



## Downtown Revitalization Initiative



REGION:  
MOHAWK VALLEY

PROGRAM:  
DOWNTOWN REVITALIZATION INITIATIVE, Round 8,  
2024

MUNICIPALITY:  
VILLAGE OF SCHOHARIE,  
CERTIFIED PRO-HOUSING COMMUNITY, NY

DOWNTOWN:  
VILLAGE OF SCHOHARIE AKA FOUNTAIN TOWN

COUNTY:  
SCHOHARIE

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VILLAGE OF  
**Schoharie**  
A good life, in a beautiful place.

# Geography & Justification

Village of Schoharie Historic & Central Business District will serve as the strategic DRI investment area as a catalyst for revitalization.

At the southeast edge of the Mohawk Valley and just 35 minutes west of Albany (Exit 23, I-88), Village of Schoharie's DRI area will overlay the central business and historic district. Anchored on Main Street (NY-30), famously the site of the first free open-air motion picture in June 1917.

The proposed DRI district spans less than one walkable square mile, serving as a critical junction for resident services, a commercial corridor, and welcoming trailhead for visitors traveling from the Capital District, Northern Catskills, and Mohawk Valley.

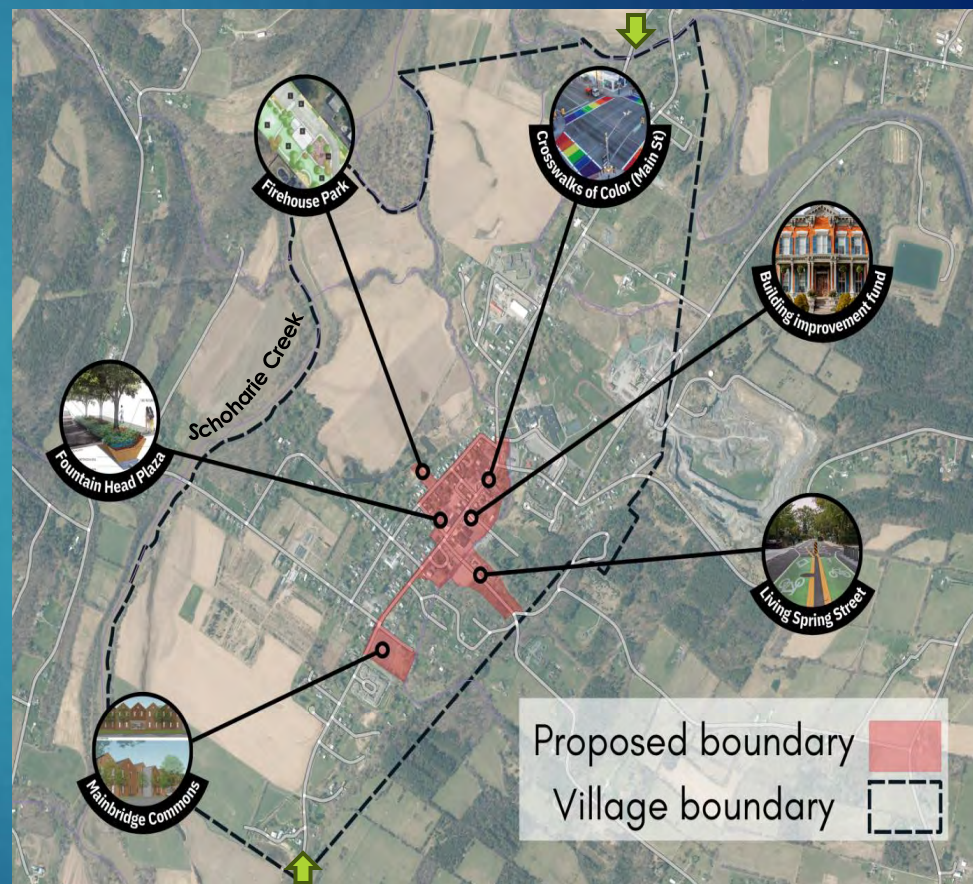
With its proximity to the Capital Region Clean Tech Cluster and convenient access along I-88 to the Southern Tier, the Village is well-connected to major economic hubs. NY-30 also serves as a vital north-south route further boosting its strategic importance as a crossroads of regional commerce.

Main Street is comprised of traditional multi-story, mixed-use brick buildings that host a variety of uses - restaurants, personal service enterprises and SEEC, the county-focused economic development agency with its coworking hub and art gallery at 287 Main Street. Central to the area is also a community favorite - The Parrott House, a storied boutique hotel currently undergoing a multi-million renovation.

Cultural landmarks enrich the district such as the DAR Lasell Hall and Presbyterian Church as does the beautifully restored 1860's brick home now serving as Schoharie Dental. A 30-year vacant lot across south Main Street has been reimagined to become the DRI anchor and catalyst, named the proposed *Mainbridge Commons* medical arts and residential center. The Schoharie Creek is a natural northern Village border with the recreational Creek Trail investment underway.

Originally settled as "Fountain Town" and renown as the "Breadbasket of the American Revolution," the Village of Schoharie is a historic and strategic hub for agriculture, tourism, and economic opportunity.

Route 30 to I-88, Exit 23



Route 30 South to Middleburgh

As the county seat and gateway for the region, Schoharie is proposing a family-friendly, walkable, and strategic investment district with well-defined boundaries. Whether a unique boutique building improvement or a big-time enterprise, Schoharie's fertile soil will help DRI investments grow.

# Vision Statement

*Nestled in the heart of the Schoharie Valley, Schoharie embraces its rich history, natural beauty, and strong agricultural roots. We envision a vibrant and welcoming Village where tradition meets innovation, preserving our unique heritage while fostering sustainable growth. Our commitment to environmental stewardship, local businesses, and cultural enrichment will continue to make Schoharie a place where families thrive, visitors are inspired, and future generations are proud to call home.*

Schoharie residents have been honing its vision and priority projects for nearly three decades. The Village and Town Joint Comprehensive Plan Committee have recently received more than 600 survey responses that cemented our vision for a more attractive, sustainable, and welcoming Village that honors its rich history while fostering future growth and resilience.

The DRI application is a collection of sentiments from engaged Village residents, population 956.

With DRI investment, we will implement decades of planning efforts to transform our underutilized spaces into Mainbridge Commons, Firehouse Park and Fountain Head Plaza (once referred to as the 'backlot') into dynamic community hubs offering new housing, green space for recreation, entertainment and proper stormwater management. Each project has been identified as a needed enhancement in community planning since 1997.

The Building Improvement Fund will preserve the historic integrity of Schoharie while modernizing commercial spaces with flood-proofing, historically appropriate façade enhancements, and market-ready interior upgrades. Upper floors will transform into homes that appeal to today's lifestyles.

The Crosswalks of Color will improve pedestrian safety and add public art and vibrancy to our streetscapes.

Living Spring Street will hearken back to the original settlement of Dutch influences and introduce today's best-in-class urban design.

Through Village branding and marketing efforts, we will tell our compelling story using innovative technologies.

*Together, these projects will strengthen our **Village's economy and position Schoharie** as a model of sustainable rural development.*



*Village of Schoharie revitalization has momentum.*

- Welcome - Schoharie has experienced slight population growth and new homes built post the devastating floods of 2011. School enrollment is projected to increase.
- Enhance - Nearly \$10 million public infrastructure and amenity improvements in progress. Certified Pro Housing Community with goal of 19 rehabbed and 95 new housing units, supported by the County Housing Study, 2024.
- Enrich - Fountain Town FREE public WIFI installed post-COVID activated public spaces, ensuring social and mental connectivity. Wayfinding and augmented reality is proposed to bring history to life.

# Past Investments, Future Potential

*The Village is proud of its \$52 million, primarily public, investments over the last decade. Now, with a potential DRI-induced future, we're ready to mobilize another \$50 million wellspring of mostly private investment to be made in the next five years.*

**Schoharie's history of resiliency** is marked by overcoming the challenges posed by severe hurricane flooding and climate change.

The devastating floods, most notably from Hurricane Irene and Tropical Storm Lee in 2011, left a lasting impact on our Village, but they also **underscored our community's** unwavering determination to rebuild and thrive.

Since then, the Village has been investing in future-proof and expanded infrastructure, supporting new residential construction, and making a sustained effort to retain existing businesses and attract new enterprises to the historic Central Business District (CBD).

Past Investment: \$52,063,500  
Future Potential: \$50,002,342

Village efforts have been guided, in part, by state-sponsored community engagement processes including the 1997 Town and Village Joint Comprehensive Plan (updated 2024), 2014 Long Term Community Recovery Plan, Healthy Streets and New York Rising plans and 2016 Local Waterfront Revitalization Plan. The Village earned a National and State Historic District Registry listing in 2019.

Fortunately, these efforts are furthered through the Village alliance with other local and regional entities to include SUNY Cobleskill, Schoharie Economic Enterprise Corporation (SEEC), Schoharie County Industrial Development Agency (SCIDA), Schoharie County Government, Rural Preservation Corporation (RPC) and Destination Marketing Corporation.

MVREDC, Mohawk Valley Economic Development District (MVEDD), Southern Tier 8 and the Capital Region Center for Economic Growth also provide guidance.

*"The seven identified DRI projects are not pulled from the air – they are true initiatives that were envisioned and reimagined year after year. The flood stalled our dreams. I am so encouraged that DRI may finally make our ideas a reality!"*  
- Resident, Community Survey 2024



The Parrott House, 294 Main Street  
\$2.9 million investment underway



Main Street, 2011 Flood Clean-up

# Past Investments, Future Potential

**Revitalizing Schoharie's downtown aligns with the DRI goal**  
of fostering sustainable growth in rural communities.  
As important, the Village of Schoharie has momentum.





