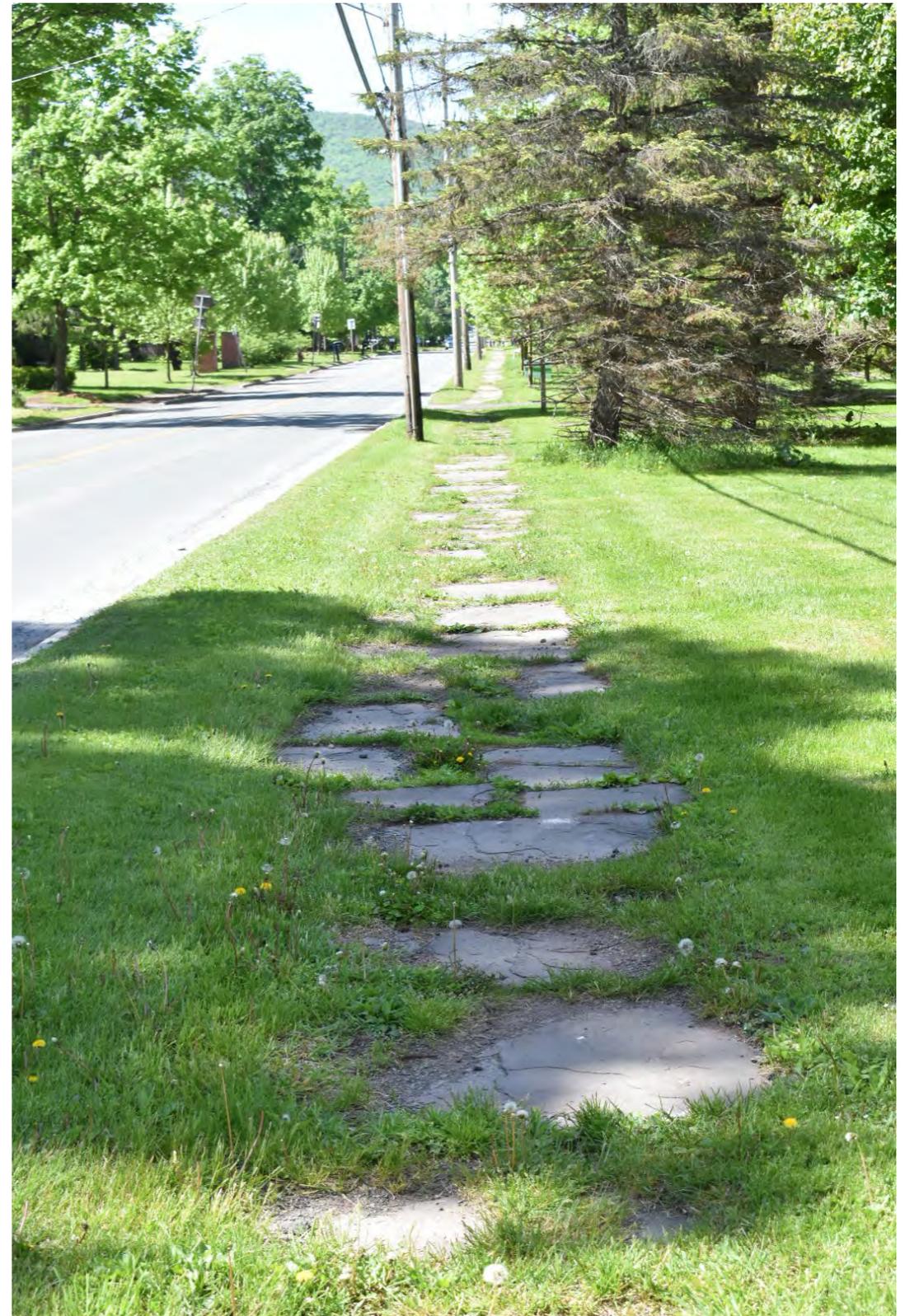


further development of the 365 acre parcel. When driving or walking up to Shephard Hills, you are greeted by a large pristine lake. The Gould's often invited the community on site for swimming and fishing and when it was sold in 1980, the lake remained open to the public for another five years. Now, nearly 40 years later, the lake is in need of restoration in order to align with health and safety regulations. The closest outdoor public swimming facility is 30 miles away making the restoration

of the lake a huge draw to the downtown and a plus for the entire region. Public infrastructure would also support further development such as housing, hiking trails, skating, and increased recreational activities and has the potential to serve as a year-round destination attraction.

Project Partners: Town of Roxbury, Frank Adamiak, Owner, Shephard Hills Golf Course, NYC DEP, MARK Project Inc.

Sidewalk and Streetscape: Roxbury is a community graced with historic beauty and natural resources. In its heyday, Roxbury's Main Street was lined with shaded maples and appointed with meticulously laid slate sidewalks. Roxbury has fought to retain its seminal 19th and early 20th century architecture, which has resulted in the entire hamlet being listed on the State and National Registers. Our Main Street, still lined with shaded maples, exhibits redoubtable stylistic examples from the most humble Greek revival to the most elaborate late Victorians. The beautiful original slate sidewalks have not survived the test of time. Some slabs broke and decayed and others were replaced with concrete, adversely affecting the walkability of the hamlet. This, in addition to obsolete hanging telephone and electric wires, greatly compromise the appearance of Roxbury's downtown. The Town, DRI Steering Committee and community all agree that while addressing infrastructure such as the water main and flood mitigation, now is the ideal time to investigate the feasibility of burying lines, installing safe and attractive sidewalks and complementing that with period street lighting that helps achieve a more refined and



alluring Downtown. This dovetails with the intention to implement a comprehensive downtown streetscape and pedestrian safety project, as well as installing electric vehicle charging stations and bike racks.

Project Partners: Town of Roxbury, MARK Project Inc, Roxbury Business Association, NYS DOT, Delaware County Department of Public Works



The Inn at Kirkside Project (DRI Anchor Project): The goal of this project is to transform the historic Kirkside Mansion into a working hotel/ restaurant driven and operated by Fellows with a fully integrated educational component, including

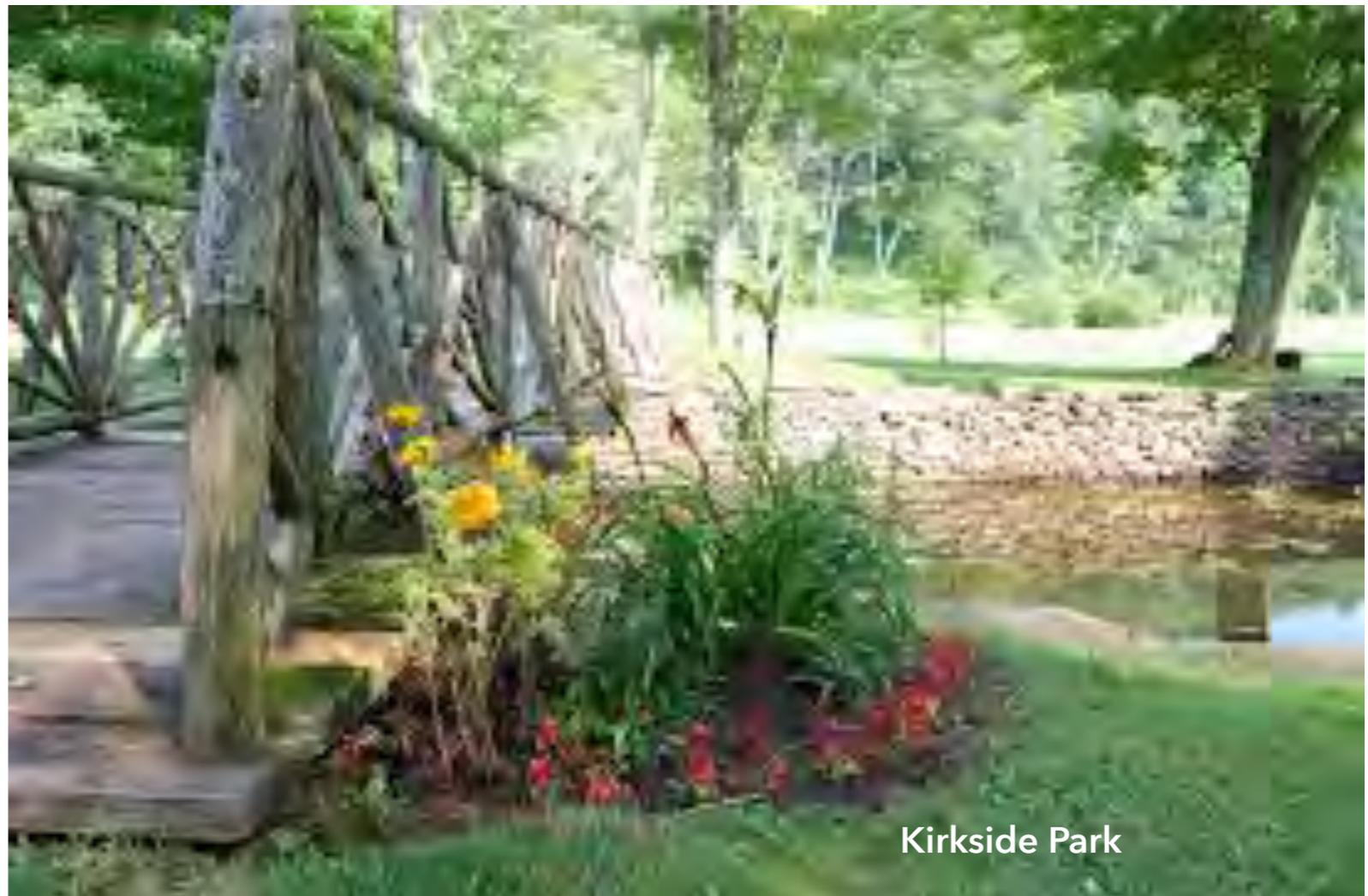
purpose-built facilities that promote ongoing education, collaboration, innovation and most importantly, real-life operational experience. Select students will be afforded on-site accommodations while they complete a rigorous and immersive, paid Fellowship that provides real-world experience in all phases of the hospitality industry. In the culminating component, Fellows will be assisted in developing specific plans and finding the resources for launching their own local enterprises or placement as an experienced professional in the growing number of hospitality opportunities in the Catskills and Southern Tier. This project

is currently in the feasibility and planning stage and will be ready for construction in Spring of 2020.

