

DOWNTOWN REVITALIZATION INITIATIVE – DOWNTOWN TEMPLATE

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BASIC INFORMATION

Regional Economic Development Council (REDC) Region: Mohawk Valley

Municipality Name: Village of Sharon Springs

Downtown Name: Village of Sharon Springs

County: Schoharie County

Downtown Description - Provide an overview of the downtown and summarize the rationale behind nominating this downtown for a Downtown Revitalization Initiative (DRI) award):

The Village of Sharon Springs encompasses 1.8 square miles situated in Schoharie County 50 miles west of Albany. The target of the Downtown Revitalization Initiative is Main Street, State Route 10, in the Village. Sharon Springs' Main Street is experiencing an economic and cultural revitalization. Sharon Springs, Inc. (SSI), a private developer, incentivized by a one million dollar Restore New York grant through Empire State Development, has begun a nine million dollar investment in the restoration and rehabilitation of The Imperial Bath and Spa project on Main Street in downtown Sharon Springs. The Imperial Bathhouse, with its double Corinthian columns and Beaux-Arts entrance, was one of five bathhouses to operate in historic Sharon Springs.

The revitalized Imperial Bath and Spa will be open year round with the high season for tourists anticipated to be in the winter. Drawn by the mineral waters in Sharon Springs that were awarded a diploma and silver medal at the Paris Exposition in 1900 and the St. Louis World's Fair in 1904, SSI plans to operate a full service Korean bathhouse and spa while retaining the original architecture and displaying the storied past of Sharon Springs. SSI is affiliated with Dongbu Tour & Travel, an established tour operation that currently has two buses daily originating downstate and passing through the Mohawk Valley region en route to Niagara Falls. The Imperial Bath and Spa has been designated by Dongbu Tour & Travel as an intermediary stop for visitors on the company's tours.

Architectural and engineering plans for the Imperial Bath and Spa have been subject to rigorous review by the New York State Historic Preservation Office (SHPO). Review under the State Environmental Quality Review Act (SEQRA) is complete. Asbestos remediation has been successfully performed. A Payment in Lieu of Tax Agreement (PILOT) has been approved by all taxing jurisdictions. Site plan review is complete. In anticipation of the spa operation, SSI has removed the dilapidated Washington Hotel that laid in ruins within the Main Street district. The Imperial Bath and Spa project is shovel ready, with construction scheduled to begin this spring and anticipated to last eighteen months.

SSI owns additional properties in the Village of Sharon Springs including The Adler Hotel, The Columbia Hotel, a commercial Main Street property currently leased to Studio North, a dance

company, and significant land holdings in excess of eighty acres. These properties are intended to support the spa development and as such are planned for future development.

South on Main Street, the American Hotel is a regional favorite dining establishment and boutique hotel. The refurbished Greek Revival hotel, built circa 1847, is reminiscent of Sharon Springs' and the nation's history. Nearby Klinkhart Hall, which formerly housed a 300 seat theater, was privately gifted in early 2016 to a not-for-profit organization, Klinkhart Hall Arts Center, Inc., well-positioned to fulfill the organization's mission of establishing a center for the arts in Sharon Springs. The sweeping, vernacular Roseboro Hotel (ca.1905) also on Main Street, came under new ownership in 2014. Phased restoration and reuse of the hotel is underway with a hotel, restaurant, shops and Titanic exhibit space planned.

The flagship store for Beekman 1802 stands across from The American Hotel on Main Street. Beekman 1802 Mercantile opened at its current location in 2013 in a building that started out as a mercantile shop in 1850. Since its founding in 2008, Beekman has evolved into an internationally recognized lifestyle brand of consumer products, content and events, by creating, promoting and distributing local artisanal and agrarian products endemic of the Founders' lifestyle in Sharon Springs, to the mainstream. In 2015, the aggregate value of all Beekman products sold at retail was upwards of \$20 million, with this figure reportedly on track to grow at a double digit rate in 2016. Beekman has plans to develop a studio on Main Street, where artisan-related events will be featured and filmed, creating more video and editorial content on the stories and products of local artisans, farmers, and the Sharon Springs community, thus bringing more commerce, awareness and jobs to the local and surrounding areas.¹

Beekman sponsors and participates in local events, which create ever-increasing awareness and draw burgeoning crowds, who descend on Sharon Springs to partake and contribute to the growing commerce base. Beekman has attracted corporate interest and co-sponsorship for some of these events:

Garden Party (Memorial Day Weekend): a combination of farm and artisan-inspired events occurring at Beekman Farm and in the Village of Sharon Springs, which attracts approximately 7,000 visitors; this year, Beekman's amenities partner, Country Inns & Suites (a subsidiary of Carlson Rezidor Hotel Group, one of the largest in the world) will set up tents and co-sponsor events at the Beekman Farm with prizes and giveaways;

Harvest Fest (Mid-September): an artisan and farm-inspired event Beekman co-sponsors with Etsy (Ticker: ETSY), which brings in over 15,000 visitors; this year, Beekman's partner EVINE Live (Ticker: EVLV) will be filming portions of the event, which will be broadcast on their national TV network and website;

Birthing of the Goats (Late March/Early April): celebration of the annual birthing of goats at the Beekman Farm, which draws Beekman fans from all over the United States and world;

Victorian Christmas (early-mid December): commemoration of the Victorian Christmas celebrations of old, which draws many holiday visitors to Sharon Springs.

In July and August, a summer concert series takes place every Wednesday evening in the revitalized Chalybeate Park owned by the Village on Main Street attracting several hundred weekly attendees. A Farmers' Market runs regularly in the park on weekends. A "Fit Trail" funded by Creating Healthy Places, a Grant Initiative through the New York State Department of Health has been created in Chalybeate Park for children and adults. The Chalybeate Temple in the park has been restored with private funds donated by the Sharon Springs Arts Council. The cupola on the Chalybeate Temple was donated by a private citizen. The pavilion in Chalybeate Park was funded

by Beekman and the association, "Enjoy Sharon Springs." The pavilion echoes to Sharon Springs 19th century past when band concerts were held in a rotund, open-air pavilion in the park. As of the writing of this application, the "Schoharie County Quilt Trail" a mosaic painting of Schoharie County quilts is being installed in Chalybeate Park, and VISTA volunteers, working with Schoharie Area Long Term (SALT) are painting the "Changing Building," dating to the park's past as the site of the town pool.

A "Safe Routes to School" grant, awarded to the Village by the New York State Department of Transportation, will provide for the construction of sidewalks from the Sharon Springs Central School on US Route 20 to the Sharon Springs Free Library and municipal office building on upper Main Street. One of the priorities for the Revitalization Initiative would be to extend sidewalk reconstruction and install vintage lighting throughout the Main Street corridor as the existing sidewalks are in disrepair and street lighting is lacking, which thwarts the Village's walkability.

The Village Board of Trustees is committed to improving the Village's water and sewer infrastructure to meet the growing demands. The largest current user of the water and sewer system is the Wal-Mart Distribution facility located on US Route 20 in Sharon Springs. The Wal-Mart Distribution Facility, while placing heavy demand on the village water and sewer infrastructure, pays approximately \$128,000 per year in water and sewer fees and assessments and \$195,000 under a PILOT agreement in Village taxes. The Village has invested resources and time into a pending application for an Environmental Facilities Corporation (EFC) grant to upgrade the Village's wastewater system infrastructure. The Village was a recipient of an EFC grant to install water meters throughout the Village, modernizing the Village's water system.

Sharon Springs is a model community for New York State's grant programs. Modest grants awarded to the Village have reached realization with project results that are clearly evident. A ten million dollar grant through the Downtown Revitalization Initiative would transform the Village of Sharon Springs' Main Street, whereas in a larger municipality the effects would be dulled. Sharon Springs has the capacity, with a name famed in popular culture by Beekman, hauntingly beautiful historic architecture, and naturally occurring mineral springs, to draw new residents and visitors not only to Sharon Springs, but to a plentiful Mohawk Valley region that offers well-established pillars in Howe Caverns, The Glimmerglass Opera Festival, and The Baseball Hall of Fame. This infusion of public capital would accelerate the robust pace at which private investment in Sharon Springs is creating economic opportunity.

DOWNTOWN IDENTIFICATION

This section should be filled out with reference to the criteria set forth in the DRI Guidelines.

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

The boundaries of Main Street targeted for the Downtown Revitalization Initiative would extend approximately one mile in distance from the intersection of New York State Route 10 (Main Street) and US Route 20 on the south, along Main Street, to the Adler Hotel and Village line on the north. Within this one mile, as described above, mineral springs meander through a

history that is coming alive in recreational spas, a Village park and farmers' market, restaurants, hotels, theater and arts, exhibits, and shops.

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

New York State Route 10 (Main Street) and US Route 20 are both major highways that intersect in the Village of Sharon Springs. US Route 20 is an east-west four-lane highway and State Route 10 is a north-south two-lane highway. New York State Department of Transportation tracks Average Annual Daily Traffic (AADT), which is an estimate of the average daily traffic along a defined segment of road. The DOT 2014 Traffic Count Data shows AADT of an estimated 3,325 vehicles on US Route 20 between NY Route 10 (Main Street) and Route 145 and AADT of an estimated 1,530 vehicles on NY Route 10 (Main Street) between US Route 20 and the Village line.² Sharon Springs' Main Street is within one hour of Albany, Schenectady, Utica and Amsterdam.

