



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

Stephen Yerly, AICP

Stephen.Yerly@dos.ny.gov

Empire State Development

Omar Sanders,

Omar.Sanders@esd.ny.gov

Homes and Community Renewal

Taylor Disco,

Taylor.Disco@hcr.ny.gov

CONSULTANT TEAM

BFJ Planning:

Sarah Yackel, AICP, Principal

s.yackel@bfjplanning.com

Suzanne Goldberg, AICP, Associate

s.goldberg@bfjplanning.com

Michelle Gilman, AICP, Senior Planner

m.gilman@bfjplanning.com

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

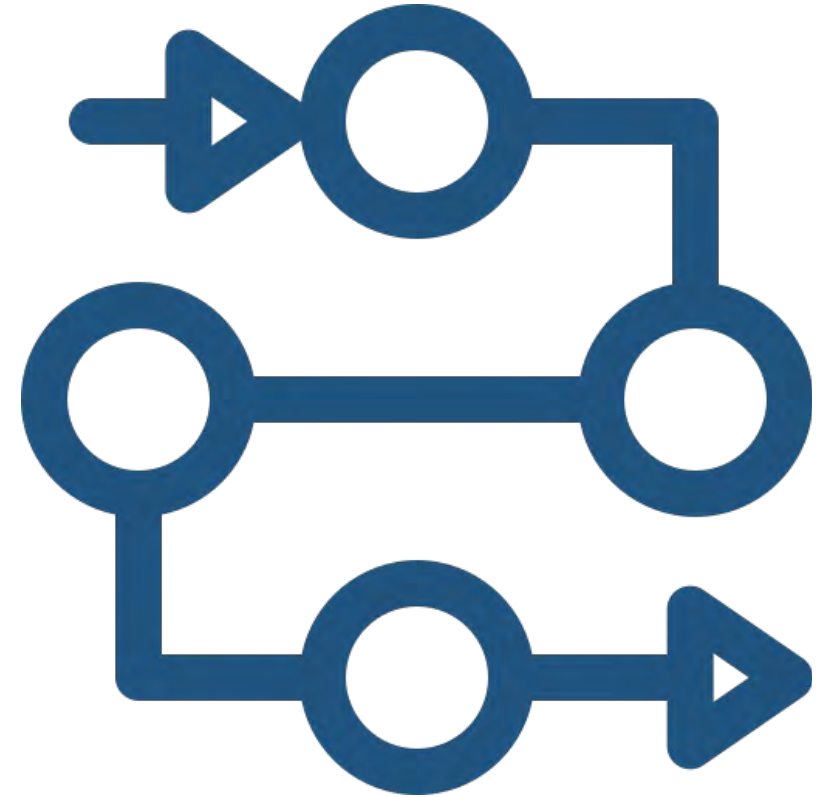
NY FORWARD CODE OF CONDUCT

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	• LPC Meeting #1 • Begin work on Downtown Assessment
August 2026	• First Public Workshop • Launch Open Call for Projects • Additional outreach, such as tour of NY Forward Area
September 2026	• LPC Meeting #2 • Open Call for Projects • Begin project development with sponsors
October 2026	• LPC Meeting #3 • Downtown Assessment finalized
November 2026	• LPC Meeting #4 • Public engagement to receive feedback on projects and gauge support
December 2026	• LPC Meeting #5 • Development of project profiles and SIP
January 2027	• LPC Meeting #6 • Vote on final slate of projects
March/April 2027	• Final SIP due to DOS
Summer/Fall 2027	• Announcement of NY Forward awards

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 upgrades to 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**.



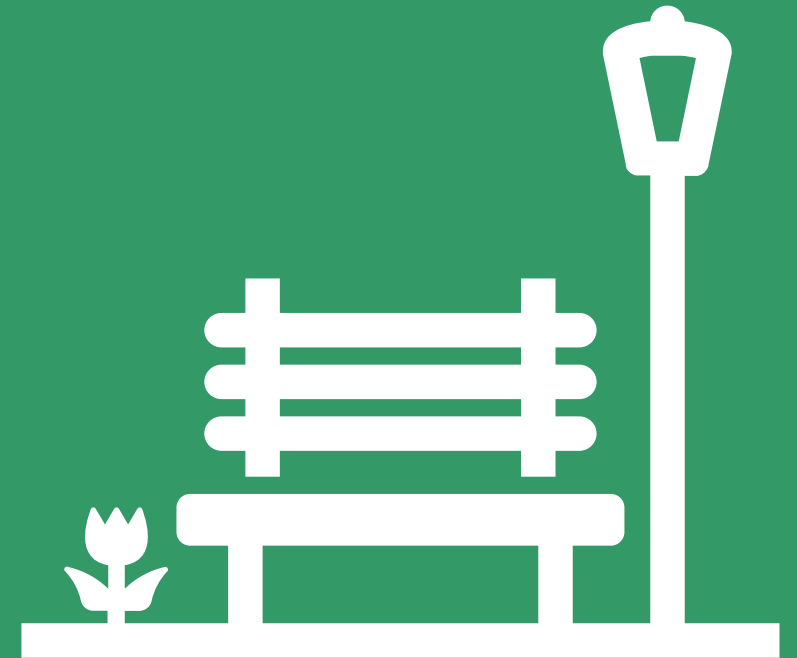
GOAL #2: Strengthen Downtown Stamford as a Local and Regional Economic Center

- 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?**

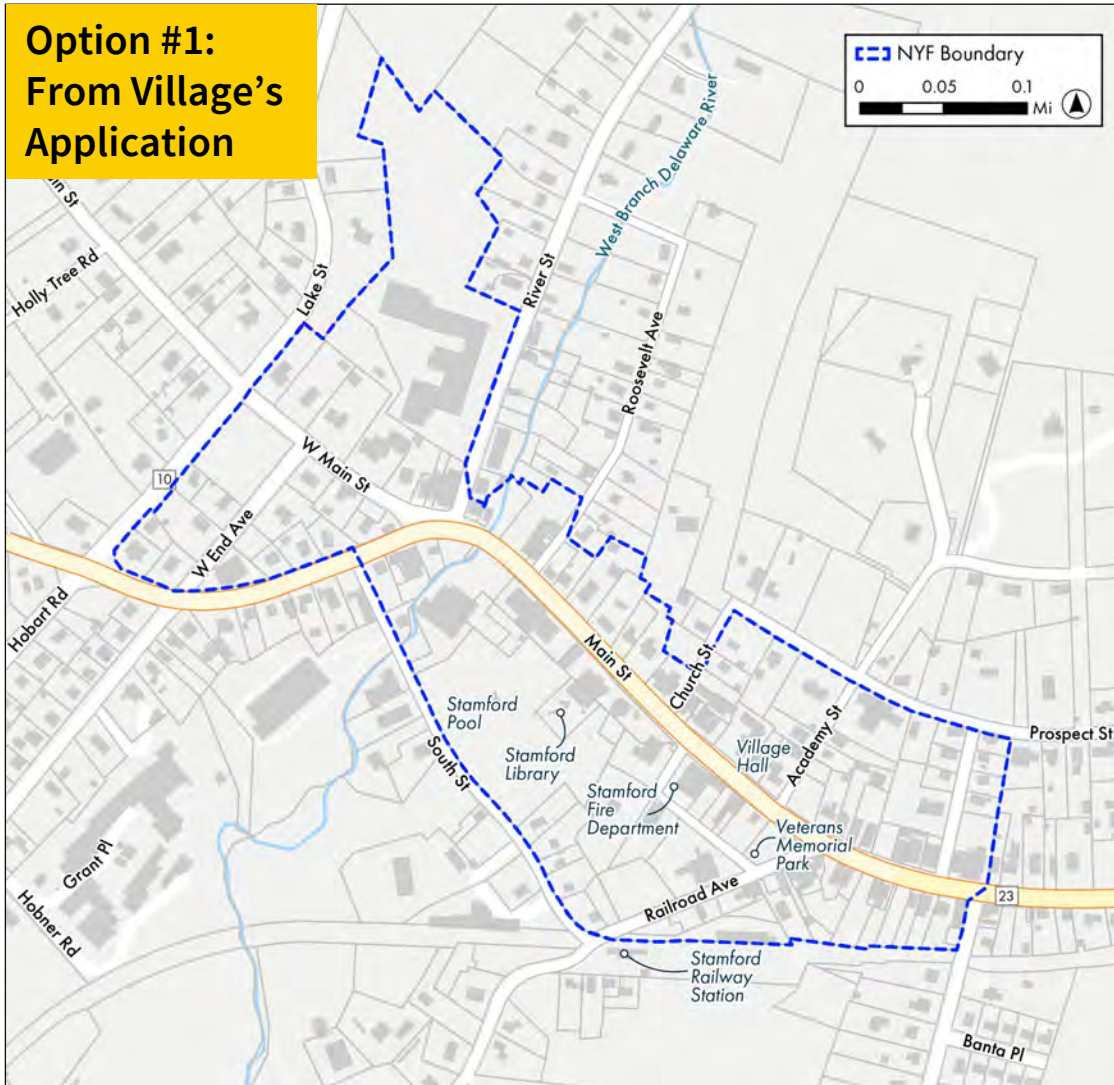
ARE WE MISSING ANYTHING?