Project Partners: MARK Project Inc (lead agency), SUNY Delhi, Town of Roxbury.

Kirkside Park Improvements: Kirkside Park currently serves as the centerpiece of the hamlet. It is appointed with rustic Adirondack style bridges that span the East Branch of the Delaware River, meticulously laid stream bank walls, winding paths, public restrooms and an indoor gathering space all of which contribute to its splendor and the quality of life in Roxbury. Through the series of visioning sessions held as part of the application process, the Town, DRI Steering

committee and the community agree that a traditional wooden horse carousel would be a tremendous asset to the park and is well suited to the historic surroundings of both the park and Main Street. It was also determined that an open-air pavilion with built-in performance infrastructure would be a tremendous contribution to the already well-maintained and utilized public park. This would be a



Kirkside Park

partnership with the Roxbury Arts Group and the Town to develop the site for use by the community and public performances sponsored by the Roxbury Arts Group.

Project Partners: Town of Roxbury, MARK Project Inc., Roxbury Arts Group, Greater Roxbury Business Association, Roxbury Central School.

Train Depot and Welcome Center: The Depot was a keystone of everyday 19th century mountain life and is now the final stop on the Delaware and Ulster Rail Ride (DURR), a scenic excursion train that originates in Arkville. Enveloped in metal sheathing, the Depot has not been exposed to the elements for over 50 years. This is both a blessing and curse. The Depot, built in 1872, remains primarily intact, but severely lacks modern infrastructure and is in need of restorative work before it can be “unveiled”. With thousands of people riding the DURR each year, the Depot can clearly serve as the primary welcome center to Roxbury.

Project Partners: Town of Roxbury, MARK Project Inc, Greater Roxbury Business Association, Catskill Revitalization Corporation, DURR.

Museum/Environmental Sciences: The Town of Roxbury has identified the former highway garage as an ideal location for a much needed museum and environmental science study center. With a community so deeply rooted in its history, it is ironic that there is not an operating museum. The Town historian has been collecting archival materials for several years and storing them in ancillary locations. A central museum and exhibit place is the obvious next step. In addition, with Roxbury being the birthplace of John Burroughs, America’s best-loved essayist and naturalist, and the repurposed highway garage situated on the East Branch of the Delaware River, the development of an environmental science study center is an ideal opportunity to grow Roxbury’s direct connection with Burroughs while supporting educational endeavors for all ages.

Project Partners: Town of Roxbury, MARK Project Inc, Town Historian, Woodchuck Lodge, Delaware County Historical Association.

Business Development: The MARK Project, which works in coordination with the Town of Roxbury and has a contract in place for services, currently administers a small business development program that offers business support through a loan grant program. The Town in coordination with MARK and the Greater Roxbury Business Association, will mirror this program to directly serve Roxbury's Downtown business needs.

In addition, The Town in coordination with MARK will develop an acquisition and renovation fund for new business start-up and/or expansion as a further incentive for new businesses to land in Roxbury.

Project Partners: Town of Roxbury, MARK Project Inc, Greater Roxbury Business Association.

Fire Department Relocation: The Roxbury Volunteer Fire Department is outgrowing their existing space located right in the center of Roxbury's Downtown. The necessary relocation of the department offers the Town and the community the option to repurpose the existing Firehall to address critical **child care, youth recreational and housing needs.**

Project Partners: Town of Roxbury, Roxbury Fire Department, MARK Project Inc, Roxbury Central School PTSA.

Roxbury Arts Center: The Roxbury Arts Group (RAG), founded in 1979, is a non-profit, multi-arts organization dedicated to making the arts an integral part of the life of all segments of our Catskill communities by offering public performances, exhibitions, workshops, classes, presentations and demonstrations for adults and children. They



purchased and re-purposed a 1911 YMCA building into a multi-faceted Arts Center in 1993. Recently, they contracted with Dadras Architects to conduct a Building Conditions report which was completed last September. The report identified issues such as a leaky foundation, need for corrected flashing on the façade of the building, rotted clapboard and painting, lack of adequate insulation, roof damage

and an insufficient heating system. The Arts Group currently opens its performance and workshop season in late April and closes in early November. With the necessary repairs and infrastructure upgrades the center can become a year-round facility and RAG can nearly double its community programming annually. **Project Partners:** Town of Roxbury, Roxbury Arts Group, MARK Project Inc.

Projects	Estimated Costs	DRI Funds	Public Funds	Agencies	Municipal	Private	Foundation	Fundraising	DEC- NYS Department of Environmental Conservation DEP- NYC Department of Environmental Protection DCSWCD- Delaware County Soil and Water Conservation District DEC DPW- Delaware County Department of Public Works DCP- Delaware County Planning NYMS- NYS Homes & Community Renewal NY Main Street HCR CDBG- NYS Homes & Community Renewal Community Development Block Grant NYSCA- NYS Council on the Arts LWRP- NYS Department of State Local Waterfront Revitalization Program NYSERDA- NYS Energy Research and Development OPRHP- NYS Office of Parks Recreation and
Flood Mitigation:									
Kirkside Park	\$100,000	\$0	\$100,000	DEC, DCSWCD, DC DPW, DCP	\$0	\$0	\$0		
Bridge Street	\$60,000	\$0	\$60,000	DEC, DCSWCD, DC DPW, DCP					
Water Main Repair	\$350,000	\$0	\$350,000	HCR CDBG					
Sidewalk and Streetscape	\$3,000,000	\$1,750,000	\$1,000,000	DOT, CDBG NYMS	\$50,000	\$25,000	\$100,000	\$75,000	
Kirkside Project	\$6,000,000	\$4,000,000	\$750,000	LWRP, NYMS ESD	\$25,000	\$25,000	\$750,000	\$450,000	
Train Depot/ Ice House/ Welcome Center	\$750,000	\$250,000	\$250,000	OPRHP			\$250,000		
Park Improvements:									
Carousel	\$750,000	\$500,000	\$0		\$50,000	\$0	\$150,000	\$50,000	
Pavilion	\$200,000	\$100,000	\$100,000	NYSORPHP	\$0	\$0	\$0	\$0	
Shepard Hills:									
Lake Restoration	\$100,000	\$50,000	\$0		\$0	\$50,000	\$0	\$0	
Business Development:									
Acquisition/ Builing Renovation Funding	\$3,000,000	\$1,000,000				\$2,000,000			
Small Business Loan Grant	\$3,000,000	\$500,000	\$250,000	ESD	\$0	\$2,250,000	\$0	\$0	
Museum/Environmental Sciences	\$750,000	\$500,000	\$100,000	LWRP, OPRHP	\$0	\$0	\$150,000	\$0	
Fire Department Relocation	\$250,000	\$200,000	\$0		\$50,000				
Housing & Child Care	\$150,000	\$150,000	\$0		\$0	\$0	\$0	\$0	
Youth Rec Center	\$50,000	\$50,000	\$0		\$0	\$0	\$0	\$0	
Public water and Sewer to Shepard Hills	\$500,000	\$250,000	\$0		\$0	\$250,000	\$0	\$0	
RAG Funding	\$300,000	\$150,000	\$150,000	NYSCA	\$0	\$0	\$0	\$0	
Clean Energy Program	\$500,000	\$250,000	\$150,000	NYSERDA	\$0	\$0	\$100,000	\$0	
Total	\$ 19,810,000	\$ 9,700,000	\$ 3,260,000		\$ 175,000	\$ 4,600,000	\$ 1,500,000	\$ 575,000	

The Town of Roxbury is well positioned to undertake administrative duties necessary to manage the implementation of a comprehensive Downtown Initiative.

CAPACITY

all the
planning and
Revitalization



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

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



Peg Ellsworth, Executive Director, MARK Project: Ms. Ellsworth has been directing and administering Federal, State, and locally funded projects for over 25 years. Formerly the Community Resource Director for the Town of Roxbury, she has successfully developed, overseen, and administered projects that range from large preservation and construction projects to NY Main Street facade programs. She brings a strong sense of responsibility to the Roxbury Downtown Revitalization Initiative and incorporates the highest of standards, strategies and best practices into the core of the organizational goals and objectives. She is committed to programmatic success for the benefit of the region and currently serves on the Executive Committee of the Southern Tier Regional Economic Development Council.



Katie Camillone, Deputy Director, MARK Project: Ms. Camillone was brought on staff at MARK to provide immediate assistance in the wake of Hurricane Irene. She was instrumental in the coordination of volunteers, needed resources, and funding assistance to flood-affected individuals, families, and businesses. She is well versed in what is necessary to effectively run several rehabilitation programs and works with staff program administrators on funding agency requirements during all phases of project delivery. She currently has

primary responsibility over our CDBG programs, our Small Business Development Program, and other local business development projects.



