

# REVITALIZE DOWNTOWN ATHENS

**NYF Community Meeting Two and LWRP Community Meeting One**



October 7, 2024

[Home](#) | [Revitalize Athens NY](#)

<https://www.revitalizeathensny.com>

# New York Forward Meeting Two



# Why Athens? Why Right Now?

## What We Need From You.

- Update on application components.
- Provide input on the transformational projects.
- Review the walkable boundary.
- Add to documentation of investments made in the past 5-10 years.
- Document full, part-time and seasonal jobs created.
- Describe transformational projects you would like the Village to advance.
- Provide endorsement letters of support.
- Next Steps.

**Address letters (but do not mail) to:**

Capital Region Economic Development Council  
(CREDC)

Michael Yevoli, Regional Director

433 River Street, Troy, NY 12180

# Life In Athens

- Athens, first settled in the late 17th century, is a small Hudson River waterfront community
- The historic downtown continues to be economically viable as the hub of activity
- Second Street remains the essential corridor with 11 of the 30 proposed projects located on Second St.

## Second Street Sets the Table



Most buildings in this photo stand today on 2nd Street, the business district.

# Four Categories of Eligible Projects

## PUBLIC IMPROVEMENTS

Such as investments in **transportation, streetscapes, open space, broadband, public art, accessibility** and other public realm projects

## NEW DEVELOPMENT AND REHABILITATION OF EXISTING STRUCTURES

Can be for **mixed-use, commercial, or public uses** that provide jobs, housing, or community services

## SMALL PROJECTS GRANT FUND

**One locally managed fund** (up to \$600K) to undertake smaller projects such as façade upgrades, public art, and sidewalk repairs

## BRANDING AND MARKETING

One-time costs for downtown projects that **target residents, investors, developers, or visitors** (e.g., for materials or signage)

**What is not eligible:** Planning, staffing, operations/maintenance, property acquisition, most parking. **Note:** Costs already incurred are not eligible as match

# What makes a great (and eligible) project?

“It is expected that the majority of DRI/NY Forward funds will be used for capital projects that will transform the physical environment of the downtown in ways that will benefit current residents and future generations.”

2024 Guidance

**Need to identify a robust range of transformative projects** and opportunities that could become part of the community’s **Strategic Investment Plan**.

- Need to make sure each project:
  - Fits in an **eligible project category**
  - Coordinates with property owners/**project sponsors**
  - Aligns with the **vision** for revitalization
  - Aligns with the **State’s program goals**
  - **Is supported by the public**
  - Benefits the **broader community**, not just the sponsor
  - **Is ready** for implementation
  - **Leverages funding** to the greatest extent possible
  - Is led by a project sponsor with the **ability to implement and administer a State grant**

**For a \$4.5 million NYF proposal, Athens needs \$8-10 million in projects to assure NYS there are options if a project cannot advance.**

# NYF Summary

- **31 projects/subprojects** including **19 new or significantly expanded** from 2023 NYF submission.
- Of the 31 projects/subprojects, **12 are located on Second Street (including Complete Streets)**.
- **10 projects are related to the waterfront** and waterfront amenities.
- Projects total value is **\$21.0 M with \$14.4 M in NYF** eligible projects and **\$6.45 M** in local match (31% match ratio overall).
- We have documented **\$231M in recent And impending investments**.
- Includes **18 projects sponsored by private sector**, 4 by the nonprofit sector and 9 by the Village of Athens.
- The projects estimate **145 jobs** will result from this investment. **80 jobs** have recently been created.
- There are **24 +affordable apartments** being rehabbed or complete in the project buildings.



# DRAFT NYF Boundary and Projects

## SETTING THE TABLE on SECOND STREET PROJECTS

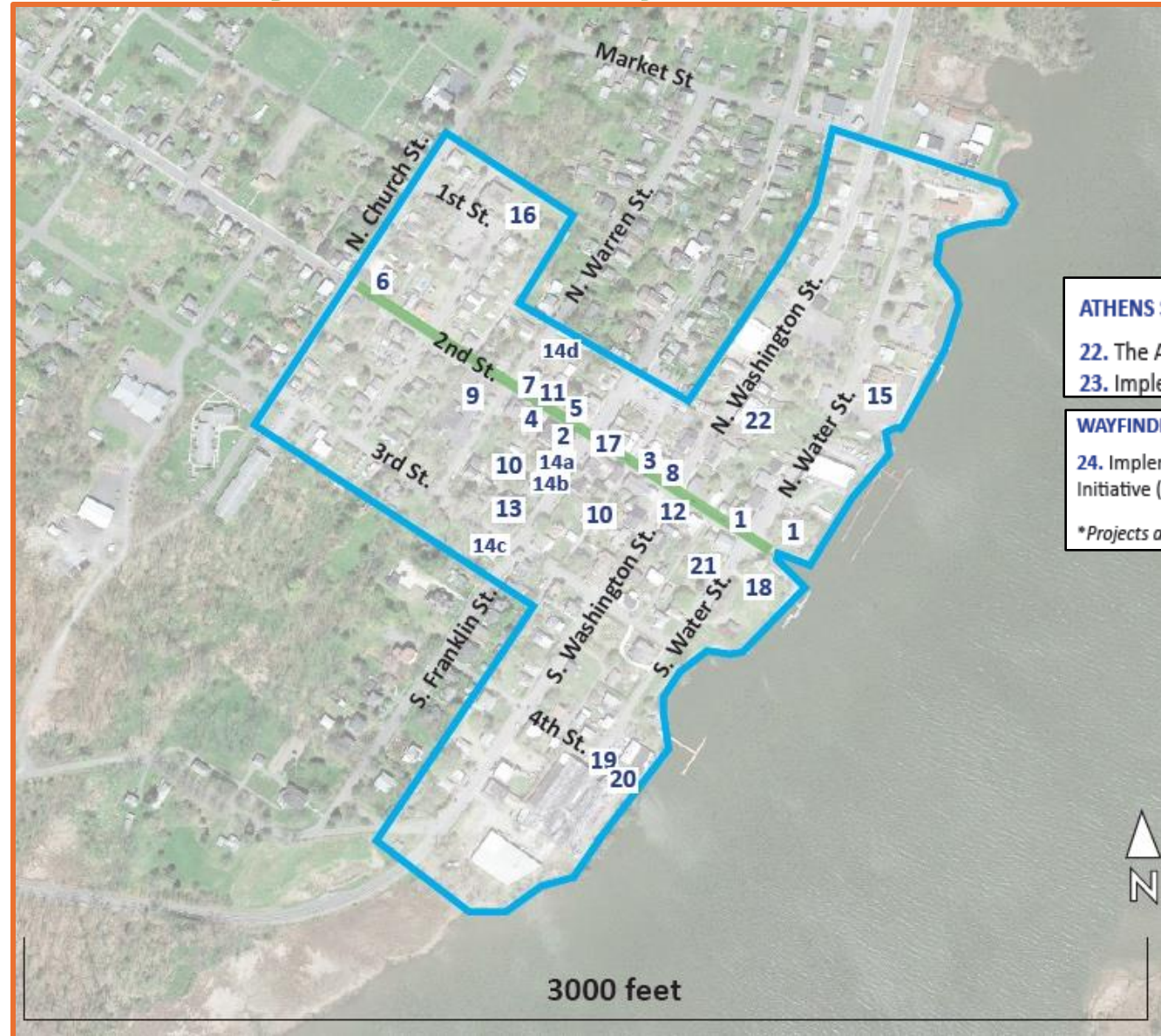
1. The Stewart House (2 Second St.) & River Grill
2. Brooks Opera House (21 Second St.)
3. Athens Cultural Center (24 Second St.)
4. Tenth House Health (29 Second St.)
5. Commercial Building Restoration (46 Second St.)
6. D.R. Evarts Library (80 Second St.)
7. Warren Arms Building (62 Second St.)\*
8. Mixed-Use Building (18 Second St.)\*
9. Rivertown Senior Center Improvements (39 Second St.)\*
10. Alleyways of Athens (Second & Third St. Alleyways)\*
11. Glenco Building (56 Second St.)