## Past Public Investments, Future Potential

Public Investment	Details	Impact
<b>Governor's Office of Storm Recovery</b>	South End Drainage project to minimize the potential of flooding in the southern part of the Village.	\$1.5 million
EFC/ WIIA and Village of Schoharie	Water/sewer improvement project that involves hardening of facilities, protecting the purity of its reservoir and springs on Barton Hill and installing new piping and pumping stations.	\$5 million
Village of Schoharie/ NYPA	Install energy efficient LED street lighting	\$200,000
NYS HCR CDBG Coronavirus Grant	In cooperation with County government, Schoharie Economic Enterprise Corporation (SEEC) and MIDTEL, the Village installed FREE Fountain Town public WiFi along Schoharie's Main Street and coordinated disbursement of digital marketing grants for local business resiliency.	\$1.2 million* *increase \$500,000 since 2023
Appalachian Regional Commission	Creek Trail Construction, trail connectivity to the DRI district	\$150,000
NYS LWRP	Creek Trail Construction, trail connectivity to the DRI district	\$650,000
Schoharie Central School District	Building renovation and bus garage, digital infrastructure and athletic field improvements approved by District referendum.	\$25.9 million
Schoharie Community Development Corporation (CDC)	Enable owners to renovate apartments on the upper floors and to improve business space on the street level.	\$110,000
HUD and Schoharie Preservation Corporation	The Birches an affordable 72-unit senior living housing development	\$14 million
+Future Potential: Fountain Head Plaza, Firehouse Park, Crosswalks of Color, Living Spring Street & Village Branding	Implement public projects to enhance placemaking, introduce public art and encourage wellness using DRI investment	+\$4.7 million



## Past Private Investments, Future Potential

Private Investment	Details	Impact
Schoharie Dental <i>Anchor Employer</i>	229 Main Street NYS Historic Tax Credit project enabled private practice expansion, three times! <i>+Future Potential:</i> Current plans call for relocating dental practice and reuse building as a childcare center,	\$2.5 million + \$475,000
El Taco Shack	Created an outdoor dining space, laid pavers, put up a fence, patio furniture, storage shed, opened outdoor bar. <i>+Future Potential:</i> New owners are expected to make building improvements and invest in Fountain Head Plaza.	\$50,000 + \$35,000
Unicorn Alchemy	Interior renovations, electrical, and plumbing updates to convert first floor space into a commercial space. <i>+Future Potential:</i> Participate in Building Improvement Program façade and energy efficiency upgrades.	\$9,000 + \$45,000
Dry AF	A new business opened on Main Street, introducing many NYS crafted alcohol-free products.	\$13,000
Love Shine Tea Shop	Main Street building renovation into a tea and coffee shop. SEEC Curb Appeal Program facade improvements, 2024. <i>+Future Potential:</i> Owner is contemplating building purchase and Building Improvement Program.	\$67,000 + \$125,000
Schoharie Mercantile	New artist cooperative opened on Main Street. SEEC Curb Appeal façade improvement investments. <i>+Future Potential:</i> Participate in the Fountain Head Plaza project.	\$ 12,000 + \$25,000
The Farmers Beef and Brew	Main Street building renovation turned restaurant and upper floor rental unit. <i>+Future Potential:</i> Owner acquired dilapidated building to renovate, expand the restaurant and invest in Fountain Head Plaza.	\$135,000 + \$750,000
Greek Gyros	Taylor Block building acquisition and renovations into a Greek restaurant and living quarters. <i>+Future Potential:</i> Building Improvement Program for new housing and invest in Fountain Head Plaza.	\$235,000 + \$95,000
Schoharie Economic Enterprise Corporation (SEEC)	SEEC headquarters at 287 Main Street reinvented circa 1920's art-deco building into a modern coworking hub & art gallery. <i>+ Future Potential:</i> Building improvements and invest in Fountain Head Plaza.	\$268,000 + \$35,000
Schoharie Laundromat	Upgraded facility and installed new machines. <i>+Future Potential:</i> Participate in the Fountain Head Plaza project.	\$12,000 + \$18,000
289 Main Street (Mixed-Use/Church)	SEEC Curb Appeal Program building improvements. <i>+Future Potential:</i> Participate in the Fountain Head Plaza project.	\$36,000 + \$50,000
277 Main Street (Salon)	SEEC Curb Appeal Program building improvements. <i>+Future Potential:</i> Upper floor porch repairs, brickwork and repainting.	\$16,500 + \$17,500
Continued on next page		



## Past Investments, Future Potential

Private Investment	Details					Impact
293 Main Street (Café)	+ <i>Future Potential</i> : Building for sale, necessary building improvements. Participate in the Fountain Head Plaza project.					+\$375,000
Mainbridge Commons	+ <i>Future Potential</i> : Pending approval of a 32,800 SF medial arts center and 37,400 SF residential DRI infill development.					+\$25 million
157 Depot Lane, CSD Housing LLC	+ <i>Future Potential</i> : Schoharie County Government, <i>property owner, authorized a purchase and sale agreement October 18th, 2024</i> to sell the former public safety facility on 6-acres in the Village to build a supportive housing community (est 58 units)					+\$19 million
<i>Catchment Area</i> Highbridge Development LLC	+ <i>Future Potential</i> : Approved 540,000 SF light manufacturing, logistics facility in catchment area, 5 minutes away, CBRE is actively soliciting tenants.					+\$92 million
	Sponsor	Future Potential	DRI Need	Local Match	Investment Ratio Local \$ : DRI \$	
	Public	\$ 4,729,842	(\$4,369,842)	(\$360,000)	\$1: \$12	
	Private	\$45,272,500	(\$9,400,000)	(\$35,872,500)	\$4 : \$1	
		\$50,002,342	(\$13,769,842)	(\$36,232,500)	\$3 : \$1	

### ► Future Potential Private Project Readiness

- Mainbridge Commons: The property owner Letter of Commitment and plan designs are enclosed. The legal and design teams have submitted project plans to the Village requesting a zoning change. The Project Sponsor has outgrown his current location, he plans to relocate his medical practice to the site in 2026.
- Building Improvement Fund & Fountain Head Plaza: These projects target an historic mixed-use block of Main Street in which property owners are eager to invest. The investments will address the Main Street and rear façades, interior upgrades, in addition to, commercial district connectivity to the Firehouse Park, walkable neighborhoods, Schoharie Free Library and Multi-Purpose Creek Trail. The Fountain Head Plaza will serve as a gathering place for entertainment, green space and inspired downtown living.
  - Property Owner/Tenant Commitments Received (9): 277 Main St, 283 Main St, 289 Main St, 293 Main St, 295 Main St, 299 Main St, 301 Main St, 305 Main St and 307 Main St
- 157 Depot Lane (Former Public Safety Facility): Due to the County's authorization on October 18th, 2024, the Village was unable to include as a "Transformative Project". However, undoubtedly, should the Village receive DRI, it would help the Village realize its 95-unit housing goal and certainly would be considered a priority investment. The former public safety facility has been empty for more than a decade and is a large parcel that should return to the tax rolls and may boost utility service fees. More residents in the Village will increase consumer buying power and community vitality.

# Recent & Impending Job Growth

As the county seat, Schoharie's downtown is already a vital economic center housing more than 25 small businesses and key industry such as The Harva Company and Cobleskill Stone Products with scores of people throughout the region commuting to Schoharie for work each day. Noting the projects approved in the Town of Schoharie are set to create more 300 jobs, our revitalization efforts will reinforce the historic Village as a destination for business, living and culture.

Most encouraging since last application, *Mainbridge Commons* has been conceived as a \$25,000,000 infill development of 60,000 SF commercial and residential uses. Schoharie Dental will relocate its expanding medical practice to the site and make room for another 30+ professional jobs. The current building at 229 Main is repositioning as a childcare facility creating an estimated 13 jobs to serve dozens of young families.

571 New Jobs Proposed, 76 in the Village DRI Investment Area

To complement a work-life balance, the Village is a certified Pro-Housing Community and on stride to achieve 100 new housing units as forecast. An estimated 46 market-rate housing units are proposed to fully utilize the *Mainbridge Commons* 4-acre lot. At the other end of the Village, a 6-acre site has a letter of intent for potential construction of 58+ housing units. These developments have elevated the Village application to DRI status from the previous year NYF efforts. Each will further attract talent to the community.

Anecdotally, the Village residences are filling with young families while some older residents move into newly built or renovated quality housing within the community. Each represents a positive trend that bodes well for private sector investment, workforce development and continued talent attraction.

*The DRI award will help us to realize our vision where tradition meets innovation, fostering sustainable growth and new opportunities.*

The Village commitment to environmental stewardship, local businesses, and cultural enrichment will continue to make Schoharie a place where families thrive, visitors are inspired, and future generations are proud to come to work.



## SCHOHARIE DENTAL

229 MAIN STREET

SUCCESSFUL HISTORIC TAX CREDIT PROGRAM TO PRESERVE, RESTORE AND EXPAND THE PRIVATE PRACTICE, THREE TIMES!

THE MULTI-MILLION-DOLLAR HISTORIC BUILDING TRANSFORMATION HOUSES 60 PROFESSIONALS AND IS THE LARGEST PRIVATE SECTOR EMPLOYER IN VILLAGE. 20 MORE JOBS ANTICIPATED.



## THE HARVA COMPANY, INC

111 FAIR STREET

A PLANNED \$250,000 INVESTMENT IS MODERNIZING MANUFACTURING EQUIPMENT, IMPLEMENTING WORKFORCE TRAINING IN A HIGHLY TECHNICAL FIELD AND ENABLING THE HIRING OF FOUR NEW MACHINE OPERATORS. CURRENTLY 17 FULL TIME EQUIVALENT EMPLOYEES HAVE AVERAGE TENURE OF MORE THAN 15 YEARS IN A 3RD GENERATION COMPANY THAT CELEBRATED 75 YEARS IN BUSINESS, 2024.



## MAINBRIDGE & HIGHBRIDGE

218 MAIN STREET & 232 ST ROUTE 30A

MAINBRIDGE COMMONS, A PROPOSED MEDICAL ARTS FACILITY AND RESIDENTIAL COMMUNITY OF 70,200 SF WILL EMPLOY 88+/- PROFESSIONALS.

HIGHBRIDGE DEVELOPMENT, AN APPROVED 540,000SF LIGHT INDUSTRIAL-LOGISTICS FACILITY WILL EMPLOY 187 TEMPORARY CONSTRUCTION JOBS WITH 287 PERMANENT PROFESSIONAL & SKILLED POSITIONS.

## Recent & Impending Job Growth

With cultural and recreational activities readily accessible, Schoharie can inspire creativity and innovation within the workforce and confidently attract new talent.