NY FORWARD BOUNDARY

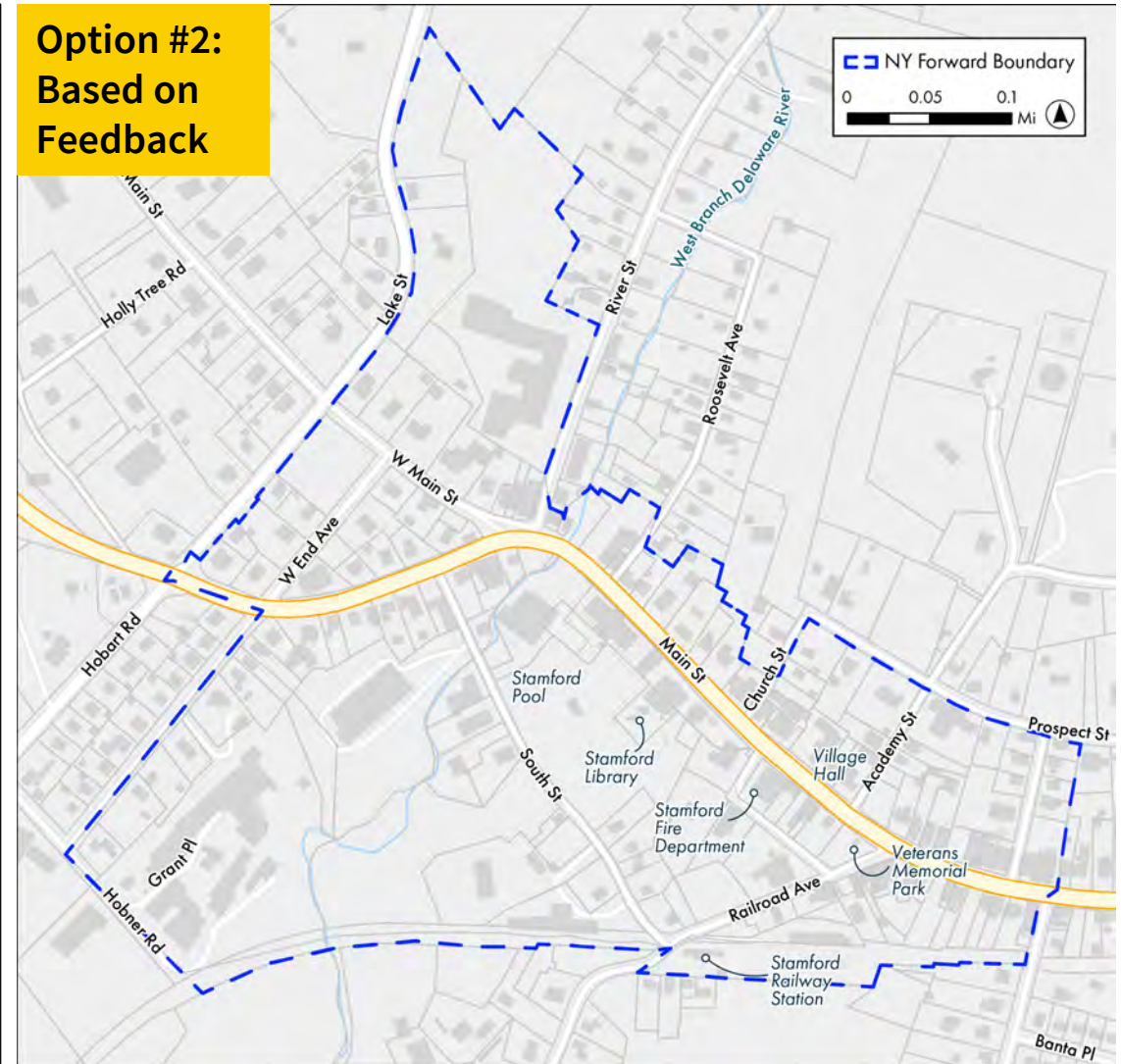


NY FORWARD BOUNDARY

Option #1: From Village's Application



Option #2: Based on Feedback



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.



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

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.

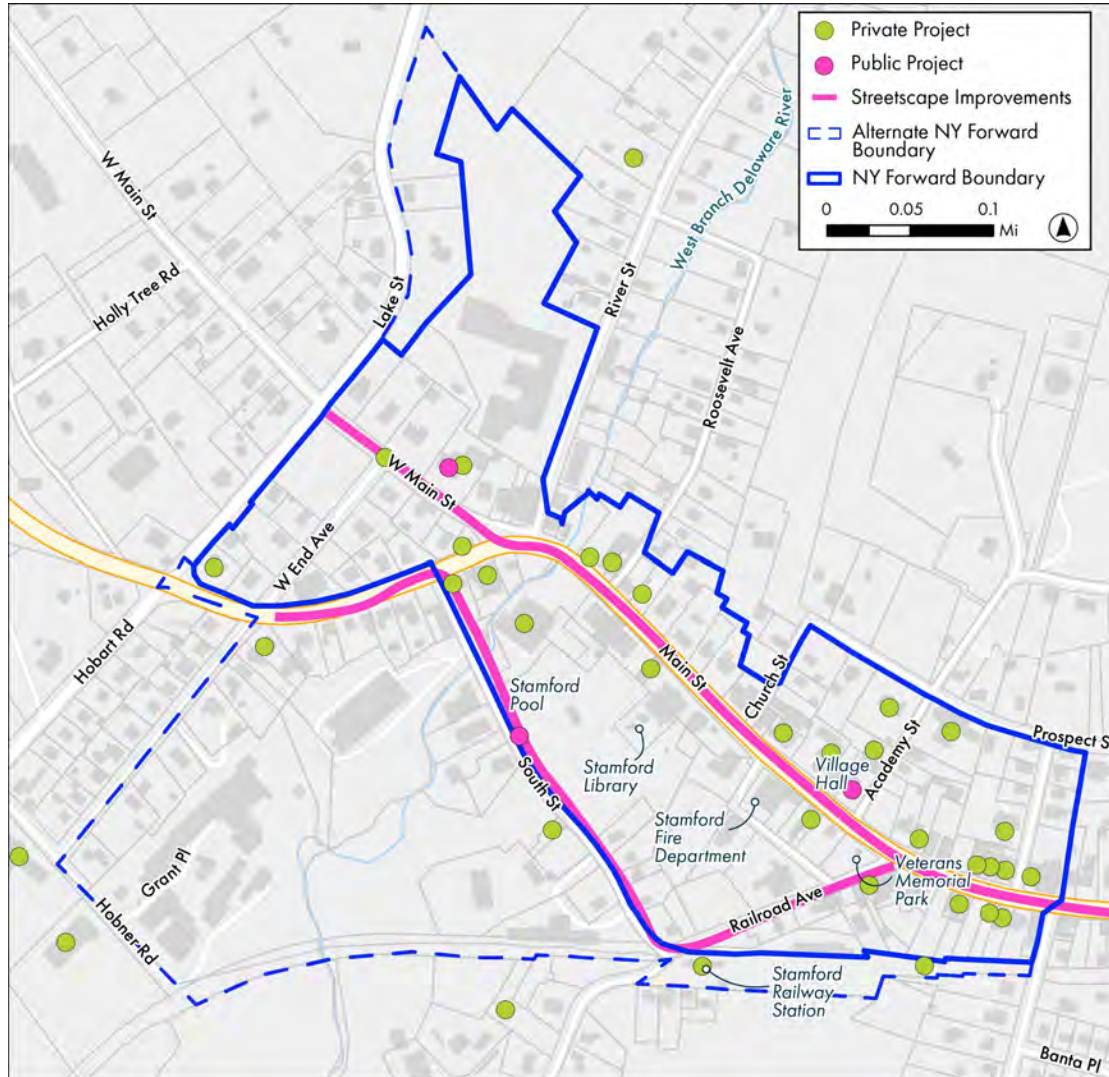


PROJECT REFINEMENT



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	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 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%
Subtotal		\$ 10,561,400	\$ 25,348,786	

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%
Subtotal		\$ 4,827,300	\$ 9,682,600	
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
Subtotal		\$ 2,423,000	\$ 2,423,000	
TOTAL		\$ 17,811,700	\$ 37,217,986	