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

Fred Beemer, Building Rehabilitation Specialist: Mr. Beemer comes to MARK with over 30 years of construction experience and is a certified lead paint risk assessor. He possesses extensive knowledge of rehabilitation to older buildings using best practices in Historic Preservation while incorporating the latest in green technology and energy efficiency and also works closely with local Code Enforcement Officers to insure adherence to all local and state building code requirements.



May 28, 2019

Honorable Thomas Hynes
Town of Roxbury
PO Box 189
Roxbury, NY 12474

Dear Supervisor Hynes:

As owner of The Roxbury Motel and the soon-to-open Roxbury at Stratton Falls, I fully support the Town's application to the Southern Tier Regional Economic Development Council for a Downtown Revitalization Initiative (DRI) for the hamlet of Roxbury.

The hamlet of Roxbury is at a pivotal moment with regards to creating a robust downtown destination that also greatly contributes to the quality of life for full and part time residents.

Roxbury has a strong sense of place that will only grow stronger with the assistance of a DRI. From the ongoing restoration of Kirkside Park, the Inn at Kirkside Hospitality Training program, the recreational contributions of Ski Plattekill and Shephard Hills Golf Course, the agricultural links to Manhattan Country School Farm, the ongoing cultural enrichment by the Roxbury Arts Group, the newly invigorated Roxbury Business Association and the availability of an inventory of Main Street commercial and mixed use buildings, Roxbury is poised and ready to implement a comprehensive DRI that interweaves its history with a future for sustainable economic and social development.

On a more selfish note, currently the number one complaint that we receive from our guests who travel from all over the world to experience The Roxbury is that there is not enough tourism infrastructure in the hamlet. So much so that it sometimes keeps people from coming back. People want a choice of restaurants, a choice of shops, and more to do than hiking and skiing. At the present time, there is only one restaurant, one shop and not many other activities to keep an active guest occupied. Upon completion of The Roxbury at Stratton Falls, we will have invested over \$15 million into this community and that is a tremendous amount of risk for a small business such as ours. We need to ensure that the guests who come to stay with us to experience our hotel properties will turn into repeat guests and we believe a bustling downtown Roxbury with a few choices in activities and dining is essential. And a Downtown Revitalization Initiative award could provide the means for achieving that goal.

I should add, that if this program gets funded, I am happy to support the process in whatever way possible to ensure its success.

Kind regards,

Gregory Henderson
Owner,
The Roxbury, Contemporary Catskill Lodging

2258 County Highway 41, Roxbury, NY 12474 • 607.326.7200 • 607.326.3311(f)

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THE SENATE
STATE OF NEW YORK



JAMES L. SEWARD

SENATOR, 51ST DISTRICT

RANKING MINORITY MEMBER

FINANCE

COMMITTEES

RULES

EDUCATION

HIGHER EDUCATION

INSURANCE

May 21, 2019

Hon. Thomas Hynes
Town of Roxbury
PO Box 189
Roxbury, New York 12474

Dear Supervisor Hynes,

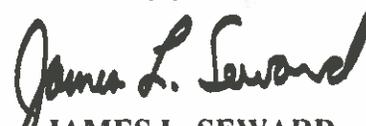
I am writing to express my support for the town of Roxbury's Downtown Revitalization Initiative (DRI) grant application to support the development of a robust downtown destination in the hamlet of Roxbury.

Listed on the State and National Registers of Historic Places, the hamlet of Roxbury has many historically significant buildings and is a designated Preserve America Community. Funding from the DRI would assist the continued revitalization of the hamlet through the enhancement of its public spaces, its infrastructure, and its quality of life. Funding would also help to entice new businesses to the community while promoting and growing those already there.

I fully support the town's application and hope it is given every consideration. Please do not hesitate to contact me if I may be of further assistance.

With best wishes, I remain

Sincerely yours,


JAMES L. SEWARD
State Senator

JLS:cs:jt



Burroughs Homestead LLC
PO Box 72
East Norwich, NY. 11732
BurroughsHomestead@gmail.com
(516) 922-2856
May 23, 2019

Dear Supervisor Hynes:

I am writing this letter in support of the Town's application to the Southern Tier Regional Economic Development Council for a Downtown Revitalization Initiative for the Hamlet of Roxbury. My husband and I have owned a second home in Roxbury since 1987, and having purchased the childhood home of naturalist John Burroughs in early 1997, renovated the house and opened the Burroughs Homestead LLC as a full-time vacation rental in 2012. Since our initial investment in Roxbury property 32 years ago, we have remained keenly interested in the vitality of the Hamlet of Roxbury, the amenities it affords visitors, and the overall prosperity of the town, while maintaining its rural, historic character.

While we have seen important, significant local developments over the years: the rebirth of Plattekill Mountain, the blossoming of the wedding business – and attendant businesses, such as Roxbury Wine and Spirits and Ate O Ate Catering — there has not been enough revitalization of the “downtown” Hamlet in the way of basic enterprise which would draw people to the area, and make them want to return. Not having to travel far and wide for basic services, e.g., to buy food to prepare a meal; the dearth of restaurants; is a real negative for the Hamlet.

People will spend money on goods and services, spend more time in Roxbury, introduce friends and family to the area, and potentially purchase a second home, if there are local amenities that make it worthwhile, and if the downtown area is attractive. It is frankly rather astonishing that The Roxbury has been sufficiently successful to expand without these basic amenities in the Hamlet. Clearly their experience demonstrates that people appreciate the character, history, and natural beauty of Roxbury. What is needed is a “downtown” Roxbury that offers the interest and amenities that people want and need, without having to go to Margaretville or elsewhere.

With such amazing local draws — Shephard Hills Golf, Plattekill, Kirkside Park, weddings, Roxbury Arts Group, and stalwarts as Manhattan Country Farm, as well as incredible history (John Burroughs, Jay Gould) — and the growth potential exhibited by The Roxbury's expansion at Stratton Falls, it seems that the Hamlet is at a defining moment, which would be best served by significant investment to attract new business — shopping, dining, culture — which will support not only weekenders but local residents, increase employment opportunities, and expand the tax base of the Town. This is absolutely critical to the long term stability of our gorgeous, historic Town.

Very truly yours,



Patricia W. Dana
Managing Member
Burroughs Homestead LLC

Catskill Mountain Wood
800 N Montgomery Hollow Rd.
Roxbury, N.Y., 12474

Dear Supervisor Hynes:

As owner of Hope Springs Farm in Roxbury, I fully support the Town's application to the Southern Tier Regional Economic Development Council for a Downtown Revitalization Initiative (DRI) for Roxbury.

Over the past few years, my husband and I have invested thousands of dollars in our small farm in Roxbury's Montgomery Hollow and started our business. We are members and participate in the Greater Roxbury Business Association's efforts to improve the business environment in town and hope these efforts will contribute to the town's revitalization. We feel that Roxbury is at a significant moment with regards to creating a robust downtown destination that will encourage young natives to stay and newcomers to move full time and start families.

Roxbury has a unique and rich history that will only grow stronger with the assistance of a DRI. From the ongoing restoration of Kirkside Park, The Roxbury Motel expansion, the agricultural links to Manhattan Country School Farm, the recreational contributions of Ski Plattekill and Shephard Hills Golf Course, the Inn at Kirkside Hospitality Training program, the Roxbury Arts Group ongoing cultural enrichment, the newly invigorated Roxbury Business Association and the availability of an inventory of Main Street commercial and mixed use buildings, Roxbury is ready to implement a comprehensive DRI that weaves its history with a future for sustainable economic and social development.

Should this program get funded, we will be happy to support the initiatives and contribute to Roxbury's success.

A handwritten signature in black ink that reads "Judith Maguire". The signature is fluid and cursive, with the first name "Judith" being more prominent than the last name "Maguire".

Judith Maguire

Honorable Thomas Hynes
Town of Roxbury
PO Box 189
Roxbury, NY 12474

Dear Supervisor Hynes,

I am writing to you in regards to the Roxbury downtown revitalization project. I am in full support of this project for various reasons that I wanted to share.. We have done business in this area for over 40 years. We here at Coldwell Banker Timberland Properties have seen change and growth. I am personally aware of several couples who traveled from far distances to experience Roxbury and stay at the Roxbury hotel. We love the beauty and charm of the Kirkside Park, the culture expressed with the Roxbury Arts center. We have a beautiful town very worthy of continued growth.

As a Real Estate company we know the value of having high speed Internet service. Many of our clients purchase 2nd homes here which contribute to our tax base and yet does not impact our schools and services. Most of them need High speed to conduct business while here. We appreciate all your efforts to expand the service.

The walk ability and growth of small business in town only adds to the charm and services we can brag about to our clients who are thinking about moving to the area.

If we can be more involved with the project please do not hesitate to reach out, you have our support. Thank you for all you do!



Debra G. Danner

Licensed Associate Real Estate Broker | Catskill Regional Supervisor/Branch Manager

CELL **518.937.0924** | OFFICE 518.966.4900 x1103

Debra.Danner@CBPP.com | www.DebraDanner.com

11573 Route 32 | Greenville NY 12083 • www.ColdwellBankerPrime.com



CLIFFORD W. CROUCH
Assemblyman 122nd District

THE ASSEMBLY
STATE OF NEW YORK
ALBANY

CHAIR
Minority Conference
COMMITTEES
Agriculture
Economic Development, Job Creation,
Commerce and Industry
Ways and Means
Rules

May 22, 2019

Mr. Thomas Hynes, Supervisor
Town of Roxbury
PO Box 189
Roxbury, New York 12474

Dear Supervisor Hynes:

I am writing this correspondence as my Letter of Support on behalf of the Town of Roxbury's application to the Southern Tier Regional Economic Development Council for a Downtown Revitalization Initiative (DRI) for the Hamlet of Roxbury.