## OTHER TRANSFORMATIONAL PROJECTS

12. Athens Antiques (1-3 S. Washington St.)
13. Trinity Episcopal - Event Venue (12 S. Franklin St.)
14. Multi-Unit Rehab of Affordable Housing (Multiple Sites):
  - 14a. 6 S. Franklin St.
  - 14b. 8 S. Franklin St.
  - 14c. 16 S Franklin St.
  - 14d. 3 N Warren St.

## WATERFRONT REVITALIZATION PROJECTS

15. Hudson River Garden (11 N. Water Street)
16. Athens Community Building (2 First St.)
17. Complete Streets (Second St. from Water St to Warren St.)
18. Village of Athens Waterfront Projects
  - Athens Update the Sea Wall (1 S. Water St.)
  - Upgrade the Ferry Slip (1 S. Water St.)
  - Extend Transient Docking (1 S. Water St.)
  - Athens Riverfront Park (1 S. Water St.)
19. Kayak Launch (23 S. Water St.)
20. The Trojan Kayak Race (23 S. Water St.)\*
21. Stella's Restaurant (6 S. Water St.)\*



## ATHENS SMALL BUSINESS GRANT FUND

22. The Athens Tourist Map (13 N. Washington St.)
23. Implement the Fund (Downtown wide)

## WAYFINDING & BRANDING INITIATIVE

24. Implement Village of Athens Wayfinding & Branding Initiative (Downtown wide)

*\*Projects are part of the Athens Small Business Grant Fund*

## LEGEND

- NY Forward Downtown Focus Area
- 5 minute walk from center

# Athens Small Business Grant Fund

**Sponsor:** Village of Athens

**Total:** \$440,000

**NYF Funds:** \$300,000

**Local Match:** \$140,000 (Existing Historic District Fund)

**Jobs:** Construction period jobs would be supported.

- Locally managed fund to support range of smaller downtown projects such as façade improvements, building renovation, business assistance, public art, expansion and improvement, accessibility and climate adaptation.
- A consultant would be hired to administer the project.
- Fund is capped under NYF at \$300,000. The Village can make the case for a larger fund up to \$600,000 if there are enough projects.
- Nine potential Athens Small Fund Projects have been identified (see following categories).



## Restore the Brooks Opera House and Build Housing at Second Street at 21 2<sup>nd</sup> St.

**Sponsor:** Brian Beckmann - Athens Commons LLC

**Total:** \$1,825,000

**NYF Funds:** \$1,500,000

**Local Match:** \$325,000

**Jobs:** Jobs retained, expanded, and created is estimated at 50.

**Readiness and Timeframe:** Site owned by sponsor. Complete 2026-2027.

- Use includes 1<sup>st</sup> floor storefronts, second floor restoration of the Opera House as a venue and mercantile. 3rd floor will have 5 apartments.
- Must meet standards of the National Register of Historic Places
- To date the sponsor has acquired the building (\$931k) and commenced restoration (\$1.77 M. to date)
- The sponsor requests \$1.5 M to complete 3rd-floor apartments, complete 2nd-floor venue/mercantile, complete 1st-floor buildout, and install solar panels for green energy.



## Athens Cultural Center Accessibility Project (Nonprofit) at 24 Second Street

**Sponsor:** Rebecca Hart, Athens Cultural Center

**Total Cost:** \$1,091,630

**NYF Request:** \$605,500

**Match:** \$486,130 in other grants

**Jobs:** Project will create construction period jobs and 15 partner jobs.

**Readiness and Timeframe:** Site is owned by the Village. Complete 2026-2027.

- The Athens Cultural Center is a gathering place for local arts, community happenings, classes, and imagination.
- Future use includes space for exhibitions, classrooms, meeting spaces, offices, and a large community gathering space.
- Project cost is \$1,091,630. The sponsor requests \$605,500 in NY Forward funds for accessibility and life safety.
- Post rehab. ACC will have over 6,000 SF for programming and use by community and civic groups and private users.
- ACC intends to expand its programming, offering year-round classes for youth, adults, and seniors on location.



## Tenth House Health Window and Door Restoration at 29 Second Street

**Sponsor:** Jennifer Sokolov

**Total Cost:** \$295,000

**NYF Request:** \$221,245

**Match:** \$73,750

**Jobs:** Jobs retained, expanded, and created is 1.

**Readiness and Timeframe:** Site is owned by the sponsor.

Complete 2026-2027.



- The project will replace wood flooring, add a heating or insulating element, point and seal the brick building, install yoga walls and repair and restore all historic windows.
- The business will need to relocate during restoration.
- The energy savings would generate enough savings to enable the sponsor to hire an assistant.
- NYSERDA evaluated the space and indicated that the main source of expense was leaky windows and doors. Heating and cooling costs makes it difficult to grow the business.



## Small Project Fund: Restoration of Commercial Building at 46 Second Street

**Sponsor:** David Forbes, 46 Second St Realty LLC .

**Total Cost:** \$800,000

**NYF Request:** \$600,000

**Match:** \$200,000

**Jobs:** The total jobs retained, expanded, and created is estimated at two positions and more when the construction company relocates to Athens.

**Readiness and Timeframe:** Site is owned by the sponsor. Complete 2026-2027.

- The building will become home to a construction company moving from Newburgh.
- Project scope includes core & shell, replace historic bay window & storefront, framing & insulating to passive standards, residential triple glazed windows, MEP & energy recovery system, and interior finishes.



## Evarts Library Exterior Upgrades at 80 Second Street

Sponsor: Kathy Jackson, D. R. Evarts Library 8 Market Street

Total: \$

NYF Funds: \$

Local Match: \$

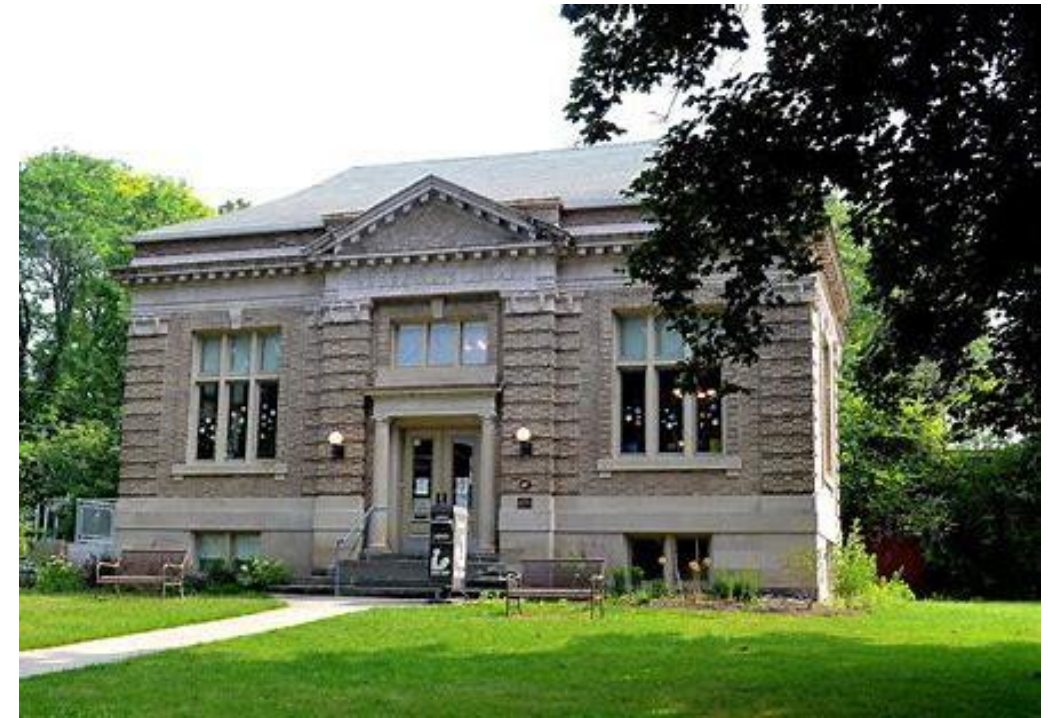
**Jobs:** The total jobs retained, expanded, and created is 1.

