



**Department of State**  
**Downtown Revitalization**  
**Initiative & NY Forward**

# **LOCAL PLANNING COMMITTEE MEETING #2**



NY FORWARD | STAMFORD

SEPTEMBER 17, 2026

# AGENDA

1. Introductions & Code of Conduct
2. Planning Process & Engagement Updates
3. Vision, Goals, & Revitalization Strategies
4. Project Evaluation Criteria Recap
5. Open Call for Projects Summary & Discussion
6. What's Next?
7. Public Comment

Thank you for  
serving on the Local  
Planning Committee  
for your community!

# **INTRODUCTIONS & CODE OF CONDUCT**



## STATE AGENCY TEAM

### Department of State

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## CONSULTANT TEAM

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### Sub-Consultants:

EDR (Planning & Public Realm)

RES Group (Demographics and Economic Development)

KB Engineering (Infrastructure, Cost Estimating)

Kevin Dwarka (Project Profiles)

# LOCAL PLANNING COMMITTEE

## LPC Co-Chairs

Robert Schneider, Mayor of Stamford

Peg Ellsworth, REDC, Executive Director, MARK Project Inc.

## Members

Antonia Besculides, WCCRC

Salvatore Fabbella, Catskill Outpost

Linda Stratigos, Stamford Village Library

Cathy McKenna, Stamford Wellness Center

Patricia Heath, Stamford Village Improvement Association

Hannah Bradfield, T.P.'s Café

Letty Karlsen, Delaware County Department of Planning

Patrick Barnes, Roxbury Arts Group

Mary Skinner, Village of Stamford Planning Board

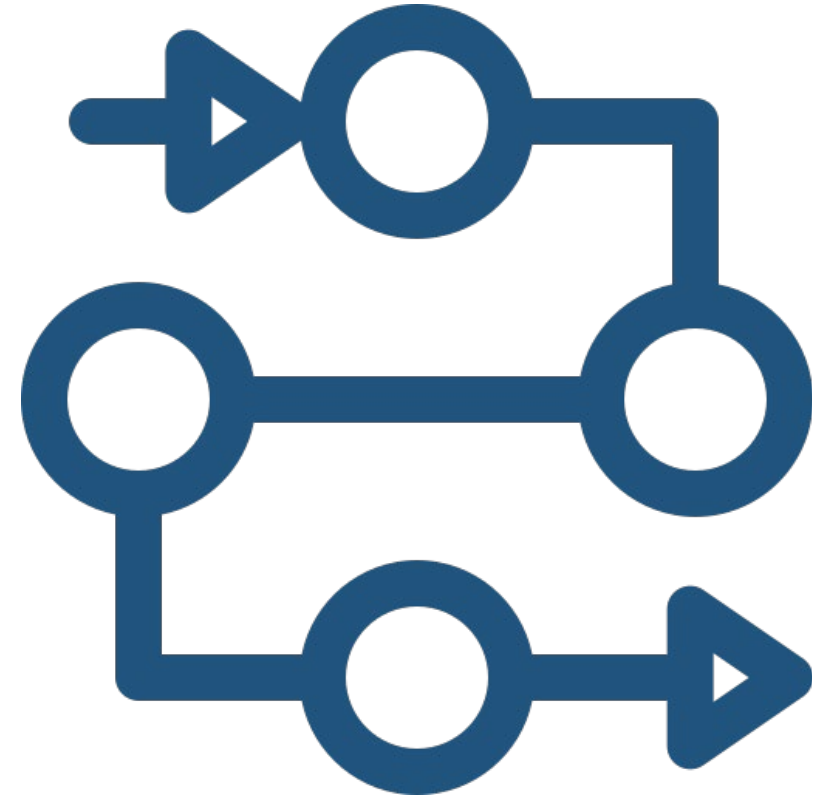
## NY FORWARD CODE OF CONDUCT

*Each Local Planning Committee Member is reminded of their obligation to disclose potential conflicts of interest with respect to projects that may be discussed at today's meeting. If you have a potential conflict of interest regarding a project you believe will be discussed during the meeting, please disclose it now and recuse yourself from any discussion or vote on that project. For example, you may state that you, or a family member, have a financial interest in the project, or you are on the board of the organization proposing the project.*

*The conflicts of interest we have on file include (insert list of LPC members names, affiliation, and project with the conflict). Do any LPC members need to make a disclosure to the Committee? (Pause for additional disclosures.) Thank you.*

*Please inform the LPC co-chairs during the meeting if the need to disclose a conflict arises unexpectedly, and then recuse yourself from discussion or voting on the project.*

# **PLANNING PROCESS & ENGAGEMENT UPDATES**



# NY FORWARD TIMELINE

| Month            | Task                                                                                                                                                                           |
|------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| July 2026        | <ul style="list-style-type: none"><li>• LPC Meeting #1</li><li>• Begin work on Downtown Assessment</li></ul>                                                                   |
| August 2026      | <ul style="list-style-type: none"><li>• First Public Workshop</li><li>• Launch Open Call for Projects</li><li>• Additional outreach, such as tour of NY Forward Area</li></ul> |
| September 2026   | <ul style="list-style-type: none"><li>• LPC Meeting #2</li><li>• Open Call for Projects</li><li>• Begin project development with sponsors</li></ul>                            |
| October 2026     | <ul style="list-style-type: none"><li>• LPC Meeting #3</li><li>• Downtown Assessment finalized</li></ul>                                                                       |
| November 2026    | <ul style="list-style-type: none"><li>• LPC Meeting #4</li><li>• Public engagement to receive feedback on projects and gauge support</li></ul>                                 |
| December 2026    | <ul style="list-style-type: none"><li>• LPC Meeting #5</li><li>• Development of project profiles and SIP</li></ul>                                                             |
| January 2027     | <ul style="list-style-type: none"><li>• LPC Meeting #6</li><li>• Vote on final slate of projects</li></ul>                                                                     |
| March/April 2027 | <ul style="list-style-type: none"><li>• Final SIP due to DOS</li></ul>                                                                                                         |
| Summer/Fall 2027 | <ul style="list-style-type: none"><li>• Announcement of NY Forward awards</li></ul>                                                                                            |

# PUBLIC WORKSHOP #1: AUGUST 10



# PUBLIC WORKSHOP #1 KEY ISSUES & OPPORTUNITIES

## Housing

- Housing is limited and expensive.
- Give opportunities for residents to remain in community as their needs change.
- Provide universally accessible housing, senior housing, and smaller units.
- Rehabilitate existing apartments and vacant buildings.
- Desire for mixed-income and mixed-use development.

## Public Space & Connectivity

- Need for pedestrian safety improvements on Main Street.
- Provide improved accessibility between assisted living & downtown
- Desire for wayfinding, lighting, trash cans, public art.
- Activate underutilized public spaces.
- Provide a community kitchen to address food insecurity.
- Promote the rail trail.

# PUBLIC WORKSHOP #1 KEY ISSUES & OPPORTUNITIES

## Employment & Economic Development

- Need for a pharmacy.
- Currently many vacant storefronts and limited commercial options.
- Desire for façade improvements and landscaping.
- Potential to create a farmers' market.
- Add wayfinding and signage.
- Create a “buy local” campaign.
- Provide more off-season activities.
- Limited lodging opportunities.

## Quality of Life

- Improve amenities at existing parks, i.e., picnic tables, playgrounds, exercise stations, restrooms, and the dog park.
- Provide indoor gathering spaces.
- Convert the old library into a community space.
- Potential for arts/culture include upgrades to the old gallery, a sculpture park along the rail trail, and a theater.
- Lack of full-service restaurants.

# **UPDATED VISION & REVITALIZATION STRATEGY**



## VISION FOR DOWNTOWN STAMFORD

Nestled in the Catskill Mountains at the headwaters of the Delaware River, Stamford is a close-knit community that celebrates its arts and culture, outdoor recreation, food and agricultural heritage, and historic resources. Building on these assets, the Village will create a vibrant, walkable, and welcoming downtown with attractive public spaces, thriving local businesses, and a strong quality of life for residents. Stamford will foster a resilient local economy that supports residents while welcoming visitors to experience the community's unique character and natural beauty.

# GOAL #1: Expand Housing Opportunities

- Increase the **affordability, accessibility, and diversity of housing** to meet the needs of households of different sizes, ages, and income levels.
- Encourage the **rehabilitation and adaptive reuse of existing apartments and vacant or underutilized sites** downtown.
- Promote **mixed-use residential development** that expands housing opportunities while supporting a vibrant, walkable downtown with **active commercial uses**.



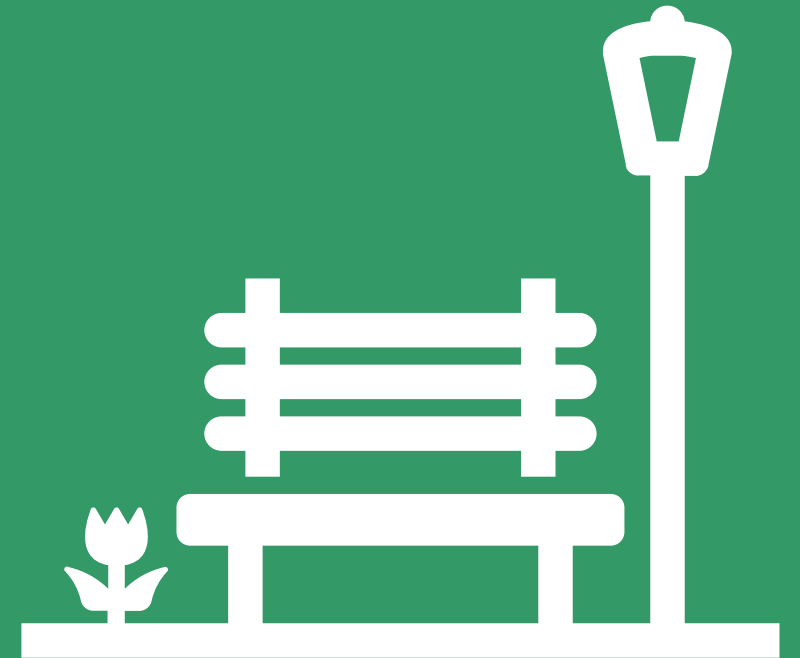
## **GOAL #2: Strengthen Downtown Stamford as a Local and Regional Economic Center**

- Facilitate **building façade, storefront, and business improvements**, particularly along Main Street.
- Expand **local goods, services, and dining options** by attracting new businesses and supporting the expansion of existing businesses.
- Improve Stamford's **branding and visibility** through coordinated marketing, promotion of downtown businesses and outdoor recreation, and regional tourism initiatives.



## **GOAL #3: Create Accessible, Connected and Vibrant Community Destinations**

- **Improve pedestrian safety and accessibility** between downtown, parks, the rail trail, and other community destinations through additional crosswalks and traffic-calming measures.
- **Enhance the appearance and identity of downtown** through coordinated signage and wayfinding, improved gateways, landscaping, public art, lighting, and other streetscape improvements.
- **Expand opportunities for community activity** by creating additional indoor and outdoor gathering spaces that support arts, cultural, and recreational programming.