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

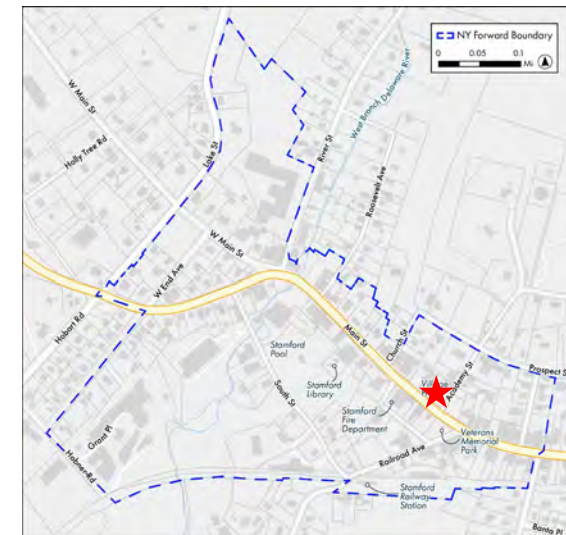
Funding/Cost

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

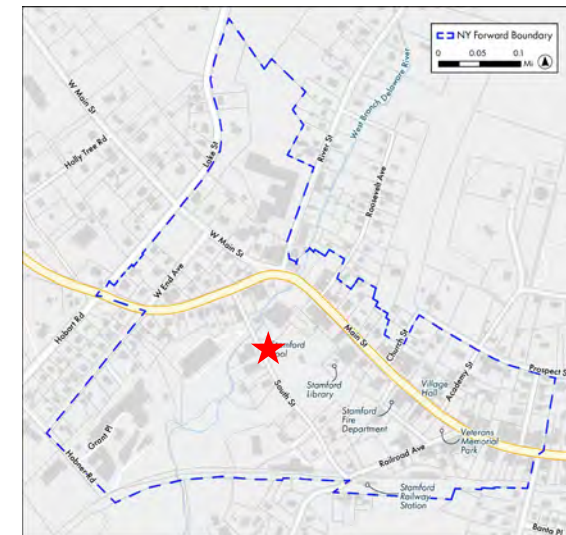
Funding/Cost

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 of a city block. A yellow rectangular outline highlights a specific area on the left side of the block, which appears to be a vacant lot or a small park. A red rectangular outline highlights a larger area on the right side of the block, which contains several buildings and parking lots. The surrounding area includes streets, trees, and other urban infrastructure.

Comments/Questions

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



Location: 136 W Main Street

Sponsor: Village of Stamford

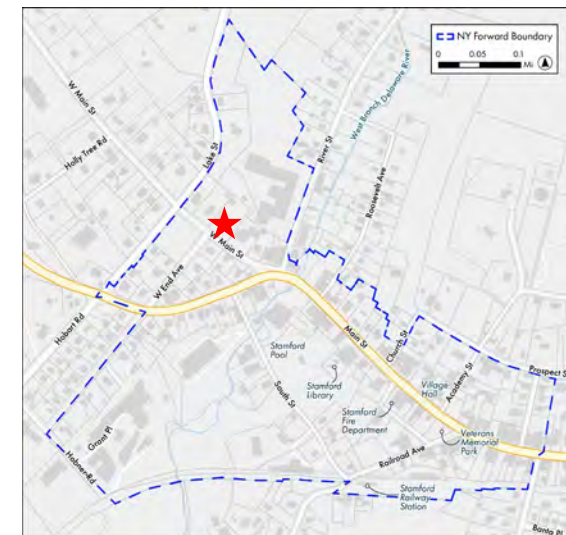
Funding/Cost

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

Location: 17 Main Street

Sponsor: MMC Holdings Inc

Funding/Cost

NYF Funding: \$150,000

Other Funding	\$75,000
---------------	----------

% Match 33%

TOTAL COST	\$225,000
------------	-----------



DELAWARE INN (56 MAIN STREET)

Description

- Renovation and expansion of the historic Delaware Inn.



Existing Conditions

Comments/Questions

- Includes project components on other sites not under Project Sponsor's control, including 60-64 Main Street and 136 W. Main Street (Westholm).

Location: 56 Main Street

Sponsor: Delaware Inn Holdings, LLC

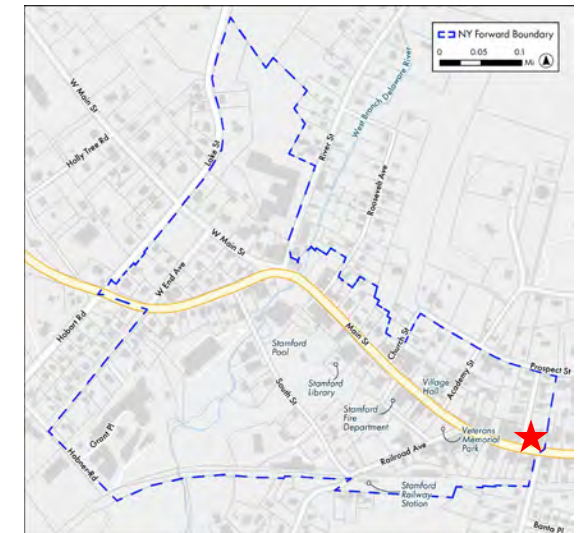
Funding/Cost

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

- Project Sponsor does not own project site.

Location: 60 Main Street

Sponsor: Finest Dev. Group, LLC

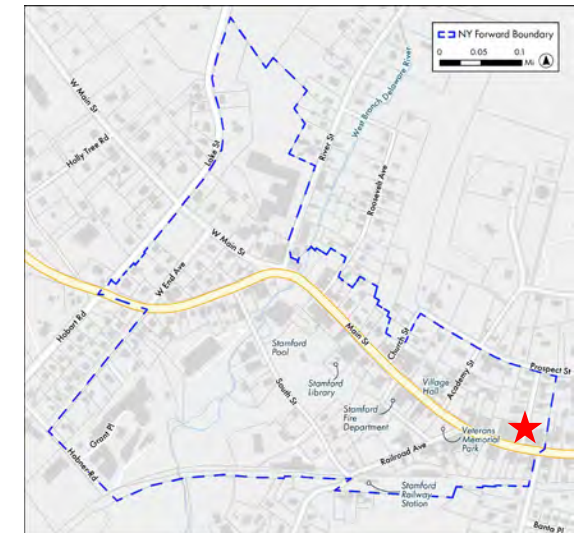
Funding/Cost

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

- Property ownership status is unclear

Location: 64 Main Street

Sponsor: Finest Dev. Group, LLC

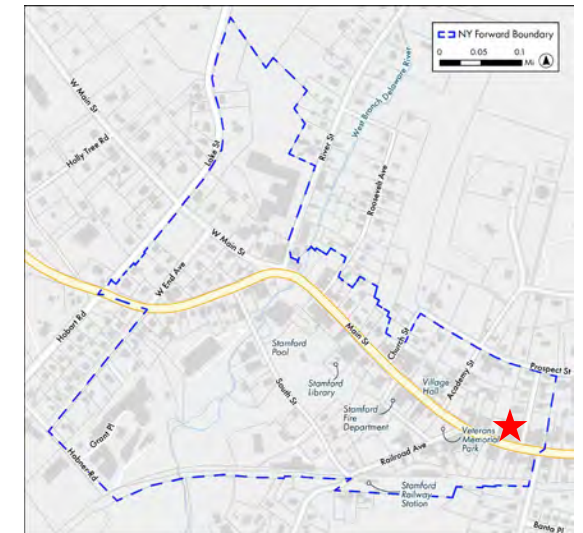
Funding/Cost

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

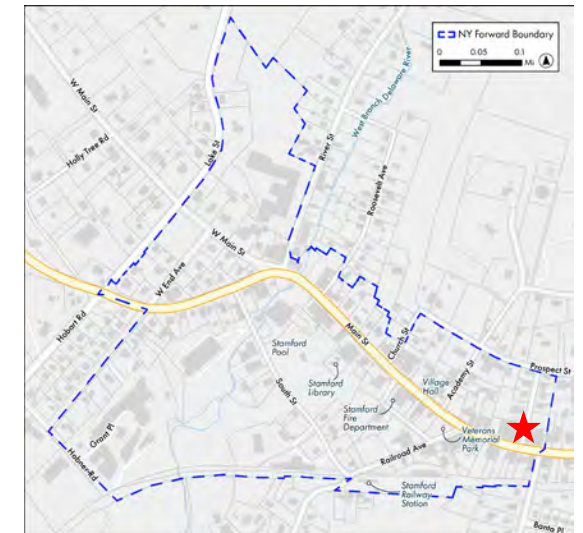
Funding/Cost

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

- Application does not include 25% match
- Applicant provides detailed cost estimate