**Readiness and Timeframe:** Site is owned by the sponsor.

Complete 2026-2027.



- The library is going through extensive renovations for accessibility, costing upwards of \$1.7 M.
- Sponsor will complete exterior upgrades, install an informational kiosk, restore the children's garden, install more street furniture, install lighting bollards, add stormwater drainage improvements and expand the children's museum.



## Second Street Projects Under Implement and Expand Athens Small Business Fund

- **Small Project: Restore the Warren Arms Building Historic Facade a 62 Second Street.** The upgrade and renovations of this historically important and appealing building will add significant passerby eye appeal and contribute meaningfully to the overall charm, beauty, and attraction of downtown. The sponsor will restore the exterior/facade including new windows, install a pergola on the patio, and expose a historic antique glass transom over the front door.
- **Small Project: Restoration of Historic 18 Second Street** is proposed by sponsor Phillip Miller. The scope includes masonry repair, window replacement, basement access stair replacement, restoration of the porch and relining the chimney of this large highly visible building built in the 1800's. Window replacement will improve energy efficiency while other projects will maintain building integrity.
- **Small Project: Rivertown Senior Center Improvements** are proposed by Rivertown Senior Center which offers activities for seniors and their caregivers. The Center proposes to replace vinyl siding, add a grease trap outside of the building in the alleyway and connect a new sewer line, install new drainage and gutters and make roof repairs.



## Second Street Projects Under Implement and Expand Athens Small Business Fund

### Alleyways of Athens

Sponsor: Whitney Parshall, Business owner of Opera House Co.

- The project improves 2nd and 3rd Street alleyways, running parallel with South Washington.
- These are low traffic lanes perfect for a stroll or dog walking. Improvement and signage could drive traffic to current future small businesses attached to the structures.
- Sponsors invested \$45,000 to reuse an alley structure into a retail/ design showroom called Opera House, showcasing home furnishings, antiques, home fabrics and wallpaper. Accessed through 2nd Street alleyway, the business has garnered a good amount of press that benefits the Village.
- Scope includes soil, plantings, mulch soil and hardscaping.
- The small business' in the alleyways will benefit from the beautification, driving traffic down them as well and the general population of the village to enjoy the scenery.



## Other Transformational Projects Under Implement and Expand Athens Small Business Fund

### Small Project - Athens Studio NY at 45 N Washington St.

**Sponsor:** Alice Ottosson, Owner

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- Woman-owned business makes tailored garments with an artistic influence.
- Business has been approved for roof-mounted solar panels.
- Scope includes rehabbing the building at 45 North Washington Street.
- Total investment is \$57,333 with NYF request of \$43,000 and match of \$14,333 including back porch (\$25K), flooring (\$4.5K); bathroom(\$1.5K) and window replacement (\$12K)



## : Restore the Athens Antiques 1-3 Washington Street

**Sponsor:** Ron Puhalski, Athens Antiques

**Total Cost:** \$315,000

**NYF Request:** \$236,250

**Local Match:** \$78,750

**Jobs:** The total jobs retained, expanded, and created is 1.

**Readiness and Timeframe:** Site is owned by the sponsor. Complete 2026-2027.

- Sitting a block from the river, Athens Antiques has been an anchor shop for almost 20 years.
- It is a tourist attraction with lots of foot traffic where visitors can also get more information about Athens.
- The sponsor will invest \$315K in energy efficient windows, display area repairs, energy efficient lighting, bathroom/plumbing, flooring, paint, masonry, shelving/storage, and website/technology/ equipment.



# Restoration of Trinity Episcopal for Community Center & Event Venue at S. Franklin & 3rd Street

**Sponsors:** Todd & Carol Bernard

**Total Cost:** \$455,000

**NYF Request:** \$227,500

**Match:** \$227,500

**Jobs:** The total jobs created is estimated at 2 FTE and 1 PTE.

**Readiness and Timeframe:** Site is owned by the sponsor. Complete 2026-2027.

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- Trinity Episcopal a beautiful example of Rural Gothic Stick-Style Ecclesiastical architecture.
  - The building has been successfully used for local public events. Future uses include boutique private events, performance space, business retreats, historical tours, pop-up events, and regional farm and holiday markets.
  - Project proposes stained-glass exterior painting and façade, interior upgrades, electrical upgrade, wood floor repair, restore original stained-glass windows, handicap access, restore bluestone steps, retaining wall, bathroom upgrade, and HVAC upgrade.



# Scattered Site Rehabilitation of Historic Buildings for Affordable Housing

**Sponsor:** Michael Black – Glenco Historic Preservation Co.

**Total:** \$390,000

**NYF Funds:** \$285,000

**Local Match:** \$95,000

**Jobs:** Jobs retained, expanded, and created is estimated at 25.

**Readiness and Timeframe:** Site is owned by the sponsor.

Complete 2026-2027.

The sponsor proposes to rehabilitate five historic buildings for over 20 units of affordable housing.

- **The Postal Inn at 3 North Warren Street** - The scope is to insulate exterior walls.
- **Glenco Building at 56 2nd Street** - The scope includes interior and exterior paint, plaster repairs, wall and floor insulation, window weatherization and chimney.
- **The Loft at 6 South Franklin Street** - The scope includes interior and exterior paint, door and window replacement and weatherization.



- **Woodchuck Hall at 8 South Franklin Street** - The scope includes entire rehab of an abandoned building for future use as affordable housing.
- **The Old Nest at 16 South Franklin Street** – The scope includes installing 1<sup>st</sup> floor central heat, replace windows and doors, restore front porch, paint interior and exterior, make kitchen and bath upgrades and install new flooring.

# Athens Community Building Accessibility, Gymnasium and Museum Improvements at 2 First Street

**Sponsor:** Village of Athens

**Total:** \$3,125,000

**NYF Funds:** \$2,250,000

**Local Match:** \$875,000

**Jobs:** Construction period jobs would be supported.

**Readiness and Timeframe:** Site is owned by the sponsor. Complete 2026-2027.

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- The scope is to improve ADA access and egress, improve the gym and museum, improve the building envelope, make energy efficiency improvements, and upgrade electrical and mechanical systems, making future operation and maintenance of the building sustainable.





Department  
of State

# LWRP Community Meeting One

This presentation was prepared with funding provided by the NYS Department of State under Title 11 of the Environmental Protection Fund.



# AGENDA Athens Local Waterfront Revitalization Program & NYF

## AGENDA

- LWRP Waterfront Steering Committee/WAC
- NYS DOS Role in Helping Athens Update its LWRP
- Consultant Support - Team Members and Timeline
- What is a LWRP?
- Community Engagement and Website (Shared)
- Discussion about the WRA Boundary
- Review of Potential NYF Waterfront Projects

## MORE INFORMATION

Local Waterfront Revitalization Programs in the Coastal Area: Guidance Manual for Preparing Local Programs



Photo: Scenic Hudson



**Department  
of State**

This presentation was prepared with funding provided by the NYS Department of State under Title 11 of the Environmental Protection Fund.

# Athens Local Waterfront Revitalization Program

## Waterfront Advisory Committee (WAC)

The Waterfront Advisory Committee is made up of local, diverse representatives who oversee and coordinate development of the LWRP. The existing WAC reviews proposed projects within the Waterfront Revitalization Area for consistency with Athens' LWRP.