As of the 2010 census, Albany County had a population of 304,204 people, and Schenectady County had a population of 154,727 people. The Mohawk Valley region has a combined population of 498,738 people (2012). As noted by Empire State Development, the Mohawk Valley region is located at the geographic center of Upstate New York and links all of the major metropolitan areas together.³

Sharon Springs is an attractive prospect for tourism growth throughout the Mohawk Valley. Attractions in Sharon Springs will complement the swell of tourism at The Baseball Hall of Fame, The Glimmerglass Opera, Brewery Ommegang, The Fenimore Art Museum, The Farmers' Museum, Howe Caverns, Herkimer Diamond Mines, Hyde Hall, Glimmerglass State Park, Sharon Orchards and the Fly Creek Cider Mill, all within less than one hour travel time. A day or weekend trip becomes extended to a week's excursion bringing a greater fiscal impact to our region. Currently, the diverse Mohawk Valley tourism sector accounts for \$1.67 billion in direct spending within the region and employs more than 25,000 people.⁴

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

I. The following Sharon Springs businesses and projects have been primarily funded through private capital with some public support:

Sharon Springs Hotels

The hotels in Sharon Springs contribute significantly to the sense of place. The Sharon Springs Historic District is listed on the National Register of Historic Places. The American Hotel (ca. 1847) is listed individually on the National Register. The Roseboro Hotel (ca. 1905) and The Adler Hotel (1928) are listed in the District as contributing buildings. The American Hotel owned by Garth Roberts and Village Mayor Douglas Plummer was purchased at a tax sale in 1996 for \$18,000 and opened in 2001 after a multi-year \$500,000 restoration project to bring the derelict and long abandoned structure back to life, fueling a renaissance on Main Street. For their effort, the two were recipients of the 2002 "Excellence in Historic Preservation

Award” from the Preservation League of New York State, the Otsego and Schoharie County “Preservation Award” (2002), and the New York State Office of Parks, Recreation and Historic Preservation “New York State Historic Preservation Award” in 2003. Drawing on their experience running the popular Rockville Café, the proprietors parlayed their experience into establishing a fine dining restaurant, acclaimed by Martha Stewart and Rachael Ray and offering fresh local ingredients, seafood and fine meats. Musicians and artists, from time to time, present their work on the porch of The American. The Roseboro came under new ownership in 2014. To date, one million dollars has been invested by owner, Ron Ketelsen, in The Roseboro with plans to operate the hotel, shops, a restaurant and Titanic exhibit. Sharon Springs, Inc., the owner of The Imperial Bath and Spa, intends to rehabilitate and reuse The Adler Hotel in order to reclaim Sharon Springs’ tradition as a resort community. These three prominent structures line Sharon Springs’ Main Street.

The Imperial Bath and Spa Project

Sharon Springs, Inc. (SSI) will invest over the next eighteen months \$9,150,000 in The Imperial Bath and Spa project. The Imperial Bath and Spa has been recognized by the New York State Office of Parks, Recreation and Historic Preservation as a contributing element of the Sharon Springs Village Historic District. The proposed project will renovate and redevelop the Imperial Bath and Spa to provide use of the mineral springs in soaking pools located inside and outside the main buildings, as well as provide a full range of spa services and healthful meals prepared in an on-site restaurant for spa patrons. Once completed, the project facilities will be in operation seven days per week from 9 am until 10 pm. Daily, the spa expects to accommodate 200 to 250 visitors. Spa guests are expected to range from local to international visitors. Dongbu Tour & Travel, affiliated with SSI, provides up to two buses daily that travel through the region to upstate New York venues.

The Imperial Bath and Spa project consists of an existing doctor’s office (5,868 square feet), a bath house (14,422 square feet), a laundry building (4,265 square feet), a tank building (1,060 square feet) and a patron and employee parking area. Rehabilitation will necessitate replacement of the water and sewer service connections to the Village mains. All identified Asbestos Containing Materials (ACM) were removed as of October 2015.

The Imperial Bath and Spa will encourage visitors and relocated residents to Sharon Springs. A goal of the Village’s Comprehensive Plan is to “encourage protection and restoration of existing structures to maintain the historic character of the Village and to allow adaptive reuses.” The Village has received a \$1,000,000 RestoreNY grant from Empire State Development to aid in the financing of this revitalization. The spa project has the potential to induce secondary development impacts, which are consistent with the Village’s Comprehensive Plan.

Beekman 1802

Josh Kilmer-Purcell and Brent Ridge purchased the historic Beekman 1802 Farm in 2007. At first, the Farm was a weekend getaway from their hectic New York City lives. When the recession of 2008 hit and both men lost their jobs within one month of each other, they faced foreclosure on the farm unless the farm could become profitable. After taking in a neighboring farmer and his herd of beloved dairy goats, Ridge and Kilmer-Purcell began producing soaps and cheese. As neighbors taught them how to farm, Ridge and Kilmer shared their city-honed

skills – starting a website and Mercantile. The men began working with several other farmers and artisans to market their goods, and the entire village came together to host seasonal festivals, which are now attended by tens of thousands of visitors annually.⁵

The press took notice. Beekman was featured in The New York Times, New York Daily News, and USA Today. A television network launched a reality show about their effort – The Fabulous Beekman Boys, which spread the message of hard work, living seasonally, and neighborly sharing around the globe. In 2012, the duo competed and won the grand prize in CBS's The Amazing Race. Over ten million viewers watched for 12 weeks as Josh and Brent surpassed over twenty other competitors in a 45,000 mile race around the world.⁶

NASDAQ stock exchange has classified Beekman 1802 as “one of the fastest growing lifestyle brands in the country.” Beekman 1802 plans to raise private capital in the near-term to fund the company’s expansion. A proposal is under review to re-locate shipping and distribution operations from the back of the retail store in Sharon Springs – to a larger facility in Cobleskill. The relocation would allow additional retail space in the Sharon Springs store and an “Artisan Studio” where products and stories of local artisans and farmers will be featured via live events and video streaming. This expansion is projected to bring heightened attention to Sharon Springs and the surrounding region.⁷

Adelphi Paper Hangings, LLC

Adelphi Paper Hangings, LLC, located on Main Street in Sharon Springs, reproduces historic wallpaper patterns using traditional block printing materials and patterns. Adelphi is the only such company in the United States and one of only a handful worldwide. Adelphi has reproduced period wallpapers for many historic sites in North America and Britain, including Colonial Williamsburg, Historic New England, Montpelier, and the White House. Adelphi has provided wallpaper for historically significant New York properties: Olana, John Jay Homestead, Ten Broeck Mansion, Van Cortlandt House Museum, Johnson Hall, Granger Homestead, The Farmers’ Museum, and Boscobel.⁸

Since 2001, Adelphi has operated at the corner of NY Route 10 and US Route 20 in the Lehman Block Building, named for local plumber and violin maker extraordinaire, Eugene Lehman. Inside, the mastery of this craft is a delight to experience. Few people, however, are aware that this world-renowned artistic operation takes place in the Village of Sharon Springs every day.

Non-Profit Organizations

Non-profit organizations, such as the Sharon Springs Chamber of Commerce, Klinkhart Hall Arts Center, Inc., Sharon Historical Society, Sharon Springs Free Library, Sharon Springs Citizens’ Council for the Arts, Enjoy Sharon Springs and Rotary Club of Sharon Springs add vibrancy to the Village with festivals and lasting contributions. The work of these involved organizations permeates life in Sharon Springs enhancing the experience and culture of the Village. The Sharon Springs Chamber of Commerce sponsors the Farmers Market, Schoharie County 4th of July Parade, Victorian Festival and Holiday Parade of Lights. The Chalybeate Temple in the park on Main Street has been restored with private funds donated by the Sharon

Springs Arts Council, which sponsors free concerts weekly throughout the summer. The pavilion in Chalybeate Park was funded by Beekman and the association, "Enjoy Sharon Springs." Klinkhart Hall Arts Center, Inc. has been established to create a center for the arts on Main Street in the once 300-seat Klinkhart Hall theater privately gifted to the Arts Center.

The Sharon Springs Central School is a community hub, serving as a site for community dinners, while its auditorium hosts musical productions, concerts, and dance recitals. The Methodist Church sponsors the annual Sharon Springs Garage Sale Day, seasonal rummage and bake sales, as well as providing the location for the community food pantry. American flags line the main streets and back roads of the Village thanks to the vision of local resident Beulah Wade, the efforts of the local American Legion, and the donations of locals and visitors.

Wal-Mart

In February 1994, Wal-Mart Stores, Inc., a Delaware foreign business corporation, through the Schoharie County Industrial Development Agency (IDA), acquired an interest in a parcel of land containing approximately 217 acres located at 721 Highway Route 20 in the Village of Sharon Springs. A single story building was constructed initially to contain 1.42 million square feet of space and machinery and equipment to serve as a warehouse/distribution center. In 2015, Wal-Mart renewed with the IDA its long-term lease on the facility and entered into a second PILOT agreement with the taxing jurisdictions. These agreements secured for the Village of Sharon Springs a reliable source of funding for existing Village operations. As aforementioned, Wal-Mart pays approximately \$128,000 per year in water and sewer fees and assessments and \$195,000 under a PILOT agreement in Village taxes. This income stream assists in ensuring the Village's solvency and should be considered a security for public investment in Sharon Springs that growth will be sustainable.

II. The Village Board of Trustees has been diligent and committed to improving the Village's infrastructure in order to support existing and new development.

Infrastructure

The Village water and sewer systems serve 250 households within the limits of the Village. The Village Board of Trustees carefully budgets to address the significant costs associated with the aging water and sewer systems. Residents pay special assessments to support this infrastructure. The Village has engaged the expertise and study of C.T. Male Associates, an engineering firm, in operating and managing the water and sewer systems.

Within the last two years, C.T. Male Associates was retained by the Village of Sharon Springs, with the assistance of an engineering study grant, to perform an evaluation of the wastewater treatment plant and the sanitary sewer system. Wastewater collected is conveyed north along Route 10 towards the wastewater treatment plant. The majority of the equipment has reached the end of its useful life – making operation and maintenance of the plant expensive. The Village has sought grant funding through the Environmental Facilities Corporation (EFC) to address replacement of certain equipment at the wastewater treatment plant. Review of the Village's application is pending with the EFC. The total budget of \$1,639,600 for the proposed project recommended by C.T. Male Associates includes \$576,500

related to replacing and upgrading the wastewater treatment plant equipment, \$638,100 related to replacing and upgrading the collection system, \$243,000 towards a 20% contingency and \$182,000 for a 15% allocation towards engineering and construction services.⁹ Without some grant assistance, the Village is unable to absorb these costs.

The Village faces similar challenges with its water system. The Village's water needs center on the following components: the water distribution pipes date, in some cases, to the turn of the 19th century; the water tanks are dated and failing, and the water reservoir is highly subject to environmental conditions and requires dredging. According to expert analysis, it is more cost effective to replace the two existing water tanks than to attempt to rehabilitate the tanks. The projected cost for rehabilitation is \$1.5 million whereas replacement is projected as less, and replacement will allow the system to accommodate increased usage from ongoing development. The costs associated with dredging the reservoir and replacing the dated pipes are still to be determined. In 2009, the Village was awarded an EFC grant in the amount of \$203,100 to install a water metering system, which has allowed the Village to more effectively track and bill for water usage.