Schoharie Dental, 229 Main Street, Schoharie  
- \$2.5 million+ Historic Tax Credit Project  
- Employs 60 professionals, largest private employer in Village of Schoharie  
- Planned relocation across the street to the proposed Mainbridge Commons to accommodate more patients

Company	Description	Job Growth Recent Years	Impending Jobs
The Birches, Mainbridge Commons, CHA	Property Management	3	+14
El Taco Shack, Greek Gyro, Farmers Beef & Brew, Love Shine Tea, Savage Scoop, Blackstone Steak	Food & Beverage	14	+9
Schoharie Dental, Smile Cross Dental, Mainbridge medical	Healthcare	74	+24
Schoharie Daycare	Childcare	-	+13
Mane Attraction, Unicorn Alchemy	Personal Services	2	+1
The Parrott House, The Hive	Hospitality	-	+11
Schoharie County Government, Schoharie Central School District	Public Administration	5	+4
Harva, Highbridge, Main Street Retail	Professional, manufacturing & retail	4	+188 temporary +297 permanent
TOTAL		102	571 (76 in the DRI District)

# Quality of Life

The Village of Schoharie is a cultural and historical hub, service center, and scenic route through the Schoharie Valley, Catskill Mountains, Capital Region, Mohawk Valley and Southern Tier.

The Village hosts the county seat of government, dozens of businesses, a State and National Registered Historic District, and it is the only Village that offers FREE public WiFi in the county. On any summer day, you will find children reading and at art workshops on the lawn of the Schoharie Free Library in the DRI district.

Proud to be a 4-season destination, nearby wedding venues and local craft breweries (Wayward Lane Brewing voted #1 in NYS), farmers markets, diverse restaurant scene, and natural attractions create a unique destination for locals and visitors. Home to the Old Stone Fort Museum, Depot Lane Railroad Museum and Palatine House, the village hosts a series of events attracting visitors from around the region, including an annual antiques festival, Lawn Sale, Lily Festival, Trunk-or-Treat, several parades, and Old Stone Fort Day. Popular outdoor activities include kayaking, snowmobiling, hiking, running and walking –watchout for the children bicycling, too!

The Village is implementing its Local Waterfront Revitalization Plan by developing a network of trails that connect the central business district to the Schoharie Creek just a few steps away.

The Schoharie Central School District is a beacon on Main Street two blocks from Village Hall. The School District is projecting enrollment growth over the next five years, which shows an interest of young families moving to the community.

According to recent survey results, Schoharie residents expressed “welcoming” as the word that best describes the Village. Maintaining rural charm and scenic character is most important to our people, however, the chosen word “welcoming” further implies our residents are ready and looking forward to new opportunities and new neighbors!

With ease of access from all points north, south, east and west to many assets at the Schoharie headwaters, the Village is becoming a fountain of vitality.

Our catalytic revitalization projects are directly aligned with community feedback and long-term resilience planning efforts.

**“A small-town rural lifestyle is what makes our area attractive and the reason our residents stay,”**

– Mayor Henry



# Supportive Local Policies

Over two decades of planning conducted by the Village residents and leadership has directed economic and community development in the Village. These plans adopted as policy all encourage higher density, mixed-use, traditional village-style development downtown with shared parking and pedestrian connections that promote adaptive reuse. The transformational DRI projects proposed in the central historic and business district will utilize 21st-century technologies in an eco-conscious manner that honors our past while embracing the future.

## Village & Town

- Joint Comprehensive Plan, 1997 - 2024
- Village of Schoharie Design Standards, 2001  
Incorporated into zoning
- Healthy Initiatives and Complete Streets Policy Guidelines, 2013
- Long Term Community Recovery Plan, 2014
- New York Rising Plan, 2014
- Local Waterfront Revitalization Plan (LWRP)/Waterfront Recreational Assets Plan, 2016
- NY State & National Historic District Registry, 2019
- Gateway Town Center Smart Growth Plan Department of State Application, 2024
- Pro Housing Community Certified, 2024



## Schoharie County

- Schoharie County Agricultural and Farmland Protection Plan, 2017
- Shaping the Way Forward Economic Development Strategy, 2018
- Schoharie County Broadband Feasibility Study & Impact Report, 2023
- Schoharie County Housing Plan, 2024
- Schoharie County MicroTransit Plan NYSERDA Application, 2024



## Mohawk Valley & NYS

- Mohawk Valley Regional Strategic Plan
- Mohawk Valley Empowers, to strengthen regional workforce ecosystem
- Mohawk Valley Upstate Revitalization Plan
- NYS Pro-Housing Community Program
- NYS Downtown Revitalization/New York Forward
- NYS Historic Preservation & Outdoor Recreation Plans



# Supportive Local Policies

*Decades of the Village planning, and policy updates underpin and support its readiness to move forward with the DRI projects as conceived and continually supported throughout the years.*

- Comprehensive Plan (Joint with Town) – 1997: From the beginning, the Village understood the importance of planning for its future along with the Town of Schoharie, and this Plan identified community assets and challenges, and provided the foundation for a multitude of recommended actions and policies to address community needs. It served as the basis for set the stage for SMART growth policies and a complete re-write of the Village's zoning.
- Village of Schoharie Design Standards – 2001: The 1997 Plan and the 'Realizing the Vision' document resulted in the development of a completely re-written zoning law and a detailed, illustrated set of design guidelines to promote new growth consistent with the Village's community character.
- Healthy Initiatives and Complete Streets Policy – 2013: The Village recognized the connection between revitalization and enhanced streets. This Plan outlined methods the Village could take to enhance Route 30 for safe, convenient access and mobility of all roadway users of all ages and abilities including pedestrians, bicyclists, public transportation riders, and motorists.
- Long Term Recovery Plan (LTCR) – 2014: After Hurricane Irene, the Village committed itself to full recovery and embarked on a new planning effort to recover from the flooding. The plan offers recommendations aimed to increase the community's resilience to reduce the risk of future disasters, and resulted in new branding and promotion efforts.
- New York Rising Plan – 2014: New York State's effort to help communities recover from damage caused by Hurricane Irene, Tropical Storm Lee and Superstorm Sandy resulted in the identification of priority rebuilding and revitalization projects. Grant writing and funding of critical economic recovery projects like renovation and reopening of the Parrott House was a direct result.
- Local Waterfront Revitalization Plan/Waterfront and Recreational Assets Plan (LWRP) – 2016: In recognition that the Schoharie Creek is an asset rather than just a detriment related to flooding, many assets and projects were identified and development of the Schoharie Multi-Use Trail along the Creek is in progress. The new waterfront zoning district was established.
- Listing on the State and National Historic District Registry – 2019: Preserving its heritage has been a constant sentiment. To enhance quality of life and future economic revitalization, the Village undertook an historic inventory and successfully earned Registry status. The district differentiates the Village, maintain its community character and offers landowners historic rehabilitation credits as incentives to adaptively reuse and maintain historic buildings.
- Comprehensive Plan Update (Joint with Town) - 2024: Significant public engagement (over 600 survey responses, three open houses, and community meetings), research, mapping, and evaluation for this process has reaffirmed the decades-long commitment to its community character, to maintaining the Village as the traditional center of the Town, to be economically competitive and attractive, to promote Main Street business and mixed use, and to work with the Town to promote SMART growth.

**TOWN AND VILLAGE OF SCHOHARIE**  
**COMPREHENSIVE PLAN**  
 Adopted January / February 1997

**Village of Schoharie**  
 A good life, in a beautiful place.  
**Village of Schoharie**  
 Long Term Community  
 Recovery Strategy Part 1  
 September 2014

**TOWN AND VILLAGE OF SCHOHARIE**  
**DESIGN STANDARDS**

**Village of Schoharie**  
 Schoharie County, New York  
**HEALTHY INITIATIVES & COMPLETE STREETS**  
 POLICY GUIDELINES  
 DRAFT FEBRUARY 26, 2013

**NY Rising Community Reconstruction Plan for the TOWNS AND VILLAGES OF ESPERANCE, SCHOHARIE, AND MIDDLEBURGH**  
 Prepared for the  
 NY Rising Community Reconstruction Program  
 March 2014

**Schoharie**  
**VILLAGE OF SCHOHARIE**  
 WATERFRONT RECREATIONAL  
 ASSETS PLAN  
 DRAFT DECEMBER 2015

**NATIONAL REGISTER OF HISTORIC PLACES**  
 BY THE  
 UNITED STATES DEPARTMENT OF THE INTERIOR

# Public Support

**The Village of Schoharie's Fountain Town proposal** has been thoughtfully considered, informed by robust community engagement across multiple plans, current Village Comp Plan update process in addition to the DRI specific engagement activities the last three years. Combined, these efforts present a compelling, community-based vision for revitalization.

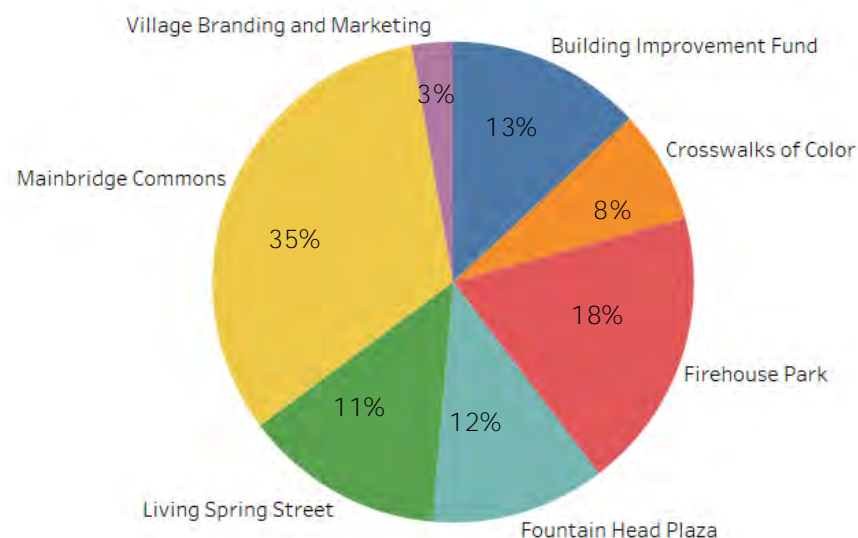
## Community Engagement:

- Survey flyer handout (9/6)
  - 25 locations around the Village
- Two Village public meetings (9/10, 10/8)
- Email blast: Survey Promotion (9/11)
  - 1,500 recipients, 252 responses
- Mayor hosted outreach meeting (9/11)
  - Meeting with business owners involved with Fountain Head Plaza Project (20 attendees)
- Village DRI pursuit/ survey press release (9/12)
- Village Concert in the Courtyard (9/13)
- Village Wide Yard Sale (9/21)
- SEEC Open House (9/13-10/13)