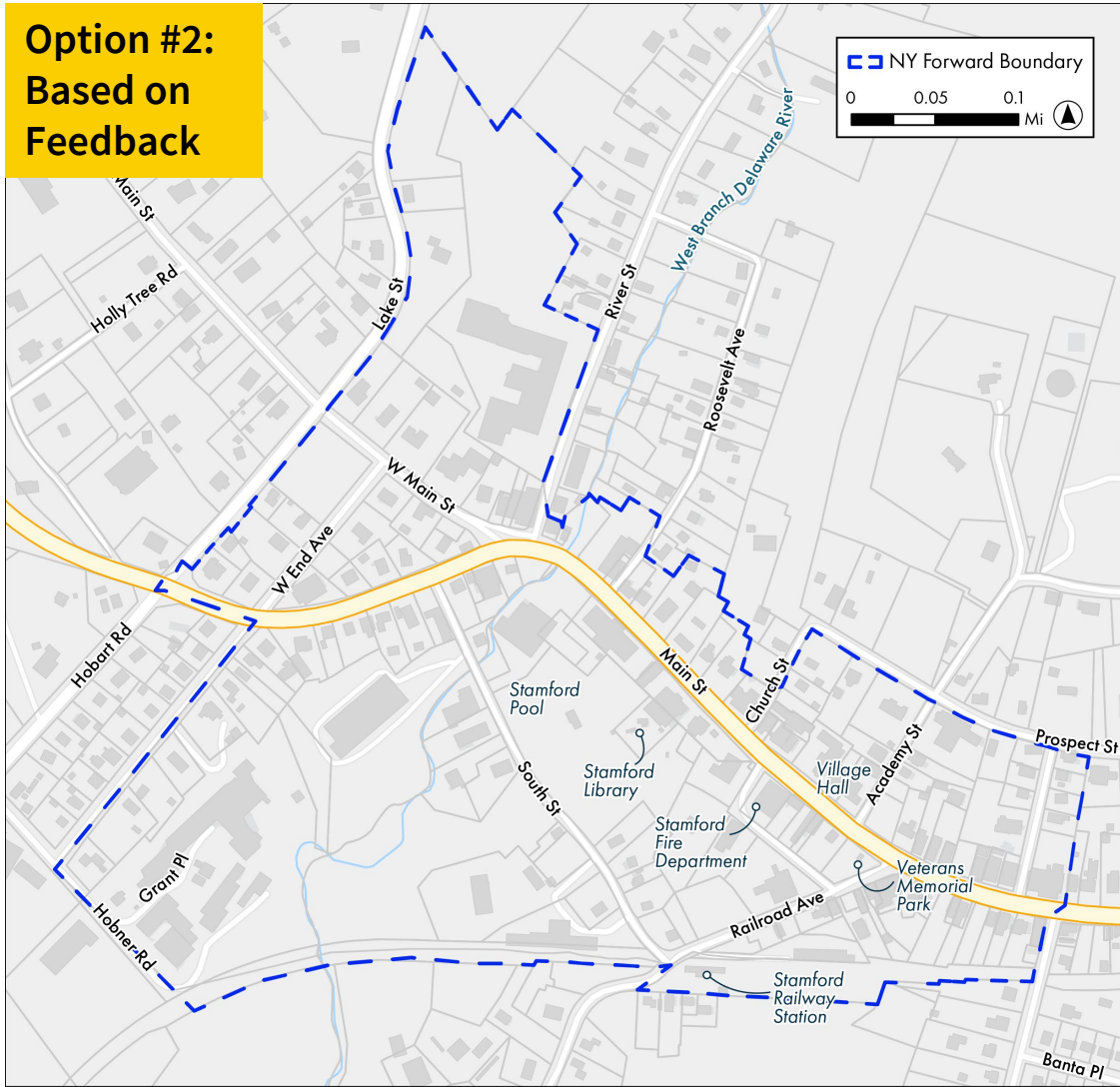
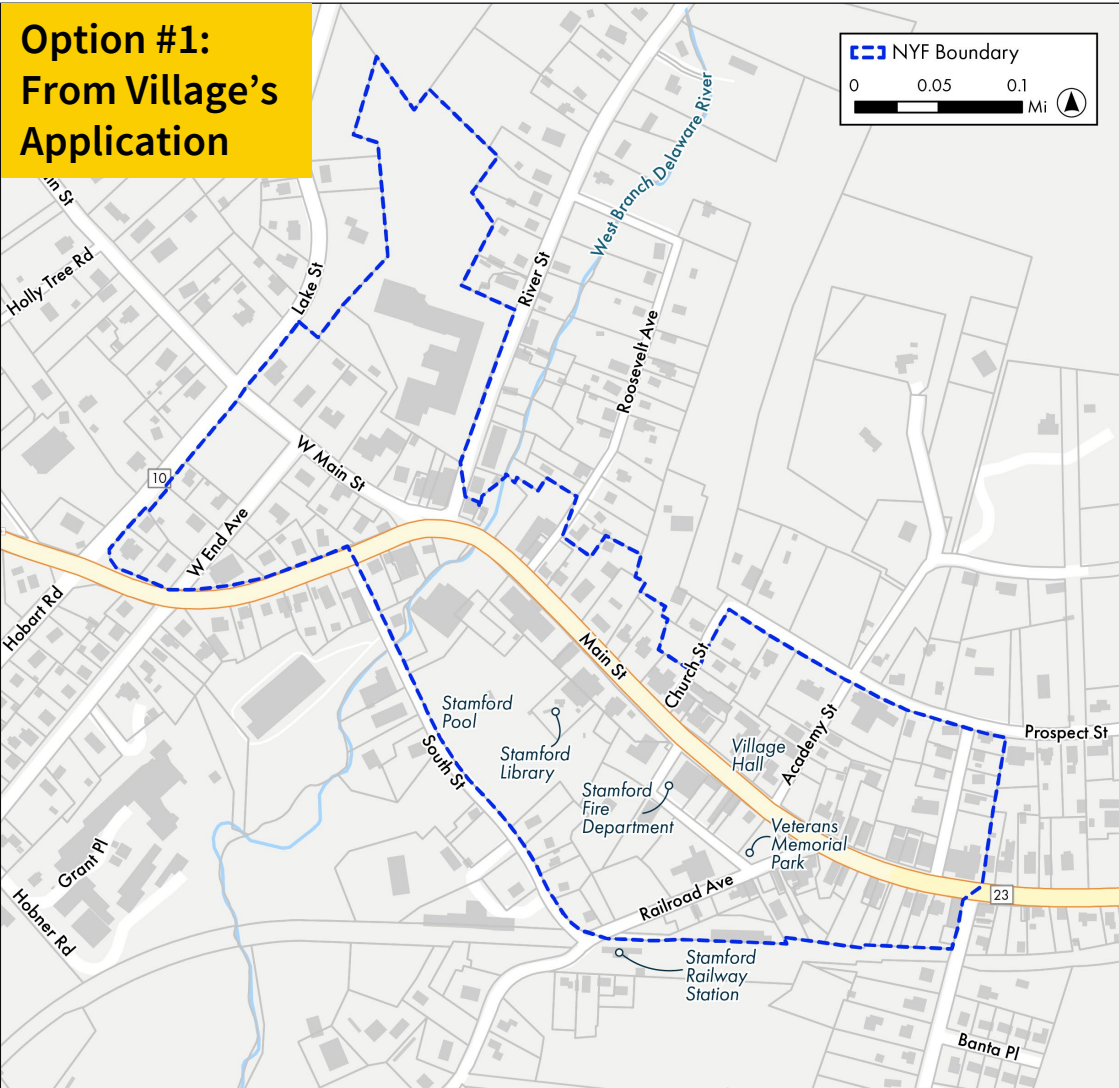
**ANY FEEDBACK ON THE DRAFT VISION,  
GOALS, AND STRATEGIES?**

**ARE WE MISSING ANYTHING?**

# NY FORWARD BOUNDARY



# NY FORWARD BOUNDARY



Further boundary adjustments may be necessary based on project applications

# PROJECT EVALUATION RECAP



# ELIGIBLE PROJECT TYPES



## Public Improvement Projects

Streetscape and transportation improvements, recreational trails, new and upgraded parks, plazas, public art, green infrastructure, and other public realm projects.



## New Development and/or Rehabilitation of Existing Downtown Buildings

Development and redevelopment of real property for mixed-use, commercial, residential, not for profit, or public uses. Development / redevelopment should result in employment opportunities, housing choices or other community services.



## Small Project Grant Fund

A locally managed matching small project fund (up to \$600,000) for small downtown projects, such as façade improvements, building renovations, business assistance, or public art.



## Branding and Marketing

Downtown branding and marketing projects that target residents, tourists, investors, developers and visitors.

# PROJECT EVALUATION CRITERIA



## Alignment with Local and State Goals

Projects must advance the goals established by the LPC and the State for the NY Forward community.



## Catalytic Effect

Projects must have a significant positive impact on the revitalization of downtown Stamford.



## Project Readiness

Projects should be well-developed and ready to proceed as soon as possible upon the award of funding.



## Eligible Project

Projects must be one of the eligible project types



## Cost Effectiveness

Projects must represent an effective and efficient use of public resources.



## Co-Benefits

Projects must result in benefits to the community, beyond just the project developer, such as: additional economic activity and improved quality of life.

# PRIVATE PROJECTS

## Shovel Ready

Looking for projects that are ready to be implemented, are transformational, and are feasible!

## Project Match

Private project sponsors must contribute a minimum of 25% of total project costs.

## Funding Request

The project should request the minimum amount needed to get to the finish line.

## Reimbursement of Funds

Awarded funds are reimbursable. Sponsors need to have funding in hand.



# CONSIDERATIONS FOR EVALUATION

## For all potential NY Forward Projects

- Stamford has a limited amount of funding—not every project will be funded.
- Looking for projects that are shovel-ready.
- Project details will be refined.
- Awarded funds are reimbursable, so projects should have financing commitments secured or be able to demonstrate path to securing financing.

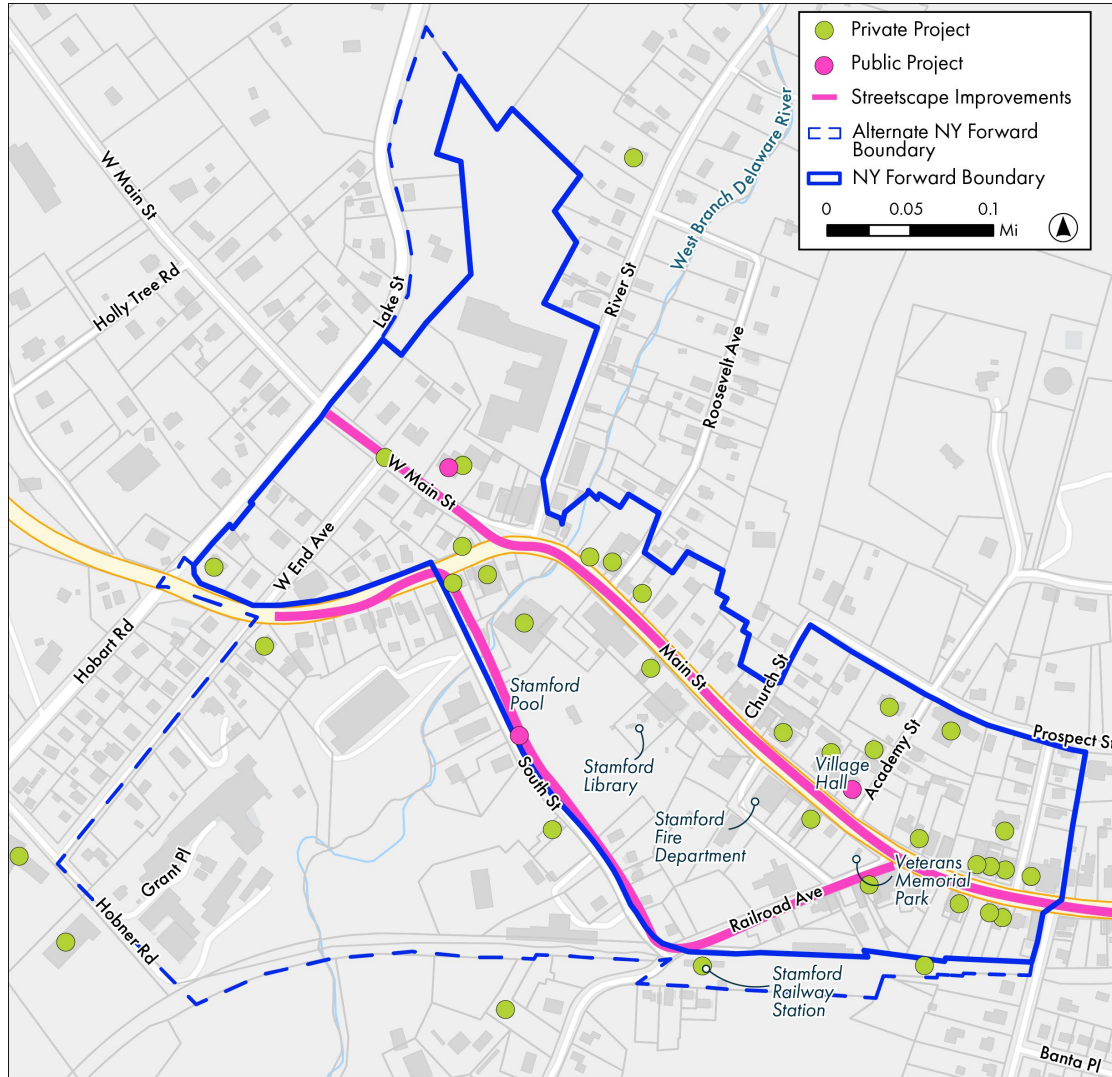


# PROJECT REFINEMENT



# **OPEN CALL FOR PROJECTS SUMMARY**

# OPEN CALL PROJECT SUBMISSIONS



- 5 public projects
- 33 private projects
- 8 Nonprofit projects
- 24 small project fund interest forms

Not shown on map: Small project fund, gateways, signage, & branding

# OPEN CALL PROJECT SUMMARY

| PRIVATE PROJECTS                                    |                     |                     |                    |         |
|-----------------------------------------------------|---------------------|---------------------|--------------------|---------|
| Project Name                                        | Address             | NYF Funding Request | Total Project Cost | % Match |
| 17 Main Street                                      | 17 Main Street      | \$150,000           | \$225,000          | 33%     |
| Delaware Inn (& other sites)                        | 56 Main Street      | \$2,500,000         | \$10,000,000       | 75%     |
| 60 Main Street                                      | 60 Main Street      | \$1,150,000         | \$4,979,245        | 77%     |
| 64 Main Street                                      | 64 Main Street      | \$1,200,000         | \$5,198,113        | 77%     |
| 66 Main Street                                      | 66 Main Street      | \$180,000           | \$240,000          | 25%     |
| 71 Main Street                                      | 71 Main Street      | \$745,250           | \$745,250          | 0%      |
| It's Five O'Clock Somewhere<br>Fine Wines & Spirits | 75 Main Street      | \$172,500           | \$172,500          | 0%      |
| Stamford Coffee                                     | 79 & 81 Main Street | \$367,275           | \$460,990          | 20%     |
| Temple Shiro                                        | 88 Main Street      | \$249,750           | \$333,000          | 25%     |
| 90 Main Street                                      | 90 Main Street      | \$125,000           | \$500,000          | 75%     |
| 103 Main Street - Solinskys                         | 103 Main Street     | \$248,860           | \$316,545          | 21%     |
| 106 Main Street                                     | 106 Main Street     | \$345,000           | \$460,000          | 25%     |
| 110 Main Street                                     | 110 Main Street     | \$70,000            | \$90,000           | 22%     |
| 119 Main Street                                     | 119 Main Street     | \$65,000            | \$85,000           | 24%     |
| TOPS                                                | 127 Main Street     | \$665,000           | \$763,000          | 13%     |
| 136 West Main & Others (Westholm Site)              | 136 West Main       | \$2,500,000         | \$10,000,000       | 75%     |
| 5-7 Harper Street                                   | 5-7 Harper Street   | \$150,000           | \$259,000          | 42%     |

# OPEN CALL PROJECT SUMMARY

| PRIVATE PROJECTS               |                     |                     |                     |         |
|--------------------------------|---------------------|---------------------|---------------------|---------|
| Project Name                   | Address             | NYF Funding Request | Total Project Cost  | % Match |
| 11 Harper Street               | 11 Harper Street    | \$150,000           | \$210,000           | 29%     |
| 13 Harper Street               | 13 Harper Street    | \$62,400            | \$83,200            | 25%     |
| 18 Harper Street               | 18 Harper Street    | \$220,000           | \$290,000           | 24.1%   |
| 29 Harper Street               | 29 Harper Street    | \$60,000            | \$80,000            | 25%     |
| Stamford Culinary              | 16 South Street     | \$525,000           | \$700,000           | 25%     |
| 17 River Street                | 17 River Street     | \$418,500           | \$564,500           | 26%     |
| 3 Academy Street               | 3 Academy Street    | \$300,000           | \$400,000           | 25%     |
| 7 Academy Street               | 7 Academy Street    | \$1,250,000         | \$2,752,000         | 55%     |
| Belvedere Inn                  | 10 Academy Stret    | \$1,500,000         | \$2,032,544         | 26%     |
| Catskill Craftsmen/15 West End | 15 West End Ave     | \$675,000           | \$900,000           | 25%     |
| 3 N Delaware Street            | 3 N Delaware Street | \$650,000           | \$4,042,642         | 84%     |
| Stamford Heritage Trail        | multiple locations  | \$38,500            | \$ 38,500           | 0%      |
| TPs Café                       | 7 Railroad Ave      | \$117,000           | \$162,000           | 28%     |
| 20 Railroad Avenue             | 20 Railroad Ave     | \$800,000           | \$1,200,000         | 33%     |
| Railroad Auto                  | 43 Railroad Ave     | \$150,000           | \$150,000           | 0%      |
| Harbs Farm                     | 56 Railroad Avenue  | \$411,250           | \$550,000           | 25%     |
| <b>Subtotal</b>                |                     | <b>\$10,561,400</b> | <b>\$25,348,786</b> |         |