For the 2024 LWRP Update, additional community members will work in tandem with the existing WAC to help guide the planning process for a new LWRP.

Meeting Notes Coming Soon

NYS DOS Coastal  
Resources Staff

- April Brun
- Lisa Vasilakos

River Street Planning &  
Development Staff

- Margaret Irwin
- Christina Snyder

6-8 committee meetings and 3 (+) public events.

## 2024 LWRP Update Steering Committee

### Current Waterfront Advisory Committee Members

- Amy Serrago – Mayor, Village of Athens
- Andrea Smallwood – Current WAC Chair
- Caroline Gillaspie – Current WAC Member
- Paul Petramale – Current WAC Member
- Paul Salvino – Current WAC member
- Caitlin VanValkenburg – Current WAC member

### Additional LWRP Update Steering Committee Members

- Lois Ballinger – Waterfront Business Owner – The Stewart House
- Todd Bernard – Comprehensive Plan Implementation Committee Chair
- Sheila Brady – Comprehensive Plan Implementation Committee Member and riverfront resident
- Bob Braine – Riverfront resident, builder and avid kayaker
- Joe Dillberg – Village Trustee, liaison to DPW and Water/Sewer
- Maggie Moree – Planning Board Chair
- Leslie Reed – Conservation Advisory Council Member and riverfront resident
- Merrill Roth – Former Conservation Advisory Council Member, riverfront resident and commercial real estate professional

<https://www.revitalizeathensny.com/lwrp>

# LWRP Website

## Local Waterfront Revitalization Program

First designated in 2002, a new **land and water use strategy** for the Village of Athens' Waterfront Revitalization Area is being developed under a grant provided by New York State Department of State (DOS). The Village will have the opportunity to build consensus on waterfront projects and adopt the Local Waterfront Revitalization Program (LWRP) as a central implementation tool and framework for waterfront use.

The LWRP will be guided by a local [Waterfront Advisory Committee](#) and will propose a series of community-supported Waterfront Revitalization Projects.



Photo Village of Athens, NY

## Waterfront Planning Process

### Waterfront Advisory Committee

The WAC is made up of local, diverse representatives who will oversee and coordinate development of the LWRP.

Meet the WAC

### LWRP Events

The LWRP Planning Process is underway with the first WAC Kick-Off Meeting planned for September 2024. Check back for the first public meeting to introduce the program.

Events

### Waterfront Revitalization Projects

Projects for the Waterfront Revitalization Area will be developed as part of the LWRP planning process.

Coming Soon

### Prior Planning: Athens' 2002 LWRP

In 2002, the Village of Athens developed its first Local Waterfront Revitalization Program. It's time to update the plan to reflect the Village's current vision and context.

Read 2002 LWRP

## About Athens' LWRP

A new land and water strategy for the Village of Athens' waterfront revitalization area is being developed under a grant provided by New York State Department of State (DOS). The Village will have the opportunity to build consensus on waterfront projects and adopt the Local Waterfront Revitalization Program (LWRP) as a central implementation tool and framework for waterfront use. Athens' LWRP will capitalize on opportunities to enhance the waterfront experience in the village for residents, workforce and visitors. Multiple public meetings will be held to give residents the chance to share input on the waterfront plan and projects. A final public meeting for review of the plan will be held after DOS approval of the draft LWRP.

This project will develop a full formal Local Waterfront Revitalization Program and will include the following components.

- Waterfront Revitalization Area (WRA) Boundary
  - Inventory and Analysis
  - Local Waterfront Revitalization Policies
  - Proposed Land and Water Uses and Proposed Projects
  - Techniques for Local Implementation of the Program
  - Federal and State Actions and Programs Likely to Affect Implementation of the LWRP
  - Local Commitment and Consultation
  - State Environmental Quality Review (SEQR)
  - Draft and Final Document
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  - State Environmental Quality Review (SEQR)
  - Draft and Final Document

See <https://dos.ny.gov/local-waterfront-revitalization-program> for more information on the program. The DOS site explains the Local Waterfront Revitalization Program in detail, as well as providing resources such as:

- How to develop a Revitalization Program
- Overview of plans & regulatory tools communities have adopted to implement state & local coastal policies
- Description of LWRP approval process
- Case studies of LWRPs across New York State
- Model laws designed to increase resilience and tools for mitigating effects of climate change on natural and built environments

# Athens Local Waterfront Revitalization Program and NYF Public Input

## COMMUNITY ENGAGEMENT STRATEGY

- Waterfront Advisory Committee Meetings
- Three Community Workshops
- Revitalization Website
- Community Survey
- Call for Projects
- Interviews & Focus Groups as Needed
- Meeting with Business Owners (with NYF)

## OUTREACH METHODS

- Village newsletter
- Announcements at events
- Flyers and posters
- Save the date cards
- Mailers (if necessary)
- Press releases and interviews
- Hybrid meetings with recordings posted on the website

DRAFT COMMUNITY ENGAGEMENT STRATEGY WILL BE POSTED ON THE WEBSITE.

[Video: Introduction to Local Waterfront Revitalization Programs - YouTube](https://www.revitalizeathensny.com/lwrp)  
<https://www.revitalizeathensny.com/lwrp>

## NEW YORK FORWARD COMMUNITY ENGAGEMENT STRATEGY

- NYS Survey
- NYF Call For Projects
- Integrate Business Power Input workshop
- Interviews and Focus Groups

# Enacting an LWRP builds on 50 years of Federal, State, & Local Legislation

1972      1981      1982      1986      1992      1999      **2002**

Federal  
Coastal Zone  
Management  
Act

NYS Article 42  
Waterfront  
Revitalization of  
Coastal Areas  
Act

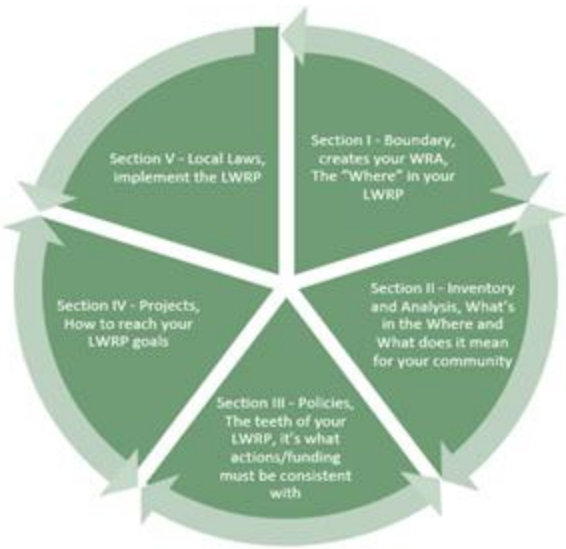
NYS Coastal  
Management  
Program  
approved  
regulations  
first adopted  
and approved  
(NYC)

Article 42 was  
amended to  
expand the  
benefits of the  
Act Landward

Article 42 was  
amended to  
include  
Comprehensive  
Harbor  
Management  
Plans

Long Island  
Sound Coastal  
Management  
Program

**Village of  
Athens  
Adopts its  
LWRP**



**LOCAL WATERFRONT REVITALIZATION  
PROGRAM (LWRP) EXPRESSES A VISION FOR  
LAND AND WATER USES AND PROVIDES THE  
MEANS TO ACHIEVE THAT VISION.**

## Circular Nature of an LWRP

Sections are interrelated, one section informs the next.

# Local Waterfront Revitalization Program - Purpose

*“Municipalities are in the best position to determine their own waterfront objectives and to adapt statewide approaches”. (NYS DOS)*

The Village and its stakeholders will:

- Evaluate local waterfront resources.
- Develop goals.
- Develop a comprehensive strategy to best use resources.
- Propose future projects.
- Adopt a local program to guide appropriate development.