*Village & Town Joint Comprehensive Plan Update has been underway since 2023. Insights from three open houses, a community meeting and 600 resident survey responses supplemented this application.*

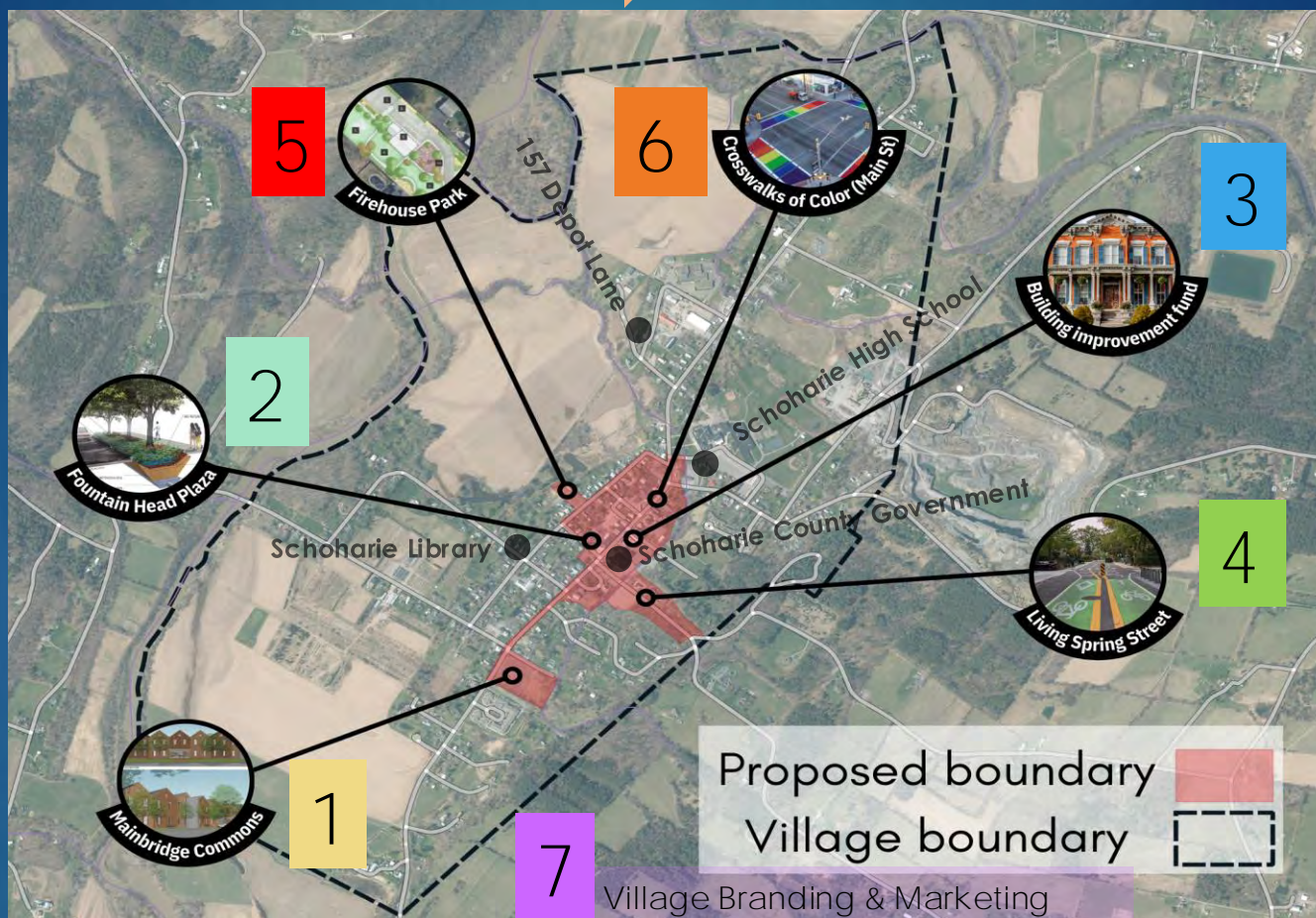
## DRI Community Survey 2024 Project Rankings 252 Survey Responses Received



**Firehouse Park:** A community favorite. In the aftermath of the 2011 flood, the neighborhood Firehouse was razed leaving an empty lot among tree-lined streets and homes. The Village Waterfront Recreational Asset Plan, LWRP, 2016 introduced the Firehouse Park, a highly desired project of the DRI community survey, 2024.

*Especially, if dogs are allowed!*

# Transformative Project Opportunities



The Village of Schoharie has elevated its request to a \$10,000,000 Downtown Revitalization Initiative.

Together, the Village and its local investors will match DRI dollars \$3 to \$1. Not to mention, community conceived improvements, sustainability measures and new housing goals may chart a new course for the Village of Schoharie to fully realize its potential as a Fountain Town.

# Transformative Project Opportunities

## 1. Mainbridge Commons

Plan Reference: Town & Village Comprehensive Plan

Sponsor: Dr. Elbially, Primary Investor

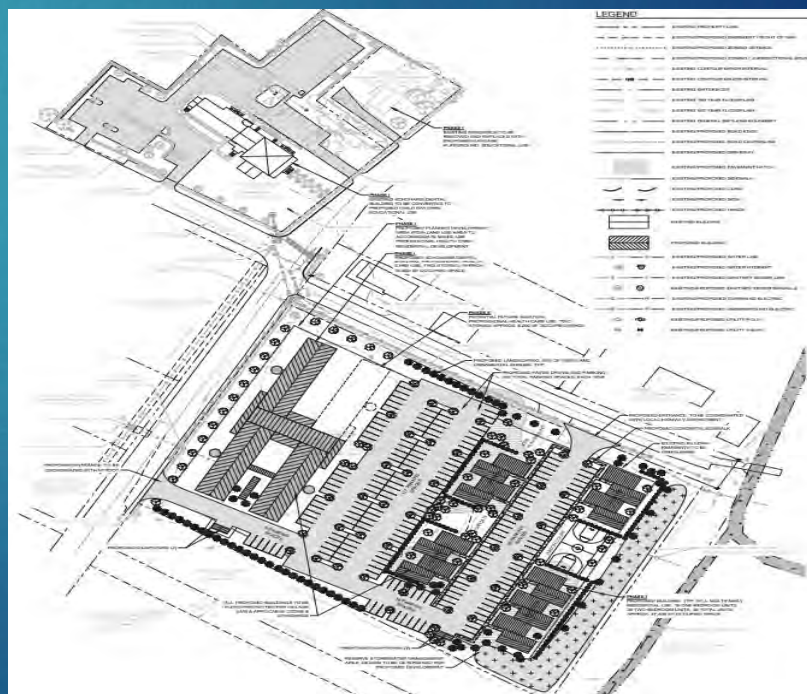
Site Control: Dr. Elbially, Property Owner

Timing: Zoning Change request 2024, Project Approvals anticipated 2025

Project Scope: The 30 year old vacant "Great American" lot on Schohare's Main Street is set to be transformed into *Mainbridge Commons*. This thoughtfully designed live/work center aims to revitalize Main Street by boosting activity and generating increased revenue. The development will feature 32,800 SF of medical and commercial space, along with 37,400 SF of residential space, including 46 housing units. Schoharie Dental will relocate here repurposing its current facility as a childcare center.

Leverage: \$20,000,000 Private + \$5,000,000 DRI

Project Cost: \$25,000,000



# Transformative Project Opportunities

## ► 2. Fountain Head Plaza

Plan Reference: Long Term Recovery Plan & New York Rising, 2014

Sponsor: Public-Private Partnership

Site Control: Multiple Property Owners (11)

Timing: Architect Rendering, Engineering, Final Design–  
Implement, 2025-2028

Project Scope: Leverage local public and private investments to transform the muddy rear parking lot into an eco-friendly, European plaza featuring trailheads and fountains. This inviting space will encourage visitors to gather, socialize, and use it as a home base to explore other Village amenities. The design will place a strong emphasis on enhancing the rear facades of surrounding buildings to make connections to the Firehouse Park and Creek Trail with a cohesive and welcoming atmosphere.

Leverage: \$50,000 Village + \$215,000 Private + \$2,089,842 DRI

Project Cost: \$2,354,842



## ► 3. Building Improvement Fund

Plan Reference: State & National Registry of Historic Places, 2019; Long Term Recovery Plan, 2014; Village of Schoharie Design Standards, 2001; Joint Town & Village Comprehensive Plan, 1997-2024

Sponsor: Multiple Private Property Owners

Site Control: Property Owners, see letters of commitment

Timing: Preliminary Commitments Received, Call for Projects –  
Implement, 2025-2027

Project Scope: Provide grants to support commercial building flood-proofing measures, upgrade market-ready spaces, and promote façade improvements. The fund will help preserve the integrity of the registered historic district while aligning with Village-adopted design guidelines that emphasize architectural harmony and the unique local culture.

Leverage: \$672,500 Private + \$600,000 DRI

Project Cost: \$1,272,500



# Transformative Project Opportunities

## ► 4. Living Spring Street

Plan Reference: Healthy Initiatives and Complete Streets, 2013

Sponsor: Village, Department of Public Works

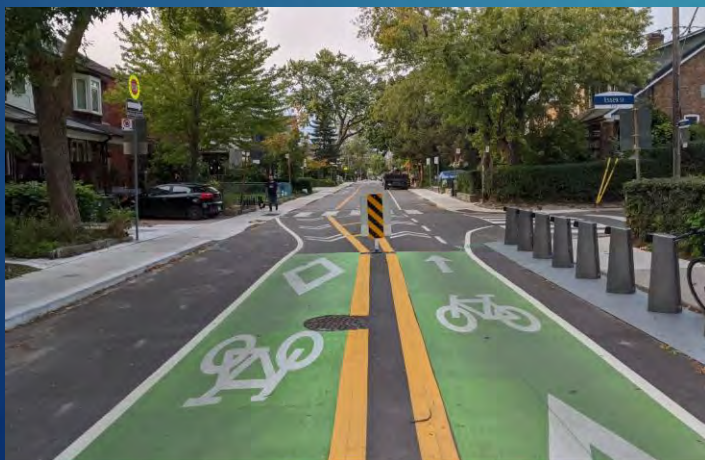
Site Control: Village

Timing: Design – Implement, 2025-2028

Project Scope: Walk/bike/ski urban-Dutch-style living street and sidewalk that models best practices of National Complete Streets Coalition ultimately linking the Schoharie Creek Trail and snowmobile trails to Main Street businesses, County offices, Village pool and key cultural assets, such as the Palatine House, Lasell Park and Lutheran Cemetery returning to Lutheran Church and Parrott House lodging.