# OPEN CALL PROJECT SUMMARY

| NON-PROFIT PROJECTS           |                                                     |                     |                     |         |
|-------------------------------|-----------------------------------------------------|---------------------|---------------------|---------|
| Project Name                  | Address                                             | NYF Funding Request | Total Project Cost  | % Match |
| Arts&Rec                      | 20 Railroad Ave                                     | \$800,000           | \$1,600,000         | 50%     |
| Catskill Scenic Trail         | Between S Delaware St & western end of railroad ave | \$463,000           | \$508,000           | 9%      |
| Depot                         | Train Depot Building                                | \$600,000           | \$615,000           | 2%      |
| Headwaters Park               | Headwaters Park                                     | \$150,000           | \$150,000           | 0%      |
| The Pull                      | 76 Main Street                                      | \$368,000           | \$368,000           | 0%      |
| Stamford Library              | 139 W Main Street                                   | \$646,300           | \$4,461,600         | 86%     |
| Stamford Wellness Center      | 5 Grant Place                                       | \$1,200,000         | \$1,200,000         | 0%      |
| WCCRC Small Projects Fund     | Small Projects Fund                                 | \$ 600,000          | \$780,000           | 23%     |
| <b>Subtotal</b>               |                                                     | <b>\$4,827,300</b>  | <b>\$9,682,600</b>  |         |
| PUBLIC PROJECTS               |                                                     |                     |                     |         |
| Gateways, Signage, & Branding | Throughout Downtown                                 | \$350,000           | \$350,000           | 0%      |
| Streetscape Improvements      | Main Street                                         | \$800,000           | \$800,000           | 0%      |
| Kelsey House                  | 82 Main Street                                      | \$673,000           | \$673,000           | 0%      |
| Village Pavillion             | Indian Trail Park                                   | \$600,000           | \$600,000           | 0%      |
| Westholm Housing Project      | 136 W. Main Street                                  | TBD                 | TBD                 | TBD     |
| <b>Subtotal</b>               |                                                     | <b>\$2,423,000</b>  | <b>\$ 2,423,000</b> |         |
| <b>TOTAL</b>                  |                                                     | <b>\$17,811,700</b> | <b>\$37,217,986</b> |         |

**Total NYF Request should be \$6-8M**

# **OVERVIEW OF PUBLIC PROJECTS**

# GATEWAYS, SIGNAGE & BRANDING

## Description

- Coordinated downtown wayfinding, branding, and open-air walking tour system that connects residents and visitors to the village's architectural and cultural history, lengthens visitor stays, and directs foot traffic to Main Street businesses.
- Signs, walking tour plaques, trailhead kiosk, light pole banner program, audio tour, printed walking tour materials.

**Location:** Downtown Stamford

**Sponsor:** Village of Stamford

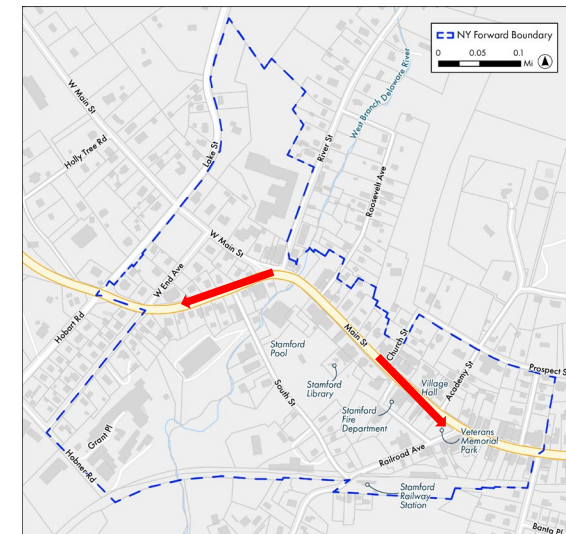
### Funding/Cost

NYF Funding      **\$350,000**

Other Funding      **\$0**

*% Match*      *0%*

**TOTAL COST      \$350,000**



# STREETSCAPES

## Description

- Curb bump-outs and sidewalk outcroppings.
- Targeted crosswalk improvements and active safety devices.
- Pedestrian-scale lighting improvements.
- Street trees and structural soil management.
- Pedestrian street amenities and furnishings.
- NYSDOT coordination & permitting.



**Location:** Main Street

**Sponsor:** Village of Stamford

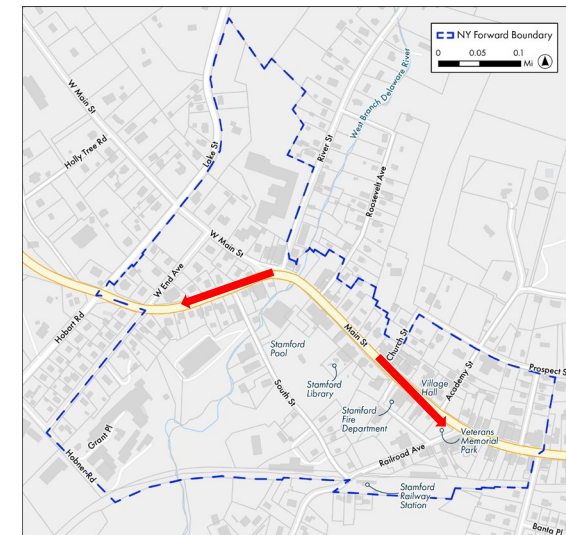
### **Funding/Cost**

NYF Funding      \$800,000

Other Funding

% Match      0%

**TOTAL COST      \$800,000**



# KELSEY HOUSE

## Description

- Restoration and adaptive reuse of the historic Kelsey House at 82 Main Street.



Existing Conditions

## Comments/Questions

- Concept plans identify opportunities for gallery space and offices for local organizations, including the MURAL Gallery, Stamford Business Alliance, and Stamford Historical Association.

**Location:** 82 Main Street

**Sponsor:** Village of Stamford

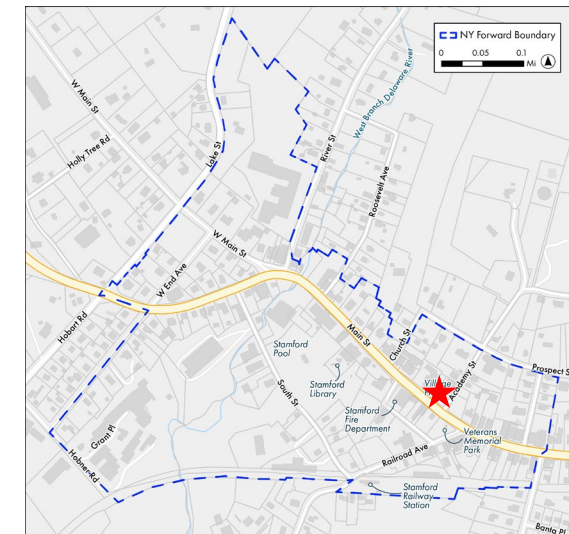
### **Funding/Cost**

NYF Funding      **\$673,000**

Other Funding

% Match      **0%**

**TOTAL COST      \$673,000**



# PAVILION

## Description

- Repurpose the former public swimming pool site as a dedicated event space with a bandshell or pavilion and restroom facilities in the former changing rooms.



Existing Conditions

**Location:** Indian Trail Park

**Sponsor:** Village of Stamford

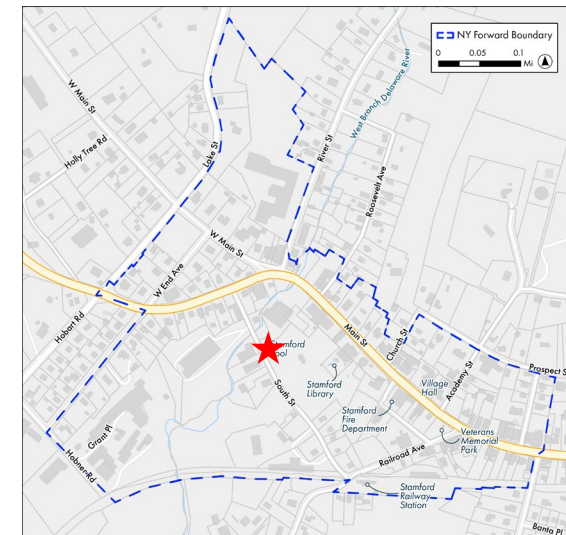
### **Funding/Cost**

NYF Funding      **\$600,000**

Other Funding

% Match      **0%**

**TOTAL COST      \$600,000**



# WESTHOLM HOUSING

## Description

- Redevelop the vacant lot that once housed the Westholm Hotel.
  - Create modern and affordable housing within the Village core.
- 
- An aerial photograph showing a large, rectangular, paved vacant lot in the center. To the left of the lot is a green, grassy area. To the right and in the background, there are various urban structures, including buildings and parking lots, with some yellow lines overlaid on the image, possibly indicating property boundaries or planning zones.

## Comments/Questions

- Housing typology to be confirmed.
- Potential zoning constraints.



**Location:** 136 W Main Street

**Sponsor:** Village of Stamford

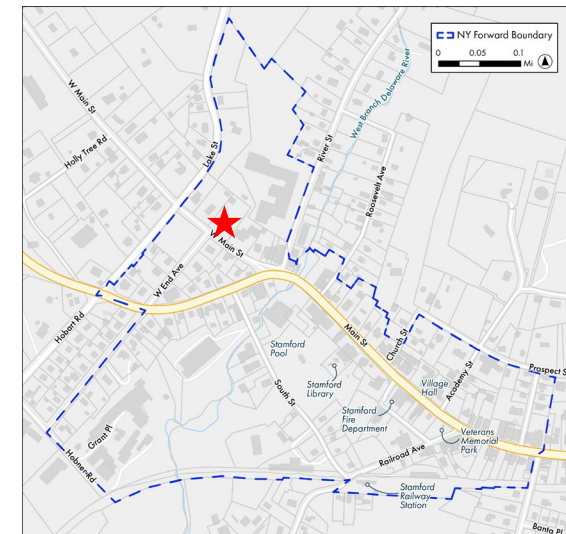
## Funding/Cost

NYF Funding **\$TBD**

## Other Funding

% Match 0%

TOTAL COST \$TBD



# **OVERVIEW OF PRIVATE PROJECTS**

# 17 MAIN STREET

## Description

- Develop vacant parcel into a commercial facility with storage units, coworking space, and community space.



*Existing Conditions*

## Comments/Questions

- Outside NY Forward boundary
- Cost seems low for new construction.

**Location:** 17 Main Street

**Sponsor:** MMMC Holdings Inc

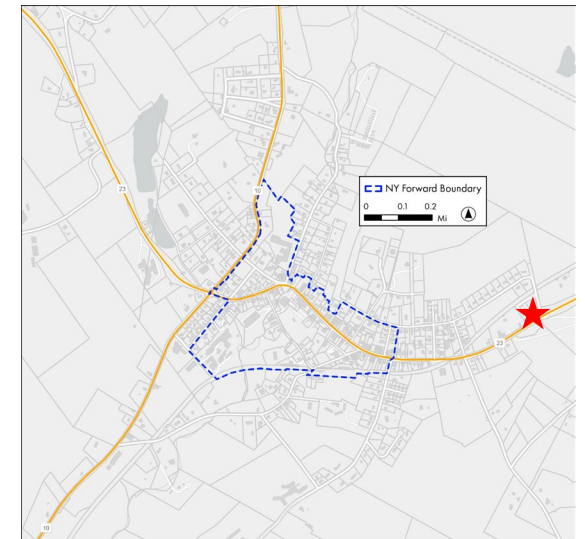
### **Funding/Cost**

NYF Funding: \$150,000

Other Funding \$75,000

% Match 33%

**TOTAL COST \$225,000**



# DELAWARE INN (56 MAIN STREET)

## Description

- Renovate and expand the historic Delaware Inn as part of a coordinated resort/hospitality development.
- Other resort property developments on several Village-owned and non-Sponsor controlled sites, some outside the project boundary.
- Develop the properties as a boutique hotel and conference center intended to meet IACC certification standards.



Existing Conditions

## Comments/Questions

- Includes project components on sites not under Sponsor's control - 60-64 Main Street, 3 N. Delaware St., 136 W. Main St (Westholm), 31 Lake St, and 15 West End Ave.

**Location:** 56 Main Street

**Sponsor:** Delaware Inn Holdings, LLC

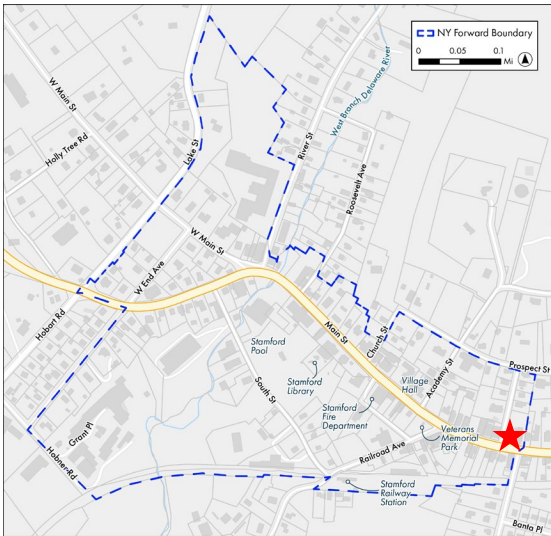
### Funding/Cost

NYF Funding: \$2,500,000

Other Funding \$5,000,000

% Match 75%

**TOTAL COST \$10,000,000**



# 60 MAIN STREET

## Description

- Redevelop demolished 60 Main Street parcel into a mixed-use building with ground floor commercial and 10 income-restricted apartments.
- Project is coordinated with 64 Main Street and 3 North Delaware Street proposals.



### Proposed Rendering

## Comments/Questions

- Sponsor does not own site.
- Site is also included in Delaware Inn project.