## Purpose of the LWRP

- Specify legal techniques for implementation.
- ID local regulations guide future land uses.
- Regulations must:
  - Ensure development is well-designed/sited.
  - Provide for public access to the water.
  - Prevent displacement of water dependent uses.
  - Conform land uses to State regulations.
  - Reduce impacts from flooding, erosion and rising water levels.

# Local Waterfront Revitalization Program Benefits

- Attract appropriate development
- Protect waterfront and valued resources
- Ensure eligibility for further funding
- Establish consensus
- Create long-term partnerships (with community organizations and State agencies)
- Provide a comprehensive framework for decision-making
- Ensure that actions by federal and State agencies (permits, funding) are consistent with the LWRP

## LWRP Approved by Secretary of State

Local review of  
actions in the  
LWRP  
(Revise Village Local  
Consistency Law)

NYS review  
of actions in  
the Coastal  
Zone

Federal review of  
actions in  
the Coastal Zone



Photo: Athens Riverfront Park

## PARTNERSHIPS

- Establish State/local partnerships for planning, TA, advice
- Government agency actions that impact local waterfront
- Technical assistance provided ongoing from NYS DOS
- Opportunity to apply for funding from State grants

# What is a Local Waterfront Revitalization Program?



## LWRP SECTIONS

- I. LWRP Revitalization Area Boundary (Waterfront Revitalization Area & Harbor Management Area)
- II. Inventory and Analysis (Existing Conditions)
- III. Local Waterfront Revitalization Policies (Guide Future Actions of All Levels of Government)
- IV. Proposed Land and Water Uses and Proposed Projects (Includes Harbor Management Plan)
- V. Techniques for Local Implementation
- VI. Federal and State Actions and Programs Likely to Affect Implementation
- VII. Local Commitment and Consultation (With Other Affected Federal, State, Regional and Local Agencies)

## Additional Elements:

- Project Initiation
- Waterfront Advisory Committee
- Community Engagement with Three Public Meetings
- Local Consistency Review Law
- New or Amended Local Laws Necessary to Implement the LWRP and HMP
- Comprehensive Harbor Management Plan (HMP)
- Guidelines for Notification and Review of State Agency Actions
- Appendices
- SEQRA
- 60-Day Review Draft LWRP
- Reporting

# Review Process

- Submit sections sequentially per your workplan
- LWRP Sections will be reviewed and sent back to you with DOS Comments
- Upon submission of 60 Day Review Draft LWRP there are additional steps before approval
- 60-day Review period – LWRP sent to State and federal agencies

## LOCAL ADOPTION

When the LWRP is complete, has been reviewed by the Department of State, and has gone through the 60-day public comment period, the municipality will adopt the Final LWRP and supporting local laws by resolution(s).

## STATE APPROVAL

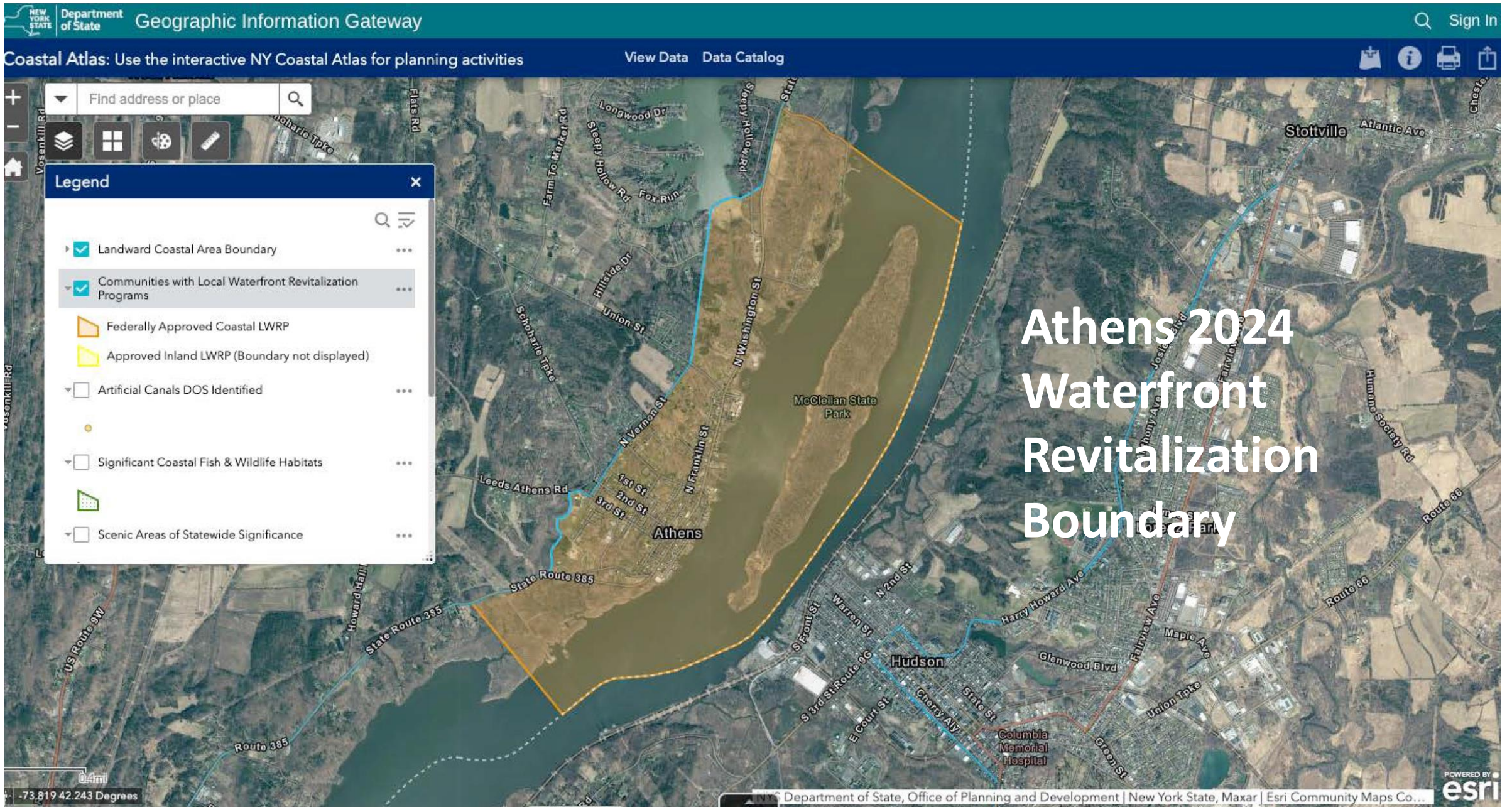
Once adopted by the local municipality, the final LWRP is formally submitted to the DOS.

After final review and development of the findings, the LWRP is sent to the Secretary of State with a recommendation for approval.

Once approved, DOS will notify the community, State legislators, adjacent communities, and state agencies that may have potential effect on the LWRP.

## FEDERAL APPROVAL

The final step is submission of the LWRP to the National Oceanic and Atmospheric Administration, Office of Coastal Management (OCM). DOS will submit the Final LWRP to OCM, requesting a Program Change to the State's Coastal Management Program.



# Discussion of Athens 2024 Waterfront Revitalization Boundary

**Coastal Area Boundary (Landward)** can be changed only with approved justification for expanding land within the NYS State Coastal Area.



Boundaries cannot extend past **Village Limits** (currently north, east & south WRA boundaries).