As a representative for Delaware County for over 23 years, I have seen the Town of Roxbury prosper and continue to expand to attract new businesses and visitors throughout the state. The Town of Roxbury is at a pivotal stage where they can take their small local community to the next level (if funding approved) and transform its communities to become a robust area for those to want to visit, reside, work, shop, and dine, the opportunities are endless. It is vital that we continue to invest and support our local community and their initiatives so that it helps boost our economy and overall enhances the quality of life for those that reside there.

Therefore, I lend my full support to the Town of Roxbury's application to help ensure a successful future for Delaware County and all those that reside in it. I thank you in advance for your time.

Sincerely,

Clifford W. Crouch
Member of Assembly
122nd District



The Delaware Nation
Cultural Resources /106 Department
31064 State Highway 281
Anadarko, OK 73005
Phone (405)247-2448 Fax (405) 247-8905

18 April 2019

To Whom It May Concern:

The Delaware Nation Historic Preservation Department received correspondence regarding the following referenced project(s).

Project: Town of Middletown Home Rehabilitation Community Development Block Grant Program

Our office is committed to protecting tribal heritage, culture and religion with particular concern for archaeological sites potentially containing burials and associated funerary objects.

The Lenape people occupied the area indicated in your letter during prior to European contact until their eventual removal to our present locations. According to our files, the location of the proposed project does not endanger cultural, or religious sites of interest to the Delaware Nation. Please continue with the project as planned keeping in mind during construction should an archaeological site or artifacts inadvertently be uncovered, all construction and ground disturbing activities should immediately be halted until the appropriate state agencies, as well as this office, are notified (within 24 hours), and a proper archaeological assessment can be made.

Please note the Delaware Nation, the Delaware Tribe of Indians, and the Stockbridge Munsee Band of Mohican Indians are the only Federally Recognized Delaware/Lenape entities in the United States and consultation must be made only with designated staff of these three tribes. We appreciate your cooperation in contacting the Delaware Nation Historic Preservation Office to conduct proper Section 106 consultation. Should you have any questions, feel free to contact our offices at 405/247-2448.

Dana Kelly
Historic Preservation/106 Asst.
Delaware Nation
31064 State Highway 281
Po Box 825
Anadarko, OK 73005
Ph. 405-247-2448
dkelly@delawarenation.com



FILL YOUR HEART WITH VIEWS @GREENLABELHOME

Honorable Thomas Hynes

Town of Roxbury

PO Box 189

Roxbury, NY 12474

Re: DRI grant application

Dear Supervisor Hynes,

As a resident of Roxbury, as a business owner of a successful Vacation Rental Management company and owner of two other companies based out of Roxbury and last but not least, as a mother raising a child in this wonderful community, I'm excited about the possible opportunities the Southern Tier Regional Economic Development Council for a Downtown Revitalization Initiative for the hamlet of Roxbury can offer.

I moved to the Roxbury area over 12 years ago after years of living in NYC and other big cities around the world. I chose Roxbury because I wanted to offer a good quality of life to my daughter that had just been born. I was immediately attracted to the beauty of this area and the historical charm of the town. Our town has so much to offer its residents with a beautiful park, ski mountain, golf course, school on historic main street, and important for me as an artist, a vibrant artist community.

Roxbury has a strong tourism industry driven by several strong businesses such as the world renowned Roxbury Motel and its expansion to Stratton Falls, Plattekill Ski Mountain, Shephard Hills Golf course and numerous wedding venues. I started my Vacation Rental Management business in January of 2015 and our business has been growing steadily due to an increase of tourism coming to the area because of these drivers. As a Real Estate Associate Broker with Coldwell Banker Timberland Properties I work in a strong real estate market due to the same forces working together to give reasons for people to move here.

The DRI grant is an important opportunity for Roxbury to increase our strength as a town for our residents and business owners alike. Our park needs major flood mitigation so hopefully our children will be able to play again on the fields in the park. The Kirkside Hospitality Training program will bring teens and young adults to our town and with that a growing number of businesses and workers. Our Main Street is in need of more stores, a market where residents can connect with the surrounding farmers, and farmers can sell their produce. A walkable main street that connects the stores with the school and park is pivotal for growing a stronger Roxbury. Numerous buildings are in need of repair, the library, the art center, Kirkside, our train Depot, the church, all important properties that we need to improve so they can continue to be a strong creative and historical heart of the community. In this day and age cell service and access to high speed internet is very important for day to day business. Getting cell service will help grow our existing businesses and allow others to work remotely and make Roxbury their home, which could increase our tax basis of full time residents.

As the president of the Greater Roxbury Business Association I've had the pleasure to work with a very active group of members from the GRBA advisory council and with our other active GRBA members. GRBA has undertaken significant efforts to promote and market the area through a comprehensive marketing strategy dubbed Win-Keep-Lift: win new visitors, keep them in the area (get them to return), and lift them (provide support for visitors to become part or full-time residents). Our website at visitroxbury.com has been re-designed to attract new visitors and improve user experience. We are currently producing guidebooks and itineraries as well as other marketing materials to expand the visibility of our area and increase business opportunities. GRBA is ready to provide assistance in marketing and promoting all funded projects and support their successful implementation for the benefit of the hamlet, and the Greater Roxbury area.

Whether or not Roxbury receives this grant money, I will continue to support and provide assistance to the Town and help in every way I can to preserve a beautiful community that provides a sense of place to visitors and residents alike. I thank you for this opportunity and I look forward to a bright future for our lovely town!

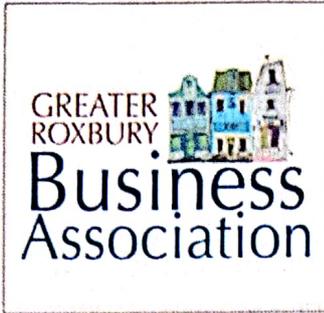
Sincerely,



may 23 2019
Esther de Jong

Broker/Owner

Green Label Home LLC



Greater Roxbury
Business Association
PO Box 232
Roxbury, NY 12474

roxburybusinessassociation@gmail.com
visitroxbury.com

May 23, 2019

Honorable Thomas Hynes
Town of Roxbury
PO Box 189
Roxbury, NY 12474

Re: Support for Roxbury's Application to the Southern Tier Regional Economic Development Council for a Downtown Revitalization Initiative (DRI) for the Hamlet of Roxbury

Dear Supervisor Hynes:

Greater Roxbury Business Association (GRBA), formed in 2012 as a community grassroots organization, has been working tirelessly to increase awareness of existing businesses in our community, and attract new entrepreneurs to build a prosperous business climate in Roxbury and surrounding area.

Listed on the State and National Register of Historic Places, the hamlet of Roxbury is located in an idyllic scenery with plenty of opportunities for residents and visitors alike to enjoy outdoor recreation, arts, history, and culture, and appreciate all that the area has to offer. The hamlet of Roxbury has a unique potential to spearhead further economic development with spillover effects in the neighboring communities.

GRBA has undertaken significant efforts to promote and market the area through a comprehensive marketing strategy dubbed Win-Keep-Lift: win new visitors, keep them in the area (get them to return), and lift them (provide support for visitors to become part or full-time residents). Our website at visitroxbury.com has been re-designed to attract new visitors and improve user experience. We are currently producing guidebooks and itineraries as well as other marketing materials to expand the visibility of our area and increase business opportunities.

The Downtown Revitalization Initiative (DRI) provides an extraordinary opportunity for our community to invest in areas that are lacking. Expanded high speed internet access is a high priority for the business community as telecommuting and online sales have become the norm in most communities. This will help us increase our tax base and make living and doing business in Roxbury more viable.

A local grocery shop sourcing produce from local farmers will be a great addition to Roxbury's commercial district. Such an addition will help both farmers, who will have a larger market to sell to locally, as well as shoppers who will be given the opportunity to make healthier and better choices.

The local library is a great community resource, having served as a hub for many decades. However, the building needs significant improvements to adapt to technological advancements, acquire new devices, expand its digital collections, and upgrade its website. Libraries are vital to rural communities.

Enhancement of public spaces, such as new sidewalks and streetlights in the hamlet will improve the town's attractiveness and its residents' quality of life. Also, restoring the old Train Depot will help preserve local history while providing new opportunities for recreation. Delaware & Ulster Railroad provides scenic vintage train rides seasonally; these rides have proved to be a highly sought-after attraction for visitors.

GRBA is ready to provide assistance in marketing and promoting all funded projects and support their successful implementation for the benefit of the hamlet, and the Greater Roxbury area.

We are excited about this opportunity, and we thank you for considering Roxbury's application. We remain at your disposal with any questions you may have regarding our support.



Kind regards,
Esther de Jong
President
Greater Roxbury Business Association

Supervisor Tom Hynes
PO Box 516
Arkville NY 12406

May 16, 2019

Dear Supervisor Hynes,

As an owner of a small home Cellular Health business and family home owners for over 50 years, I support and am enthusiastic about the town's application to the Southern Tier Regional Economic Development Council for a Downtown Revitalization Initiative (DRI) for the Hamlet of Roxbury. My husband and I, former Director of the County Drug Abuse Services and the County STOP-DWI Coordinator, have experienced the development of Historic Roxbury as an up and coming cultural and recreational hamlet and township.