**Location:** 60 Main Street

**Sponsor:** Finest Dev. Group, LLC

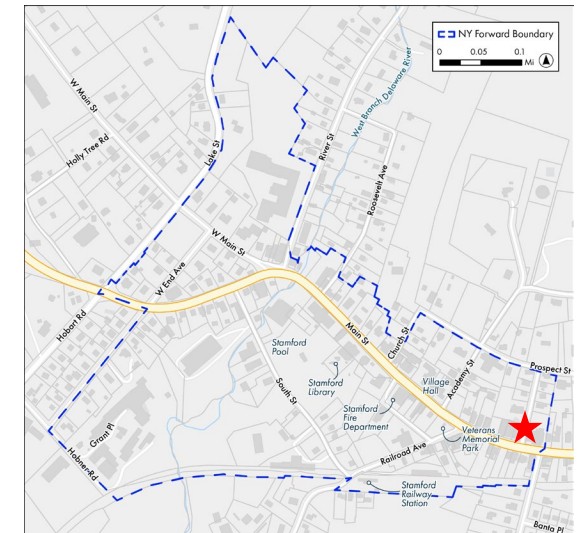
## Funding/Cost

NYF Funding: \$1,150,000

|               |             |
|---------------|-------------|
| Other Funding | \$3,829,245 |
|---------------|-------------|

*% Match*                      *77%*

**TOTAL COST**      \$4,979,245



# 64 MAIN STREET

## Description

- Redevelop demolished 64 Main Street parcel into a mixed-use building with ground floor commercial and 10 income restricted apartments.
- Project is coordinated with 60 Main Street and 3 North Delaware Street proposals.



Proposed Rendering

## Comments/Questions

- Sponsor does not own site.
- Site is also included in Delaware Inn project.

**Location:** 64 Main Street

**Sponsor:** Finest Dev. Group, LLC

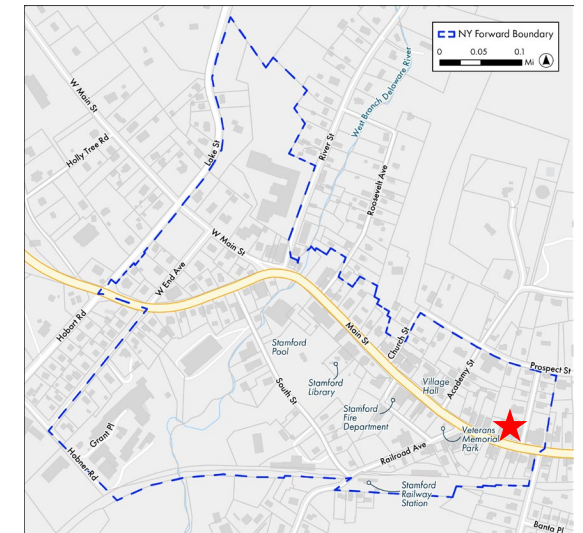
### **Funding/Cost**

NYF Funding: \$1,200,000

Other Funding \$3,998,113

% Match 77%

**TOTAL COST \$5,198,113**



# 66 MAIN STREET

## Description

- Interior and exterior upgrades to mixed-use building.
- Renovate two upper floor apartments.
- Heating system replacement & exterior building upgrades.



Existing Conditions

## Comments/Questions

- Sponsor also submitted letter of interest for Small Projects Fund.

**Location:** 66 Main Street

**Sponsor:** Loukis Louka

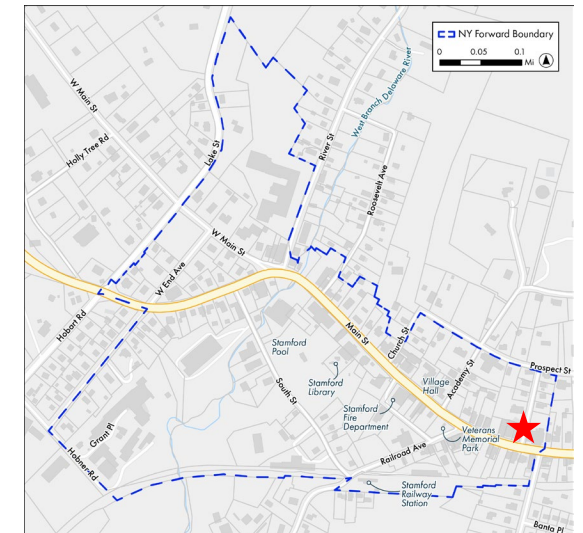
### **Funding/Cost**

NYF Funding: \$180,000

Other Funding \$60,000

% Match 25%

**TOTAL COST \$240,000**



## 71-73 MAIN STREET

## Description

- Rehabilitate historic mixed-use building to offer ground floor commercial and three residential units.
- Includes a 480-SF addition for residential use.



### Existing Conditions

## Comments/Questions

- Sponsor does not include 25% match.
- Sponsor provides detailed cost estimate.

**Location:** 71-73 Main Street

**Sponsor:** Mary Ann Krasinski

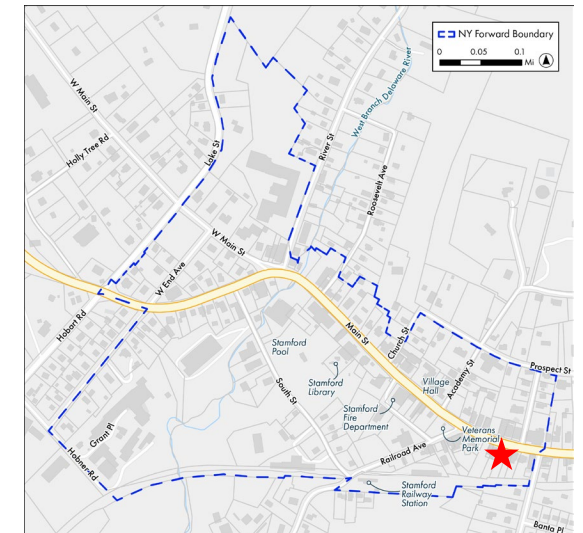
## Funding/Cost

NYF Funding: \$745,250

|               |     |
|---------------|-----|
| Other Funding | \$0 |
|---------------|-----|

% Match 0%

TOTAL COST      \$745,250



# IT'S FIVE O'CLOCK SOMEWHERE FINE WINES & SPIRITS

## Description

- Expansion of building by integrating existing patio.
- Construction of retail area to support increased inventory.
- Stormwater and drainage improvements.



Existing Conditions

## Comments/Questions

- Sponsor does not include 25% match.
- Submitted letter of interest for Small Projects Fund.

**Location:** 75 Main Street

**Sponsor:** Joanna Altheim

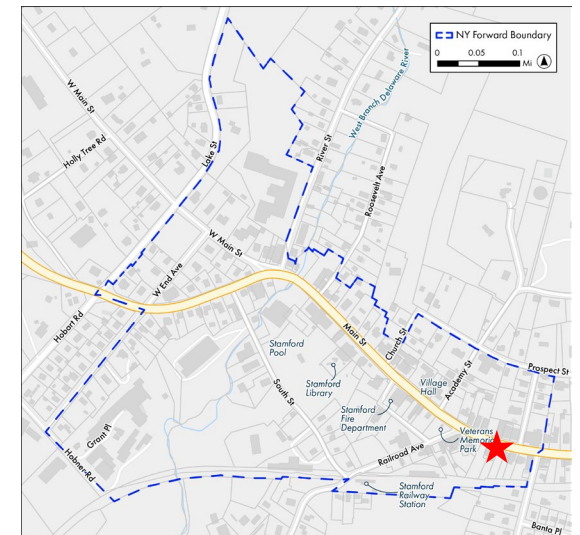
### **Funding/Cost**

NYF Funding: \$172,500

Other Funding \$0

% Match 0%

**TOTAL COST \$172,500**



# STAMFORD COFFEE (79 AND 81 MAIN STREET)

## Description

- Add a second-story commercial kitchen and new ground-floor restaurant/patio at 79 Main Street.
- Connect 79 and 81 Main Street and create one new apartment in underused space.
- Replace outdated oil heating systems with more efficient propane systems.



Proposed Rendering

## Comments/Questions

- Sponsor provided cost estimate, site survey, and renderings.
- Included letter of proof of funds.
- Does not meet 25% minimum.

**Location:** 79 and 81 Main Street

**Sponsor:** 79 Main LLC  
& Queen Coffee LLC

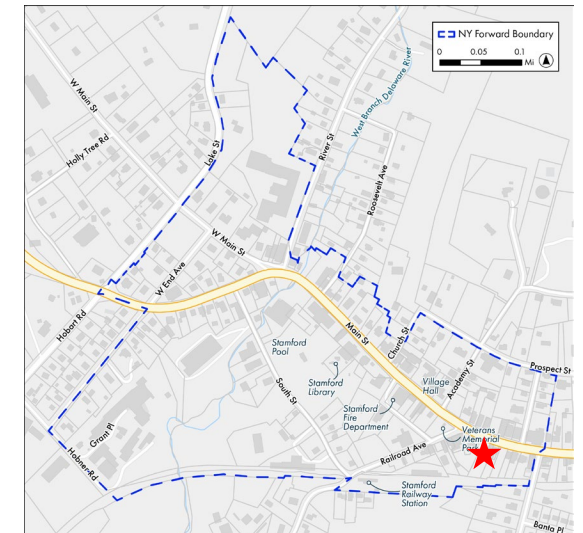
### **Funding/Cost**

NYF Funding: \$367,275

Other Funding \$93,715

% Match 20%

**TOTAL COST \$460,990**



## TEMPLE SHIRO (88 MAIN STREET)

## Description

- Rehabilitate the building exterior, including the deteriorated rear wall, siding, façade materials, windows, doors, drainage, and weatherproofing.
- Add new stone, façade treatments, improve the front entry porch, and upgrade exterior lighting and site conditions.
- Support expanded wellness, retail, practitioner, workshop, event, and community uses.



### Proposed Rendering

## Comments/Questions

- Itemized cost estimates and renderings submitted.

**Location:** 88 Main Street

**Sponsor:** Mizutama Studio LLC

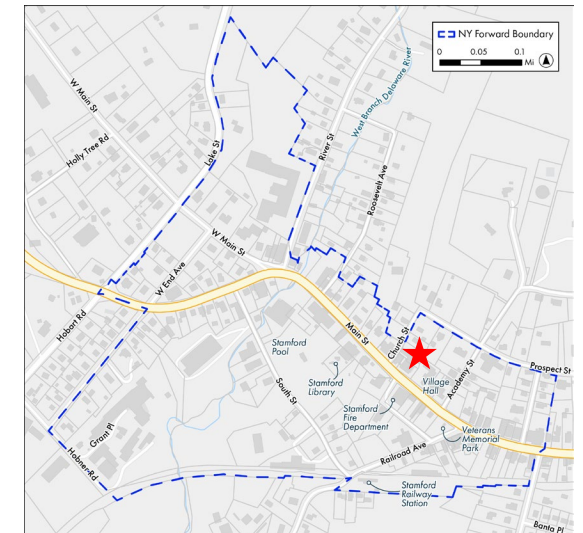
## Funding/Cost

NYF Funding: \$249,750

|               |          |
|---------------|----------|
| Other Funding | \$83,250 |
|---------------|----------|

% Match 25%

TOTAL COST      \$333,000



# 90 MAIN STREET

## Description

- Exterior improvements and interior improvements, including to building tower.



### Proposed Rendering

## Comments/Questions

- No information on property ownership provided.
- What is the proposed use of the building?

**Location:** 90 Main Street

**Sponsor:** Ncyclomedia, Inc.

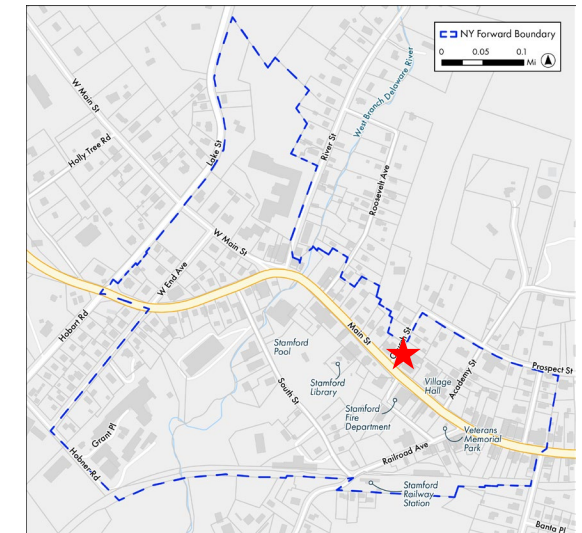
## Funding/Cost

NYF Funding: \$125,000

|               |           |
|---------------|-----------|
| Other Funding | \$375,000 |
|---------------|-----------|

% Match 75%

TOTAL COST      \$500,000



# SOLINSKYS (103 MAIN STREET)

## Description

- Increase the commercial and industrial capacity of Solinskys
  - Construct 1,200 square foot warehouse
  - Update retail store and kitchen



### Existing Conditions

## Comments/Questions

- Proposed match does not meet 25% minimum.

**Location:** 103 Main Street

**Sponsor:** Michael Solyn

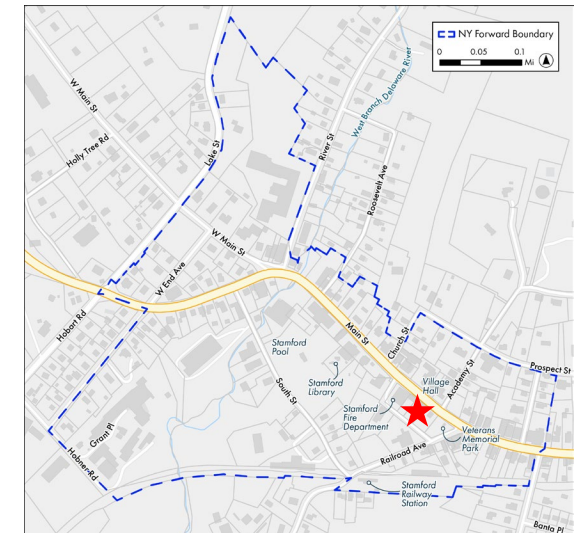
## Funding/Cost

NYF Funding: \$248,860

|               |          |
|---------------|----------|
| Other Funding | \$67,685 |
|---------------|----------|

% Match 21%

**TOTAL COST**      **\$316,545**



# 106 MAIN STREET

## Description

- Rehabilitate a 3-story, 3-unit residential building.
- Will result in the creation of 3 rental units.
- Modernize windows, electrical, HVAC, and other systems.