**Waterside Boundary** may be changed to regulate less of the Harbor Management Area.

## To suggest changes to NYS DOS:

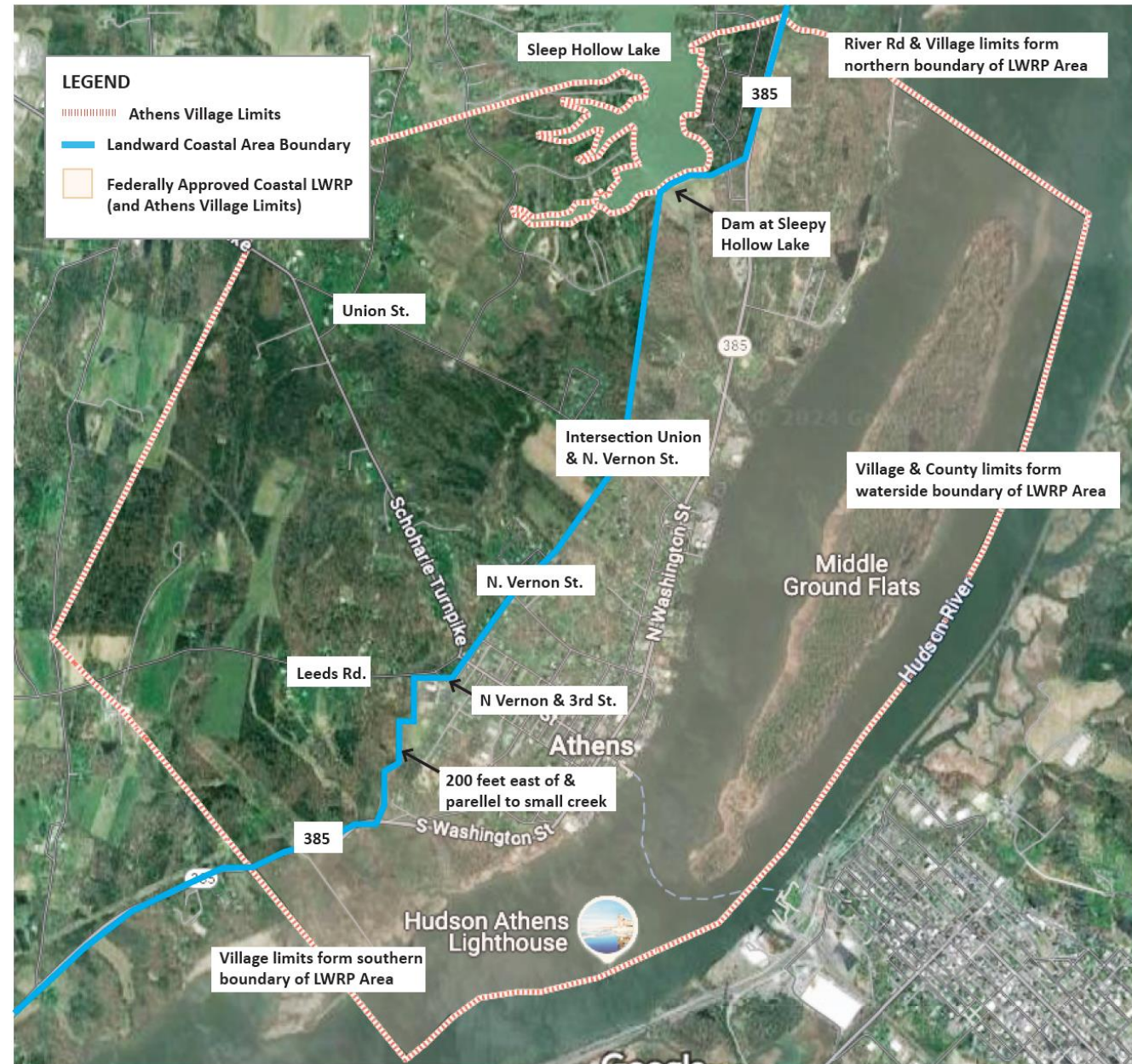
- Justify why the expanded area is important for inclusion in the WRA
- Identify number of acres/square miles to be added to State Coastal Area
- Proposed change must be approved by the DOS

# Discussion WRA Boundary

Is the current boundary appropriate?

Is there any reason to consider a modification?

- Should the Village regulate less of the current Harbor Management Area (waterside boundary)?
- Are there significant resources currently \*not\* included in the landward boundary, such as:
  - Areas of exceptional scenic value
  - Agricultural or recreational lands
  - Designated major tributaries and associated headlands
- **Note** the boundary should only be extended landward to the extent necessary to control shorelands and **“to the extent that Landward waters and uplands are strongly influenced by each other.”**
- Drawing a larger landward WRA must align with the purpose of the LWRP.



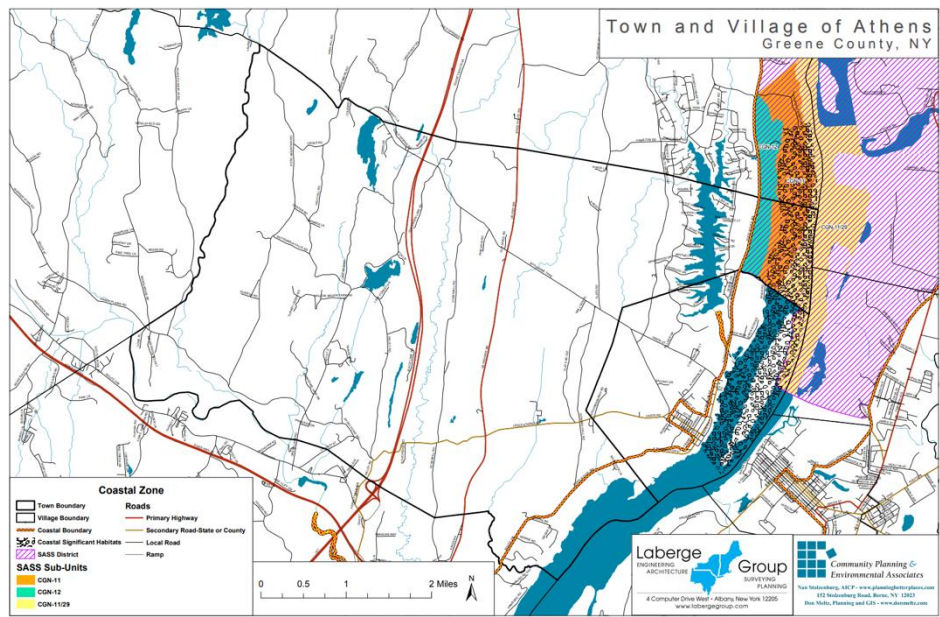
# Inventory and Analysis (I&A)

## Collect, map & analyze data to understand LWRP area:

- Determine opportunities and constraints
- Understand local, state, federal regulations & authorities
- Provide a basis/rationale for all sections of the LWRP
- Include water-dependent and harbor uses to support the HMP
- Use DOS checklist to determine local priorities for the I&A

## Maps in the 2020 Comprehensive Plan

- Zoning
- Land Use
- Habitat
- Topography
- Slopes
- Soils
- Flood Hazard
- Wetlands
- Coastal Zone
- Farm Soils
- Historic district