Leverage: \$50,000 Village In Kind + \$1,000,000 DRI

Project Cost: \$1,050,000



## ► 5. Firehouse Park

Plan Reference: Village Waterfront Recreational Assets Plan, 2016

Sponsor: Village

Site Control: Village, Fire Engine Company #6

Timing: Concepts developed, Final Design - Implement, 2025-2027

Project Scope: Work together with Firehouse volunteers to install the proposed green infrastructure for a stormwater management pocket park. This park will serve as a seasonal hub for snowmobilers, cyclists, creek trail and dog enthusiasts. Just steps away from the Fountain Head Plaza. Geotourists welcome!

Leverage: \$25,000 Village In Kind + \$1,000,000 DRI

Project Cost: \$1,025,000



# Transformative Project Opportunities

## ► 6. Crosswalks of Color

Plan Reference: Healthy Initiatives and Complete Streets, 2013

Sponsor: Village, Department of Public Works

Site Control: Village

Timing: Design – Implement, 2025-2027

Project Scope: Replace five (5) standard crosswalk markings with vibrant, traffic-calming lanes considering the extraordinary truck traffic on Main Street/State Route 30 A. Design is made of Mohawk Valley sourced-DOT-approved recycled glass materials. This will not only enhance pedestrian safety but also add a touch of public art to the streetscapes. Additionally, consider incorporating a bike lane on Main Street for improved cyclist safety.

Leverage: \$10,000 Village In Kind + \$140,000

Project Cost: \$150,000



## ► 7. Village Branding & Marketing

Plan Reference: Joint Town & Village Comprehensive Plan, 1997-2024

Sponsor: Village, Schoharie Promotional Association

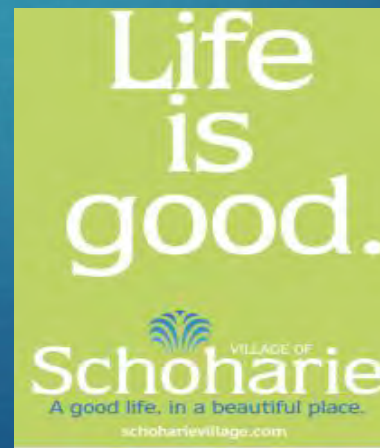
Site Control: Village

Timing: Design – Implement, 2025-2027

Project Scope: Funding will be used to enhance the Village's branding and marketing by revisiting past efforts and creating a new brand identity. This will include developing high-quality content such as videos, brochures, and social media campaigns to showcase local attractions and businesses, attract more visitors and residents, and position the Village as a vibrant destination and community. New technologies will be deployed for wayfinding and augmented reality.

Leverage: \$10,000 Village/Private + \$290,000 DRI

Project Cost: \$300,000



*In 2024, the first-term Mayor hustled to ensure the Village was eligible and ready to apply for the NYS sponsored revitalization grant programs. A 2023 NYF application debrief was coordinated with MVESD, a Village walk-about was coordinated by MVEDD hosting DOS, SEEC and National Grid representatives. A handful of conversations were held to learn from fellow elected officials from winning communities. Business Open Houses were hosted in March and August followed by the **Mayor's knocking on doors to secure property owner commitments, summer 2024.***

## Village

Schoharie leadership knows how to navigate the planning process, implement quality projects and successfully steward public resources.

Between 2011-2017, the Village was entrusted with Governor's Office of Storm Recovery funding. Multiple projects and millions of dollars were invested to recover and rebuild the community following the devastating hurricane and tropical storms of 2011.

The DRI investment will continue the good planning momentum, implementing many identified priority projects.

The Village has already generated interest among local stakeholders who may shape a strategic investment plan. A blend of local leadership, youth, and diverse populations will bring forward past planning insights and identify key challenges and opportunities to provide a logical basis for catalytic investments.

---

*The Village qualified as a Pro-Housing Certified Community by July 27, 2024.*

## Economic Development

Schoharie Economic Enterprise Corp (SEEC) is a private, non-profit public benefit organization established to strengthen Schoharie County by fostering economic growth.

SEEC leadership will leverage its direct DRI experiences in three winning communities, tap decades of proven grant program delivery and source its creative alliances in tourism and destination marketing to assist in the project development, selection and implementation. SEEC has invested in its own headquarters at 287 Main Street and co-invested with Main Street owners throughout the county. A MOU with the Village to facilitate the public-private investment already committed to the district's cornerstone redevelopment known as The Parrott House is in progress.

The Schoharie CDC has over a decade of experience managing a revolving loan fund for community development projects in the Village and is credited with attracting new businesses to Main Street. Schoharie Promotional Association plans and directs the many Village activities and celebrations.

## Planning

Community Planning & Environmental Associates is an award-winning local planning firm specializing in the unique needs of small and rural communities.

Principal, Nan Stolzenburg, FAICP CEP, received the highest honor being named to the College of Fellows for the American Institute of Certified Planners.

Ms. Stolzenburg has decades of planning experience with towns and Villages throughout New York State and as a county resident, has been intimately involved in the planning and **implementation of the Village's** Comprehensive Plan and coordinated the 2023-2024 Joint Comprehensive Plan update with the Town. Nan also led the many Village revitalization plans and Local Waterfront Revitalization Plan.

Nan also brings unique expertise in the areas of environmental planning, which will help lead this project towards the climate and environmental goals of the Village and State.

- Nan Stolzenburg, *Consulting Planner for the Village of Schoharie, Community Environmental Associates (CEA)*
- Dr. Elbialy, *Schoharie Dental & Mainbridge Commons*
- Mike Newman, *CSD Housing LLC*
- Property Owner Commitment Letters
- Peter Oberacker, *New York State Senator District 51*
- Christopher Tague, *Assemblyman 102nd A.D.*
- Korsah Akumfi, *Schoharie County Administrator*
- Ben Oevering, *Town Supervisor Schoharie*
- Schoharie Economic Enterprise Corporation (SEEC)
- Schoharie Public Library, *Mohawk Valley Library System*
- Niagra Engine Company No. 6 of the Schoharie Fire Department
- Mohawk Valley Economic Development District (MVEDD)
- SUNY Cobleskill Institute for Rural Vitality (IRV)
- Schoharie Central School (SCS)
- Schoharie County Industrial Development Agency (IDA)
- Destination Marketing Corp (DMC)



## Community Planning and Environmental Associates

152 Stolzenburg Road, Berne, NY 12023

518-248-8542 • [planningbetterplaces.com](http://planningbetterplaces.com)

October 10, 2024

Ms. Hope Knight, CEO & Commissioner  
Empire State Development  
625 Broadway  
Albany, NY 12245

Dear Ms. Knight:

I am writing in support of the Village of Schoharie's 2024 DRI grant application. I have served as the Village's consulting planner since 1993 and have helped facilitate development of multiple plans for the Village over that time including their original comprehensive plan (1997) and the most current effort to update that. My work with the Village continues and we are in the final stages of developing a new Joint Town/Village Comprehensive Plan slated to be finished early 2025. I am owner and principal planner for Community Planning & Environmental Associates, located in Schoharie County, and have certifications as a planner with the American Institute of Certified Planners (AICP) and was inducted into their college of Fellows in 2022 (FAICP). I offer the following thoughts for your consideration in support of the Village's application.

The Village of Schoharie has been one of the most proactive communities in terms of planning for their future that I know. Starting in 1997 when they adopted their first comprehensive plan jointly with the Town of Schoharie, the Village continues its commitment to continuing planning for revitalization. Their planning efforts are robust and significant, and attest to the Villages desire to revitalize, to promote higher density within its boundaries as the traditional center in the Town where infrastructure already exists, to foster mixed use, walkability, adaptive reuse, and to reinvent itself as a modern community that still celebrates and preserves its historic, village character.

Here is a summary of the Village's planning efforts that underpin and support its readiness to move forward with DRI/NY Forward projects:

- **Comprehensive Plan (Joint with Town) – 1997:** From the beginning, the Village understood the importance of planning for its future along with the Town of Schoharie, and this Plan identified community assets and challenges, and provided the foundation for a multitude of recommended actions and policies to address community needs. It served as the basis for set the stage for SMART growth policies and a complete re-write of the Village's zoning.
- **Schoharie Main Street and Gateways: Realizing the Vision – 1998:** The University at Albany Graduate Student Planning Studio assisted the Village in carrying out next steps to implement the 1997 Plan. This effort focused on Main Street and the Route 30 corridor to expand recommendations and policies from 1997 and proposed concrete solutions and specific actions to be taken.

- **Village of Schoharie Design Standards – 2001:** The 1997 Plan and the ‘Realizing the Vision’ document resulted in the development of a completely re-written zoning law and a detailed, illustrated set of design guidelines to promote new growth consistent with the Village’s community character. The Village was an early innovator in use of design standards and incorporated them into their new zoning law. These standards continue to guide and promote quality projects to this day.
- **Healthy Initiatives and Complete Streets Policy – 2013:** The Village recognized the connection between revitalization and enhanced streets. This Plan outlined methods the Village could take to enhance Route 30 for safe, convenient access and mobility of all roadway users of all ages and abilities including pedestrians, bicyclists, public transportation riders, and motorists.
- **Long Term Recovery Plan (LTCR) – 2014:** After Hurricane Irene, the Village committed itself to full recovery and embarked on a new planning effort to recover from the flooding. The LTCR engaged the public to identify ways to rebuild and revitalize. It outlines how Schoharie could address the needs of the community’s residents, businesses, and local government, and how to restore the community’s infrastructure. The plan offers recommendations aimed to increase the community’s resilience to reduce the risk of future disasters, and resulted in new branding and promotion efforts.
- **New York Rising Plan – 2014:** New York State’s effort to help communities recover from damage caused by Hurricane Irene, Tropical Storm Lee and Superstorm Sandy resulted in the identification of priority rebuilding and revitalization projects. The Village was well prepared for this through its LTCR Plan. The South End Drainage Project and Sewer Plant improvements were direct results of this and the LTCR. Grant writing and funding of critical economic recovery projects like renovation and reopening of the Parrott House was a direct result.
- **Local Waterfront Revitalization Plan/Waterfront and Recreational Assets Plan (LWRP) – 2016:** This planning effort was assets-based and done in recognition that the Schoharie Creek is an asset rather than just a detriment related to flooding. The Village took advantage of this state-sponsored effort to study and establish policies and programs to enhance its Schoharie Creek-based waterfront. Development of the State supported LWRP Schoharie Multi-Use Trail along the Creek (in progress), and establishment of a new waterfront zoning district were among the specific outcomes from this planning effort. This Plan also lays the foundation for the some of the proposed DRI projects.
- **Comprehensive Plan Update (Village) – 2017:** In recognition of the importance of the LTCR and the LWRP plans, the Village formally adopted these plans into an updated Comprehensive Plan in 2017. This memorialized the vision, goals, strategies and recommendations as part of a recognized, NYS Town Law 272-a adopted comprehensive plan. Updated zoning to promote adaptive reuse of historic buildings on Main Street, grant writing (for the Parrott House), and initiating work on a historic walking tour were among projects that resulted from this effort.
- **Listing on the State and National Historic District Registry – 2019:** In recognition of the importance of their historic character to quality of life and future economic revitalization, the Village undertook a historic inventory and then were successful at establishing the majority of the Village as a listed State and National Historic District. This has worked not only to promote the Village and maintain its community character, but to offer landowners historic rehabilitation credits as incentives to adaptively reuse and maintain historic buildings.