Existing Conditions

## Comments/Questions

- Applicant provided evidence of financing and architectural plans.

**Location:** 106 Main Street

**Sponsor:** John Young

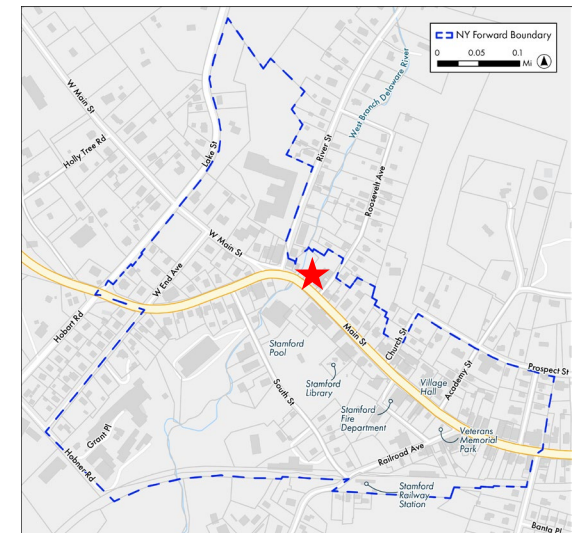
### **Funding/Cost**

NYF Funding: \$345,000

Other Funding \$115,000

% Match 25%

**TOTAL COST \$460,000**



# 110 MAIN STREET

## Description

- Potential project ideas include daycare, multi-family residential, retail store, and general store, in addition to building upgrades and weatherization.

## Comments/Questions

- Missing total funding request and project match.
- Application includes several project ideas.



### Existing Conditions

**Location:** 110 Main Street

**Sponsor:** Melanie Delvecchio

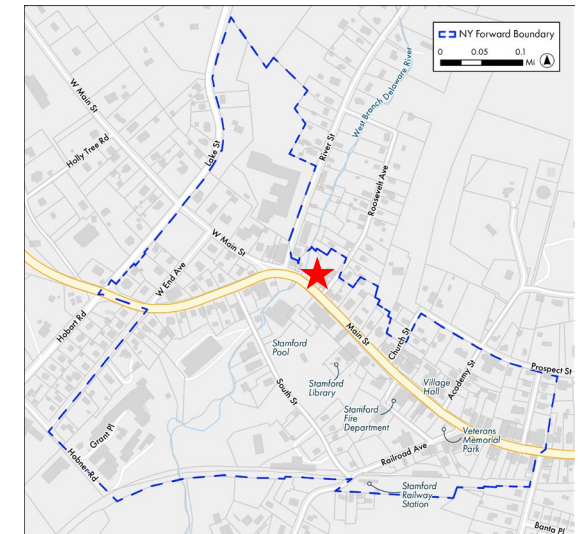
## Funding/Cost

NYF Funding: \$0

Other Funding      \$0

% Match 0%

TOTAL COST      \$0



# 119 MAIN STREET

## Description

- Upgrades to historic mixed-use building including windows and HVAC system to improve environmental and economic viability.



### Existing Conditions

## Comments/Questions

- Funding request provided was a range.

**Location:** 119 Main Street

**Sponsor:** Hilary Eklund

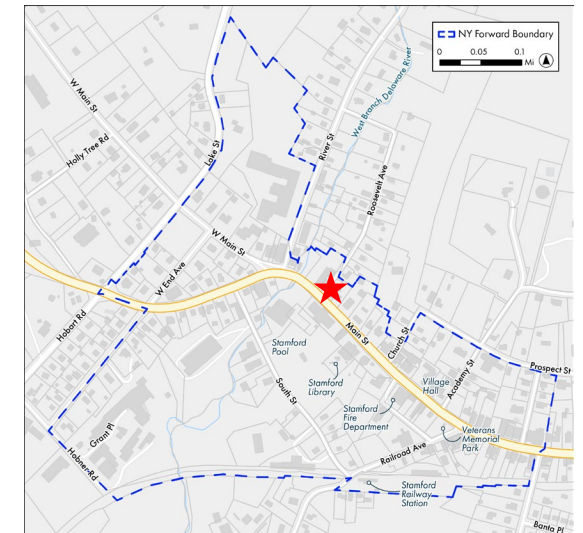
## Funding/Cost

NYF Funding: \$45,000-\$80,000

|               |          |
|---------------|----------|
| Other Funding | \$20,000 |
|---------------|----------|

*% Match*                      *To be confirmed*

**TOTAL COST**      \$65,000-\$90,000





# 136 WEST MAIN & 31 LAKE STREET

## Description

- Proposed reconstruction of the Dr. Churchill Grant House and the replacement of the Madison House/Scotch Mist Inn.



### Location Map

## Comments/Questions

- 136 W Main Street is currently owned by the Village and is included in the proposed Westholm Housing project.
- 31 Lake Street is outside the NY Forward Boundary.

**Location:** 134 West Main Street

**Sponsor:** John Houshmand

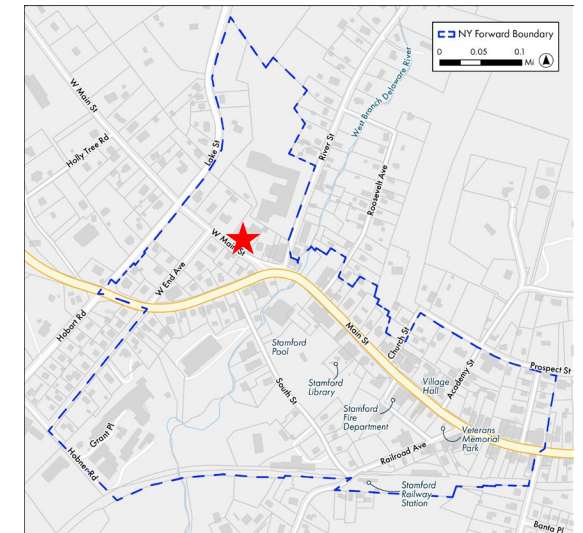
## Funding/Cost

NYF Funding: \$2,500,000

|               |             |
|---------------|-------------|
| Other Funding | \$5,000,000 |
|---------------|-------------|

% Match 75%

TOTAL COST      \$10,000,000



## 5-9 HARPER STREET

## Description

- Complete a fifth apartment with required fire protection, new plumbing/electrical, insulation, triple-pane windows, and heat pumps.
- Improve energy efficiency in the existing apartments through heat pumps and/or solar panels and replace deteriorated siding.
- Convert the rear garage into a heated art gallery space.



### Existing Conditions

## Comments/Questions

- 5 harper is 3 buildings under one roof – 5, 7, and 9 Harper Street.
- Architectural Plans submitted.

**Location:** 5 Harper Street

**Sponsor:** Henry Saminski

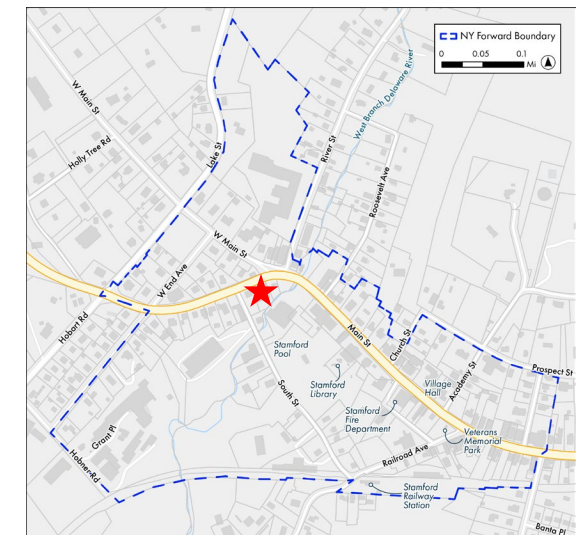
## Funding/Cost

NYF Funding: \$150,000

|               |           |
|---------------|-----------|
| Other Funding | \$109,000 |
|---------------|-----------|

% Match 42%

TOTAL COST      \$259,000



# 11 HARPER STREET

## Description

- Convert the two gutted upper floors into a studio and a two-bedroom apartment.
- Install insulation, heat pumps and/or solar panels to reduce energy costs and improve efficiency.
- Repair/replace part of the roof and restore the front façade.



### Existing Conditions

## Comments/Questions

- Engineering plans submitted.

**Location:** 11 Harper Street

**Sponsor:** Henry Saminski

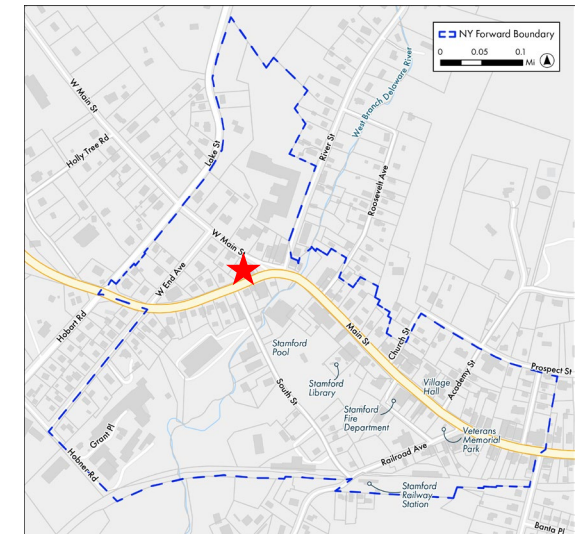
## Funding/Cost

NYF Funding: \$150,000

|               |          |
|---------------|----------|
| Other Funding | \$60,000 |
|---------------|----------|

% Match 29%

TOTAL COST      \$210,000



# 13 HARPER STREET

## Description

- Energy upgrades and window replacement to mixed-use building with two apartments.
- Possible creation of a third residential unit.



Existing Conditions

## Comments/Questions

- Conflicting funding requests on application form.

**Location:** 13 Harper Street

**Sponsor:** Henry Saminski

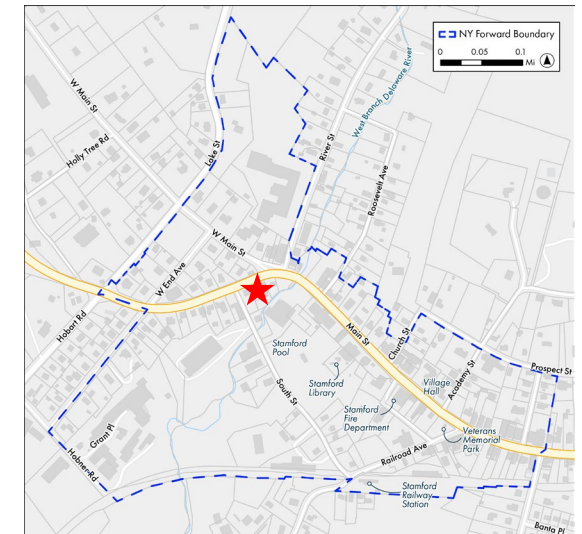
### **Funding/Cost**

NYF Funding: \$62,400

Other Funding \$20,800

% Match 25%

**TOTAL COST \$83,020**



# 18 HARPER STREET

## Description

- Adaptive reuse and rehabilitation of 18 Harper Street into a multi-family residence.
- Will result in creation of 7-8 units.
- Modernize windows, roof, electrical, HVAC, and other systems.

## Comments/Questions

- Sponsor is proposing 24% match.
- Provided detailed cost estimate from contractor.



Existing Conditions

**Location:** 18 Harper Street

**Sponsor:** Giannis Louka

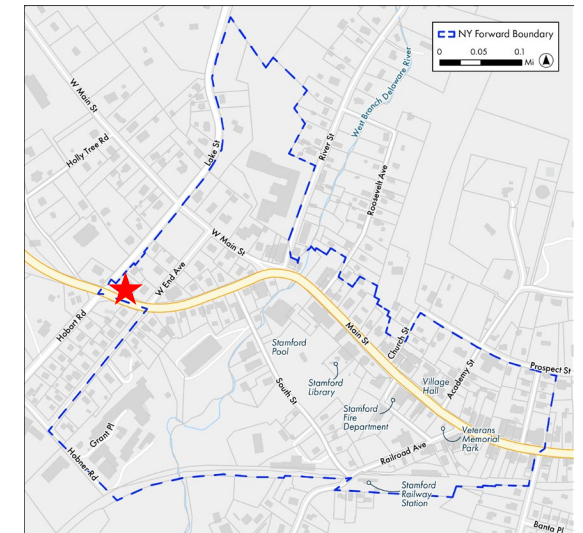
### **Funding/Cost**

NYF Funding: \$220,000

Other Funding \$70,000

% Match 24%

**TOTAL COST \$290,000**



# 29 HARPER STREET

## Description

- Energy efficiency upgrades, window replacement, porch repair.
- Multi-family building with 5 apartments.



Existing Conditions

## Comments/Questions

- Funding from Wayne Bank.

**Location:** 29 Harper Street

**Sponsor:** Henry Saminski

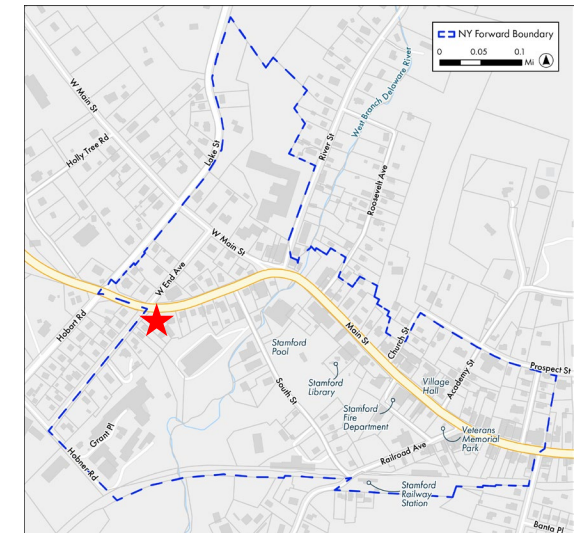
### **Funding/Cost**

NYF Funding: \$60,000

Other Funding \$20,000

% Match 25%

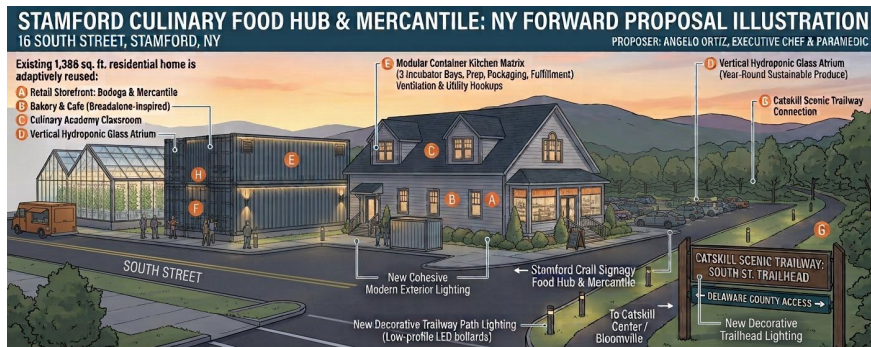
**TOTAL COST \$80,000**



# STAMFORD CULINARY HUB

## Description

- Rehabilitate building to accommodate a micro-enterprise incubator, culinary academy, and retail store.