The Village Board has devoted considerable time and effort to qualifying for and complying with the requirements of the Safe Routes to School grant awarded by the New York State Department of Transportation. Since 2013, an amount of \$161,352 has been earmarked by the NYS DOT to reconstruct sidewalks between the Sharon Springs Central School and the Library and Municipal Offices on Route 10 (Main Street) although all Village sidewalks are in need of reconstruction to improve the walkability of the Village. Walkability would be further enhanced by street lighting consistent with the historic character of the Village.

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

The Mohawk Valley is positioned to become a key location along New York's nano corridor. The planned investment of \$4 billion from GE and AMS, an Austrian-based semi-conductor company, at the SUNY Polytechnic Institute in the Utica-Rome metropolitan area presents opportunities for job and population growth with an immediate provision of 2,500 jobs and more in terms of related investment and indirect jobs.¹⁰

Griffiss Air Force Base in Rome has been a stable regional employment center, as have GE and Union College in Schenectady. Bassett Healthcare Network and Springbrook, major employers in Otsego County, along with SUNY College at Oneonta and Hartwick College, the primary employers in the City of Oneonta, Otsego County are within the catchment area of Sharon Springs. Of the insurance industry, New York Central Mutual, Preferred Mutual and Excellus BlueCross BlueShield are also in close proximity for a day or weekend visit to Sharon Springs. Just off of US Route 20, Colgate University and Hamilton College are a direct trip to Sharon Springs. Within immediate reach of Sharon Springs' Main Street are SUNY College at Cobleskill and Wal-Mart's Distribution Center.

The regional agribusiness sector is burgeoning with the expansion of craft breweries, such as Brewery Ommegang in the Town of Middlefield, Otsego County, Matt Brewing Company in the City of Utica, Oneida County, and a joint venture in Otsego County between Hager Hops

(Otsego), Northern Eagle Beverage (Oneonta) and Cooperstown Brewery (Milford). Eage, Greece's favorite yogurt, has captured American consumers with products made at their state-of-the-art facility in Johnston (Fulton County), and Chobani, although located outside of the Mohawk Valley, has championed yogurt production internationally from its operational base in the Town of New Berlin in Chenango County, not far from Sharon Springs. The agribusiness sector with its rapid growth and popular interest has the capacity to create new job opportunities. Sharon Springs through Beekman 1802 has drawn heightened attention to agribusiness and has greater potential to elevate both public interest and private investment in this growing sector of New York State's economy.

According to the New York State Department of Labor, the census tract area that includes Sharon Springs meets the minimum threshold of unemployment to qualify as a Targeted Employment Area.¹¹ The following chart outlines the number of employees for the ten current largest employers in the Village as well as the number of employees projected by Sharon Springs, Inc. (SSI):

Employer	Type of Business	Number of Employees
Wal-Mart Distribution Center	Warehouse/Distribution Center	543 - full, 13 p/t
AMT Manufacturing (Rodina LLC)	Manufacturing	40
Sharon Springs Central School	Education	78 - full, 15 p/t
Marchand Manor (JV Property Mgmt)	Nursing Home	24 - full
Beekman 1802	Retail	9 -full; 6 p/t; 10 seasonal
RL Parsons Inc.	Fuel	9 - full
Black Cat cafe	Restaurant	6 - full; 18 p/t
Stewarts Shops	Retail	4 - full; 10 p/t
Town of Sharon	Municipal	4 - full; 6 p/t
American Hotel	Hotel Restaurant	2 - full; 14 p/t; 3 seasonal
Imperial Bath and Spa (SSI)	Spa	Projected 35 -45

According to the MV 500 plan, "as our region transforms to an innovation rich knowledge-based economy, there is a need to sustain appealing communities to encourage people to settle in the Mohawk Valley."¹² Job opportunities without quality of life do not draw prospective, highly skilled employees. The MV 500 plan emphasized, "demand is high for a lifestyle less crowded, less hectic with more open space and greater sustainability. There is a preference to live a more relaxing, yet still vibrant life."¹³ People need walkable and safe downtowns, attractive amenities and natural sanctuaries. These are the building blocks of healthy local economies and are already central to the experience in Sharon Springs. Sharon Springs has a broad draw area that serves many regional and New York State employers well.

- 5) Attractiveness of the Downtown.** Identify the properties or characteristics the downtown possesses that contribute or could contribute, if enhanced, to the attractiveness and livability of the downtown. Consider, for example, the presence of developable mixed-use spaces, housing at different levels of affordability and type, healthy and affordable food markets, walkability and bikeability, and public parks and gathering spaces.

The Village of Sharon Springs has been listed as a Target Area within the MV 500 plan adversely affected by the presence of vacant, blighted and underutilized properties. Target Areas were selected based upon extensive outreach, feedback and alignment with strategic REDC and URI investments in workforce, technology and tourism.¹⁴ Consideration was given to the ability to obtain matching private investments.

In response to Question 3 above, and as part of the introductory overview of the Village and Main Street, the past and future investments of Sharon Springs' hotel proprietors, Sharon Springs, Inc., the owner of The Imperial Bath and Spa, Beekman 1802, Wal-Mart, and active non-profit organizations, including the emerging Klinkart Hall Center for the Arts, Inc., were presented in detail and are incorporated herein by reference in response to Question 5. These substantial investments over the last twenty years starting with the purchase of The American Hotel in 1996 have contributed to the attractiveness and livability of the Village of Sharon Springs and Main Street.

One of the most significant factors contributing to the development of the Village of Sharon Springs is the accessibility within the Village of high-speed, broadband internet. Broadband has been recognized as essential in the 21st century to business establishment and growth. At this time, diverse populations of all ages regard high-speed internet access as a top criteria in choosing housing. With Broadband, Sharon Springs is leveraged to maximize the exponential impact of a ten million dollar investment in Main Street. The availability of three-phase wiring in the Village also expands the potential for future development.

Beyond the flagship operations on Main Street, there is a fabric to daily life in the Village of Sharon Springs that is knit through local businesses and groups. These enterprises also represent a quality of life and personal investment in Sharon Springs' future. Take a walk down Main Street and explore the Black Cat Café founded in 2005 with an initial investment of \$100,000 for renovations, construction and equipment to operate the café. By Spring of 2010, the café added a second floor at a cost of \$50,000. In order to support business operation seven days per week and keep equipment and fixtures modern, another \$150,000 has been re-invested into the business. In addition to the Black Cat Café, the 204 Main Bar & Bistro, established in 2011, is a bar and restaurant on Main Street serving locally sourced ingredients.

Spring House Spa, opened in 2011, in a completely restored 1840s building on Main Street. Founder, Cheryl Rosen, a Registered Nurse with an ASN from Samaritan Hospital School of Nursing, a Licensed Esthetician and a Massage Therapist, began her career working at the mineral baths in Saratoga Springs. Upon graduating from nursing school, she started her own practice working alongside a chiropractor where her clientele included people living with chronic pain conditions and temporary disabilities. She relocated to Manhattan after meeting her spouse, and there was employed as a senior esthetician and massage therapist at the five-star Mandarin Oriental Hotel Spa New York after several years at the Four Seasons Hotel and Spa. Her experience working in luxury spas and extensive training gave her a foundation and

desire to start her own spa in Sharon Springs. Spring House Spa, a full service spa, includes a photo gallery of Sharon Springs' past as a spa Village.¹⁵

Studio North, a dance company with its home on Main Street in the Village, serves approximately 170 students, offers thirty classes per week, and employs twelve part-time employees. Performances are regularly scheduled and frequently utilize the auditorium at the Sharon Springs Central School.

Chalybeate Park, the Village owned park, on Main Street in Sharon Springs, the target of considerable investment by Sharon Springs' non-profit organizations, has been described in some detail in response to question 3 above. A weekly Farmers' and Artisan Market, organized by the Sharon Springs Chamber of Commerce, takes place in the park. Between 2011 and 2012, The Farmers' Market received grants in the total amount of \$7,754 from the NY Fresh Connects Farmers' Markets Program with the NYS Department of Agriculture and Markets to promote the low income SNAP Match program. Also in 2012, A Fit Trail and streetscape project in the park at a cost of \$17,000 was funded by Creating Healthy Places. In 2013, the Sharon Springs Arts Council granted a mural for the park. The Chalybeate Temple in the park on Main Street has been restored with private funds donated by the Sharon Springs Arts Council, which sponsors free concerts weekly throughout the summer. The pavilion in Chalybeate Park was funded by Beekman and the association, "Enjoy Sharon Springs." The "Schoharie County Quilt Trail" a mosaic painting of Schoharie County quilts is being installed in Chalybeate Park, and VISTA volunteers, working with Schoharie Area Long Term (SALT) are painting the "Changing Building," dating to the park's past as the site of the town pool.

The Sharon Springs Festivals, including the Garden Party, Harvest Fest and Victorian Christmas, seasonally infuse new energy into the Village as preparations are made by the local and regional community to host tens of thousands of visitors. Sharon Springs, Inc.'s affiliation with Dongbu Tour & Travel is expected to increase by 2018 the daily number of visitors to Sharon Springs by an estimated two hundred visitors per day. Dongbu Tour & Travel offers regular tour bus service from New York City and other origination points downstate to upstate venues.

The Village of Sharon Springs includes snowmobile and proposed bike trails along the old railroad track lines traversing the Village. With a Safe Routes to School grant awarded by the NYS Department of Transportation in the amount of \$161,352, Sharon Springs will begin sidewalk reconstruction from the Sharon Springs Central School to the municipal office and library on Main Street. One of the priorities as stated above for the DRI grant would be improved sidewalks and lighting along all of Main Street to increase walkability.

The Village of Sharon Springs is fortunate to have a Bassett Healthcare Clinic in the Village that serves the primary care needs of the local community. The accessibility of the Bassett Healthcare Clinic makes Sharon Springs a sensible choice to reside for seniors and young families. Marchand Manor Home in the Village also offers an assisted living facility for senior adults in need of care. The Manor Home is situated on four manicured acres and located in a restored mansion.