- **Comprehensive Plan Update (Joint with Town) - Anticipated to be completed early 2025:** In recognition that their comprehensive plan needs to be kept up to date and that there continues to be projects, policies, and actions needed to revitalize Schoharie, the Village has been working jointly with the Town of Schoharie to address new and ongoing community needs. Significant public engagement (over 600 survey responses, three open houses, and community meetings), research, mapping, and evaluation for this process has reaffirmed the decades-long commitment to its community character, to maintaining the Village as the traditional center of the Town, to be economically competitive and attractive, to promote Main Street business and mixed use, and to work with the Town to promote SMART growth.

The draft Plan fully supports the proposed DRI initiatives as follows:

- *Crosswalks of Color:* The Plan establishes a goal (Prevent traffic congestion, enhance pedestrian safety and connections) to implement complete street policies, improve walkability and biking in the Village, and enhance safety on Main Street. A guiding principle for that goal is to improve walkability and provide safe pedestrian environments.
- *EV Charging Stations:* The Plan establishes goals to promote economic growth that specifically recommends promoting use of EV charging stations as an economic necessity. Promotion of electric cars is also identified as a responsible environmental action to take to address climate change.
- *Fire House Park:* This action has been a desired project in the Village since the flood resulted in the demolition of the original fire house. The LTRC envisioned this location as a new community/neighborhood park. Long-desired, but not implemented yet, the Fire House Park is recognized as an important economic development action. This location is perfect to meet the needs of village and town residents and to serve as a hub that connects with the snowmobile trail and the new Schoharie Creek trail (in development). A neighborhood park and dog park could be accommodated here and was one of the most important opportunities expressed through the public engagement portion of the new comprehensive planning process.
- *Fountain Head Plaza:* Even before the 1997 Plan, this rear parking lot had been recognized as needing improvement. It is one of the most critical projects that has consistently been included in Village planning efforts. The Draft Comprehensive Plan specifically recognizes this area to the rear of the Main Street businesses as a huge opportunity to bring more people to the Village for economic revitalization but also to improve Village/Main Street aesthetics and community character.
- *Great American Commons:* A vacant eyesore for years, the draft Plan recognizes the adverse impacts of current conditions at this Main Street location. The Draft Plan establishes redevelopment of this parcel as a priority and promotes this location for a much needed mixed use, work-live, walkable area. This would provide more affordable housing, additional service/retail uses, and enhance the downtown corridor in the Village. Redevelopment of this parcel remains an important goal.
- *Building Improvement Fund:* The Draft Plan also includes guiding principles and strategies to support and promote individual small businesses on Main Street. The Draft Plan (and other past efforts) recognizes the need for and supports façade

improvements, floodproofing improvements, and upgrades to our older, traditional buildings so that they support modern business needs.

- *The Parrot House*: The Parrot House has been recognized in this and all other plans developed by the Village as an anchor critical to the revitalization of Main Street, the Village and the entire Schoharie area. Rehabilitation and re-opening of the Parrot House was one of the priorities identified in the Draft Plan's public engagement process. It has significant economic, historic, and quality of life roles. The building and its use as an inn and restaurant are seen by the community as critical and that it is 'the heart of the Village.'

In conclusion, the Village's long-term planning and their recent efforts to update their comprehensive plan are consistent with and fully support the DRI funding application. The Village has been proactive and innovative over the years to reach their goals but has lacked capacity and funding to fully implement needed projects. The proposed projects have been recognized as both needed and beneficial to the Village, they have broad community support as shown in our most recent public engagement efforts and they are fully consistent with the objectives of New York's downtown revitalization efforts.

Sincerely,



Nan Stolzenburg FAICP CEP

Consulting Planner for the Village of Schoharie



General Dentistry

**Hazem Elbially, D.M.D.**

**Solomia Zhownirovych, D.D.S.**

**Eric Davis, D.M.D.**

Pediatric Dentistry

**Alexis Daniels, D.D.S.**

Orthodontist

**Cheryl Sorbero, D.D.S.**

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F (518) 702-4195  
Text/SMS: (844) 333-6796  
schohariedmd@gmail.com

October 15, 2024

Ms. Hope Knight, CEO & Commissioner

Empire State Development

625 Broadway

Albany, NY 12245

RE: Mainbridge Commons & Child Care Letter of Commitment  
Village of Schoharie Downtown Revitalization Initiative (DRI)

Dear Commissioner Knight,

I am writing to offer support for the Village of Schoharie DRI application. I would like to express my commitment to **invest an estimated \$25,000,000** in order to advance our shared vision. We have begun the process of re-imaging a vacant lot on Main Street into a medical/commercial facility and residential community. My existing historic building may be turned into a childcare center serving dozens of local families.

I have proudly restored the historic house at 229 Main Street, Schoharie, to serve as my dental office. It was a model historic preservation project working in cooperation with National Park Service and the State Historic Preservation Office, which received the State of New York Historic Preservation Award in 2018. Today, my dental practice continues to flourish and is outgrowing the facility. My practice has served over 35,000 patients since inception in 2014, we are the only Medicaid provider in the county, we have the only orthodontist and pediatric dentist in the county. I employ over 60 employees, of which 85% are women with young children. I recognize the need for a quality daycare center and have had preliminary conversations with a licensed provider to deliver services, potentially utilizing 229 Main Street once vacated.

My plan is to relocate my dental practice, the largest private sector employer in the Village, across the street to the "Great American lot" on Schoharie's Main Street that has been derelict for 30 years. The site will be thoughtfully redeveloped into "Mainbridge Commons," a live-work center that will boost activity on Main Street and increase tax revenue. The proposed development will create 32,800 sqft of medical and commercial space and 37,400 sqft of residential space, comprised of 46 units. The Village is in the process of rezoning the 4.5-acre lot to enable significant development and investment.

**Mainbridge Commons and the related child care center will transform the Village of Schoharie.**

A development of its scale is not feasible without state provided financial incentives such as ESD. Schoharie Village demographics reports more than 51% low-moderate income households. A 20% grant will be necessary to close the funding gap in order for the project to be fully realized. I believe that with an ESD investment, Mainbridge Commons would be truly transformational to the village and become a model DRI anchor project.

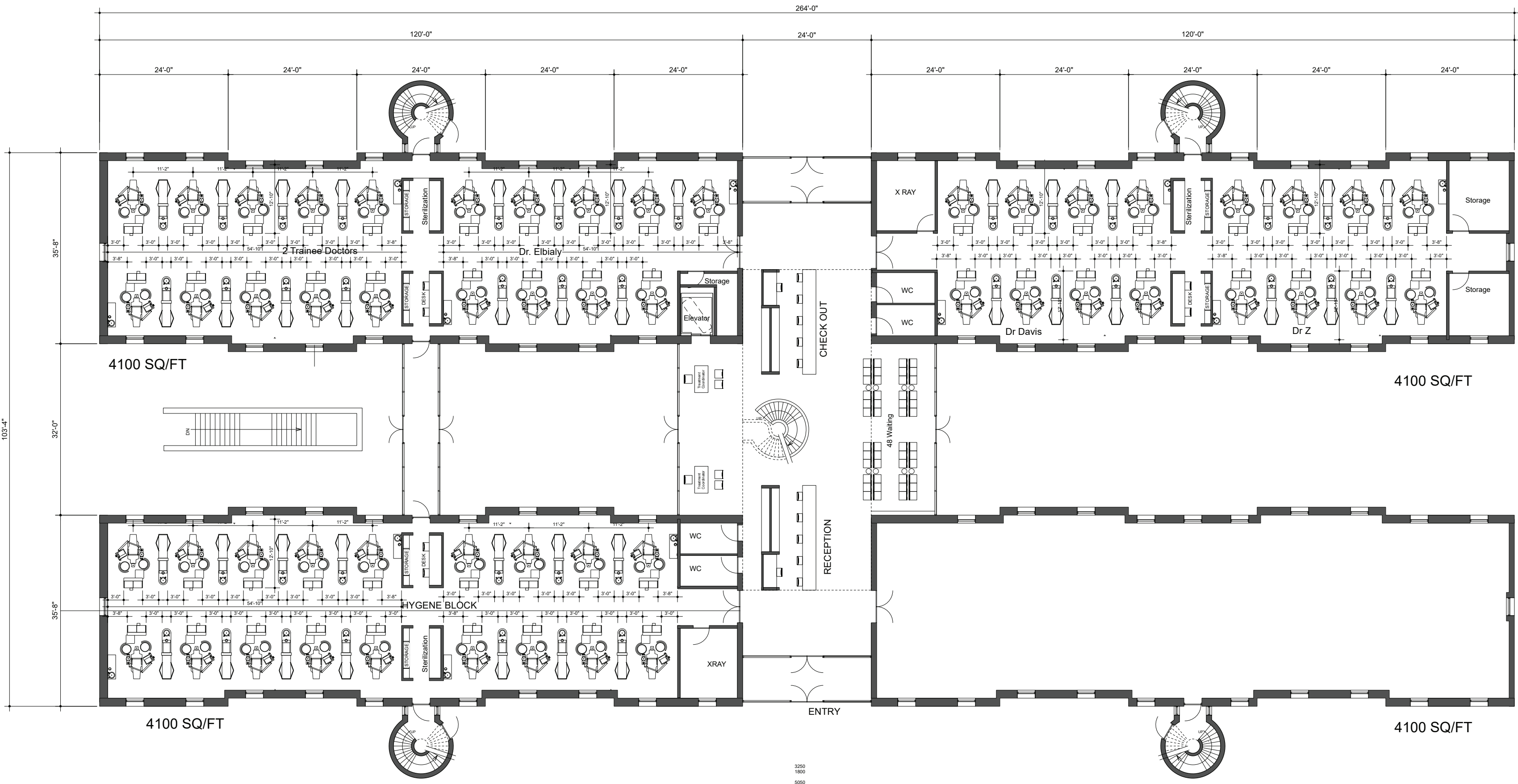
Thank you for seriously considering our development as a catalyst for DRI investment of \$10,000,000 into the Village of Schoharie. We are poised to match the state dollars \$4: \$1 to serve the residents of Schoharie County and beyond.