Existing Conditions

## Comments/Questions

- Provided site plans.
- Sponsor in process of acquiring property.
- Other project components submitted as Small Projects Fund project.

**Location:** 16 South Street

**Sponsor:** Angelo Ortiz

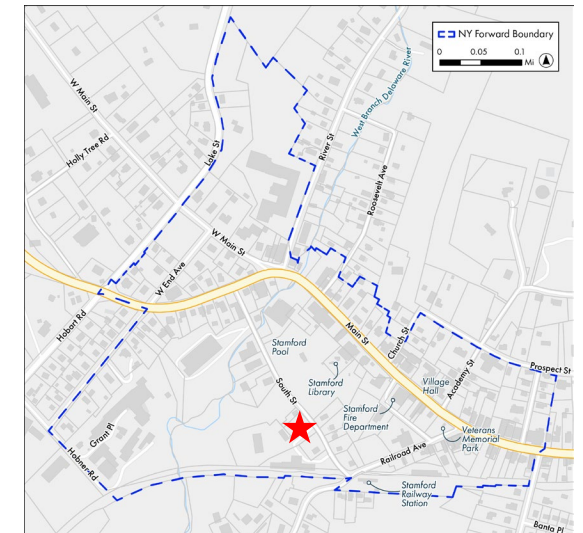
### **Funding/Cost**

NYF Funding: \$525,000

Other Funding \$175,000

% Match 25%

**TOTAL COST \$700,000**



# 17 RIVER STREET

## Description

- Redevelop single-family residence into 5 multi-family residential units.



*Proposed Partial Site Plan & Existing Photo*

## Comments/Questions

- Outside NY Forward Boundary.
- Includes site plan and floor plans.

**Location:** 17 River Street

**Sponsor:** Christian Rattemeyer  
& Cay Sophie Rabinowitz

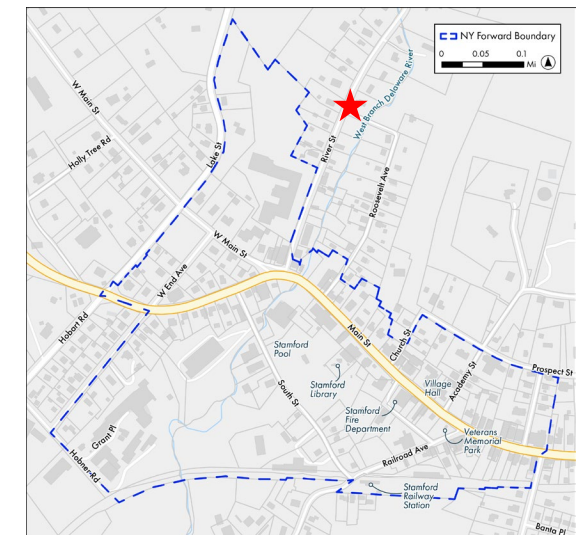
## Funding/Cost

NYF Funding: \$418,500

|               |           |
|---------------|-----------|
| Other Funding | \$146,000 |
|---------------|-----------|

% Match 26%

|            |           |
|------------|-----------|
| TOTAL COST | \$564,500 |
|------------|-----------|



## 3 ACADEMY STREET

## Description

- Interior rehabilitation of 3 multi-family units, including building envelope repairs, roof replacement, HVAC, plumbing, electrical improvements, as well as exterior improvements
- Conversion of first floor for daycare



### Existing Conditions

## Comments/Questions

- Sponsor does not own property.

**Location:** 3 Academy Street

**Sponsor:** Finest Development Group  
LLC

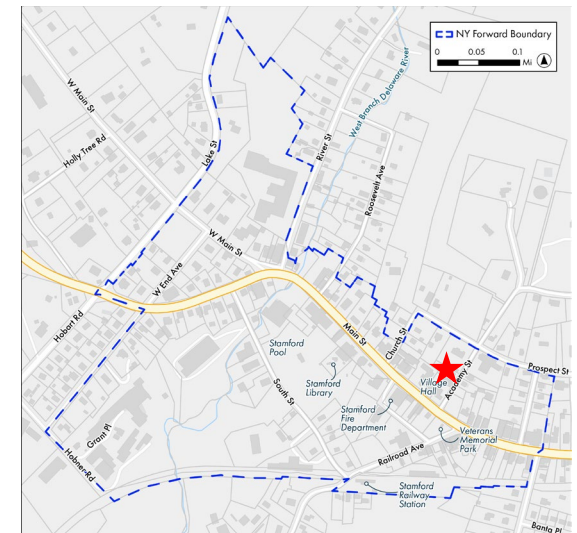
## Funding/Cost

NYF Funding: \$300,000

|               |           |
|---------------|-----------|
| Other Funding | \$100,000 |
|---------------|-----------|

*% Match*                      25%

TOTAL COST      \$400,000



# 7 ACADEMY STREET

## Description

- Rehabilitate the historic four-story building to create seven apartments and a first-floor lounge/hospitality venue.
- Complete structural, façade, accessibility, life-safety, utility, and energy-efficiency upgrades.



Proposed Front Elevation

## Comments/Questions

- Detailed project package submitted along with architectural plans.

**Location:** 7 Academy Street

**Sponsor:** Finest Development Group LLC

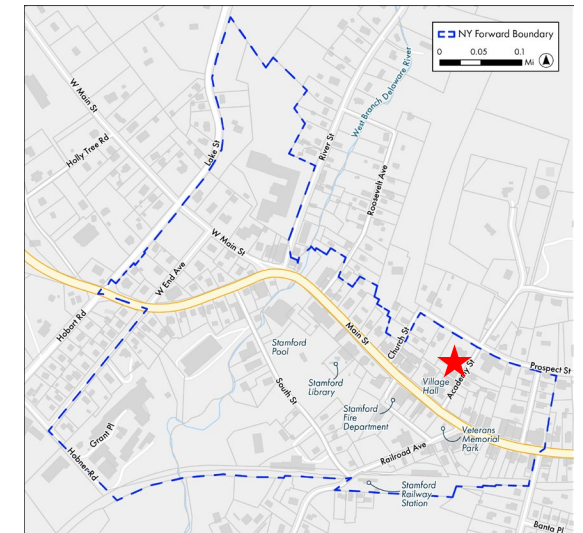
### **Funding/Cost**

NYF Funding: \$1,250,000

Other Funding \$1,502,000

% Match 55%

**TOTAL COST \$2,752,000**



# BELVEDERE INN (10 ACADEMY STREET)

## Description

- Renovate a portion of the Belvedere Inn to create a flexible performance and cultural arts space.



Existing Conditions

## Comments/Questions

- Business plan and preliminary site plans were provided.

**Location:** 10 Academy Street

**Sponsor:** Mary Skinner

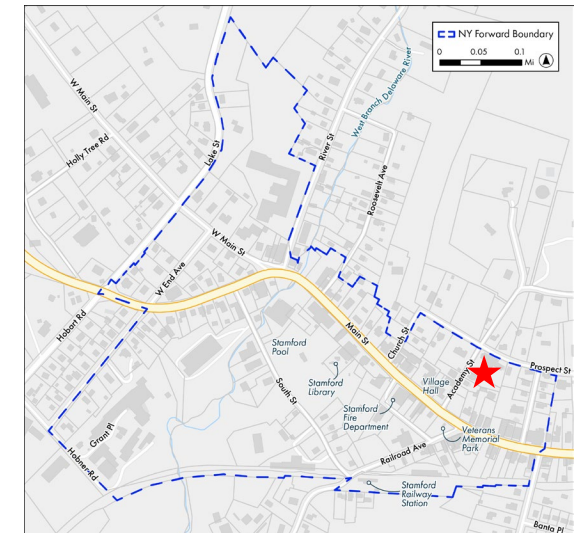
### **Funding/Cost**

NYF Funding: \$1,500,000

Other Funding \$513,344

% Match 26%

**TOTAL COST \$2,032,544**



# CATSKILL CRAFTSMEN (15 WEST END AVENUE)

## Description

- Adaptive reuse; arts and culture maker space and community facility
- Rehabilitation of existing structures including mechanical, electrical, and plumbing upgrades



Existing Conditions

## Comments/Questions

- Lease/use agreement provided between property owner and Pete Abrams.

**Location:** 15 West End Avenue

**Sponsor:** Pete Abrams

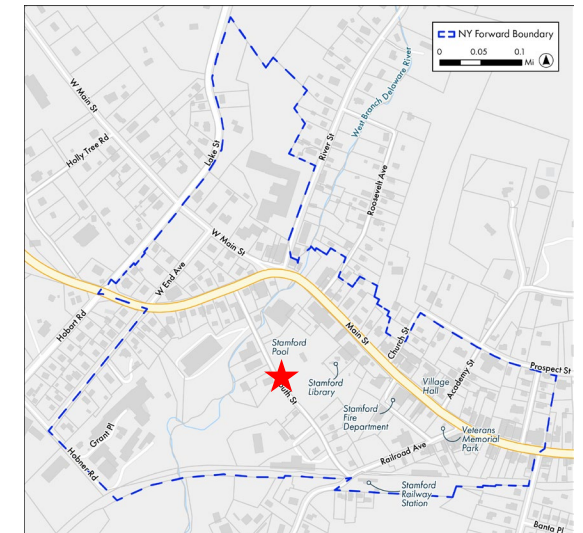
### **Funding/Cost**

NYF Funding: \$675,000

Other Funding \$225,000

% Match 25%

**TOTAL COST \$900,000**



# 3 N. DELAWARE STREET

## Description

- Adaptive reuse of an existing building as a mixed-use development with eight income-restricted housing units



Existing Conditions

## Comments/Questions

- Sponsor does not own the property or have site control.

**Location:** 3 N. Delaware Street

**Sponsor:** Finest Development Group, LLC

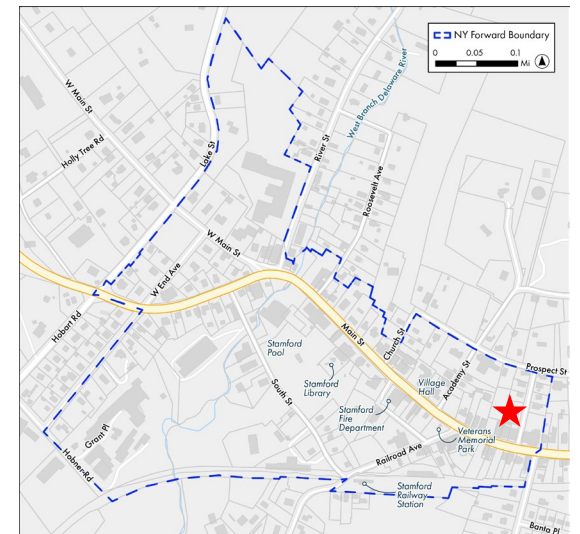
### **Funding/Cost**

NYF Funding: \$650,000

Other Funding \$ 3,392,642

% Match 84%

**TOTAL COST \$4,692,642**



# STAMFORD HERITAGE TRAIL

## Description

- Create a 1.5-mile, eight-stop historic walking trail connecting key Stamford landmarks and businesses, with QR plaques and an interactive AI-powered digital town historian.

## Comments/Questions

- Unclear who would sponsor and implement this project.
- Doesn't meet \$75,000 project total requirement for an Open Call project.
- No match provided.
- Application form not submitted.

**Location:** Downtown Stamford

**Sponsor:** Jerzoda LLC

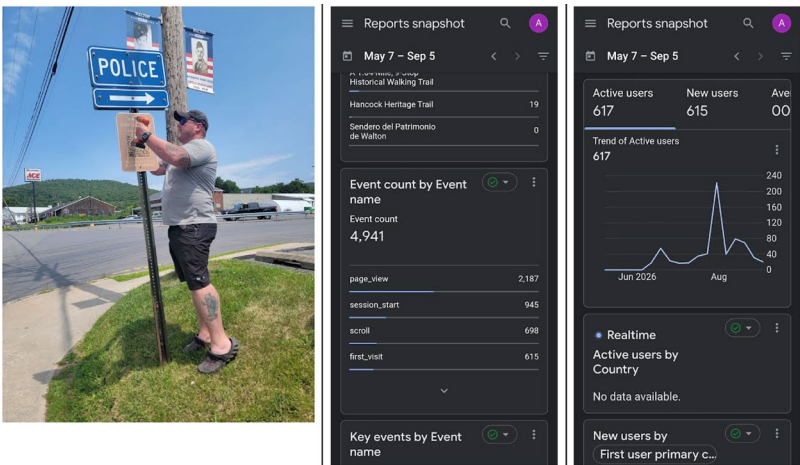
### Funding/Cost

NYF Funding: \$38,500

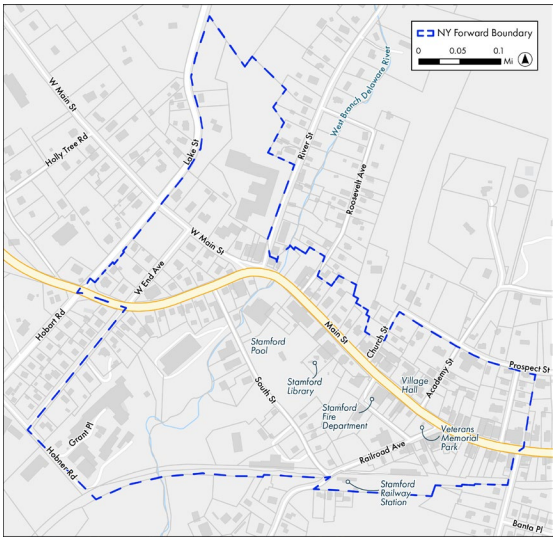
Other Funding \$0

% Match 0%

**TOTAL COST \$38,500**



Mayor Bjorn Eilersten installing Walton Heritage Trail sign;  
Website Analytics for Walton Heritage Trail



# T.P.'S CAFÉ (7 RAILROAD AVENUE)

## Description

- Rehabilitation and modernization of T.P.'s café, including electrical, window, siding upgrades.
- Front porch replacement.