Location: 71-73 Main Street

Sponsor: Mary Ann Krasinski

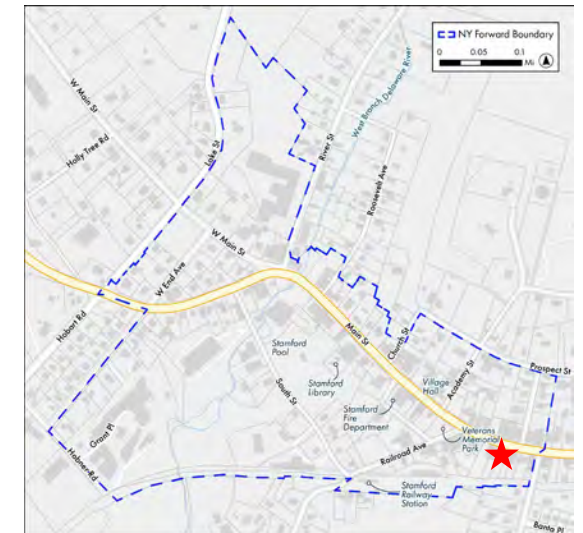
Funding/Cost

NYF Funding: \$745,250

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

% Match 0%

TOTAL COST \$74,250



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

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

Location: 75 Main Street

Sponsor: Joanna Altheim

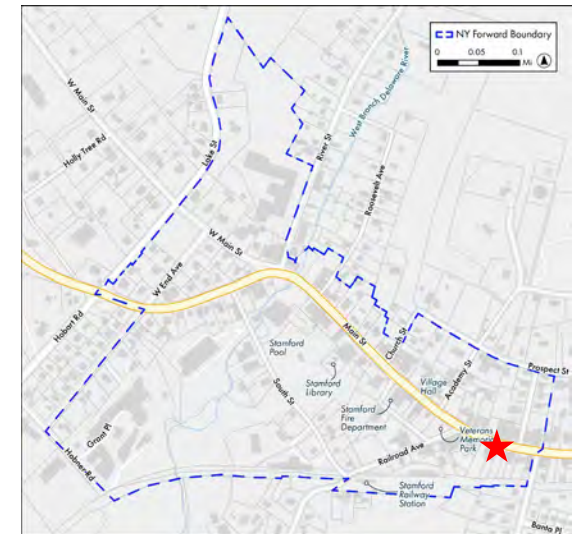
Funding/Cost

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

- Applicant 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

- Renovation and façade repairs to 88 Main Street, a wellness, design, retail, and gathering space.



Proposed Rendering

Comments/Questions

- Itemized cost estimates and renderings submitted.

Location: 88 Main Street

Sponsor: Mizutama Studio LLC

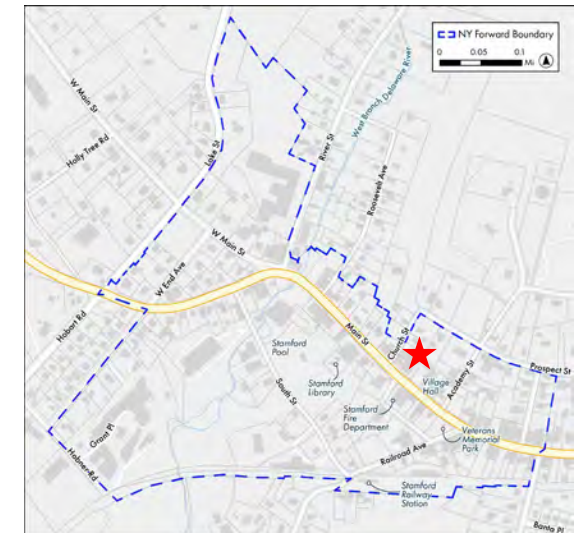
Funding/Cost

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.

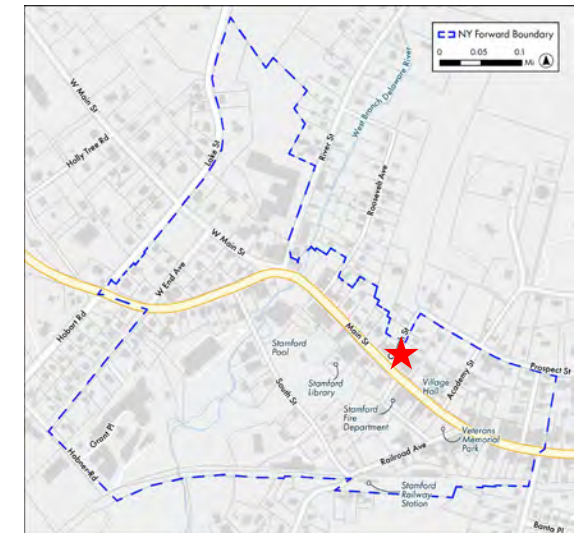
Funding/Cost

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
 - o Construct 1,200 square foot warehouse
 - o Update retail store and kitchen



Existing Conditions

Comments/Questions

- Proposed match does not meet 25% minimum.

Location: 103 Main Street

Sponsor: Michael Solyn

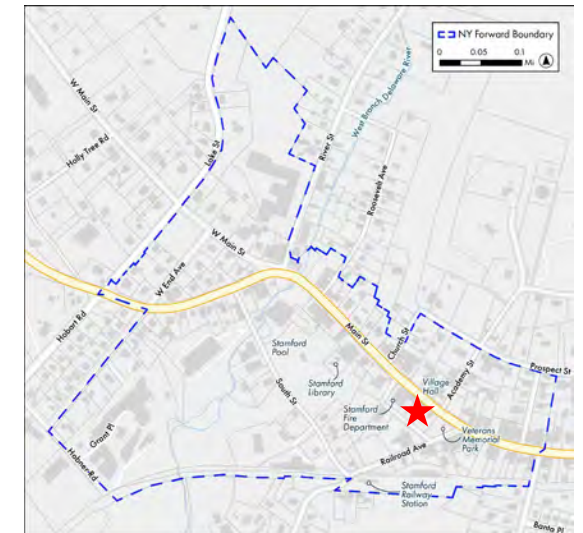
Funding/Cost

NYF Funding: \$248,860

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

% Match 21%

TOTAL COST \$316,545



106 MAIN STREET

Description

- Rehabilitate an existing 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.
- Will need to meet State's decarbonization requirements.