According to the 2010 census, the total population of Sharon Springs was 558 people. Approximately eighteen homes are for sale in the Sharon Springs market area with prices beginning at \$35,000.00. Sharon Springs, Inc. (SSI), the owner of The Imperial Bath and Spa, owns about eighty acres on the edge of the Village that are intended for townhouse

development. SSI also plans to rehabilitate The Adler Hotel and The Columbia Hotel contingent upon the early success of The Imperial Bath and Spa. The Roseboro Hotel is already in progress on phased restoration that will include mixed-use spaces.

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

The Village of Sharon Springs adopted a Comprehensive Plan in February of 2002. The Village Board of Trustees has budgeted funds in the 2016-2017 fiscal year to update the Comprehensive Plan. The Village Land Use Code, including subdivision regulations, and Zoning Law was first adopted in 2007 and has been periodically amended with amendments as recent as 2012. In 2012, the Village of Sharon Springs adopted a Resolution of Commitment to Complete Streets and adopted the Complete Streets Policy Guidelines. The Village Board has adopted a Local Law Providing for the Administration and Enforcement of the New York State Uniform Fire Prevention and Building Code. A local noise control law and updated water and sewer laws also are in effect. At the present time, a local solar law is under consideration by the Board.

The Village of Sharon Springs has a history and culture of inclusiveness. After World War II, the Village of Sharon Springs became a place of healing for Jewish immigrants and Holocaust survivors, who like others before them sought the healing powers of the mineral springs. Sharon Springs is home to diverse families including same sex couples, who have found a warm welcome in Sharon Springs as described through the Beekman experience. Most recently, the mineral springs have attracted Korean investors who will define Sharon Springs' future in new ways.

- 7) Local Support.** Set forth the local and community support that exists for the revitalization of this downtown and the commitment among local leaders and stakeholders to building and implementing a strategic investment plan. Identify an initial local lead for the program that will work with outside experts to convene a local DRI Planning Committee to oversee the plan.

Private investment in Sharon Springs has propelled Main Street from a virtually abandoned downtown to a vibrant and thriving area which draws visitors from across the state, country and world. Sharon Town Supervisor, Sandra Manko, describes, "an incredible, enthusiastic diverse group of people who are using their creativity to make a difference."¹⁶

These entrepreneurs, many of whom are pursuing second careers, are applying their expertise to transform a stock of historic properties into flagship enterprises supported by modern day sales and distribution efforts. As their businesses grow, the need for local amenities increases as they seek to attract top-notch employees. The support is strong for efforts that will bring improved infrastructure, amenities and marketing to further enhance their efforts. In preparing this grant, Village leaders were approached repeatedly about the need for new sidewalks. Black Cat Cafe owner Tony Daou estimates that this one change would increase his business by 10%. Residents, too, support the rehabilitation of infrastructure that will make their hometown a better place to live.

Many of these entrepreneurs support the community philanthropically as well. American Hotel co-founder Garth Roberts has created a charity called Hero Fund America, which supports first responders, and sponsors a race in Sharon Springs called Run 4 the Hills, capitalizing on the village's distinctive terrain. This year's race, May 7th, raised over \$15,000 for the Sharon Springs Rescue Squad; last year, neighboring Carlisle was the recipient. Beekman 1802 co-founders Josh Kilmer-Purcell and Brent Ridge donated their fees from a speaking engagement to the Chalybeate Park, and contribute their time and effort to support community, educational and fundraising events throughout the Mohawk Valley. Imperial Bath and Spa developers, Sharon Springs, Inc., have gotten into the spirit by providing financial support to the Chalybeate Park Restoration, and for a new roof at the Sharon Historical Society Museum. Local residents and business owners show up seasonally for work days in the Chalybeate Park, scraping, painting, spreading mulch, clearing brush, and planting trees.

In a small village with so many active individuals and organizations working to make Sharon Springs a better place, there is tremendous support for a project to enhance these efforts. Among its peers in Schoharie County, Sharon Springs is the only municipality with its own Chamber of Commerce and Arts Council, just two of the many groups that will be involved in the revitalization plan.

Village Trustee, Denise Kelly, a former Planning Board and Zoning Board of Appeals member, who is trained in Smart Growth principles, will be the local lead for the program. Other committee members could include Village Mayor Doug Plummer, Village Attorney Michelle Kennedy, Planner Nan Stoltzenburg, Dave McEwan with DOT, residents such as village historian and author Nancy Pfau, and representatives from the business community, including Beekman 1802 and Sharon Springs, Inc.

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

In support of the nomination of Main Street in the Village of Sharon Springs, Schoharie County for a DRI award, the following supplemental materials are submitted with this application:

- I. Letters of Support from:
 - Schoharie County Industrial Development Agency
 - Town of Sharon
 - Village of Canajoharie
 - Beekman 1802
 - Adelphi Paper Hangings, LLC
- II. Letter from the National Park Service, United States Department of the Interior (March 21, 2016) Re: Sharon Springs Historic District and The Imperial Bath and Spa as "certified historic buildings"
- III. Letter from the New York State Department of Economic Development (May 11, 2016) Re: Determination by NYS Department of Labor of Sharon Springs as a "Targeted Employment Area"

- IV. New York State Department of Transportation Traffic Count Hourly Reports showing Average Annual Daily Traffic in the Village of Sharon Springs on US Route 20 and NY Route 10 (Main Street)
- V. Press Reports Re: Beekman 1802 and The American Hotel
- VI. Map of Main Street in the Village of Sharon Springs

¹ May 18, 2016 Letter of Support submitted by Beekman 1802 describing operations.

² New York State Department of Transportation Traffic Count Hourly Reports showing Average Annual Daily Traffic in the Village of Sharon Springs on US Route 20 and NY Route 10 (Main Street).

³ Empire State Development at <http://esd.ny.gov/MohawkValley.html>.

⁴ Mohawk Valley REDC Upstate Revitalization Investment Prospectus at page 86.

⁵ Beekman 1802 website at <http://beekman1802.com/whois1802/us/>

⁶ Beekman 1802 website at <http://beekman1802.com/whois1802/us/>

⁷ Beekman 1802 website at <https://beekman1802.com/morning-bells/?print=1>

⁸ May 16, 2016 Letter of Support submitted by Adelphi Paper Hangings, LLC describing operations.

⁹ C.T. Male Associates 2015 Engineering Study and Village of Sharon Springs 2016 Grant Application submitted to EFC.

¹⁰ Mohawk Valley REDC Upstate Revitalization Investment Prospectus at page 4.

¹¹ Letter from the New York State Department of Economic Development (May 11, 2016) Re: Determination by NYS Department of Labor of Sharon Springs as a "Targeted Employment Area"

¹² Mohawk Valley REDC Upstate Revitalization Investment Prospectus at page 13.

¹³ Mohawk Valley REDC Upstate Revitalization Investment Prospectus at page 13.

¹⁴ Mohawk Valley REDC Upstate Revitalization Investment Prospectus at page 139.

¹⁵ Spring House Spa at http://www.springhousespa.com/about_us.html.

¹⁶ May 19, 2016 Letter of Support submitted by Town of Sharon.

Schoharie County Industrial Development Agency

349 Mineral Springs Road, Cobleskill, NY 12043

(518) 234-7604/Fax (518) 234-4346

Ronald S. Filmer, Jr.
Chief Executive Officer

Dr. Thomas Greenlees
Chairman

Mr. Lawrence T. Gilroy III, Co-Chair

Dr. Robert Geer, Co-Chair

Mohawk Valley Regional Economic Development Council

207 Genesee Street

Utica, NY 13501

Dear Gentlemen,

I am writing to express my support for the village of Sharon Springs Downtown Revitalization Initiative grant application. Over the last several years, the village of Sharon Springs began the process of transforming into a vibrant community. The downtown area has several rehabilitated buildings that house successful businesses. The American Hotel and Restaurant along with the Beekman 1802 properties are among the successful revitalization enterprises. The Sharon Springs Spa & Resort is a current and ongoing revitalization project supported by the NYS Restore Program. The developer will invest over \$9MM into this vital project creating much needed jobs for area residents. The Spa is well known historically and will bring tourists from all around the world year after year. The Sharon Springs Spa investors are also considering an investment of another \$50MM on a second venture that would benefit this historic community.

In order to continue the transformation of this downtown residential and business community, it is extremely important to receive capital; such as the DRI grant. The funds could assist in continued revitalization of other downtown buildings and would be crucial in furthering the sustainable growth of this historic community.

The village of Sharon Springs downtown area has attracted much interest worldwide in the past 5 -10 years. There are many success stories that have promoted business, civic and economic growth in this unique and diverse community. The local government, non-profit organizations, and individuals of this community have great energy and interest in the promotion and development of it's downtown. In our opinion, the historical architectural foundation of this community is worth continued investment. In order to continue the transformation of this community into a model downtown, I urge you to support the village's application. I appreciate your efforts and consideration for this application.

Sincerely,


Ronald S. Filmer Jr.

Executive Director

TOWN OF SHARON

Sandra Manko, Supervisor
PO Box 204
Sharon Springs, NY 13459
Office: 518-284-3010



Barbara Cousineau, Town Clerk/Collector
501 Hwy Route 20
Sharon Springs, NY 13459
Office: 518-284-3010

May 19, 2016

Mr. Lawrence T. Gilroy III, Co-Chair
Dr. Robert Geer, Co-Chair
Mohawk Valley Regional Economic Development Council
207 Genessee Street
Utica, New York 13501

Gentlemen:

I consider it a great honor to write a letter recommending the Village of Sharon Springs for consideration for a *Downtown Revitalization Grant*.

I don't want the following to sound like a history lesson but I feel it is needed to give you the "flavor" of this small unique area. Sharon Springs' development as a mineral water spa began around 1825. The Village of Sharon Springs gained international fame through the popularity of its mineral waters. Through the years, dozens of large hotels and boarding houses were built to accommodate the increasing number of visitors. Here, visitors found relief from pain of arthritis, rheumatism, and a myriad of other ailments.