Respectfully,

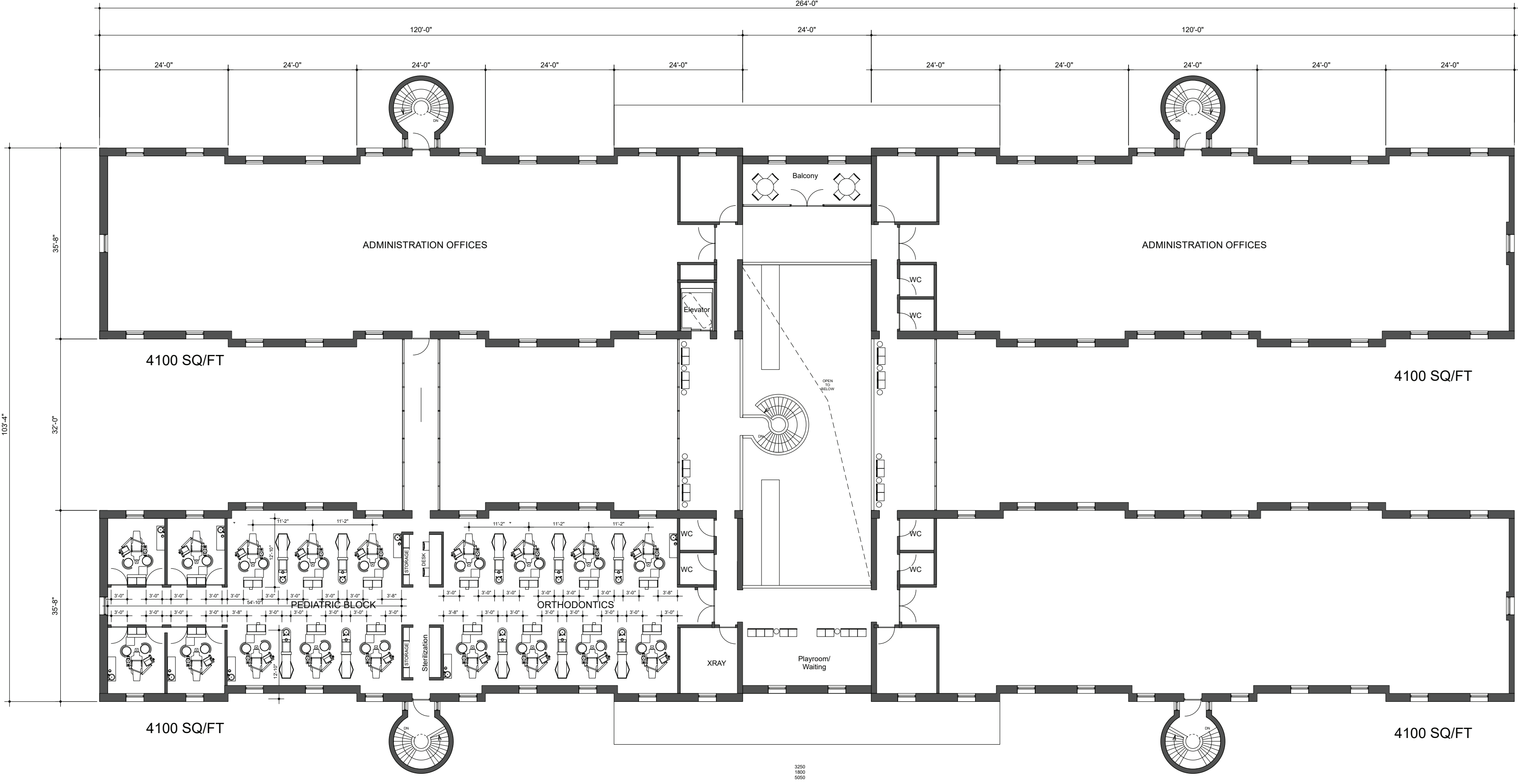
Hazem Elbially, DMD



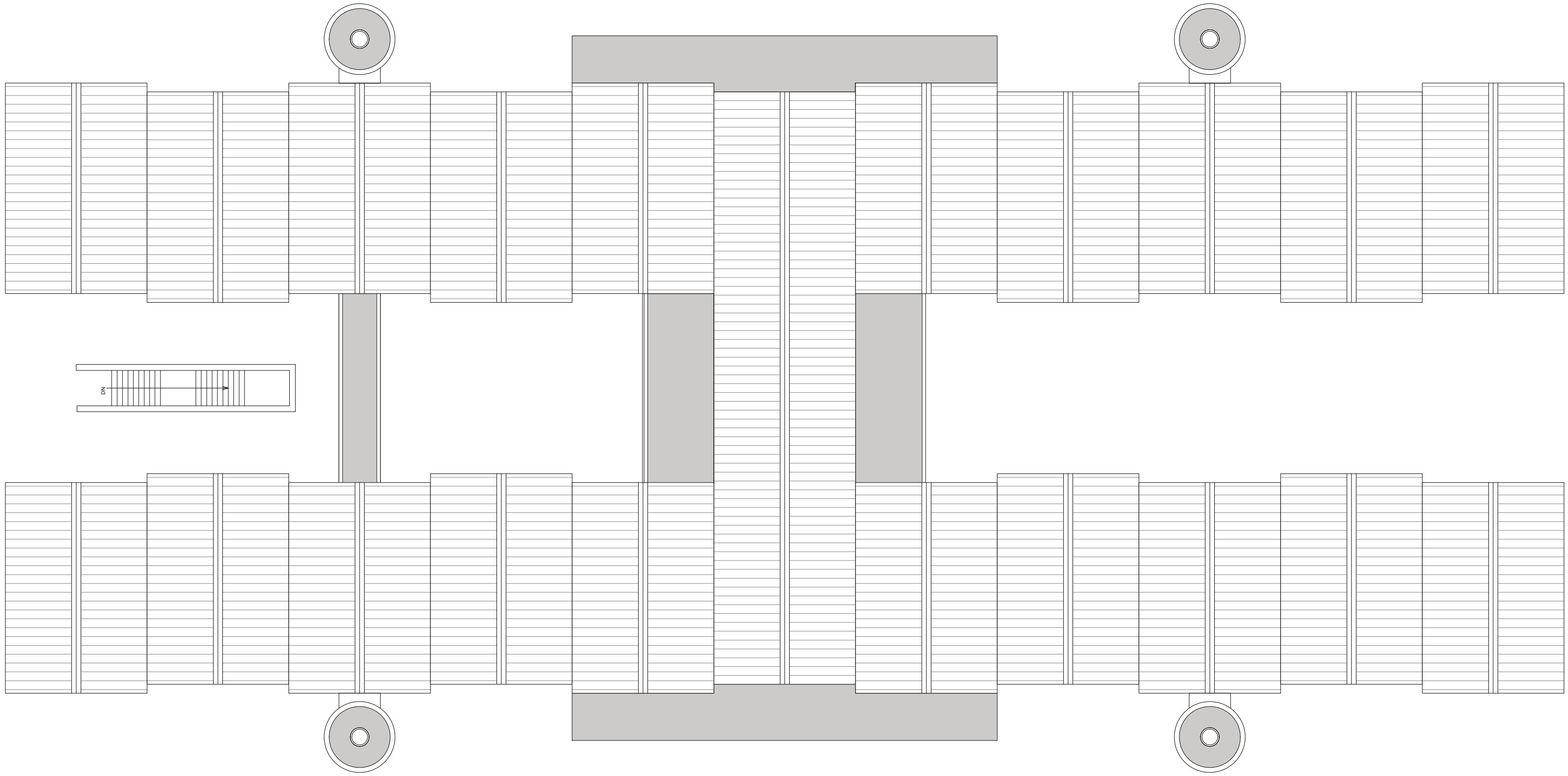




1st Floor Plan



2nd Floor Plan



Roof Plan



Street Side Elevation



A 1st Floor Plan



B 2nd Floor Plan

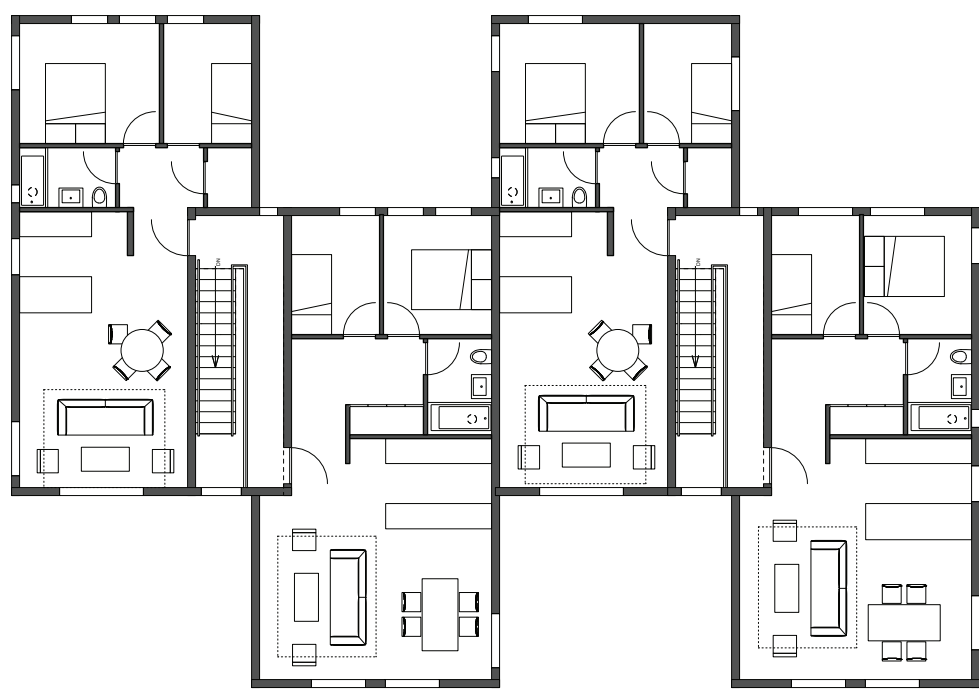


C North Exterior Elevation

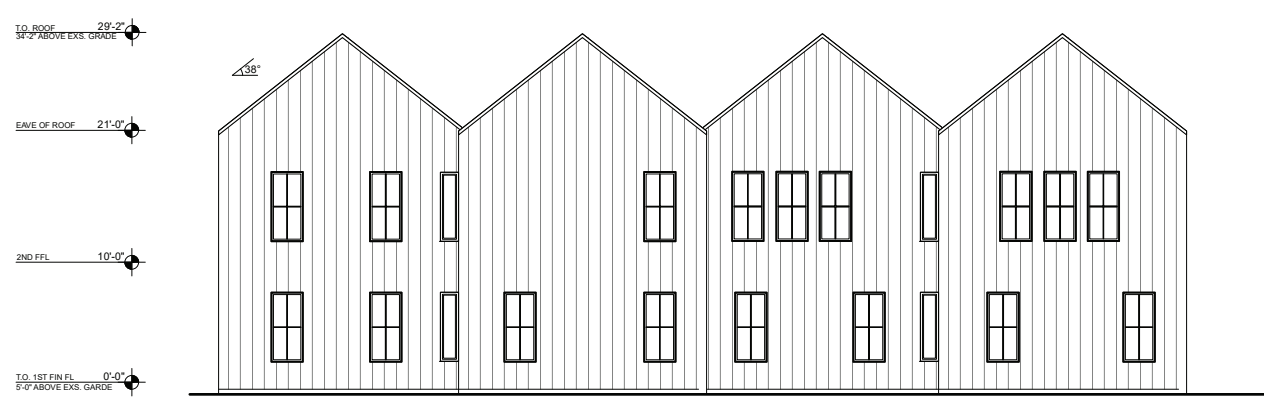