Existing Conditions

## Comments/Questions

- Match funding source TBD.

**Location:** 7 Railroad Ave

**Sponsor:** T.P.'s Cafe

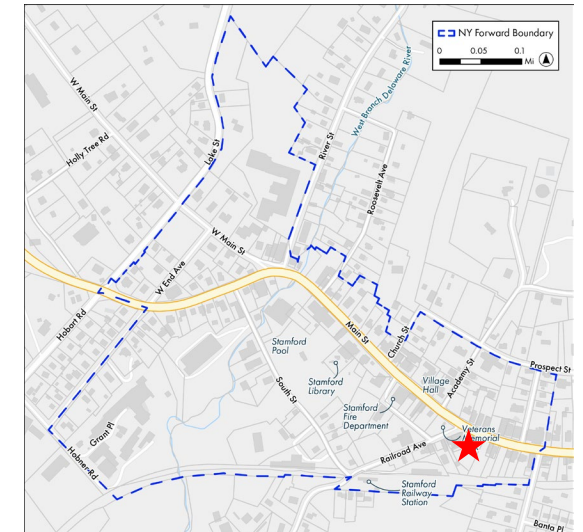
### **Funding/Cost**

NYF Funding: \$117,000

Other Funding \$45,000

% Match 28%

**TOTAL COST \$162,000**



# 20 RAILROAD AVE

## Description

- Redevelop vacant lot with four attached single-family townhomes, each totaling 1,000 SF and containing two-bedrooms and one bathroom.



*Proposed Rendering*

## Comments/Questions

- Submitted renderings & architectural plans.
- Sponsor also submitted the Arts&Rec proposal for this project site.

**Location:** 20 Railroad Avenue

**Sponsor:** OSMOS Upstate LLC

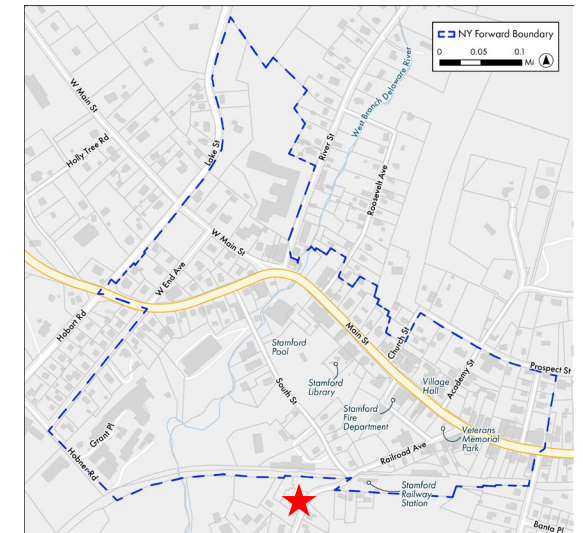
### **Funding/Cost**

NYF Funding: \$800,000

Other Funding \$400,000

% Match 33%

**TOTAL COST \$1,200,000**



# RAILROAD AUTO (43 RAILROAD AVENUE)

## Description

- Expand existing autobody facility with additional garages and lifts.



Existing Aerial

## Comments/Questions

- No match provided.
- Project is outside NY Forward boundary.

**Location:** 43 Railroad Ave

**Sponsor:** Vyadesh Badal

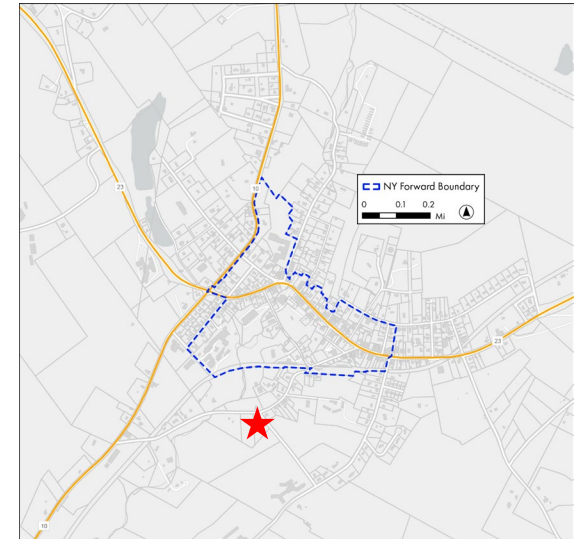
### **Funding/Cost**

NYF Funding: \$150,000

Other Funding \$0

% Match 0%

**TOTAL COST \$150,000**



# HARBS FARM (56 RAILROAD AVENUE)

## Description

- Capital renovation and modernization of existing facility, including HVAC and plumbing upgrades
- Public retail storefront
- Exterior façade improvements including signage, lighting, and landscaping



Proposed Rendering of New Retail Storefront Area

## Comments/Questions

- Project is outside NY Forward boundary.
- Proof of funds letter provided by bank.

**Location:** 56 Railroad Ave

**Sponsor:** Hosam Harb

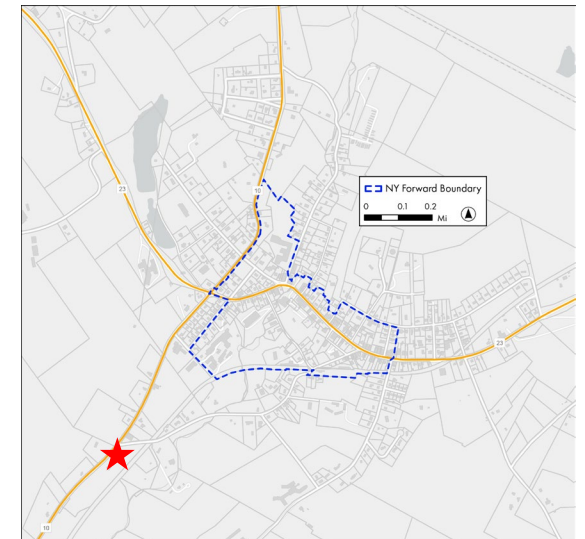
### **Funding/Cost**

NYF Funding: \$411,250

Other Funding \$138,750

% Match 25%

**TOTAL COST \$550,000**



# **OVERVIEW OF NON- PROFIT PROJECTS**

## ARTS&REC (20 RAILROAD AVENUE)

## Description

- Construction of a new facility to host artist in residence and art studio space.



### Proposed Rendering

## Comments/Questions

- Outside of NY Forward Boundary
- Clarify property acquisition timeline
- Two projects submitted for this property by Sponsor.

**Location:** 20 Railroad Avenue

**Sponsor:** Arts&Rec

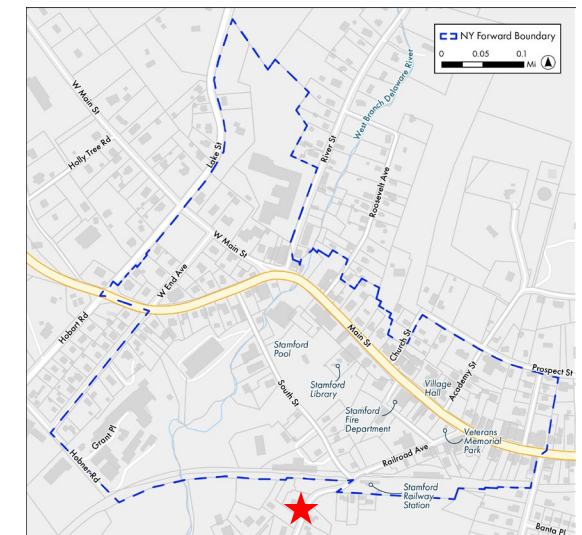
## Funding/Cost

NYF Funding: \$800,000

|               |           |
|---------------|-----------|
| Other Funding | \$800,000 |
|---------------|-----------|

% Match 50%

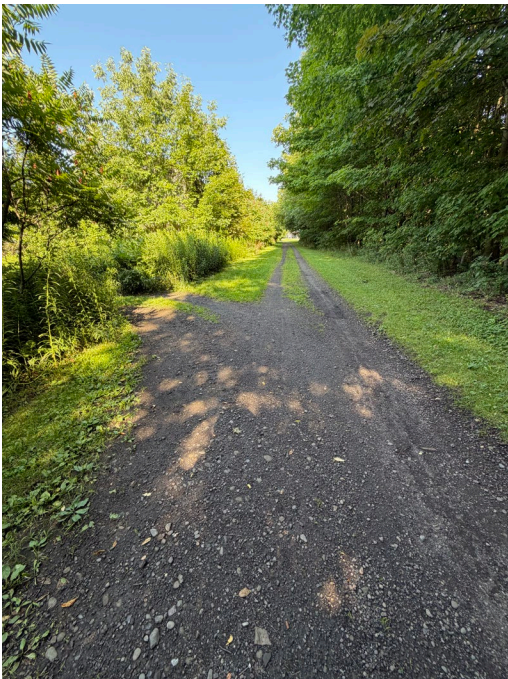
TOTAL COST      \$1,600,000



# CATSKILL SCENIC TRAIL

## Description

- Trailway improvements, ADA accessibility, tree plantings, paved parking, smart kiosk and charging stations.



Existing Conditions

## Comments/Questions

- Applicant included detailed cost estimates

**Location:** Catskill Scenic Trail

**Sponsor:** Catskill Revitalization Corp

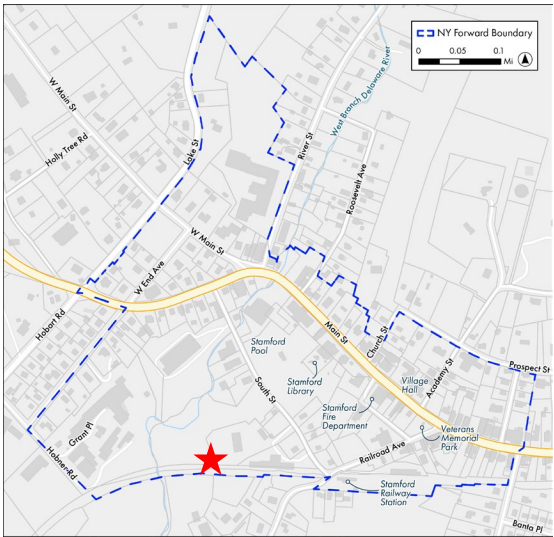
### Funding/Cost

NYF Funding: \$463,000

Other Funding \$45,000

% Match 9%

**TOTAL COST \$508,000**



# STAMFORD WELLNESS CENTER

## Description

- Renovate steel building to house Stamford Gym.
- Construct new building to house Stamford Wellness Center for low-cost counseling and social services.



Existing Conditions at 5 Grant Pl

## Comments/Questions

- Both properties are located outside of the NY Forward Boundary.
- Seeking funding from private foundations for property acquisition.

**Location:** : 5 Grant Pl or Graham Dr

**Sponsor:** Cathy Popp-McKenna

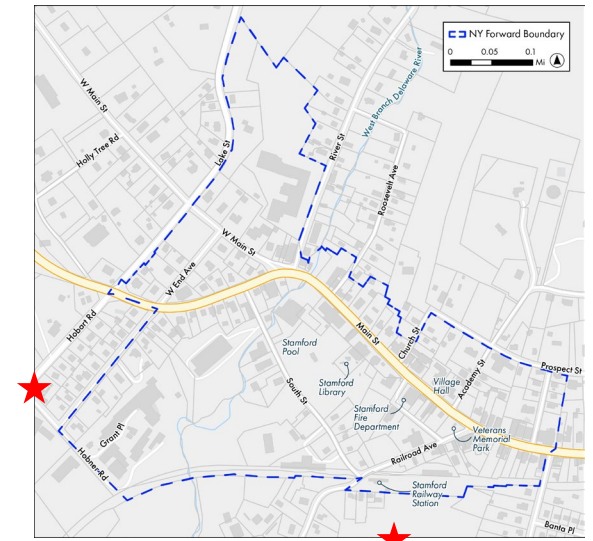
### **Funding/Cost**

NYF Funding: \$1,200,000

Other Funding \$0

% Match 0%

**TOTAL COST \$1,200,000**



# THE DEPOT

## Description

- Rehabilitate the historic 1872 Stamford Train Station for year-round use by local nonprofits and the public.
- Complete roof, mold, drainage, utility, HVAC, insulation, window, exterior, and parking improvements.
- Preserve a prominent historic landmark and strengthen its role as a Catskill Scenic Trail destination.



Proposed Rendering

## Comments/Questions

- Detailed cost estimates and renderings submitted.

**Location:** Railroad Ave/South Street

**Sponsor:** Catskill Revitalization Corporation

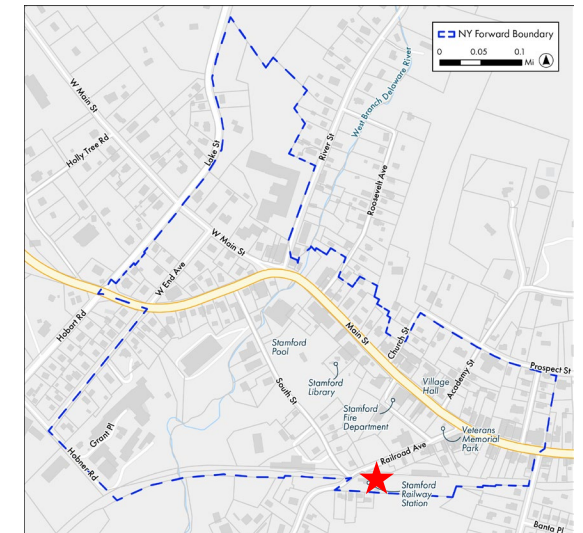
### **Funding/Cost**

NYF Funding: \$600,000

Other Funding \$15,000

% Match 2%

**TOTAL COST \$615,000**



# WCCRC SMALL PROJECT FUND MANAGEMENT

## Description

- Western Catskills Community Revitalization Council, Inc (WCCRC) to partner with Village to administer the Small Project Fund.
- Create Design Guidelines.