The mix of diverse population of full-time and part-time residents enjoy the Roxbury Arts Group and Center, corner store art center and concerts, and the Plattekill Ski Center as well as the Shepard Hills Golf Course. The Roxbury Hotel and the Roxbury at Stratton Falls stands out as tourist venue magnet. Main Street also offers Ballard's Honey and Locust Grove homemade soaps. Kirkside Park offers a charming respite in the middle of town, available for events including the Annual Old Time Baseball game along with many Main Street activities, all drawing crowds of support.

The Hamlet of Roxbury has great potential for entrepreneurs to develop Senior Housing, local restaurants, a grocer or health food store and café, that will enhance the Hamlet and promote employment opportunities. It is a perfect time and opportunity to combine Roxbury's historical past Gould DR Church, Woodchuck Lodge and John Burrough's Boyhood rock, with the revitalization and further development of Roxbury.

If this project is funded, my husband and I would be glad to support and encourage its success in whatever way was needed. We would greatly appreciate this exciting endeavor.

Yours Truly,



Renee' Barchitta
435 Squire Hill Rd
Roxbury Ny 12474

(607) 326-4169

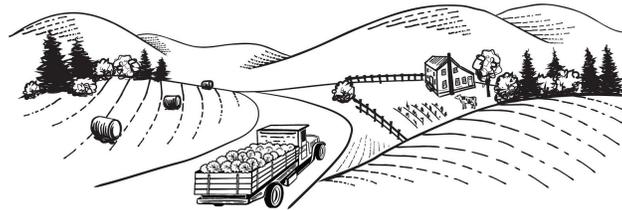


TABLE TO FARM TOURS

— AN UPSTATE EXPERIENCE —

May 21, 2019

Honorable Thomas Hynes
Town of Roxbury
PO Box 189
Roxbury, NY 12474

RE: Roxbury Downtown Revitalization Initiative

Supervisor Hynes,

We write in full support of Roxbury's application for the NYS Downtown Revitalization Initiative. Roxbury is a special place that we are excited to call home.

Kevin's family has been a part of Roxbury since the early 1900's. After visiting since the early 1900's, his great-great-aunt purchased a home in the hamlet in 1937, which was walking distance to the train station (as she never learned to drive). Various family members have made their home in Roxbury over the years - on a short-term or permanent basis. Most recently we made the full-time move in 2017. Last summer we launched a new agritourism business - Table to Farm Tours. We bring guests from Roxbury to visit farms, distillers, cider makers, and other agricultural producers throughout the Catskills. Our guests love visiting and discovering Roxbury (many come here just for our tours).

The walkable nature of the hamlet which drew Kevin's aunt here over 80 years ago is still thriving today. We can walk down the hill to breakfast at Chappie's Cafe, stop in at the Roxbury General for coffee and dry goods, take a stroll through Kirkside Park, buy a bottle of wine at Roxbury Wine and Spirits, chat with visitors staying at the Roxbury Motel, grab a book at the library, take in a performance at the Roxbury Arts Group, check out an art show opening at Liberal Arts, and revel in the small-town life we've chosen. We also love living in an outdoorsy town where we can ski, snowshoe, bike, golf, hike, trail run, and explore swimming holes all from our back door!

This town, its history, its people, and its physical assets are things that are harder and harder to find. Its a simpler, slower, but also more hardworking life than we had before in New York City. Roxbury folks work hard, stay busy, are involved, and enjoy life.

Roxbury feels on the verge of very exciting things, with new energy and ideas. The recent surge of new businesses (including our own) must be supported to continue to thrive. The Greater Roxbury Business Association (GRBA), in which we're both involved, has a newly updated strategic plan and renewed focus on growth, new business support, and marketing. The wedding industry in Roxbury is thriving, bringing in over 1,000 visitors to town every weekend. Plattkill Ski Area a hidden gem that's being discovered by more and more skiers looking for an authentic experience. The town's history including the legacy of Jay Gould and John Burroughs is ripe for the building of new bridges to the future.

The physical infrastructure needs help keeping up with the recent growth. We need to fix sidewalks, upgrade water mains, encourage new housing for all income levels, tie together our natural and historical resources, develop more recreation opportunities, encourage weekenders to become full-time residents, provide for more diverse shopping and dining opportunities, and bring together the pieces to make this a thriving town.

The DRI will help Roxbury bridge the gap to the future. It is necessary, encouraging, and already engendered a new sense of community engagement. We are in full support of this initiative, donating our time and energy to make it succeed.

Sincerely,

Lindsay Barton and Kevin DePodwin
Owners/Operators
Table to Farm Tours LLC
Roxbury, NY
607-218-4805
lindsay@tabletofarmtours.com
kevin@tabletofarmtours.com



John Ryland - Daniel Root - Michael Gravelding
Mandy VanValkenburgh - Debra Brand - Lisa Pearsall

PO Box 249 • 53538 State Highway 30 • Roxbury, New York 12474 • (607) 326-4012 • (607) 326-4141

May 14, 2019

Honorable Thomas Hynes
Town Of Roxbury
PO Box 189
Roxbury, NY 12474

Dear Mr. Hynes,

Myself and my partner, John Ryland, would like to express our support for The Town of Roxbury's application to the Southern Tier Regional Economic Development Council for The Downtown Revitalization Initiative for The Hamlet of Roxbury.

A little over a year ago we purchased the Morse Wilson Insurance Agency along with the Jim Cuttita Agency. We decided that it would be in our best interest and in the interest of the hamlet to move our office from the Midrox building to downtown Roxbury located in the Enderlin building on main street. We made a considerable investment to do our part to help revitalize the downtown area and would really like to see others follow suit. For example we would like to see the Kirkside Project come to fruition as that would add more restaurants, shops and main street foot traffic.

We feel that Roxbury is on the cusp of being a large destination area that we would like to be a part of helping grow. We have positioned ourselves to make sure that we have the markets to insure the full-time residence along with the growing number of seasonal residents and business's.

We feel the need to bring Roxbury into the digital era is of the utmost importance to attract new residents and business's. Times have changed and Roxbury will need to change along with them in order to have the competitive edge needed to achieve the goal of growth.

Our agency is very excited to be a part of this community and look forward to the opportunity to grown along with it.

Sincerely,


Daniel Root
Hughson & Benson Associates



"A Nice Place To Do Business Since 1933"



Honorable Thomas Hynes
Town of Roxbury
PO Box 189
Roxbury, NY 12474

Dear Supervisor Hynes,

As Director of the Manhattan Country School Farm in Roxbury, I fully support the Town of Roxbury's application for a Downtown Revitalization Initiative grant. The Manhattan Country School in NYC and its educational farm in Roxbury have been proud members of the Roxbury community for more than 50 years. Generations of MCS students and educators have been immersed in the physical and cultural landscape of Roxbury. Our schools love of and belief in the Roxbury community is clearly evident in our purchase of a second farm in the town. In the very new future we will have twice as many children and adults learning in the place that is Roxbury. Our students have taken a deep dive in exploring local, place-based history, utilizing the local historic map and Main St. buildings as the springboard. I believe it's imperative that we protect and sustain this iconic hamlet, while understanding it is not a "living-history museum."

One Roxbury Central School graduating class after another adds to the brain drain of a rural New York epidemic. Our region consistently draws new residents and visitors, but offers very little in providing living wage employment and affordable housing. Tourism is our economic engine, but can be a fickle partner. We've seen the explosive growth of the wedding industry in our town, which provides some unique employment opportunities. On most weekends hundreds upon hundreds of people visit Roxbury to attend a wedding at one of the many venues. There are several services that both residents and visitors to a town deserve. A few dining choices, the safety of historic, but smooth sidewalks and basic Wi-Fi and cell service are needed. Walking links from the hamlet to trails and historic sites located outside of the village would expand local partnerships.

I believe the community of Roxbury continues to be a leader in regional initiatives that protects its physical and cultural assets, while being innovative and progressive for its future. I firmly believe the Southern Tier Regional Economic Development Council should be one of the Town of Roxbury's vital partners. Amazing things are happening in Roxbury, but without the financial support of a DRI grant, many projects and initiatives will go unfulfilled.

Sincerely,

John McDaniel
Director- Manhattan Country School Farm



May 16, 2019

Honorable Thomas Hynes
Town of Roxbury
PO Box 189
Roxbury, NY 12474

RE: Support for Roxbury's application to the Southern Tier Regional Economic Development Council for a Downtown Revitalization Initiative (DRI) for the hamlet of Roxbury.

Dear Supervisor Hynes:

As a Roxbury resident since 2004, as the co-owner and broker of a successful local real estate company; and as an advisory board member of the Greater Roxbury Business Association, I want to convey my excitement and strong support for the DRI initiative application for Roxbury.

We are at a crucial moment in our community's development: we are blessed with natural beauty, historic charm, a vibrant destination wedding business and a growing number of visitors from the New York City area and beyond. Our real estate market is strong. We expect the DRI grant program will serve as a powerful catalyst to build on these strengths for the betterment of all of our residents. In turn, we look forward to creating new reasons for entrepreneurial investment. As real estate agents, we frequently sell properties to people who start off as "weekenders" but who soon are looking for ways to invest and spend more of their lives in our area. Our downtown is in need of some basics in order to attract the local business and artistic ventures that will bring a heightened sense of place to our beautiful hamlet. We are already fortunate and imagine using DRI funds to leverage a new Kirkside Park hospitality center; taking more advantage of the already beautiful Shephard Hills Golf Course and lake. We dream of restoring and developing our old train depot - which is surely both a gift from the past and an opportunity for the future.