The patronage of Sharon Springs has changed several times during its existence as a health spa. At first, it attracted wealthy gentiles who made their rounds of summer resorts. By the 1890s, Sharon Springs was beginning to lose its appeal to this group because they no longer considered mineral baths as "fashionable." The wealthy now enjoyed the luxury of owning their own summer residences, such as elaborate camps in the Adirondacks or seaside cottages at Newport, RI. They no longer spent the summer traveling from hotel to hotel on a summer circuit. By the turn of the century, Sharon Springs was developing its identity as a Jewish resort.

History indicates Sharon's economy has had many highs and lows through the years. Newcomers see the skeletal remains of the once prosperous resort and repeat the same old questions – "What happened to Sharon Springs? Why didn't 'they' fix up these beautiful old buildings? Why didn't 'they' modernize? Why didn't 'they' try to do like Saratoga Springs and get a racetrack? Why didn't 'they' try to preserve . . .? Why? Why? Why?"

Of course, there is no single, simple answer to these questions. Changes in our national life-style occasioned by World War I, by the stock market crash in 1929, by the Great Depression, and later by World War II, all contributed to the decline. Construction nearly came to a standstill during the depression as the number of guests declined. After World War II, there was a brief rejuvenation. The German government, as part of the reparation pact, paid for prescribed treatments at the mineral baths for former concentration camp victims.

A monstrous fire of 1926 dealt a devastating blow to the local economy from which many property owners never recovered. The Imperial Bathhouse and the new Adler Hotel were completed and opened for business shortly after that fire, and some other rebuilding also took place. But, funds for further construction and renovation dried up during the Depression. World War II turned the attention of everyone away from local concerns, and by its conclusion, almost irreversible deterioration had taken its toll on the

aging spa. In addition, the vacationing public was no longer interested in the quiet, leisure-time pursuits formerly offered here, and health treatments utilizing mineral waters were no longer in vogue.

Accusing fingers have pointed in many directions to lay the blame for Sharon Springs' failure to revitalize – leaders who lacked vision – greedy landlords who used their dilapidated facilities for tax loopholes – apathetic local residents, etc. But, in realistic retrospect, one must draw the conclusion that changing times and the lack of funds have combined to cause Sharon Springs' decline.

A positive development occurred in 1994 when the spa district of Sharon Springs was listed in New York's Register of Historic Places and the National Register. Approximately 180 buildings, including bathhouses, hotels, and homes were surveyed and are included in the historic district. Many structures in the spa area have been purchased and renovated. Efforts to protect the unique architecture and character of the lower village, while providing opportunity for businesses to develop, has been undertaken.

More recently the transfusion of "new blood" into the community has had a revitalizing influence. A renaissance of sorts is taking place. Within the spa area, old structures are taking on new functions. Establishments such as the old shoe repair shop are now Cobbler & Co. Gift Shop and the American Hotel, once a kosher establishment and rabbi school now offers fine dining. The old firehouse is now occupied by Beekman 1802, a mercantile owned by the Fabulous Beekman Boys, offering heirloom quality, artisanal and handcrafted goods. The Brooklyn House (previous boarding house) opened as an Emporium housing The Finishing Touch Boutique and McGillycuddy's Natural Bath Products. The New York House (previous boarding house) is now the New York B & B. The Roseboro Hotel has been purchased with promises of a restaurant and shops. The Monticello Cottage is now Spring House Spa. A few commercial buildings, such as the Smith, Empie & Smith Block, Samson Block and Klinkhart Hall have been purchased with new uses in mind - antique shop, restaurant and proposed theater. The most recent positive happening is the promised investment of \$9,150,000 in the Imperial Bathhouse, Inhalation Bathhouse and Sulphur Temple complex with construction to start by the summer of 2016 and the commitment to be completed within 18 months. It is anticipated that this new development and extensive renovations, all signs of a positive outlook, will promote ancillary businesses such as restaurants, gift shops and lodging needed to attract and accommodate increased visitors. However, as with many municipalities today, government's mandates leave little beyond survival in present budgets. Upgraded infrastructure, lighting, sidewalks, water systems, waste water management, and municipal parking have been neglected for years. Water lines laid in the late-1800s are deteriorating and desperate in need for repair.

Sharon Springs is located in the Town of Sharon in the northwest corner of Schoharie County with a total population of approximately 1,800 residents. The income level of the Town is classified as low to medium. Schoharie County is included in the Appalachian Regional Commission area of concern, as needing assistance in economic development and improving the quality of life for its residents. This Downtown Revitalization Grant would have a huge positive economic impact on Schoharie County as well. Sharon Springs, located on the crossroads of Route 20, a Historic Scenic Byway, and Route 10, is the gateway to Schoharie County from the Mohawk Valley and Adirondacks.

This community has proven it can survive and expand and change with the times. Every small Village has a story to tell, but we think the Village of Sharon Springs is more special than most. Visitors who come here sense something "different" than most small communities. For years it has been looked on as a Village that "was." Within this small population lives an incredible, enthusiastic diverse group of people who are using their creativity and imagination to make a difference through cultural opportunities. We just hope their fervor won't be hindered by the lack of funds.

Sincerely,


SANDRA R. MANKO
Supervisor – Town of Sharon

VILLAGE of CANAJOHARIE

Francis E. Avery, Mayor
75 ERIE BOULEVARD
CANAJOHARIE, NY 13317
(518) 673-5512 Fax: (518) 673-5517

Ronald O. Dievendorf, Deputy Mayor
Jeffrey Baker, Trustee

John Snyder, Trustee
Stanley C. Smith, Trustee

May 16, 2016

Mr. Lawrence T. Gilroy III, Co-Chair
Dr. Robert Geer, Co-Chair
Mohawk Valley Regional Economic Development Council
207 Genesee Street
Utica, New York 13501

It is our understanding that Sharon Springs would like to be considered for the Downtown Revitalization Grant due to the economic impact that a 10 million dollar investment will have on the Mohawk and Schoharie Valley regions.

Considering the poor economic conditions of Upstate New York any help our communities receive is invaluable. The shrinking tax base and continued high unemployment in this area make it nearly impossible for our small communities to maintain our infrastructure at acceptable levels. Aid to any of our neighboring communities would be to the benefit of the entire region. Canajoharie has participated in Downtown Redevelopment Grants in the past and they have been a proven boost to our community. We sincerely hope that Sharon Springs will be awarded the Downtown Revitalization Grant they are seeking.

Yours etc.,

Francis E. Avery
Mayor

BEEKMAN 1802

May 18, 2016

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

Dear Lawrence,

We couldn't be more excited by and supportive of Sharon Springs' effort to obtain a grant pursuant to the "Downtown Revitalization Initiative," and wanted to share our enthusiasm and reinforce our commitment to the community.

Since its founding in 2008, Beekman 1802 has evolved into an internationally recognized 'living' brand of consumer products, content and events, by creating, promoting and distributing content and products reflective of the Sharon Springs lifestyle - including those of local artisans and farmers - to the mainstream.

In 2015, the aggregate value of all Beekman 1802 products sold at retail was in upwards of \$20mm; that figure is on track to grow at a substantial double digit rate in 2016 and beyond. We could not have built the foundations of our company anywhere else but Sharon Springs. In fact, our company is named after William Beekman, the first Judge in Schoharie County and one of the top Mercantilists of his era - who settled in Sharon Springs and built his mansion (our home since 2006), in 1802 - and whose legacy we have recreated.

To date, we have self-funded our company and re-invested hundreds of thousands of dollars into the business, directly and indirectly creating jobs, expanding commerce and helping to bring prosperity to the community. For example, we sponsor and co-sponsor large-scale community events, such as Garden Party and Harvest Fest, during which ~1,500 and ~15,000 guests, respectively, descend on Sharon Springs for weekend-long events. These events have also attracted large corporate interest and sponsorship from companies like Carlson Rezidor, one of the largest hotel companies in the world, Evine Live (Ticker: EVLV), the third-largest home shopping channel in the US, and Etsy (Ticker: ETSY), the largest artisan-focused, e-commerce marketplace in the world.

Given our prospects for growth, we will be raising private capital in the near-term to fund our expansion. On that note, we are currently reviewing a proposal to re-locate our shipping & distribution operations - from the back of our retail store in Sharon Springs - to a more suitable/sizable facility in Cobleskill, long vacated by its former, bankrupt owner.

BEEKMAN 1802

This relocation will allow us to add additional retail space to our store, including an "Artisan Studio," where we will feature the products and stories of local artisans and farmers via live events and video streaming thus bringing more awareness, commerce and jobs to the local and surrounding communities.

Our future growth plans also contemplate the opening of a Beekman 1802 Inn & Restaurant, and longer term, an agriculturally and ecologically inspired (housing) community, each of which we would look first and foremost to build in Sharon Springs.

We trust that this underscores our commitment to the growth and development of Sharon Springs, Schoharie County and the surrounding communities, and enthusiasm for the potential benefits of such a generous grant.

Many thanks in advance for your consideration,



Dr. Brent Ridge



Josh-Kilmer Purcell

Co-Founders, Beekman 1802

Adelphi Paper Hangings, LLC

P. O. Box 135
102 Main Street
Sharon Springs, NY 13459

Phone 518-284-9066
FAX 518-284-3011
www.adelphipaperhangings.com



May 16, 2016

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

Dear Mr. Gilroy and Dr. Geer,

I am writing in support of the Village of Sharon Springs' application for a Downtown Revitalization Initiative grant.

Adelphi Paper Hangings reproduces historic wallpaper patterns using traditional block printing techniques and materials. We are the only such company in the U.S., and one of only a handful worldwide.

In addition to offering patterns to designers and home owners, Adelphi has been involved with reproducing period wallpapers for many historic sites in North America and Britain. Clients include Colonial Williamsburg, Historic New England, Montpelier, and the White House. In New York, we have provided wallpaper for historic restorations at Olana, John Jay Homestead, Ten Broeck Mansion, Van Cortlandt House Museum, Johnson Hall, Granger Homestead, The Farmers' Museum, and Boscobel.

Adelphi was founded in 1999 in Milford, New York. In 2001 we purchased our building in Sharon Springs. Our location in this historic village provides us access to plentiful sources of inspiration, and is centrally located for our clients. Walkable proximity to services such as the bank and post office, dining establishments, housing and shops is ideal for both our business operations and our artisan employees. Many of these same amenities have attracted entrepreneurial businesses such as Beekman 1802, the American Hotel, and now Sharon Springs Spa.