Inventory and Analysis Checklist

| Existing Land and Water Uses and Public Access   | Present & Priority       | Not Present & a Priority | Present & Non-Priority   | Not Present & Non-Priority |
|--|--------------------------|--------------------------|--------------------------|----------------------------|
| <b>Existing Land and Water Uses</b>  |                          |                          |                          |                            |
| Article 42 requirements: Highlight the facilitation of appropriate industrial and commercial uses which require or can benefit substantially from a waterfront location § 915 (5)(a); and redevelopment of deteriorated or formerly developed waterfronts through the re-use of existing infrastructure and building stock and the removal of deteriorated structures and unsightly conditions and appropriate new development § 915 (5)(e). |                          |                          |                          |                            |
| Active industrial and commercial sites   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>   |
| Underutilized, Abandoned or Deteriorated Sites   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>   |
| Water dependent and/or Water enhanced uses and related issues  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>   |
| Agricultural Uses and Agricultural Land  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>   |
| Ownership patterns (public and private) including underwater lands   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>   |
| Hazards to navigation, such as abandoned barges and deteriorated pilings   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>   |
| Hazardous waste sites (e.g. Superfund, brownfield)   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>   |
| Other limitations to development   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>   |
| Port or small harbor development   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>   |
| Public services and facilities (water and sewer, vessel waste facilities, transportation, navigation channels/basins, bulkheads, docks and docking facilities)   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>   |
| <b>Zoning</b>  |                          |                          |                          |                            |
| List and definitions of the current zoning districts, describing how they support the existing land uses (A more detailed discussion of zoning and other land use controls should be in Section 5)   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>   |
| <b>Public Access Areas and Publicly Owned Waterfront Land</b>  |                          |                          |                          |                            |
| Article 42 requirements: Highlight the increased use of and access to the water and the waterfront for water related activity. §915 (5)(b)   |                          |                          |                          |                            |
| Parks  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>   |
| Trails   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>   |
| Boat launches and fishing  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>   |
| Beaches  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>   |
| Fishing access points  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>   |
| Other (please describe)  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>   |

## Minimum maps for the LWRP:

- Existing & Proposed Land Use
- Existing & Proposed Zoning
- Recreational Facilities
- Natural Resources
- Agricultural District

# Waterfront Revitalization Projects in NYF & Potentially in LWRP



## Constructing the Plane Image Hudson River Garden 11 North Water Street

**Sponsor:** Helen Marden

**Total Cost:** \$5,000,000

**NYS Funding:** \$1,800,000

**Local Match:** \$3,200,000 Fdn. investment, equity and grants.

**Jobs:** Project will generate an estimated 10 jobs.

**Readiness and Timeframe:** Site is owned by the sponsor. Complete 2026-2027.

- 
- Sponsor will develop a new community space at the site of former Dionysus restaurant.
  - Designers have led groundbreaking projects like the NYC High Line.
  - Scope includes building a beautiful public garden offering a peaceful retreat. The garden will feature seating areas dispersed throughout, providing spaces for relaxation and community gathering.
  - The project will be supported by a small restaurant and bar, with outdoor tables inviting visitors to enjoy food and drink.
  - Built in memory of the artist Brice Marden, supported by a Foundation established by his family.



The New Yorker called Brice Marden, who passed away in 2023, **“the most profound abstract painter of the past four decades.”**

# Complete Streets, Second Street Square, Waterfront Path and Comfort Station - Near 4 South Water Street

**Sponsor:** Village of Athens

**Total:** \$2,812,000

**NYF Funds:** \$2,662,000

**Local Match:** \$150,000 (awarded urban Tree Grant)

**Jobs:** Construction period jobs will be supported.

**Readiness and Timeframe:** Site is owned by the sponsor. Complete 2026-2027.

Build out a “complete street” on Second St. between Water St. and Warren St. creating a continuous, safe, pedestrian network, with trees and amenities.

- **COMPLETE STREETS:** Including design, site prep., demolition, curbs and sidewalks, pavement markings, stormwater management, landscaping and street trees; and contingency.
- **SECOND STREET SQUARE:** Improvements at the base of Second St and Water St. for events, festivals, farmers market or other uses with build a public bathroom, kiosk, and ticket sales office.
- **WATERFRONT PATH:** Build a walking path connecting the kayak launch through Riverfront Park and the Second Street Square to Plane Image Hudson River Garden (11 North Water Street).



## Athens Ferry Slip Repair and Rehabilitation #4 North Water St.

**Sponsor:** Village of Athens

**Total Cost:** \$531,837

**NYF Request:** \$531,837

**Match:** \$0

**Jobs:** The project will create construction period jobs.

**Readiness and Timeframe:** Site is owned by the Village. Complete 2026-2027.

- **UPGRADE THE SEA WALL:** Including mobilization/demobilization equipment and materials, sheet pile walls, ferry ramp and floating dock, fencing and gates, electrical work, and engineering.
- **UPGRADE THE FERRY SLIP:** The Ferry Slip at 4 Ferry Street which was used in the 2005 film War of the Worlds, directed by Steven Spielberg needs to be increased to allow businesses to operate without inhibiting private boaters and customers' use of municipal dockage space. Scope includes mobilization/demobilization equipment and materials, main sheet pile wall and ramp walls, boat ramp resurface, black top driveway, sewage boat pump out station, and electrical work.
- **EXTEND TRANSIENT DOCK SPACE:** The Village proposes to add new floating docks to extend the length of the Riverfront Park bulkhead.



## Upgrade Riverfront Park at 4 South Water Street

**Sponsor:** Village of Athens

**Total:** \$420,000

**NYF Funds:** \$400,000

**Local Match:** \$20,000 Urban Trees Grant

**Jobs:** Construction period jobs would be supported.

**Readiness and Timeframe:** Site is owned by the sponsor. Complete 2026-2027.

- Proposal is to redesign the Riverfront Park improve traffic flow, pedestrian infrastructure, and expand the historic greenspace.
- The Athens Accessibility Committee has identified the riverside boardwalk in need of update to ensure ADA compliance.
- The project includes design, site prep., excavation, replant lawn, furnishings, EV Charging Station, amenities (bike racks, trash cans), stormwater management, landscaping and trees, restore/enlarge the gazebo, lawn games, ADA compliant boardwalk, and contingency.



## Improve the Hudson River Kayak Launch at 23 South Water Street

**Sponsor:** Village of Athens

**Total:** 200,000

**NYF Funds:** \$200,000

**Local Match:** \$ 0

**Jobs:** Construction period jobs will be supported.

**Readiness and Timeframe:** Site is owned by the sponsor.

Complete 2026-2027.

- The Village proposes to upgrade and restore the launch which is not currently accessible to people with mobility challenges.
- An ADA compliant floating kayak/canoe launch will be installed to provide safe, easy, stable access to and from the water.
- The wheelchair transfer platform, overhead and side assist bars, and safe launch adjustable platform, in combination with an ADA compliant gangway will enable persons with mobility challenges to launch their kayaks and canoes safely unaided.



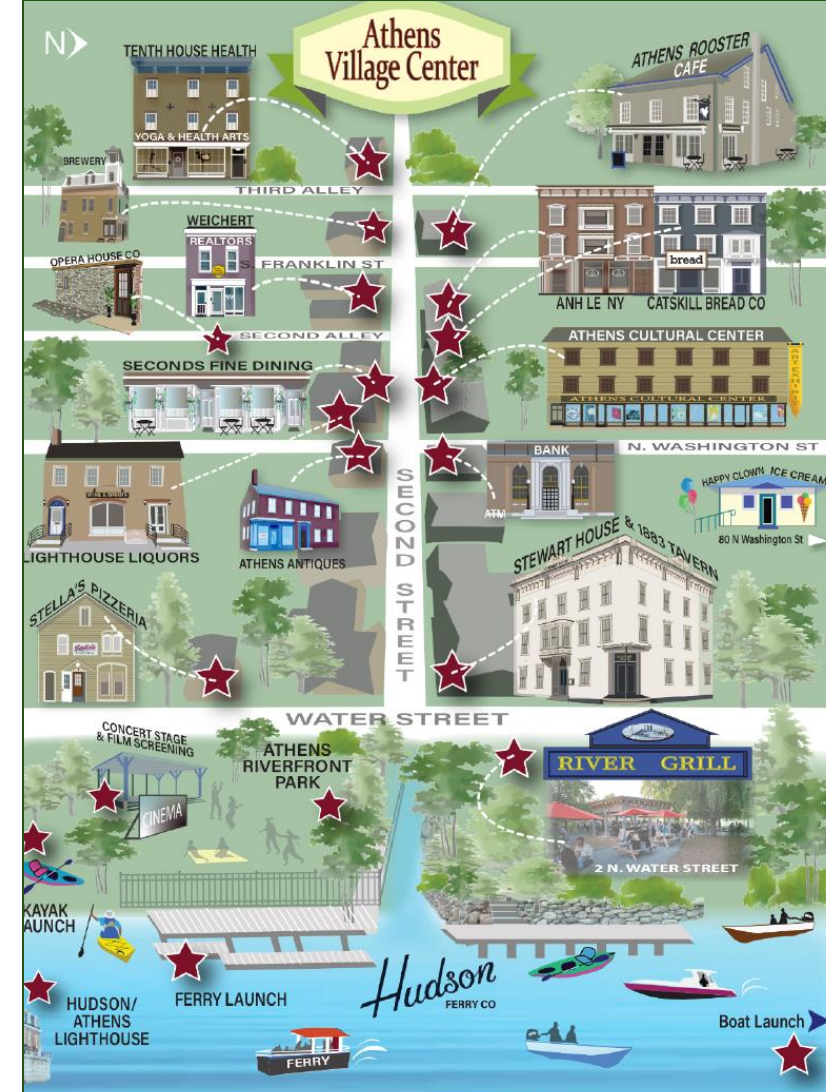
## Waterfront Revitalization Projects Under Implement and Expand Athens Small Business Fund