The Catskill Dream Team
10 Rosa Road
Margaretville, NY 12455

(917)399-3243

catskilldreamteam.com

There are several real possibilities that will positively affect us all. We can imagine a flood-free community that will allow more use of our Kirkside Park and downtown area. There are opportunities for affordable housing for our older citizens who otherwise sometimes have to leave in their later years. We hope for a small independent grocer, a marketplace to create a social center as well as a place to promote commerce from the abundance of our nearby farms and artisanal enterprises. We're excited to build on the success of our Roxbury Arts group to attract more working artists who will take up residency with us. We want to celebrate all of our residents. We're proud of our diversity and imagine creating a hamlet that will encourage those who grow up here to set their sites on returning one day.

Of course, in this digital age we are truly in need of high speed internet connections and the basics of solid cell service - these long ago ceased to be luxurious and are now a prerequisite for any sort of meaningful expansion of business and services.

I am already involved in the community. But I will gladly step up and invest more to build on what is already great and revitalize our special little hamlet. I'll be willing to make meaningful personal financial commitments over time to do my share to take advantage of the DRI spark.

Thank you for this opportunity to share our excitement and dedication to the success of this program. We stand ready to roll up our sleeves - to combine personal investment (both time and money) with the funds being sought. Roxbury is a beautiful and special place and the time is NOW to create the future with the DRI grant program.

Sincerely,



Meade Camp
Owner/Broker

The Catskill Dream Team
10 Rosa Road
Margaretville, NY 12455

917 399-3243

catskilldreamteam.com



May 15, 2019

Honorable Thomas Hynes
Town of Roxbury
PO Box 189
Roxbury, NY 12474

Dear Supervisor Hynes,

The Central Catskills Chamber of Commerce, Inc. supports this Downtown revitalization initiative for the Hamlet of Roxbury that will build on the many unique and historic assets of the Hamlet with a focus on implementing an appropriate business expansion that will compliment the outstanding projects such as the international recognized The Roxbury Motel and soon to open The Roxbury at Stratton Falls.

The hamlet of Roxbury, located along the scenic Rte 30 in the Town of Roxbury is designated as a Preserve America Community and is listed on the State and National Registers of historic places. The well documented and celebrated history surrounding Jay Gould and his family has been recognized in The Jay Gould Memorial Church, featuring stained glass windows designed by Tiffany. The stone structure and slate roof is a testament to this famous railroad industrialist.

The East Branch of the Delaware Stream runs through the hamlet as it flows down towards the Pepacton Reservoir, just one that serves the millions of NYC residents with fresh drinking water. The natural assets are great with outdoor recreational assets including Shepard Hills Golf Course and Plattekill Mt Ski Center. The Ski Center and Golf Course remain privately owned and managed. Each facility offers a variety of four season outdoor experiences and is natural destination for visitors to the hamlet. In addition, The Boy Hood Home of John Burroughs is located just outside of the hamlet of Roxbury and is another historic asset that offers visitors educational and recreational activities and is managed by volunteers.

And the Delaware & Ulster Railroad and its Depot and Museum ends in the hamlet of Roxbury after traveling along the East Branch Stream corridor from Arkville past Halcottsville and into Roxbury. Travelers can bring their bikes and get off in the Hamlet of Roxbury and ride along the Kirkside Park, visit exhibits in the Grey Barn and enjoy the beauty of the grand homes along the Main Street.

The historic and recreational assets and the emerging growth of the wedding industry that fill the bed & breakfasts and Roxbury lodging are calling for the expansion of other businesses that will create a Main Street economy needed to serve the travelers and residents needs.

This revitalization of business expansion is a much-needed next step to fully realize the potential for growth and prosperity and support job development maintain a sustainable population for the future of the Hamlet of Roxbury as well as the Town's tax base.

We urge you to look at all that are in place in the Hamlet of Roxbury now and commit this funding to the hard working residents who are focused on securing its future with a renewed economic base of businesses that will truly make the difference.

Sincerely,

Carol O'Beirne
Executive Director
Central Catskills Chamber of Commerce, Inc.
carol@centralcatskills.com
845-586-3300
PO Box 605
Margaretville, NY 12455

ADMINISTRATION

THOMAS J. O'BRIEN
Superintendent

C. JILL TEN EYCK
Principal

WENDY SPRAGUE
Treasurer



Roxbury Central School

53729 State Highway 30
Roxbury, New York 12474
Tel: (607) 326-4151 - Fax: (607) 326-4154
www.roxburycs.org

BOARD OF
EDUCATION:

EDWARD FERSCH
President

KELLI WINNIE
Vice President

EDWARD DALSKI

DENISE JOHNSTON

DAWN KALLEBERG

May 15, 2019

Tom Hynes
Town Supervisor
Town of Roxbury
PO Box 189
Roxbury, NY 12474

Dear Tom:

As Superintendent of the Roxbury Central School, I fully support the Town's application to the Southern Tier Regional Economic Development Council for a Downtown Revitalization Initiative (DRI) for the hamlet of Roxbury.

I have watched the growth and expansion of The Roxbury and The Roxbury at Stratton Falls, and I cannot help but feel that Roxbury is at a pivotal moment with regards to creating a robust downtown destination that also greatly contributes to the quality of life for full and part time residents.

Roxbury has a strong sense of place that will only grow stronger with the assistance of a DRI. From the ongoing restoration of Kirkside Park, the Inn at Kirkside Hospitality Training program, the recreational contributions of Ski Plattekill and Shephard Hills Golf Course, the agricultural links to Manhattan Country School Farm, the ongoing cultural enrichment by the Roxbury Arts Group, the newly invigorated Roxbury Business Association and the availability of an inventory of Main Street commercial and mixed use buildings, Roxbury is poised and ready to implement a comprehensive DRI that interweaves its history with a future for sustainable economic and social development.

I should add, that is this program gets funded I am happy to support the process in whatever way possible to ensure its success.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tom O'Brien', written over a horizontal line.

Thomas J. O'Brien
Superintendent



Ray Pucci
President
Delaware County Chamber of Commerce
5 ½ Main Street
Delhi, New York 13753
RPucci@DelawareCounty.org
www.delawarecounty.org

May 22, 2019

The Honorable Thomas Hynes, Supervisor
Town of Roxbury
PO Box 189
Roxbury, NY 12474

Dear Supervisor Hynes:

The Delaware County Chamber of Commerce enthusiastically supports your application to the Southern Tier Economic Development Council for a Downtown Revitalization Initiative for the hamlet of Roxbury.

In many ways Roxbury is a model of organic and sustainable economic development in Appalachia. Collaborative efforts between small business owners, regional non-profits, and government continues to produce synergistic results. Broad community conversations that engage the different constituencies have allowed the hamlet of Roxbury to develop a common vision with wide buy-in that preserves your historical assets while building a local economy that is prepared for the future.

Roxbury is at a critical juncture. New private investment, particularly in the tourism and hospitality sector, and increased interest by the travelling public to visit is coupled with a downward trend in population, making business growth difficult.

A Downtown Revitalization Initiative grant will create transformational changes to the local economy, spurring additional private investment in retail and hospitality businesses. The award will also give residents and recent school graduates more reasons to remain in the region and seek local career opportunities. Ten million dollars can elevate any community; in Roxbury, ten million dollars creates a new dynamo that can extend throughout our county and the Catskills region.

The Delaware County Chamber of Commerce has participated in some of the community meetings in preparation of this application and we look forward to continuing to bring our expertise and regional network of contacts to the conversation. As the Tourism Promotion Agency for Delaware County, we can also connect the effort to state and regional resources.

I look forward to positive application response and, more so, working with you to create new opportunities for the residents of Roxbury.

Sincerely,

Ray Pucci
President

May 20th, 2019

Honorable Thomas Hynes
Town of Roxbury
PO Box 189
Roxbury, NY 12474

Re: Support for Roxbury's Application to the Southern Tier Regional
Economic
Development Council for a Downtown Revitalization Initiative (DRI) for the
hamlet of Roxbury

Dear Supervisor Hynes:

As owner of Roundback Antiques, I fully support the Town's application to the Southern Tier Regional Economic Development Council for a Downtown Revitalization Initiative (DRI) for the hamlet of Roxbury.

In 2012, my husband and I launched Roundback Antiques on Roxbury's Historic Main Street to showcase furniture that we have lovingly collected, refinished, and restored over the past 20 years. Over the past several years, we have invested over \$70,000 in our small business. As I have watched and benefitted from the growth and expansion of my own business and others around town, I feel that we are at an important moment in which we can leverage this growth to create a more robust experience for residents and visitors with new shops, restaurants, and entertainment venues. Critically, this initiative would contribute to increasing job availability for folks across skillsets and sectors, and it would make the town, which has increased in popularity in recent years, an even more attractive destination and home for a diverse population of New Yorkers. The town is full of opportunity, and it has a real mix of residents (both full and part-time) that are dedicated to seeing it continue to change and grow. Young people desperately need the opportunities that the DRI would afford – many leave Roxbury and the surrounding area after completing high school due to a lack of opportunity. The time is now, and the conditions are right, for this to change.

Ongoing initiatives in a variety of areas from the restoration of Kirkside Park to the re-energized Roxbury Business Association and the availability of an

inventory of Main Street commercial and mixed-use buildings mean that Roxbury is well positioned to implement the DRI.

Over the past two years, I have spent a significant amount of time leading the re-launch of the *Celebrate Roxbury Summer Festival*, a one-day festival held during 4th of July weekend that celebrates the historic nature of the town while bringing vendors, musicians, community-based art projects, and so much more for both visitors and residents to enjoy. The festival hosted near 1200 people in 2017 and near 3,000 people in 2018 – a resurgence from years prior, where the festival attracted a much smaller group or none at all for some time. This is one example of a way in which the town has proven that it is ready for this initiative. If the DRI is funded, I would be happy to dedicate this same time and passion for the initiative and support in any way possible.