Years of private investment have brought Sharon Springs into the national spotlight. Now it is time for public investment to build on and enhance these efforts. I hope you will seriously consider supporting the village's application for a Downtown Revitalization Initiative grant. Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "Steve Larson". The signature is fluid and cursive, written over a light blue horizontal line.

Steve Larson



United States Department of the Interior

NATIONAL PARK SERVICE

1849 C Street, N.W.
Washington, DC 20240

March 21, 2016

Kyusung Cho
Sharon Springs, Inc.
21 Grand Avenue, Suite 603
Palisades Park, NJ 07650

PROPERTY: Imperial Bathhouse Site, 233 Main Street, Sharon Springs, NY
PROJECT NUMBER: 33770

Dear Mr. Cho:

The National Park Service (NPS) has reviewed the Historic Preservation Certification Application -- Part 1 for the property cited above and has determined that the property as a whole contributes to the significance of the Sharon Springs Historic District. Because the property contains more than one building and those buildings were functionally related historically to serve an overall purpose, program regulations require the NPS to determine which of the buildings contribute to the significance of the historic property, and are therefore considered to be "certified historic buildings."

Based on the documentation presented, the following buildings contribute to the significance of the property, and are eligible for the historic rehabilitation tax credit.

Lower Bath House building
Inhalation Bath House building
Imperial Bath House
Laundry

The White Sulphur Temple (gazebo) is a contributing structure, not a building, and is therefore not eligible for the rehabilitation tax credit.

Federal regulations require the NPS to review the rehabilitation work as a single overall project, and to issue rehabilitation certification on the merits of the overall project rather than for each structure. Consequently, if you intend to submit Part 2 of the application, the Description of Rehabilitation Work, it must describe all proposed work on the property, although the 20% investment tax credit is based only on costs for the rehabilitation of "certified historic buildings."

If you have any questions about the review of the application, please contact Karen-brandt@nps.gov.

Sincerely,

Karen Brandt
Technical Preservation Services

Enclosure

cc: IRS
NY SHPO
Jody Zakrevsky, 409 Riverview Road, Binghamton, NY 13901

May 11, 2016

Mr. Kyusung Cho
Sharon Springs, Inc.
21 Grand Avenue, Suite 603
Palisades, New Jersey 07650

Dear Mr. Cho:

Attached is a letter from Mr. Joseph Bifaro, of the New York State Department of Labor, identifying an area including census tract 7404 in Schoharie County. Based on 2015 annual average labor force data, the Department of Labor has determined that this area meets the minimum threshold of unemployment to qualify as a Targeted Employment Area.

Based on the Labor Department's determination, I am able to certify that the area described in the attached letter qualifies as a Targeted Employment Area.

Census tract 7404, in Schoharie County, contains the address, 233 Main Street, Sharon Springs, New York 13459.

Please feel free to contact me if you have any questions.

Sincerely,



Ms. Kay Alison Wilkie
Economic Development Program Administrator

cc: Joseph Bifaro, DOL

Joseph Bifaro Jr.
Statistician

Department of Labor
W. Averell Harriman State Office Campus
Building 12, Room 490, Albany, NY 12240
www.labor.ny.gov

May 10, 2016

Kay Alison Wilkie
Economic Development Program Administrator
Empire State Development | NYS Department of Economic Development
625 Broadway
Albany, NY 12245

Dear Ms. Wilkie:

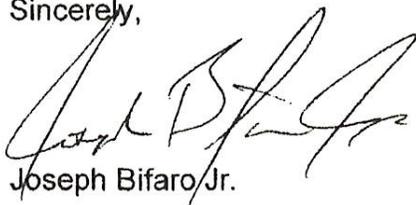
The 2015 average unemployment rate for block group 5 in census tract 7404 in Schoharie County that contains the address, 233 Main Street, Sharon Springs, NY 13459, as you requested is 7.7 percent. The current minimum threshold to qualify as a Targeted Employment Area is 8.0 percent.

For your consideration, we developed an alternative area composed of block group 3 in census tract 7402, block group 1 in census tract 7403, and block groups 3 and 5 in census tract 7404 in Schoharie County with an annual average unemployment rate of 10.0 percent.

2010 census tract boundaries, 2014 American Community Survey five-year estimate labor force data, and 2015 annual average Local Area Unemployment Statistics (LAUS) data were used in this estimate. These data were ACS-shared as described by the U.S. Bureau of Labor Statistics in LAUS Technical Memorandum No. S-13-17.

Please feel free to contact me if you have any questions.

Sincerely,



Joseph Bifaro Jr.

New York State Department of Transportation WB Traffic Count Hourly Report

STATION: 950005

ROUTE/ROAD: US20 FROM: RT 10 SHARON SPRINGS TO: RT 145 SHARON
 FEED DIR CODE: 7 REF MARKER: 2095181030 FUNC. CLASS: 4 - R Principal Arterial & Other
 ST DIR CODE: 7 END MILEPOST: 7.15 FACTOR GROUP: 40 MUNI: Sharon-Town-0769
 DOT ID: 100147 LANES BY DIR: 2 West CC STN: RR CROSSING: B.N:
 BEGIN DATE: 9/25/2014 WEEK OF YEAR: 39 ADDL DATA: CLS SPD: HPMS SAMPLE: 1007208
 NOTES 1: WB Passing Lane PLACEMENT: 375 ft W of High St JURSDICTION: 01-NYS DOT I WAY CODE: 1
 NOTES 2: PROCESSED BY: DOT-CEL BATCH ID: DOT-Reg 9 WK COUNT TYPE: Vehicle
 TAKEN BY: TST-CEL DAILY HIGH HIGH SPEED LIMIT: 55

DATE	00-01	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	TOTAL	HIGH HOUR		
9/25, Thu																												
9/26, Fri	12	8	6	10	25	53	63	96	82	90	124	142	150	149	162	185	222	254	199	135	87	74	49	30	2407	254	17-18	
9/27, Sat	21	6	5	7	17	36	37	81	106	184	225	247	221	236	179	172	159	115	105	97	65	66	26	17	2430	247	11-12	
9/28, Sun	15	17	8	12	10	32	24	51	78	75	153	144	189	174	152	158	153	135	112	85	72	39	23	10	1921	189	12-13	
9/29, Mon	10	4	0	7	13	53	69	90	89	85	89	116	101	119	112	129	169	130	88	71	48	37	20	11	1660	169	16-17	
9/30, Tue	6	4	4	4	13	28	48	70	101	92	95	89	112	98	93	132	145	179	139	90	66	55	38	19	15	1731	179	16-17
10/01, Wed	4	7	4	7	31	53	60	106	90																			

AVERAGE WEEKDAY HOURS (Axle Factored, Mon 6 AM to Fri Noon)

DAYS Counted	HOURS Counted	WEEKDAYS Counted	WEEKDAY Hours	ROADWAY		AVERAGE WEEKDAY		ESTIMATED			
				High Hour % of day	High Hour % of day	East	West	AADT	West		
6	138	3	72	326	9.3	166	9.6	175	3325	1643	1682

FACTOR	Month	Seasonal	Sun	Mon	Tue	Wed	Thu	Fri	Sat	Axl
9	1.05	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
10	1.02					1.00				

STATION: 950005

New York State Department of Transportation
 EB Traffic Count Hourly Report

REGION-COUNTY: 9-SCHOHARIE

ROUTE/ROAD: US20 FROM: RT 10 SHARON SPRINGS TO: RT 145 SHARON
 REF DIR CODE: 3 REF MARKER: 2095181030 FUNC. CLASS: 4 - R Principal Arterial & Other
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DATE	00-01	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	TOTAL	HIGH HOUR
9/25, Thu	8	3	20	4	20	50	69	106	108	110	131	130	141	153	196	208	201	130	106	85	92	39	22	9	2141	208
9/26, Fri	10	4	14	5	11	24	46	118	158	129	190	173	117	154	162	186	198	184	179	113	60	46	55	15	2351	198
9/27, Sat	18	7	7	3	8	12	27	49	92	121	166	185	162	198	190	228	220	188	160	122	57	28	16	4	2268	228
9/28, Sun	2	4	5	13	20	73	76	131	130	126	104	122	105	115	107	134	121	79	119	35	40	36	15	7	1719	134
9/29, Mon	3	1	5	8	22	55	66	111	110	87	115	97	110	100	115	170	158	81	80	46	38	25	12	1	1616	170
9/30, Tue	5	14	20	12	17	53	78	120	109																	428
10/01, Wed	5	6	15	8	20	53	72	117	114	108	117	116	108	108	111	166	151	92	93	48	43	32	15	8		

AVERAGE WEEKDAY HOURS (Axle Factored, Mon 6 AM to Fri Noon)

DAYS Counted	HOURS Counted	WEEKDAYS Counted	WEEKDAY Hours	ROADWAY		AVERAGE WEEKDAY		ESTIMATED			
				High Hour % of day	High Hour % of day	East	West	AADT	West		
6	138	3	72	326	9.3	166	9.6	175	3325	1643	1682

FACTOR	Seasonal	Sun	Mon	Tue	Wed	Thu	Fri	Sat	Axl
Month	1.05	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Counted	10	1.02			1.00				

New York State Department of Transportation Roadway Traffic Count Hourly Report

STATION: 950005

ROUTE/ROAD: US20 FROM: RT 10 SHARON SPRINGS TO: RT 145 SHARON
 FED DIR CODE: 3, 7 REF. MARKER: 2095181030 FUNC. CLASS: 4 - R Principal Arterial ; Other
 STD DIR CODE: 7 END MILEPOST: 7.15 FACTOR GROUP: 40 BIN: Sharon-Town-0769
 DOT ID: 100147 LANES BY DIR: 2 East 2 West CC STN: RR CROSSING:
 BEGIN DATE: 9/25/2014 WEEK OF YEAR: 39 ADDL DATA: CLS SPD: HPMS SAMPLE: 1007208
 NOTES 1: WB Passing Lane PLACEMENT: 375 ft W of High St JURISDICTION: 01-NYS DOT I WAY CODE: 1
 NOTES 2: TAKEN BY: TST-CIL PROCESSED BY: DOT-CEL BATCH ID: DOT-Reg 9 WK COUNT TYPE: Vehicle
 SPEED LIMIT: 55