Location: 106 Main Street

Sponsor: John Young

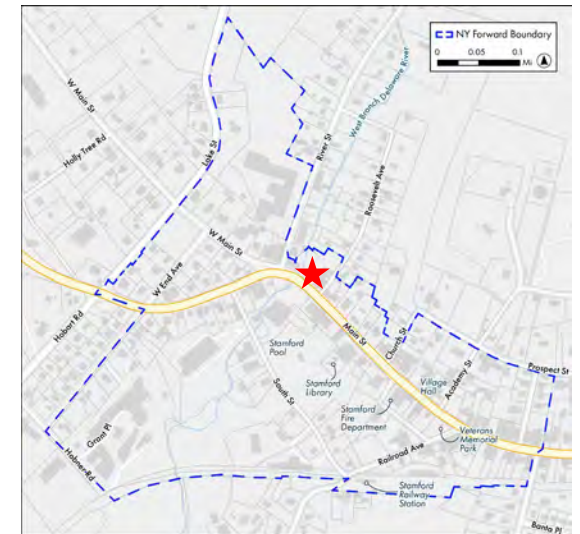
Funding/Cost

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

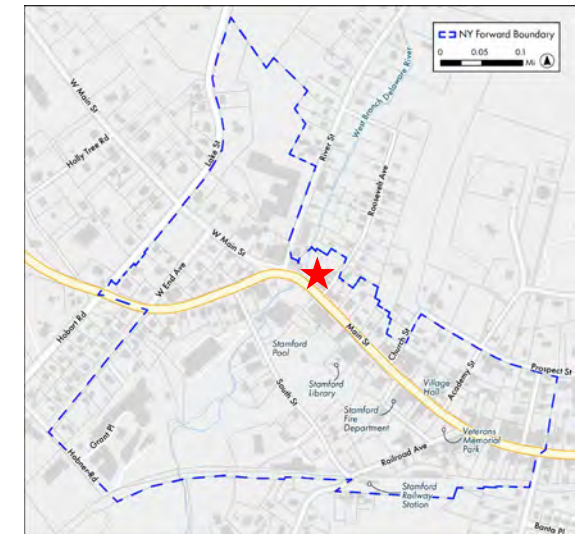
Funding/Cost

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

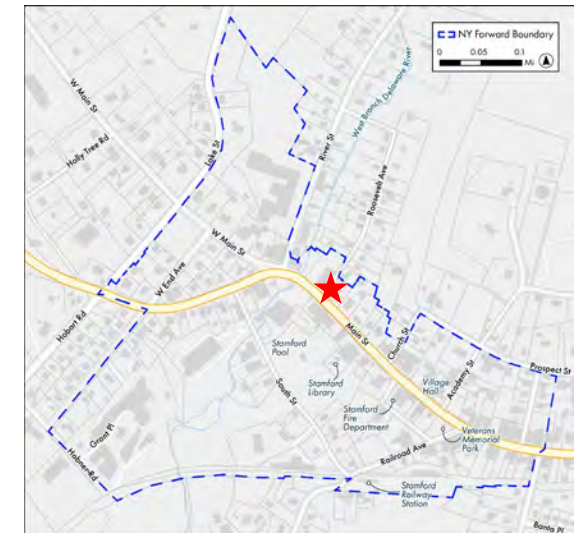
Funding/Cost

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

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

% Match To be confirmed

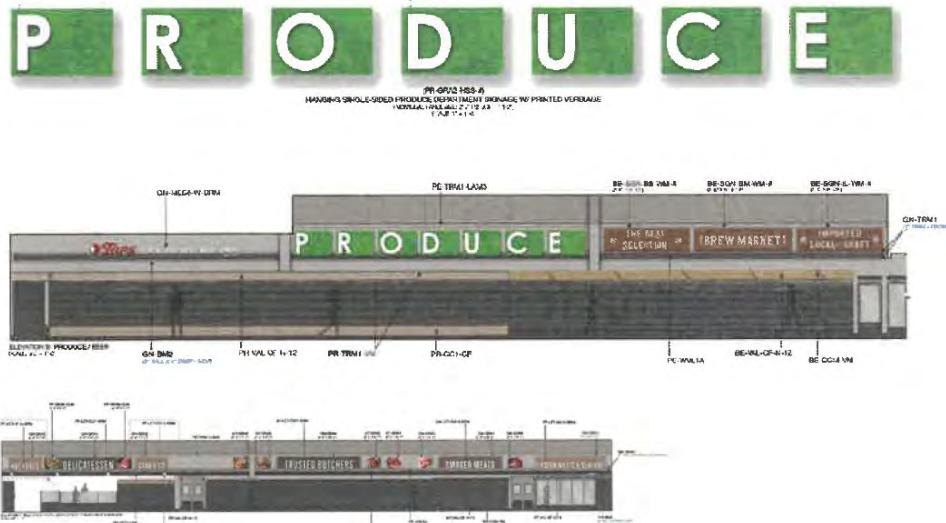
TOTAL COST \$65,000-\$90,000



TOPS (127 MAIN STREET)

Description

- Remodel to existing TOPS supermarket, including lighting, refrigeration, restrooms, and other systems.



Proposed Interior Renderings

Comments/Questions

- Proposed match does not meet 25% minimum.

Location: 127 Main Street

Sponsor: Tops Friendly Markets

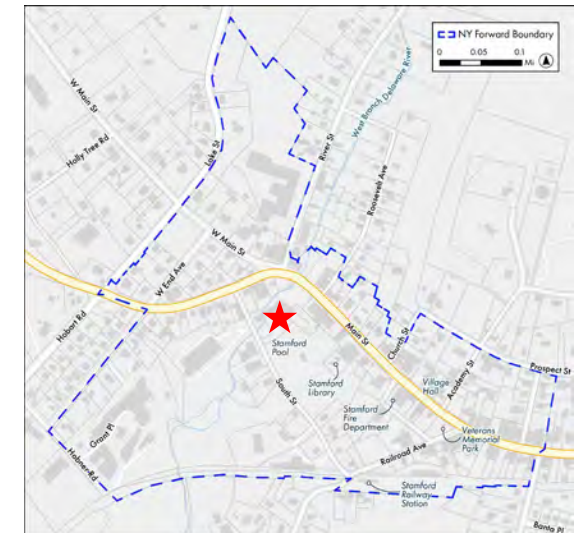
Funding/Cost

NYF Funding: \$665,000

Other Funding \$98,000

% Match 13%

TOTAL COST \$763,000



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

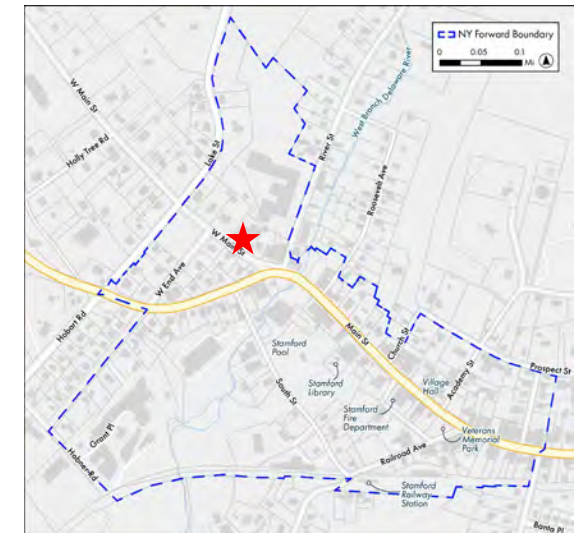
Funding/Cost

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

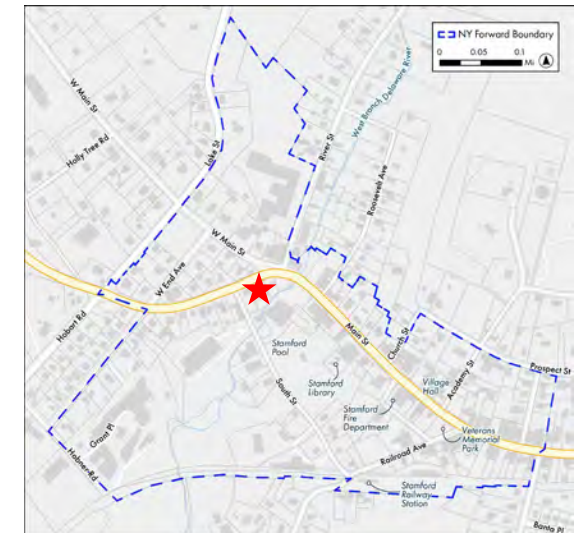
Funding/Cost

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

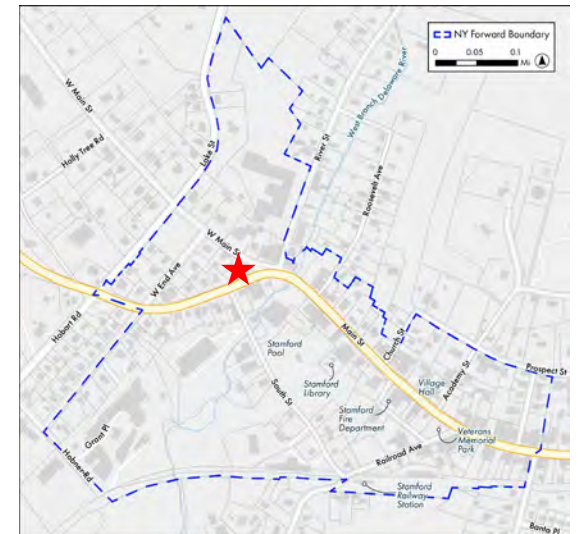
Funding/Cost

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

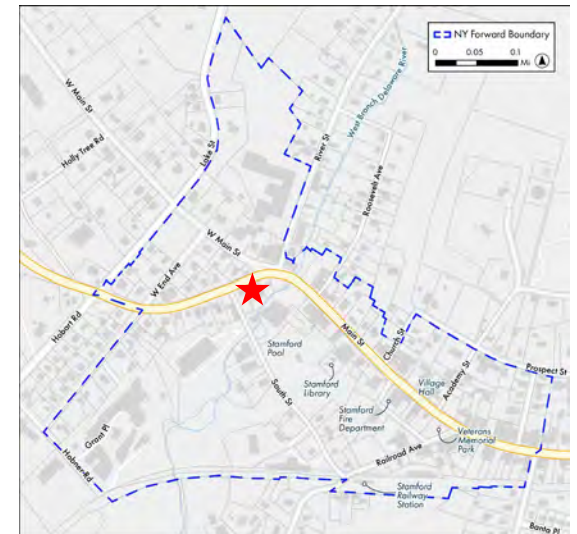
Funding/Cost

NYF Funding: \$62,400

Other Funding \$20,800

% Match 25%

TOTAL COST \$210,000



18 HARPER STREET

Description

- Adaptive reuse and rehabilitation 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

- Applicant must provide at least a 25% private match.
- Applicant provided detailed cost estimate from contractor.