Sincerely,

A handwritten signature in cursive script that reads "Rita Karpoich".

Rita Karpoich

Round Back Antiques



Roxbury Wine & Spirits, Inc.

Honorable Thomas Hynes
Town of Roxbury
PO Box 189
Roxbury, NY 12474

March 18, 2019

Dear Mr. Hynes,

As owners of Roxbury Wine and Spirits located on Main Street in Roxbury, we are writing to voice our full support for the Downtown Revitalization Initiative spearheaded by the MARK Project.

We were initially attracted to Roxbury as second homeowners from New York City. Once we drove down Main Street and witnessed the historic charm of the Town, we knew this was the place we wanted to be. With beautiful, stately homes lining the streets framed by mature trees, the historic structures of the stone Jay Gould Memorial Church and Methodist Church, a beautiful Tudor Style K-12 school building and several buildings that could be used as mixed-use commercial and living spaces. The entire hamlet is easily walkable and is topped off by beautiful Kirkside Park with its hand-hewn wooden bridges spanning the Delaware River and renovated barns hosting community events and other gatherings. All of these were beautiful on their own right but also created an intimate sense of place. A calming place.

After a year we decided to put down more permanent roots in the community, switching to full-time residents and purchased a mixed-use commercial building on Main Street. The building was being used by the Roxbury Arts Group as a gallery and administrative offices. We looked around at what the town was missing and decided to open a wine and liquor store, catering to the local population and also tourists and the booming wedding industry which has taken hold in the area with the attraction of "barn weddings". While running a retail store in a small town certainly has its challenges, there are no regrets in what we have done and achieved, and we are ready to help other interested business entrepreneurs realize their dreams. An injection of \$10M for development of what currently exists in Roxbury and also help attract other businesses would be invaluable.

At the same time that our store opened, another couple was basically on the same path as us. Starting out as second homeowners, they rented a commercial space to open Roxbury General Store and subsequently purchased and renovated another Main Street building to expand and grow their business. We've witnessed a restaurateur purchase a successful Main Street restaurant and expand its offerings and hours and has since taken over a recently shuttered restaurant located next to the world class Roxbury Motel and will soon open the doors serving dinner and drinks seven nights a week. A well-known art curator purchased a gallery space and former corner store across the street and has lovingly renovated the building, returning it to its former glory and hosting several art openings and events per month. Another couple that settled here opened a wonderful antique

store in the heart of town which welcomes residents and visitors to stop in and browse while walking beautiful Main Street. But there is much more work to be done. The area is ripe with investment opportunity.

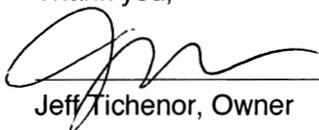
The previously Roxbury Motel has purchased an historic mansion to be renamed The Roxbury at Stratton Falls and is embarking on a huge multi-million-dollar expansion of the property with the addition of several stand alone, themed room cottages that will attract thousands of visitors to the area as well as provide full and part time jobs for local residents. The Roxbury Arts Group is an anchor in the community and greater region presenting art openings, shows, music, theatre and dance. Now in its 40th Year, the Roxbury Arts Group will present a blockbuster year of performances, all offered at no cost to celebrate and give back to the community and supporters.

One major attraction to Roxbury is the year round Plattekill Ski Mountain which offers challenging terrain for skiing and snowboarding during the winter months and mountain bike riding and mountain top weddings in the summer. The stunning Shepard Hills Golf Course provides a unique golf experience and starting this summer will see the opening of a farm to table restaurant and catering business. The expansion of the Roxbury at Stratton Falls and the performances at the Roxbury Arts Group will require additional businesses and restaurants for residents and visitors alike. The most requested are “where to eat” and “where to pick up some groceries” without driving 12 plus miles in any direction. The opportunity is here, but the need to make the area more attractive to investment is great.

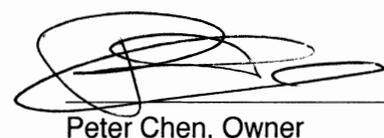
We are now at a critical moment in the revitalization of Main Street Roxbury. There is an urgent need for cellular service and high-speed internet which will attract more full-time residents, allowing them to telecommute and work from home, subsequently increasing the tax base for the town. The historic Kirkside Mansion located right on Main Street is actively being repurposed as an incubator for local youngsters who attend BOCES so that they can attain real life experience and training in the food industry. One of the barns at Kirkside Park is being transformed into a Community Kitchen. Once complete, the kitchen will be a certified commercial kitchen where local residents can prepare and process the culinary creations and be able to offer them for sale locally and afar.

All of the investments made by people like us and the plans that are currently in place and being envisioned would greatly benefit from the Downtown Revitalization Initiative. As established business owners, we are prepared to assist and contribute to a DRI planning committee should the initiative be funded. We would be mentors to potential entrepreneurs offering advice on what businesses are needed in the town and also provide advice and help in how to get started and maintain their business. We have made a substantial investment I in the community and hope that this application will be viewed favorable and approved so that we can build upon what we have achieved thus far and help attract others to the area to put down roots. As the theme of the application states, Roxbury-Where solid roots grow infinite branches!

Thank you,



Jeff Tichenor, Owner



Peter Chen, Owner



May 23, 2019

Honorable Thomas Hynes
Town of Roxbury
PO Box 189
Roxbury, NY 12474

Dear Mr. Hynes:

As a nonprofit organization serving the Catskill region for 50 years, the Catskill Center has invested significant effort into improving the condition for economic revitalization in the Town of Roxbury. We couldn't be more proud of recent growth in Roxbury and current projects such as the Roxbury at Stratton Falls, and we would like to see this momentum continue and return Roxbury to a robust downtown destination that greatly contributes to the quality of life for full and part time residents.

Assistance from the Downtown Revitalization Initiative (DRI) will go a long way toward building on everything the community has already accomplished and making Roxbury a truly ideal destination for full and part-time residents. and tourists.

From the ongoing restoration of Kirkside Park, the Inn at Kirkside Hospitality Training program, the recreational contributions of Ski Plattekill and Shephard Hills Golf Course, the agricultural links to Manhattan Country School Farm, the ongoing cultural enrichment by the Roxbury Arts Group, the newly invigorated Roxbury Business Association and the availability of an inventory of Main Street commercial and mixed use buildings, Roxbury is poised and ready to implement a comprehensive DRI that interweaves its history with a future for sustainable economic and social development.

If the DRI gets funded, the Catskill Center will support the process in whatever way possible to ensure its success. The Catskill Center fully supports the submission of an application for the DRI for the Town of Roxbury.

Please contact me if I can answer any questions or provide additional information.

Sincerely,

Jeff Senterman
Executive Director

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AKERLY HOUSE
835 MAIN STREET
MARGARETVILLE, NY 12455
Tel. (845) 586-6111
Fax: (844) 380-9475
JMSteinlaw@gmail.com

Via Email

May 22, 2019

Honorable Thomas Hynes
Town of Roxbury
PO Box 189
Roxbury, NY 12474

RE: The Downtown Revitalization Initiative

Dear Supervisor Hynes:

I am a resident of Roxbury (Denver) and the former Advisory Council member and Treasurer of the Greater Roxbury Business Association. I am also the owner of a business in the neighboring town of Margaretville. I am writing in support of the Town's application to the Southern Tier Regional Economic Development Council for a Downtown Revitalization Initiative (DRI) for the hamlet of Roxbury.

I have witnessed the growth and revitalization of Margaretville over the past several years, thanks in part to grants to revitalize Main Street businesses, among other things. I would very much like to see a similar effort in Roxbury. As you are well aware, there are some true historical gems in the Hamlet that are in a serious state of disrepair – yet there is still time to salvage them. Given the success and growth of The Roxbury and The Roxbury at Stratton Falls, I cannot help but feel that Roxbury is poised for growth – an infusion of investment could go a long way toward creating a robust downtown destination that also greatly contributes to the quality of life for full and part time residents.

Attraction of new businesses (including “Main Street” businesses), that create a robust mix of shopping, dining, entertainment and service options for residents and visitors, and that provide job opportunities for a variety of skills and salaries is pivotal; additional businesses added to the tax rolls, in lieu of crumbling infrastructure and former glories, can only help.

I should add, that is this program gets funded I am happy to support the process in whatever way possible to ensure its success.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jerald M. Stein', written in a cursive style.

Jerald M. Stein

Honorable Thomas Hynes
Town of Roxbury
PO Box 189
Roxbury, NY 12474

Dear Mr. Hynes,

As a resident of Roxbury, I am writing in my enthusiastic support of the DRI for the Town of Roxbury. Our little town is so close to meeting the potential that our Town Center, Main Street, Parks, History and People possess. Money to make it happen is essential to get us there.

My wife and I are looking now to invest in a lodging/hospitality venture in Roxbury. We've seen what The Roxbury has accomplished, yet we also see empty buildings, closed restaurants and substantial closed buildings like the old retirement home. A rising tide lifts all boats as the saying goes, and anything that makes Roxbury more viable for all makes it more welcoming for our own investment.

The lack of broadband should be top of the list. Before we can attract more visitors and more full-timers, they'll need to be connected. There is nothing without this. Artists and digital commuters can't thrive with connectivity.

We need to address the stretch of dilapidated buildings near the town center and the old gas station. These are eyesores and appear dangerous too. Can these properties be demolished and turned into a mini-park? Even a parking area is an improvement.

What can be done to support a small grocer? We are essentially a 'food desert' with only the gas station open for packaged basics.