DATE	00-01	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	TOTAL	HIGH	HIGH
9/25, Thu																											
9/26, Fri	20	11	26	14	45	103	132	202	190	200	255	272	291	302	358	393	423	384	305	220	179	113	71	39	4548	423	16-17
9/27, Sat	31	10	19	12	28	60	83	199	264	313	415	420	338	390	341	358	357	299	284	210	125	112	81	32	4781	420	11-12
9/28, Sun	33	24	15	15	18	44	51	100	170	196	319	329	351	372	342	386	373	323	272	207	129	67	39	14	4189	386	15-16
9/29, Mon	12	8	5	20	33	126	145	221	219	211	193	238	206	234	219	263	290	209	207	106	88	73	35	18	3379	290	16-17
9/30, Tue	9	5	9	21	50	103	136	212	202	182	204	209	208	193	247	315	337	220	170	112	93	63	31	16	3347	337	16-17
10/01, Wed	9	21	24	19	48	106	138	226	199																		

AVERAGE WEEKDAY HOURS (Axle Factored, Mon 6 AM to Fri Noon)

DAYS	Counted	HOURS	Counted	WEEKDAYS	Counted	WEEKDAY	WEEKDAY	Roadway	High Hour	% of day	High Hour	% of day	High Hour	% of day	High Hour	% of day	High Hour	% of day	High Hour	% of day																																					
6	138	3	72	326	9.3	166	9.6	175	9.9																																																
																												ESTIMATED		AADT		Roadway		East		West		Roadway		East		West		Roadway		East		West		Roadway		East		West			
																														3325		1643		1682																							

FACTOR
 Month Seasonal Sun Mon Tue Wed Thu Fri Sat Axi
 9 1.05 1.00 1.00 1.00 1.00 1.00 1.00
 10 1.02 1.00 1.00 1.00 1.00 1.00 1.00

STATION: **950018**

New York State Department of Transportation
Traffic Count Hourly Report

ROUTE #: **NY 10** ROAD NAME: **SHARON SPRINGS N LN** COUNTY: **Schoharie**
 DIRECTION: **Southbound** FACTOR GROUP: **40** FUNC. CLASS: **06** VILLAGE: **SHARON SPRIN**
 STATE DIR CODE: **2** WK OF YR: **18** REC. SERIAL #: **0016** LION#:
 DATE OF COUNT: **05/05/2011** @ REF MARKER: **10 95021379** JURIS: **NYSDOT** BIN:
 NOTES LANE 1: **Week 19 South Bound** ADDL DATA: CC Stn: RR CROSSING:
 COUNT TYPE: **AXLE PAIRS** PROCESSED BY: **ORG CODE: R09 INITIALS: jlg** BATCH ID: **R09-R9WW19b** HPMS SAMPLE:

COUNT TAKEN BY: **ORG CODE: TST INITIALS: ---**

DATE	DAY	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12	DAILY HIGH	DAILY LOW
		AM												PM													
1	S																										
2	M																										
3	T																										
4	W																										
5	T																										
6	F																										
7	F																										
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9	S																										
10	M																										
11	T																										
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25	M																										
26	M																										
27	W																										
28	T																										
29	T																										
30	F																										
31	F																										

DAYS	HOURS	WEEKDAYS	WEEKDAY	AVERAGE WEEKDAY HOURS	AVERAGE WEEKDAY	AXLE ADJ. FACTOR	SEASONAL/WEEKDAY ADJUSTMENT FACTOR	ESTIMATED (one way)
Counted	Counted	Counted	Hours	(Axle Factored, Mon 6AM to Fri Noon)	% of day			
4	3	20	38	67	40	0.956	1.049	AADT 765
7	144	4	78	43	8%			

ROUTE # **NY 10** ROAD NAME: **STATE DIR CODE: 2** FROM: **RT 20 SHARON SPRINGS** TO: **SHARON SPRINGS N LN** COUNTY: **Schoharie**
 STATION: **950018** STATE DIR CODE: **2** PLACEMENT: **85 ft S of Pavilion Ave** DATE OF COUNT: **05/05/2011**

STATION: **950018**

New York State Department of Transportation
Traffic Count Hourly Report

ROUTE #: **NY 10** ROAD NAME: **SHARON SPRINGS N LN** COUNTY: **Schoharie**
 DIRECTION: **Northbound** FACTOR GROUP: **40** VILLAGE: **SHARON SPRIN**
 STATE DIR CODE: **1** WK OF YR: **18** REC: SERIAL #: **0016** LION#:
 DATE OF COUNT: **05/05/2011** @ REF MARKER: **10 95021379** JURIS: **NYSDOT** BIN:
 NOTES LANE 1: **Week 19 North Bound** ADDL DATA: CC Stn: RR CROSSING:
 COUNT TYPE: **AXLE PAIRS** PROCESSED BY: **ORG CODE: R09 INITIALS: jfg** BATCH ID: **R09-R9WW19B** HPMS SAMPLE:

COUNT TAKEN BY: **ORG CODE: TST INITIALS: ---**

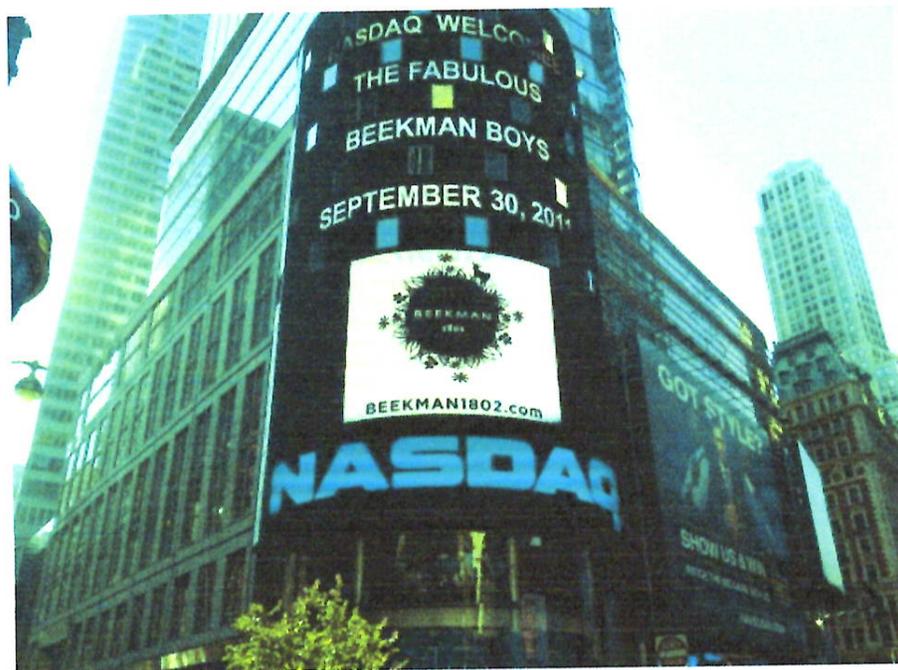
DATE	DAY	1	2	3	4	5	6	7	8	9	10	11	12	TOTAL	DAILY HIGH	DAILY HIGH HOUR
12	TO	1	2	3	4	5	6	7	8	9	10	11	12			
1	TO	2	3	4	5	6	7	8	9	10	11	12				
2	TO	3	4	5	6	7	8	9	10	11	12					
3	TO	4	5	6	7	8	9	10	11	12						
4	TO	5	6	7	8	9	10	11	12							
5	TO	6	7	8	9	10	11	12								
6	TO	7	8	9	10	11	12									
7	TO	8	9	10	11	12										
8	TO	9	10	11	12											
9	TO	10	11	12												
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30	TO															
31	TO															

DATE	DAY	1	2	3	4	5	6	7	8	9	10	11	12	TOTAL	DAILY HIGH	DAILY HIGH HOUR														
1	S																													
2	M																													
3	T																													
4	W																													
5	T	5	2	17	3	3	10	29	28	45	52	44	43	49	53	55	85	97	59	56	48	20	37	37	11	11	9	944	104	15
6	F	9	3	11	3	3	10	6	22	51	74	81	101	81	55	65	104	100	81	63	54	39	29	18	10	10	6	1022	101	12
7	S	13	6	1	2	4	12	9	16	18	52	56	61	79	72	87	79	67	46	61	33	26	18	6	6	6	830	87	14	
8	S	2	0	0	1	6	24	31	26	38	27	43	42	43	50	50	64	76	76	61	43	29	27	9	2	2	768	76	16	
9	M	2	3	0	1	1	11	27	35	40	39	43	36	40	50	55	80	99	58	60	34	41	24	5	3	3	795	99	16	
10	W	1	1	13	0	6	13	30	38	34	44	45	45	44																
11	T	6																												
12	T																													
13	F																													
14	F																													
15	S																													
16	S																													
17	M																													
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26	M																													
27	W																													
28	T																													
29	F																													
30	F																													
31	M																													

DAYS	HOURS	WEEKDAYS	WEEKDAY	AVERAGE WEEKDAY	Average Weekday	ADT
Counted	Counted	Counted	Hours	High Hour	% of day	ESTIMATED (one way)
4	2 10	1 6 11	28 31 37 38 41 40 49 51 73 87 61 56 40 29 28 8 5 776	87	11%	740
7	144	4	78	87	0.956	740

ROUTE # **NY 10** ROAD NAME: **SHARON SPRINGS N LN** COUNTY: **Schoharie**
 STATION: **950018** STATE DIR CODE: **1** FROM: **RT 20 SHARON SPRINGS** PLACEMENT: **85 ft S of Pavilion Ave** DATE OF COUNT: **05/05/2011**

BEEKMAN1802.COM



To celebrate the release of the [Beekman 1802 Heirloom Cookbook](#), we were invited to ring the bell to open the NASDAQ stock exchange.

Here's the transcript from the president's address:

Well good morning everyone. It is truly my great pleasure to welcome the stars of the hit television show, "The Fabulous Beekman Boys," Josh Kilmer-Purcell and Dr. Brent Ridge. I'd also like to extend a warm welcome to all our distinguished guests to NASDAQ. We're excited that you could all join us – right here from the crossroads of the world – in Times Square New York as we get set to ring today's opening bell. Josh, Brent – what do you think? A round of applause to kick things off this morning?