## Comments/Questions

- 24 Letters of Interest

**Location:** : Throughout area

**Sponsor:** WCCRC

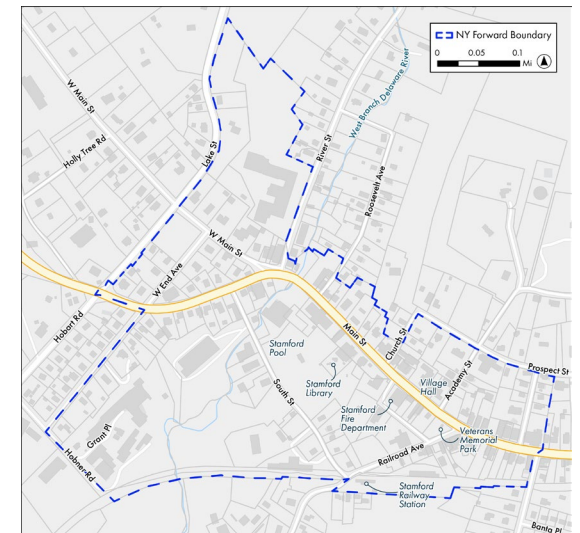
## Funding/Cost

NYF Funding: \$600,000

Other Funding      \$180,000

*% Match*                      *25% (from sponsors)*

TOTAL COST      \$780,000



## THE PULL

## Description

- Transform the Carriage House into a permanent community radio station and cultural hub.

## Comments/Questions

- Application includes detailed cost estimates.



### Existing Conditions

**Location:** 76 Main Street

**Sponsor:** Eva Green

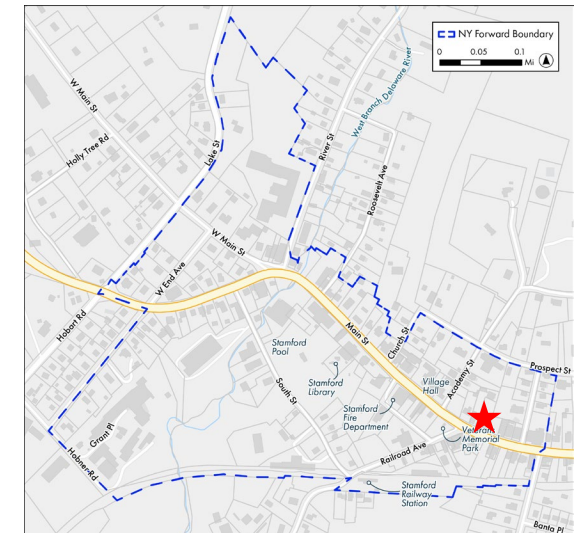
## Funding/Cost

NYF Funding: \$368,000

|               |     |
|---------------|-----|
| Other Funding | \$0 |
|---------------|-----|

% Match 0%

|            |           |
|------------|-----------|
| TOTAL COST | \$368,000 |
|------------|-----------|



# HEADWATERS PARK

## Description

- Restore and enhance the Delaware River headwaters along Main Street and Headwaters Park by removing invasive vegetation and debris and stabilizing the riverbank.
- Improve public access and visibility of the river while supporting recreation, reducing erosion and flood risk, and strengthening the connection between Main Street and the waterfront.



Existing Conditions

## Comments/Questions

- Scope needs to be better defined to determine eligibility.

**Location:** Headwater Park

**Sponsor:** Stamford Village Improvement Association

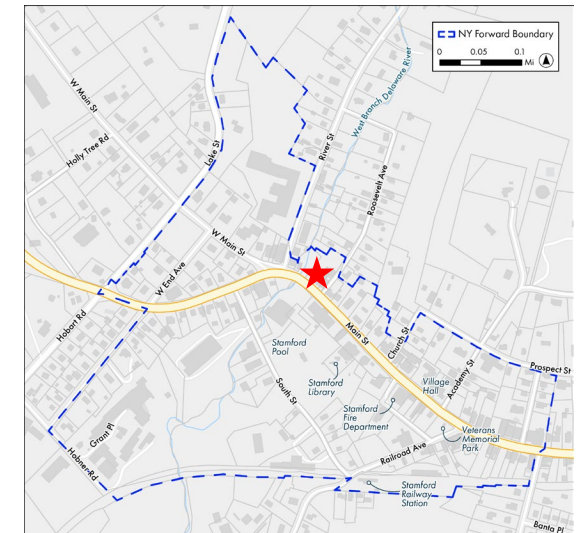
### **Funding/Cost**

NYF Funding: \$150,000

Other Funding \$0

% Match 0%

**TOTAL COST \$150,000**



# STAMFORD LIBRARY

## Description

- Landscaping, construct the reading garden and programming areas, and complete interior finishes



*Proposed Rendering*

## Comments/Questions

- Detailed survey and site plans provided
- Financial commitments submitted
- Eligibility of elements requested for funding need to be reviewed

**Location:** 139 W Main Street

**Sponsor:** Linda Stratigos

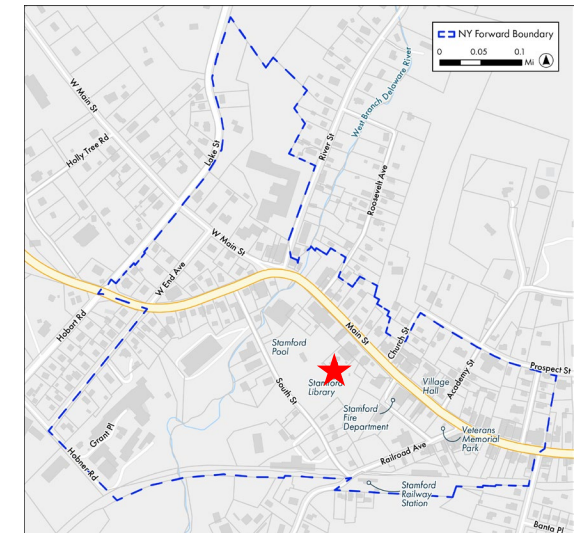
### **Funding/Cost**

NYF Funding: \$646,300

Other Funding \$3,815,300

% Match 86%

**TOTAL COST \$4,461,600**



# **SMALL PROJECT FUND**

# SMALL PROJECT FUND

| Location                                                      | Project                                                                                               | Project Sponsor        | NYF Funding Request | Total Project Cost | % Match |
|---------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|------------------------|---------------------|--------------------|---------|
| 19 Harper Street                                              | Rehabilitate mixed-use building and renovate existing 4 residential units.                            | Ryan Gable             | \$67,555            | \$90,073           | 25%     |
| 10 West End Ave                                               | Create new apartment on ground floor and upgrade apartment on top floor.                              | Kathryn Keen           | \$150,000           | \$200,000          | 25%     |
| 69 Main Street                                                | Removal and replacement of staircase at 7-unit apartment building.                                    | WCCRC                  | \$45,000            | \$60,000           | 25%     |
| 66 Main Street                                                | Renovate 2 residential units, improve exterior, replace heating system.                               | Loukis Louka           | \$240,000           | \$240,000          | 0%      |
| 18 Harper Street                                              | Renovate exterior and interior of rental units.                                                       | Giannis Louka          | \$220,000           | \$220,000          | 0%      |
| 112 Main Street                                               | Renovations to comply with Code, window replacement, exterior building repair, new signage.           | Core Values Inc.       | \$33,450            | \$44,600           | 25%     |
| Catskill Junction<br>(28 Railroad Ave)                        | Create accessible ramp, entrance, restrooms, and improve pedestrian safety.                           | Robert & Donna Kennedy | \$105,000           | \$140,000          | 25%     |
| Maison Bebe<br>(94 Main St)                                   | Renovate historic building and expand spa offerings.                                                  | Remedios Holwick       | \$35,850            | \$47,800           | 25%     |
| It's Five O'Clock<br>Somewhere Wine &<br>Spirits (75 Main St) | Interior and exterior renovations, building infrastructure improvements, and other site improvements. | Jonna Altheim          | \$108,750           | \$145,000          | 25%     |
| Stamford Baptist Church<br>(40 Lake St<br>*outside boundary)  | Add a dining hall and kitchen to Stamford Baptist Church.                                             | Rev. Shannon Boula     | \$90,000            | \$120,000          | 25%     |
| 2 Church St                                                   | Mixed-use building repairs                                                                            | Joseph Macejka         | \$32,350            | \$43,000           | 25%     |

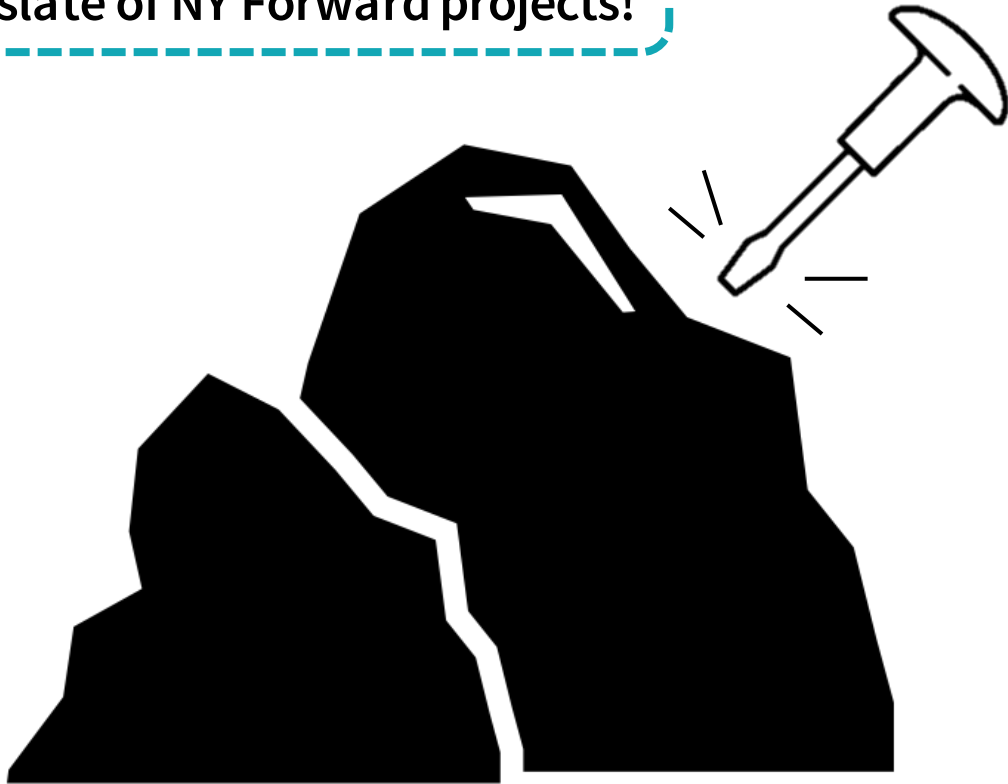
# SMALL PROJECT FUND

| Location                                        | Project                                                     | Project Sponsor              | NYF Funding Request | Total Project Cost | % Match |
|-------------------------------------------------|-------------------------------------------------------------|------------------------------|---------------------|--------------------|---------|
| Stamford Community Garden (18457 County Rd. 18) | Install an aluminum fence at the Stamford Community Garden. | Cathy Popp-McKenna           | \$25,000            | \$25,000           | 0%      |
| 42 Main Street                                  | New roof.                                                   | Jim Kopp                     | \$23,977            | \$31,970           | 25%     |
| 9 Railroad Ave                                  | Exterior repairs.                                           | Madeline Hitt                | TBD                 | TBD                | TBD     |
| 36 Main Street                                  | Mixed-use building repairs.                                 | Samual Moultese JR           | \$178,500           | \$178,500          |         |
| EV Charging Project                             | Install public EV chargers on Main Street.                  |                              | ≈\$33,750           | ≈\$45,000          | 25%     |
| 6 South Street                                  | façade improvements                                         | Stamford Farmers Cooperative | \$73,500            | \$73,500           | 0%      |
| 16 South Street                                 | Concession Food Truck site work, etc.                       | Angelo Ortiz                 | \$112,500           | \$ 50,000          | 25%     |
| 90 Main Street                                  | Façade improvements                                         | Peter Andros                 | \$126,000           | \$168,000          | 25%     |
| 3 N Delaware Street                             | Mixed-use building repairs; creation of apartments          | Dean Garcia                  | \$200,000           | \$280,000          | 29%     |
| 7 Academy Street                                | Mixed-use building repairs; creation of apartments          | Dean Garcia                  | \$200,000           | \$280,000          | 29%     |
| Core Values                                     | Exterior repairs                                            | Erin Darran                  | \$33,450            | \$44,600           | 25%     |
| 3 Prospct Street                                | Renovate 3rd floor apartment                                | Bryan Many                   | \$45,000            | \$60,000           | 25%     |
| <b>TOTAL</b>                                    |                                                             |                              | <b>\$2,299,632</b>  | <b>\$2,807,043</b> |         |

# **DISCUSSION OF PROJECTS**

# REFINING SLATE OF PROJECTS

We're chiseling away at the slate of NY Forward projects!



- Determine project eligibility
- Think about what will make projects feasible and competitive
- There is no requirement to remove projects at this stage
- What questions do you have for project sponsors?

# NEXT STEPS

# NEXT STEPS

- **Working with Project Sponsors to refine submissions**
- **Funding Information Session**  
September 22, 2026 | 12:00 – 1:00 PM, Zoom
- **Plan Virtual LPC Work Session**
- **LPC Meeting #3**  
Weds, October 14, 2026 | 5:00 – 7:00 PM, Village Hall
- **LPC Meeting #4**  
Weds, November 18, 2026 | 4:30 – 6:30 PM, Village Hall
- **Public Workshop #2**  
Weds, November 18, 2026 | 7:00 – 9:00 PM, Village Hall
- **Public Comment**

**Village of Stamford**  
NY Forward



## VIRTUAL FUNDING INFO SESSION



Questions about financing your NY Forward project?

Attend a virtual info session to learn about loans, lending programs, grants, and other funding resources available to help finance your project.



**TUESDAY, SEPTEMBER 22**  
**12:00 - 1:00 PM**



REGISTER AT:  
**[STAMFORDNYFORWARD.COM](https://STAMFORDNYFORWARD.COM)**



# **Department of State**

## **Downtown Revitalization Initiative & NY Forward**