The town is at a crossroads. Our future will be built on weddings/lodging/art/history and access to our beautiful mountains. I do everything I can to support our local businesses even though wine, honey and soaps may be available elsewhere I mostly buy them in Roxbury. Many of my friends do the same and would buy even more, and dine out even more, if they had those choices nearby.

I read in the Catskill Mountain News that you will not run again for Supervisor. Thank you for your lengthy service.

Regards

Daniel O'Connell
255 Pleasant View Drive
Roxbury



THE ASSEMBLY
STATE OF NEW YORK
ALBANY

RANKING MINORITY MEMBER
Committee on Tourism, Parks, Arts
and Sports Development

COMMITTEES
Election Law
Environmental Conservation
Local Governments
Real Property Taxation

CHRISTOPHER TAGUE
Assemblyman 102nd District

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

Thomas Hynes, Supervisor
Town of Roxbury
PO Box 189
Roxbury, NY 12474

May 24, 2019

Dear Supervisor Hynes,

This letter is provided in support of the application submitted by the Town of Roxbury, in partnership with the MARK Project, to the Southern Tier Regional Economic Development Council (REDC) for consideration for the Downtown Revitalization Initiative (DRI).

The Town of Roxbury, located in Delaware County, is situated in the breathtaking Catskill Mountains and was first settled in the late 1700s. As such, the region is steeped in historical significance and home to many noteworthy structures. The entire Hamlet of Roxbury is listed on the State and National Register of Historic Places and includes such significant treasures as Jay Gould Reformed Church and Kirkside Park, all of which attract national and international visitors and contribute to the lure of heritage tourism in this storied area. The community has even been given the "Preserve America Community" designation by the Federal government in recognition of the grassroots efforts to preserve and encourage enjoyment of the area's cultural and natural heritage.

Beyond that, the Town of Roxbury is host to several projects aimed at encouraging travel to the community, including the \$14 million expansion project by the world-renowned Roxbury Motel, to open The Roxbury at Stratton Falls, an old country lodge experience. Roxbury is also home to the award-winning Manhattan Country School Farm, where visiting students spend a total of 17 weeks at the property, getting a hands-on working farm experience. Additionally, the Town has recently renovated a barn at Kirkside Park, turning it into pavilion space, available for rent for community events.

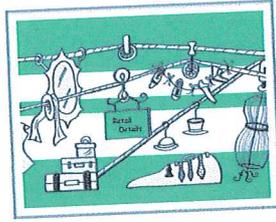
While the Town of Roxbury has taken steps to attract visitors and revitalize the community with the limited resources available, it is seeking this much need DRI grant funding to ensure a complete, comprehensive and successful transformation of its Hamlet. Roxbury is at a pivotal moment with the recent, major investments made and it is now a prime-time to leverage additional growth and development in the community to attract new business as well as grow the local property tax base and provide amenities that support and enhance downtown living and quality of life. If awarded this DRI funding, the Town of Roxbury will be able to focus on encouraging new business development, including "Main Street" businesses that will create a robust mix of shopping, dining, entertainment and service options for residents and visitors alike, and that also provide job opportunities. Beyond that, the money would be used to provide affordable housing, senior living and working artist residences, expand the availability of high speed internet access, attract a small, independent grocer, develop cultural programming, and grow library services, to name a few.

Not only will the successful implementation of the Town of Roxbury's DRI proposal promote the unique qualities of the community and allow us to share it with visitors in a way that provides a strong economy, but it will also mean an improved quality of living for those who call this area "home". For these reasons and more, I wholeheartedly support the Town of Roxbury's DRI application to the Southern Tier REDC and hope to see this worthy project funded. Please do not hesitate to contact me again if I can be of further assistance in helping advance this laudable plan.

Sincerely,

Christopher W. Tague
Assemblyman, 102nd A.D.

CT/tr



Retail Details

May 18, 2019

Honorable Thomas Hynes
Town of Roxbury
P. O. Box 189
Roxbury, NY 12474

Dear Mr. Hynes,

As a business owner and new resident of Roxbury, having just celebrated my first full year here, I fully support the town's application to the Regional Economic Development Council for a Downtown Revitalization Initiative for the hamlet of Roxbury. When my husband had the opportunity to retire early, we chose Roxbury as our new home for many of the same reasons that I feel make it ideally suited for the DRI program.

My business, Retail Details is a retail consultancy and I am a freelance retail writer, national speaker and trainer. Although I do not have a storefront or physical office space on our local Main Street, I have the opportunity to work with retailers on Main Streets across the United States on a regular basis. The most successful towns I find – particularly from an independent retail perspective – are those that have a strong sense of community with a willingness to embrace the future while respecting history. This is Roxbury.

Over the past year, I have attended sold out events organized by the Roxbury Arts Group. Kirkside Park was packed with spectators for the 4th of July Fireworks last summer and hundreds of kids hunted Easter eggs there last month. The Celebrate Roxbury festival attracted thousands to the area and the local wedding venues, lodging, Plattekill Ski Resort and Roxbury General Store continue to garner positive attention in state-wide and national media.

Retail Details - Becky Tyre 366 John Shultis Rd., Roxbury, NY 12474

I have watched the expansion of The Roxbury and The Roxbury at Stratton Falls and the community is excited about the restoration of Kirkside Park and the Inn at Kirkside Hospitality Training program. These projects will contribute greatly to Roxbury becoming a robust downtown destination that creates a sense of place that is welcoming to visitors, full and part-time residents alike. With such an availability of inventory of Main Street commercial and mixed use buildings, I believe Roxbury has what it needs to implement a comprehensive DRI.

I am one of many new members of the Greater Roxbury Business Association and if the DRI program gets funded, I am happy to support the efforts in whatever way my expertise may benefit the process to foster success.

Sincerely yours,



Becky Tyre



May 15, 2019
Honorable Thomas Hynes
Town of Roxbury
PO Box 189
Roxbury, NY 12474

Dear Supervisor Hynes:

As the owner of the historic Enderlin Building, and an urban and community development planner, I fully support the Town's application to the Southern Tier Regional Economic Development Council for a Downtown Revitalization Initiative (DRI) for the hamlet of Roxbury.

This is an amazing opportunity for Roxbury to take the next step in its renaissance. I have been tracking the economic development efforts in the town and am impressed with the progress made in the last few years. However it has been slow and relatively scattered. This DRI program would be just the unifying shot in the arm we need.

I invested in Roxbury to put my money where my mouth was (being on the Roxbury Historic Preservation Commission and seeing beautiful old buildings falling into disrepair) but also to be part of a greater effort to bring real economic growth to the hamlet and the area. Over the past few years I have made significant investments in restoring the Enderlin building and making additional improvements along the way.

The Roxbury Historic Preservation commission with assistance from the MARK project has instituted a historic plaque program and is now getting ready to install the second phase of a historic interpretive signage plan. Roxbury has a strong sense of place that will only grow stronger with the assistance of a DRI. From the restoration of Kirkside Park, the Inn at Kirkside Hospitality Training program, the contributions of Ski Plattekill and Shephard Hills Golf Course, the Ulster and Delaware Railroad, the links to local farms, the Roxbury Arts Group, the Roxbury Business Association and the availability of an inventory of Main Street commercial buildings, Roxbury is ready to undertake a comprehensive DRI that interweaves its history with a future for sustainable economic and social development.

I am eager to support the process and be involved in any way possible to ensure its success.

Sincerely,

A handwritten signature in cursive script that reads "Lewis C. Wendell".

Lewis C. Wendell

Honorable Thomas Hynes
Town of Roxbury
P.O. Box 189
Roxbury, NY 12474

Dear Supervisor Hynes,

I am writing to let you know of my full support for the application for the Downtown Revitalization Initiative (DRI) grant, awarded by the State of New York. I am a co-owner of a Roxbury Main Street store, Roxbury General. As a business owner, I can do a lot to offer my customers a unique retail experience, but I am dependent on the Town of Roxbury to help maintain and grow my customer base by providing an updated environment with a robust community, attractive and walkable streets, and a thriving downtown destination.

My partner and I believe in the possibilities and opportunities available in Roxbury. We have been in business in Roxbury for five years. Two years ago, we invested further by buying a historic, but run-down, building on Main Street, and bringing it back to life with a major renovation. It now houses our own business, and we lease part of the building to another entrepreneur who has opened a business new to Main Street. We have seen the benefits to our business from the growth of Main Street. With the expansion of The Roxbury Motel at Stratton Falls, the growth of the Wedding Industry in Roxbury with seven venues, and the all-season offerings at Plattekill Ski Resort, Roxbury-in-the-Catskills is poised to go to the next level in providing a unique destination. We need help to create a robust downtown that will greatly contribute to the experience and quality of life for full-time and part-time residents, and our many visitors helping to fuel our economy.

Our historic Main Street highlights the unique qualities and charm of the town of Roxbury, a rural Catskill community demonstrating the ability to retain its authentic character, respect its history, and demonstrate its ability to move into the future by creating a welcoming community for businesses, artists and artisans, and visitors.

As a community, we are working hard to ensure our future in rural America. From the ongoing restoration of Kirkside Park, the Inn at Kirkside Hospitality Training program, Shephard Hills Golf Course, connections to our local farmers through the Manhattan Country School Farm and Table to Farm Tours, high-level cultural enrichment offered by the Roxbury Arts Group and WIOX Community Radio, and the newly invigorated Roxbury Business Association, Roxbury is poised and ready to work together to implement a comprehensive DRI for sustainable economic and social development, and I would like to support that effort in any way possible.

Sincerely,
Robin Factor, Co-owner
Roxbury General
53587 State Hwy 30
Roxbury, NY 12474