Josh Kilmer-Purcell and Dr. Brent Ridge are the founders of Beekman 1802, one of the fastest-growing lifestyle brands in the United States, and authors of the upcoming book, The Beekman 1802 Heirloom Cookbook which will be available at bookstores everywhere on October 4th.

Josh and Brent's decision to leave city life behind has been chronicled in Josh's national best-seller, The Bucolic Plague, and on the hit TV show, "The Fabulous Beekman Boys". Their website, Beekman1802.com, has been nominated for a James Beard Award and Epicurious hailed them as "The Next Martha Stewarts." Their company, based out of their 60-acre goat farm in Sharon Springs, NY, designs products that are sold throughout their website, and at major national retail stores as well as smaller shops and boutiques across the country.

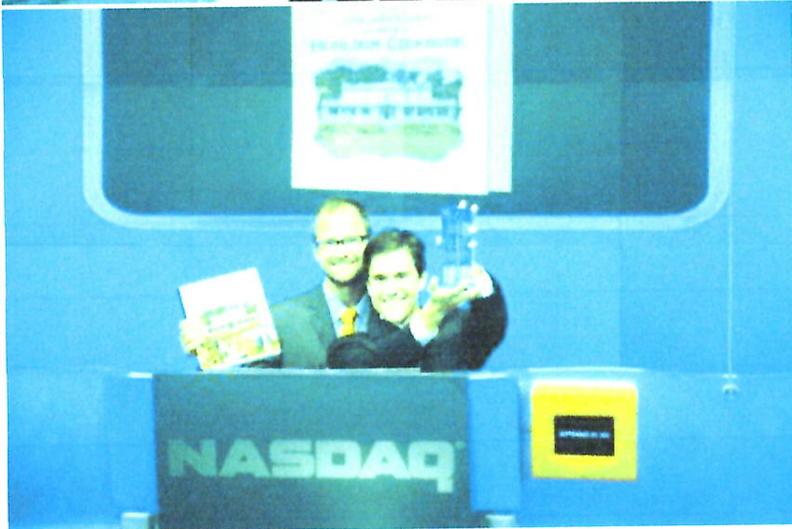
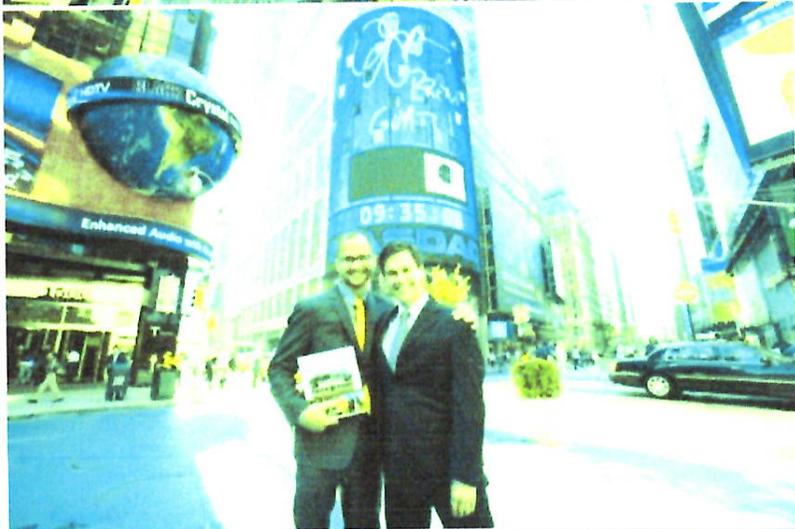
Josh Kilmer-Purcell and Dr. Brent Ridge, founders of The Beekman1802.com lifestyle brand, have created a gorgeous

cookbook that is "Heirloom" in every sense of the word: they showcase heirloom fruits and vegetables; offer delicious heirloom recipes from farm, family, and friends; and include a section in the back of each chapter so you can personalize the book with your own treasured recipes—and create a unique keepsake to hand down to your family! From springtime pea pod risotto and summery strawberry shortcake to quick braised collards in autumn and yummy chicken 'n' dumplings for a snowy winter's day, this is simple yet luscious farm-fresh fare that everyone will love!

Now, I think we would all agree that NASDAQ OMX is the home of innovation and entrepreneurship. We're the home of the out of the box thinkers – the passionate ones who are changing the world we live in. So it's fitting to recognize Josh and Brent this morning – they are the visionaries, the game-changers- as we saw from the video a little while ago – those who dream to do more. Josh and Brent have proven that with hard work, outside-of-the-box ingenuity and passion anything is possible.

This is what it means to have your name in lights!





food

RACHAEL RAY
BEST EATS IN TOWN ON
\$40 A DAY

breakfast

My first stop in the show was to see 500 trends. Spams and T-bone steaks at the American Hotel in Sharon Springs, NY, a former sports arena, is a tight-knit community. It's about a half-hour's drive outside of Cooperstown. The town is a little bit like a time capsule. I rarely need to stay overnight, but I do have favorites. In the case of the American Hotel, when they first opened, Gary and Sarah, the owners, placed a terroir because they were so tight-knit and so tight-knit, some of the nearby condemned historic sites. But they took an initiative to improve or love and the result is this amazingly beautiful, rustic and almost like a green oasis. I've had the best of some of the best in the area. I've had green apples and cider. See recipe on previous page. *—Rachael Ray*

● American Hotel, 192 Main Street, Sharon Springs, NY (518) 284-2105

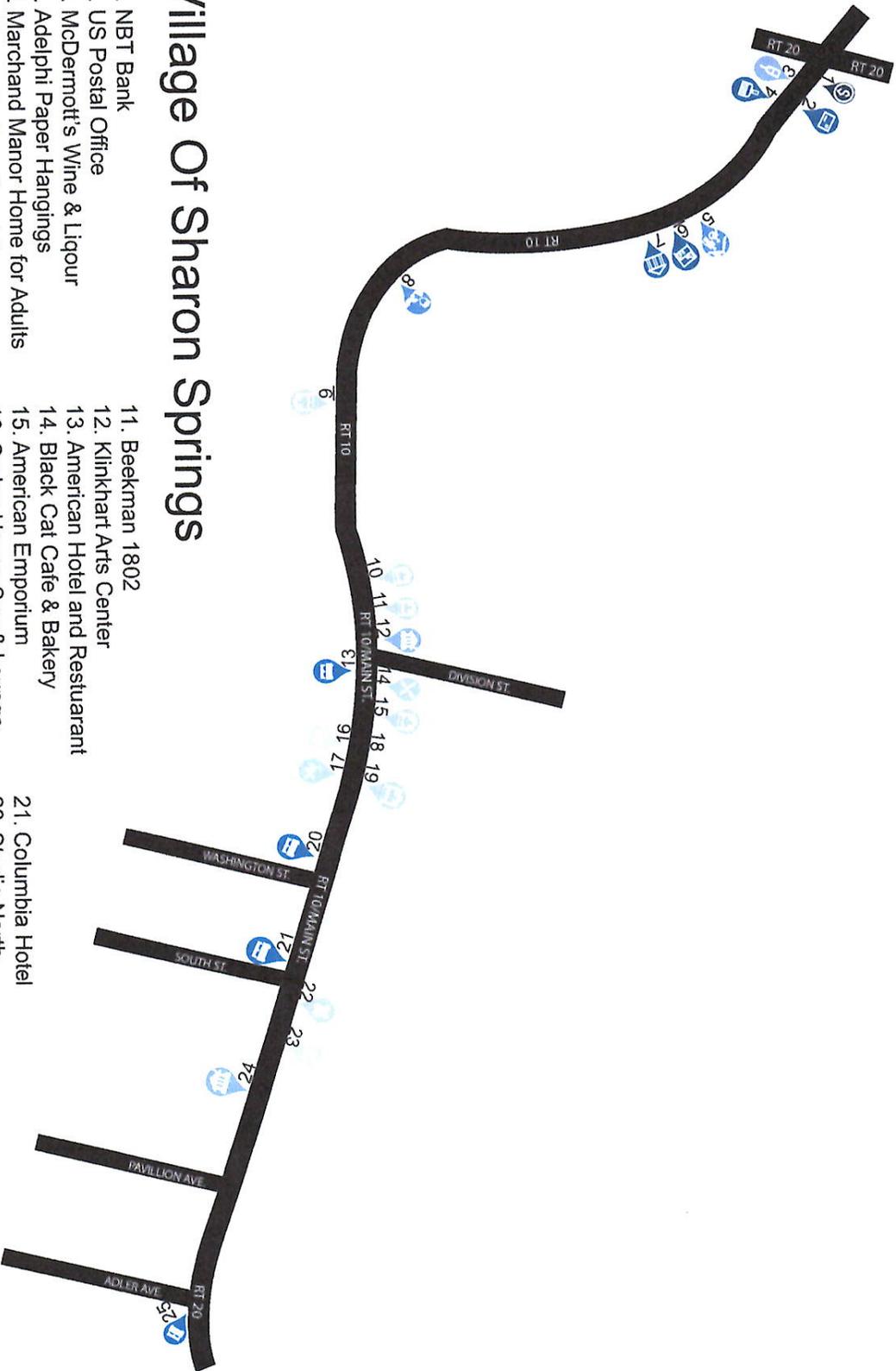


44 When they first opened it, Gary and Sarah called the place a terrarium because there were so many plants and animals living inside this nearly condemned historic site. 59



AMERICAN HOTEL
 BEST EATS IN TOWN ON \$40 A DAY
 BY RACHAEL RAY

Village Of Sharon Springs



1. NBT Bank
2. US Postal Office
3. McDermott's Wine & Liquor
4. Adelphi Paper Hangings
5. Marchand Manor Home for Adults
6. Sharon Springs Free Library
7. Sharon Springs Municipal Building
8. Dr. Evgenya Mer, DDS
9. Sharon Springs Natural Soap
10. Cobbler & Co

11. Beekman 1802
12. Klinkhart Arts Center
13. American Hotel and Restaurant
14. Black Cat Cafe & Bakery
15. American Emporium
16. Spring House Spa & Lounge
17. 204 Main Bar & Bistro
18. Chalybeate Park
19. Heritage Living
20. Roseboro Hotel

21. Columbia Hotel
22. Studio North
23. Imperial Bath & Spa
24. Sharon Springs Historical Society Museum
25. Adler Hotel