Existing Conditions

Location: 18 Harper Street

Sponsor: Giannis Louka

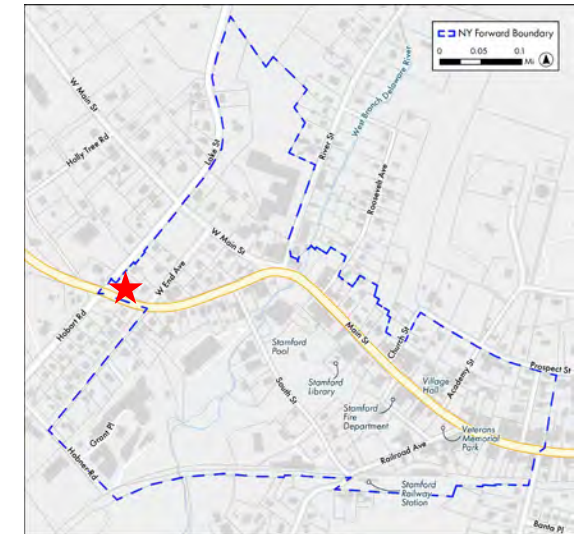
Funding/Cost

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

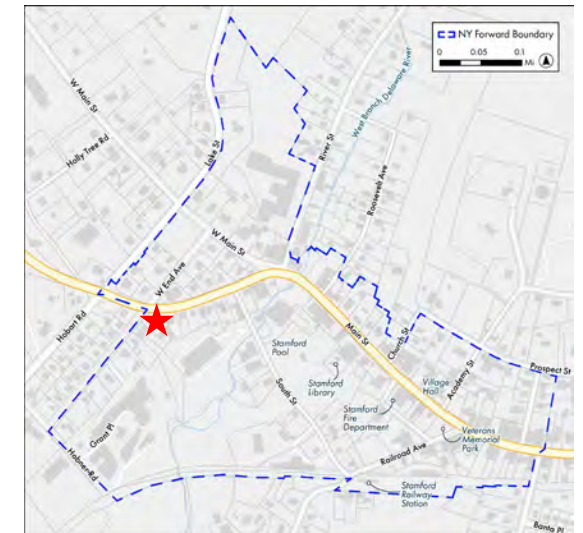
Funding/Cost

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

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

Location: 16 South Street

Sponsor: Angelo Ortiz

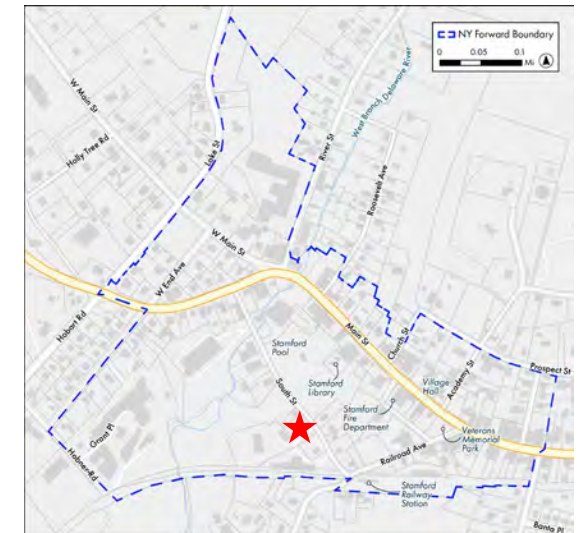
Funding/Cost

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

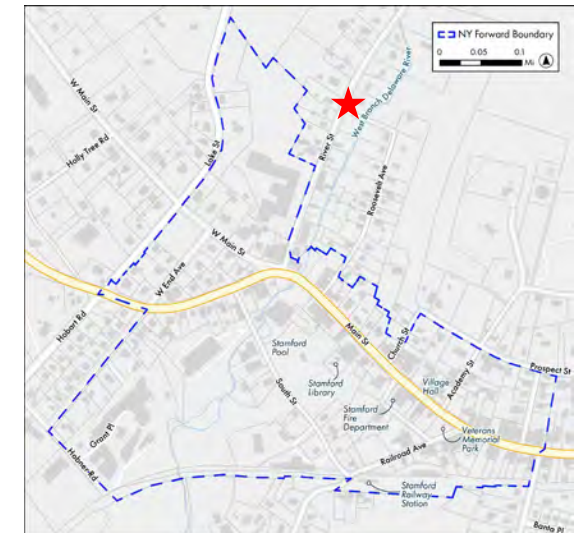
Funding/Cost

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

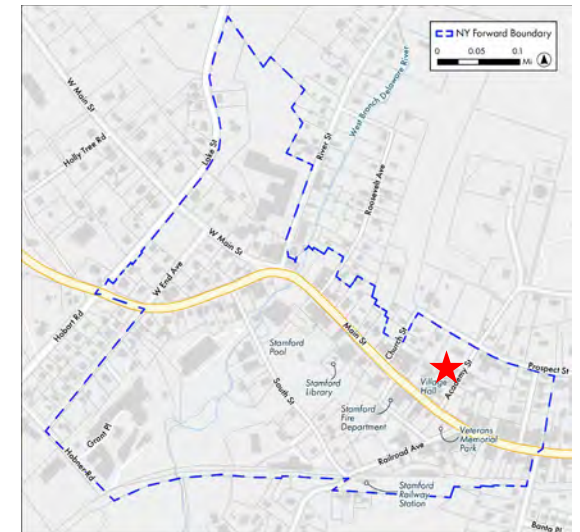
Funding/Cost

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

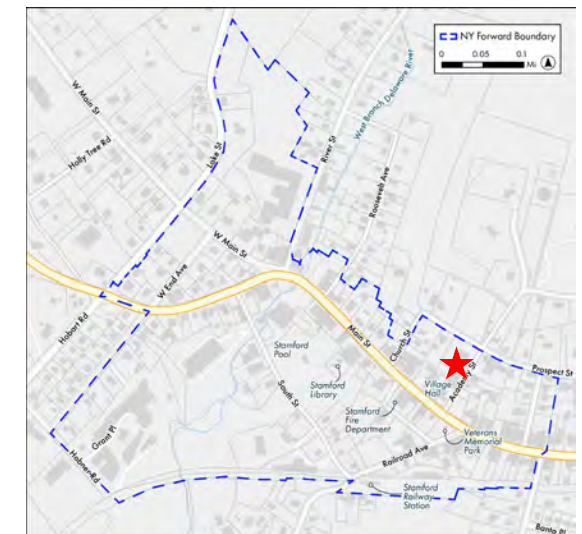
Funding/Cost

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

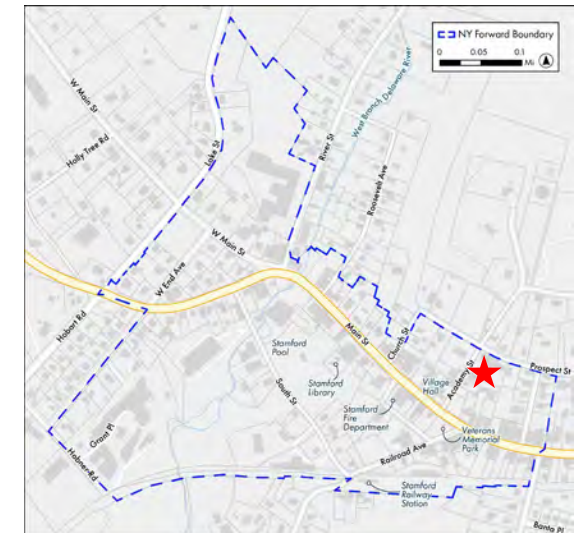
Funding/Cost

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

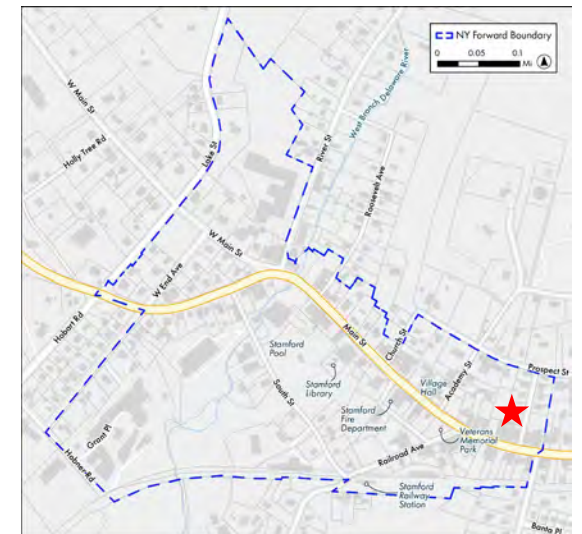
Funding/Cost

NYF Funding: \$650,000

Other Funding \$ 3,392,642

% Match 84%

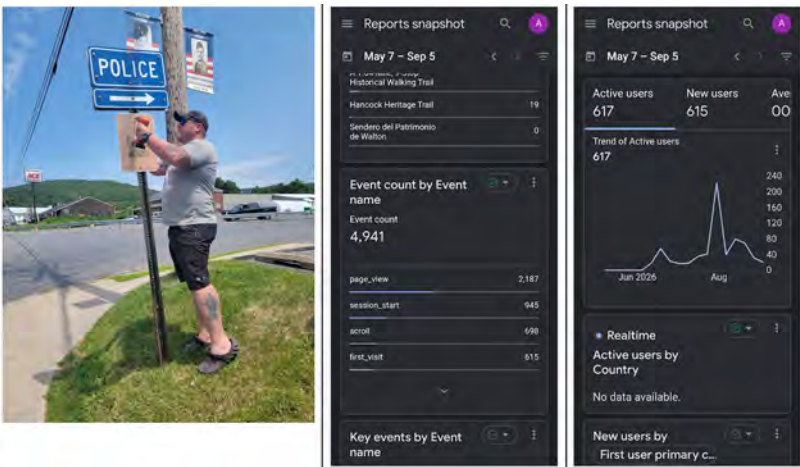
TOTAL COST \$4,692,642



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.