- **Small Project - The Trojan Kayak Race** is proposed by sponsor Derek Brown. The Trojan will become an annual kayak race from Riverfront Park in Athens to Riverfront Park in Troy, NY. This branding opportunity could draw paddlers from all over the Northeast. The sponsor will promote the inaugural event in August 2026.
- **Small Project - Restoration and Climate Adaptation of Stella's Restaurant**, which is one of a few buildings on Water Street not elevated above the 0.1% annual chance floodplain. The cost to elevate the building is estimated at \$50,000. Following a fire in 2019 the owner invested \$300,000 on repairs.



## Waterfront Revitalization Projects Under Implement and Expand Athens Small Business Fund

- **Small Project - Addition of a Composting Toilet and Building.** Middle Ground Flats Island creates a safe recreation waterfront out of the shipping channel creating calmer waters enabling many small crafts to visit the island every year. There is need for a composting toilet with suitable building surround for visitors. The Village will also add interpretative panel about the Island and Village history.
- **Small Project - The Athens Tourist Map and Expanding Engagement** includes updates to a tourist map showcasing businesses, EV charging stations and ferry rides. The sponsor will develop a mobile kiosk, enhance the website and Instagram account, and provide a dynamic platform for businesses to share special offers.



# Implement a Village of Athens Wayfinding and Branding Initiative

**Sponsor:** Village of Athens

**Total:** \$400,000

**NYF Funds:** \$400,000

**Local Match: Jobs:** Construction period jobs would be supported.

**Readiness and Timeframe:** Site is owned by the sponsor. Complete 2026-2027.

- **WAYFINDING SIGNAGE:** This strategy will develop a consistent signage and branding scheme, identify locations for new signage, identify type and materials (pedestrian or auto), and purchase and install wayfinding signage.
- **BRANDING AND MARKETING:** A marketing theme for downtown including a new website, social media profiles, as well as print and display ads. These branding, marketing, and wayfinding initiatives will facilitate tourism, increase retail sales, and enhance the image of the community to attract new residents and business.



# LWRP Questions?

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## **Margaret Irwin, Principal**

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## **Christina Snyder, Planner**

River Street Planning

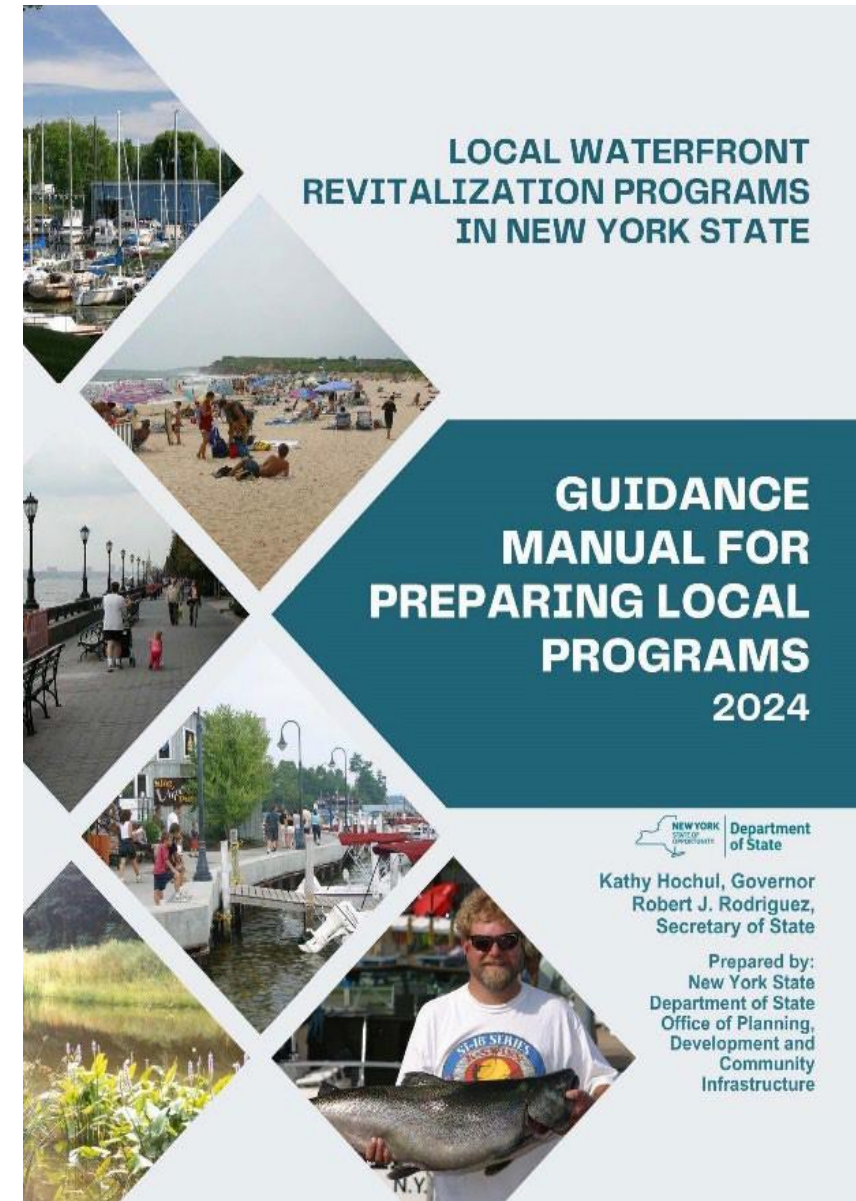
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## **For More Information Please See:**

- Local Waterfront Revitalization Programs in New York State: Guidance Manual for Preparing Local Programs found at: <https://dos.ny.gov/local-waterfront-revitalization-program>
- Making the Most of Your Waterfront: Enhancing Waterfronts to Revitalize Communities found at: [https://dos.ny.gov/system/files/documents/2020/08/lwrp\\_guide\\_book.pdf](https://dos.ny.gov/system/files/documents/2020/08/lwrp_guide_book.pdf)
- Model Local Laws to Increase Resilience found at: <https://dos.ny.gov/model-local-laws-increaseresilience>



An aerial photograph of a wide river valley. In the foreground, a small town with colorful autumn foliage is situated along the riverbank. The river flows through the center of the valley, surrounded by lush greenery and some bare trees. In the background, a range of blue mountains stretches across the horizon under a clear blue sky with scattered white clouds.

# QUESTIONS & ANSWERS ON NYF & The LWRP

Thank You

Photo Credit: Scenic Hudson -Victory in Athens - Scenic Hudson