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

Comments/Questions

- Unclear who would sponsor and implement this project.
- No match provided.
- Application form not submitted.

Location: n/a

Sponsor: Jerzoda LLC

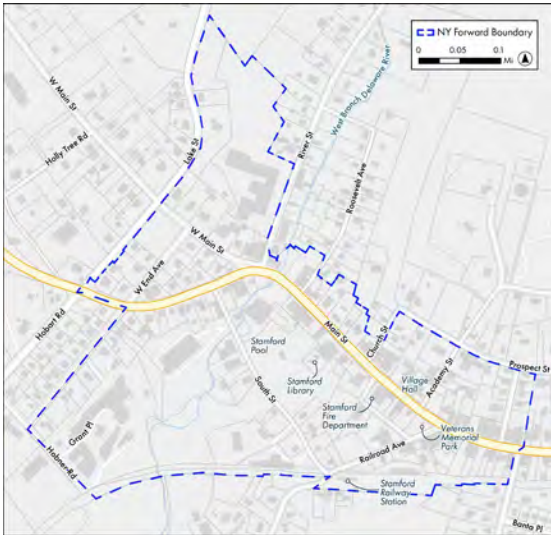
Funding/Cost

NYF Funding: \$38,500

Other Funding \$0

% Match 0%

TOTAL COST \$38,500



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

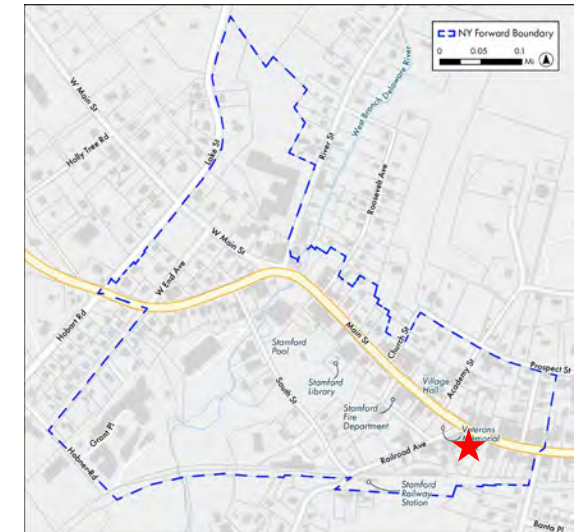
Funding/Cost

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

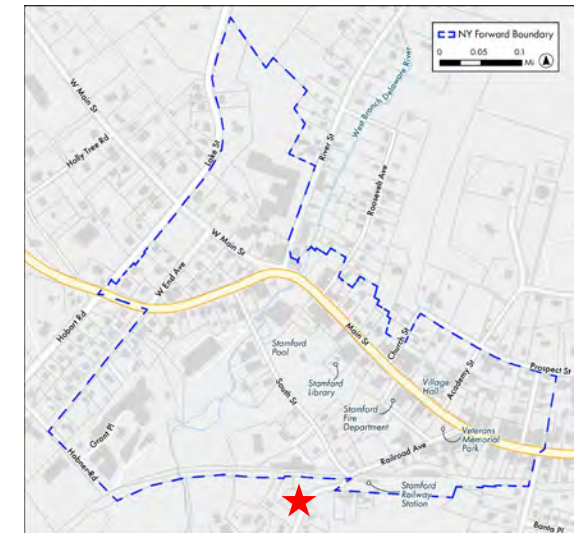
Funding/Cost

NYF Funding: \$800,000

Other Funding \$400,000

% Match 33%

TOTAL COST \$1,200,000



RAILROAD AUTO

Description

- Expand existing autobody facility with additional garages and lifts.



Existing Aerial

Comments/Questions

- Applicants must provide a minimum 25% match.
- Project is outside NY Forward boundary.

Location: 43 Railroad Ave

Sponsor: Vyadesh Badal

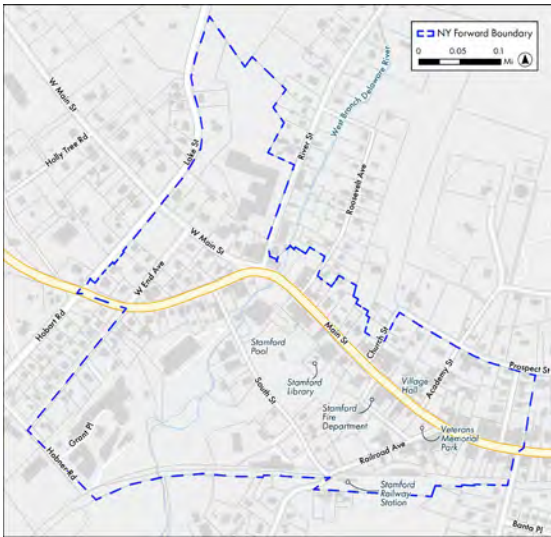
Funding/Cost

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 the 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

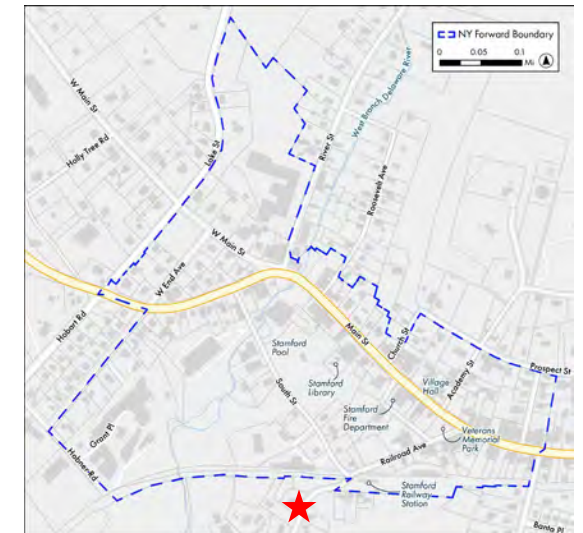
Funding/Cost

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

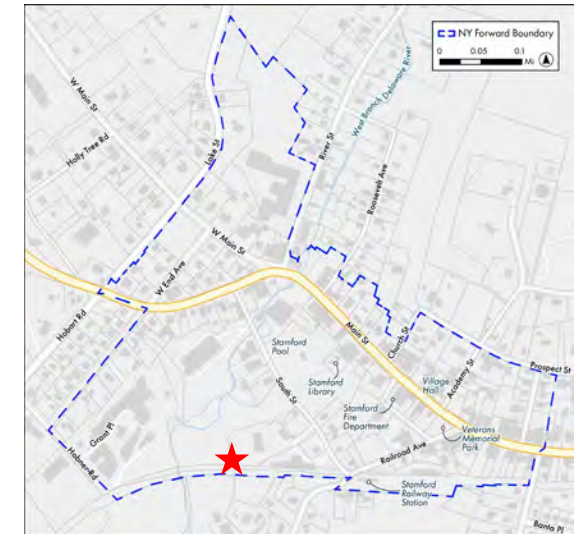
Funding/Cost

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

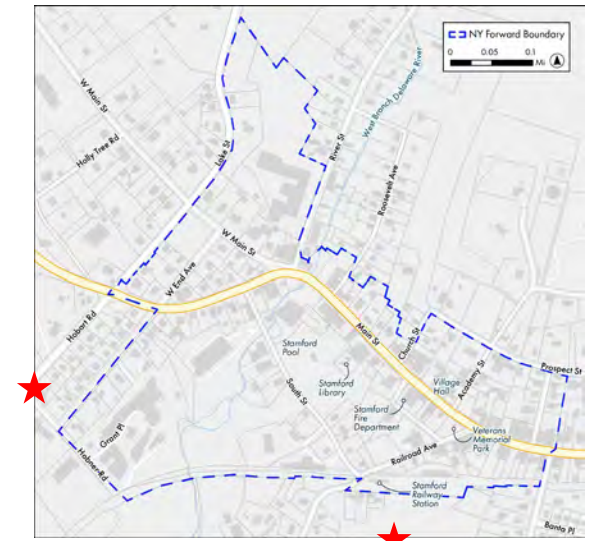
Funding/Cost

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

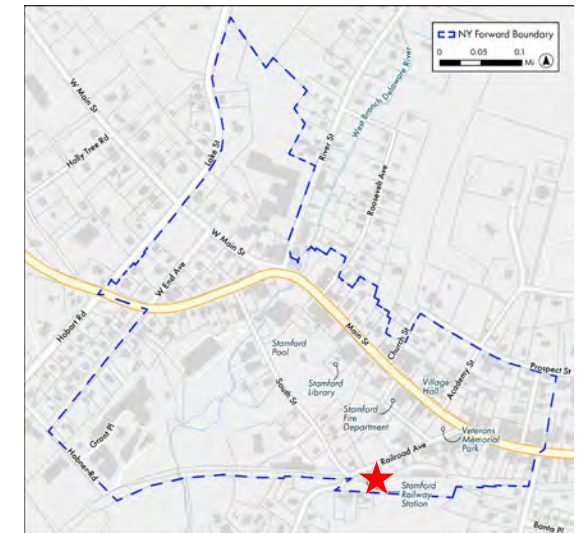
Funding/Cost

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

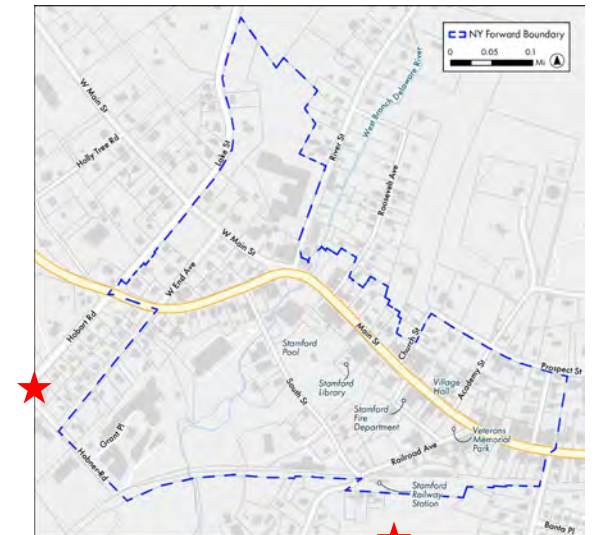
Funding/Cost

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

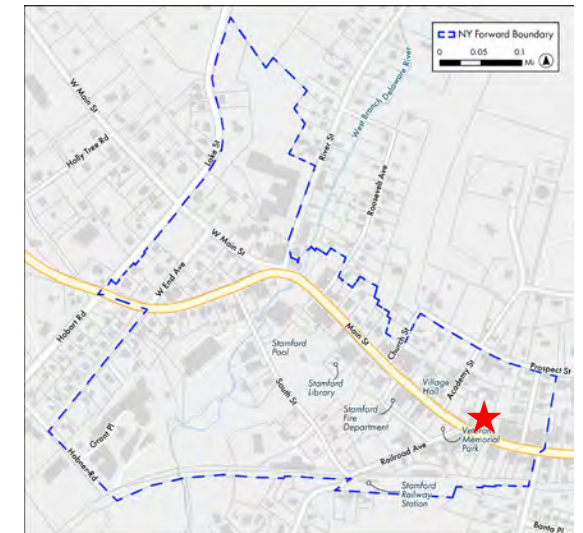
Funding/Cost

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

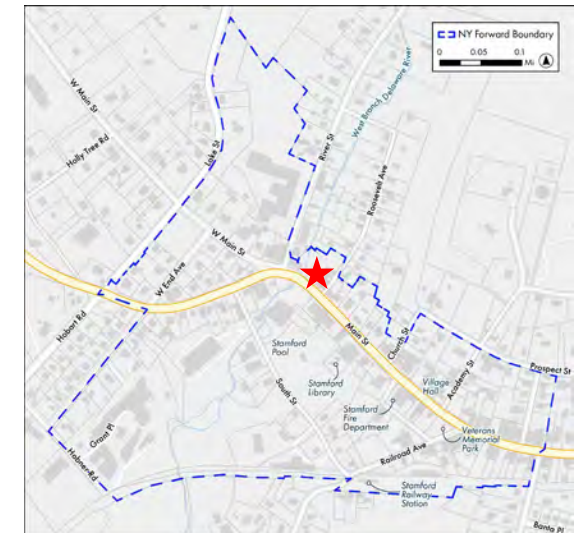
Funding/Cost

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

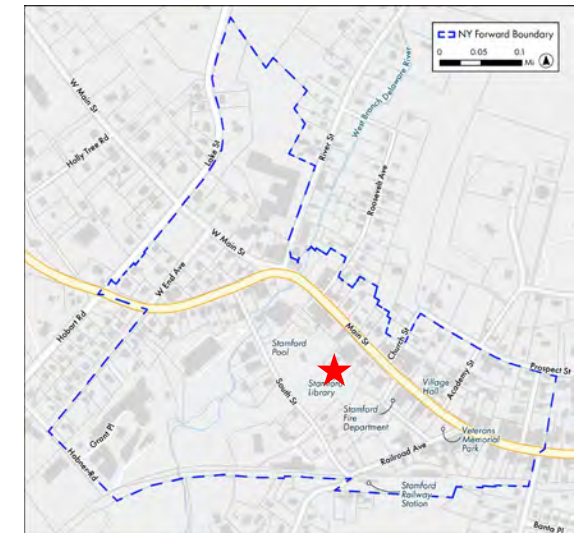
Funding/Cost

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 (28 Railroad Ave)	Create accessible ramp, entrance, restrooms, and improve pedestrian safety.	Robert & Donna Kennedy	\$105,000	\$140,000	25%
Maison Bebe (94 Main St)	Renovate historic building and expand spa offerings.	Remedios Holwick	\$35,850	\$47,800	25%
It's Five O'Clock Somewhere Wine & 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 (40 Lake St *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%

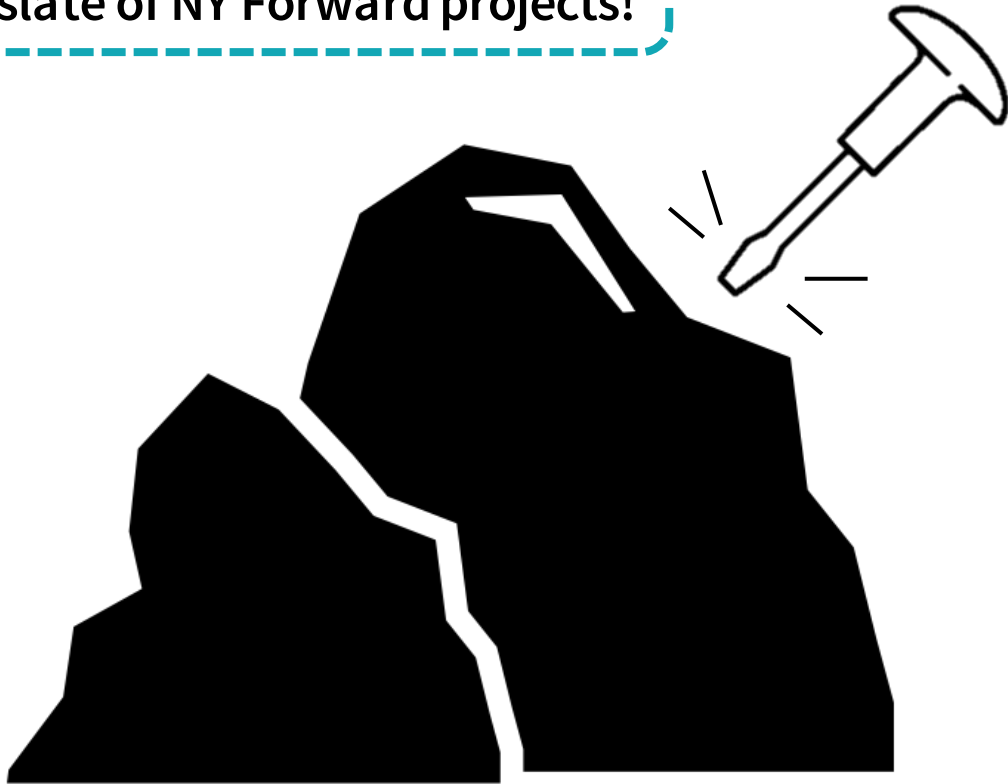
SMALL PROJECT FUND

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%
TOTAL			\$2,299,632	\$2,807,043	

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
- **LPC Meeting #3** - Wednesday, October 14, 2026 | 5:00 – 7:00 PM, Village Hall
- **LPC Meeting #4** - Wednesday, November 18, 2026 | 4:30 – 6:30 PM, Village Hall
- **Public Workshop #2** – Wednesday, November 18, 2026 | 7:00 – 9:00 PM, Village Hall

- **Public Comment**



Department of State

Downtown Revitalization Initiative & NY Forward