Block 1 Floor Plans & N Elevation



A 1st Floor Plan

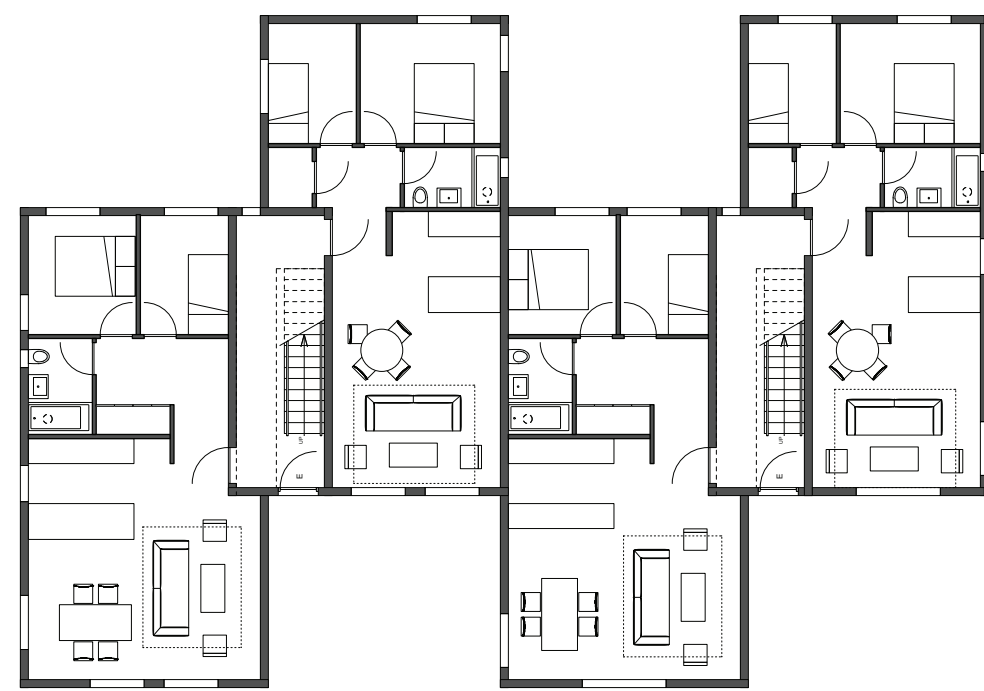


B 2nd Floor Plan



C North Exterior Elevation

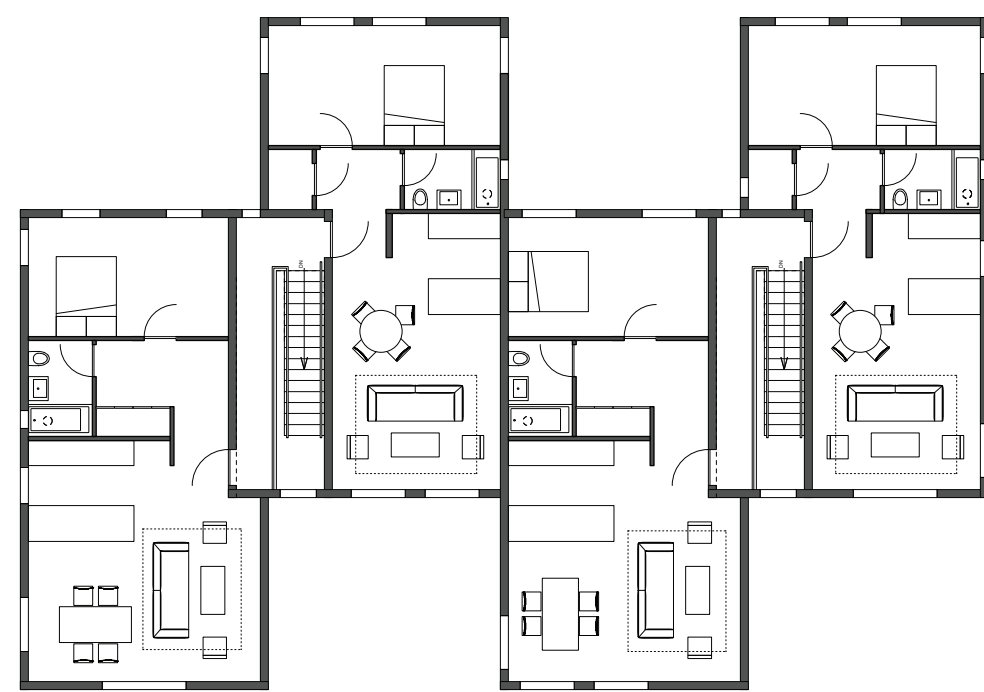
Block 3 Floor Plans & N Elevation



A 1st Floor Plan



B 2nd Floor Plan

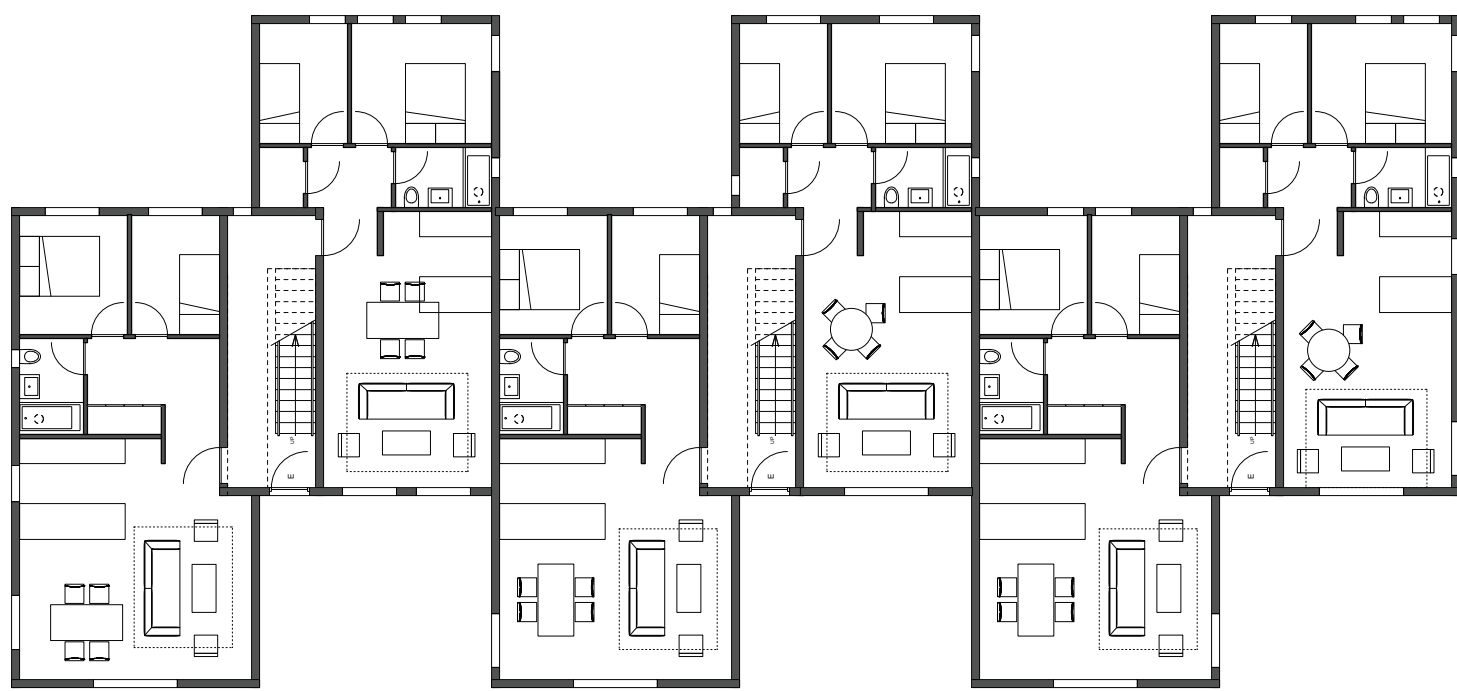


C 3rd Floor Plan

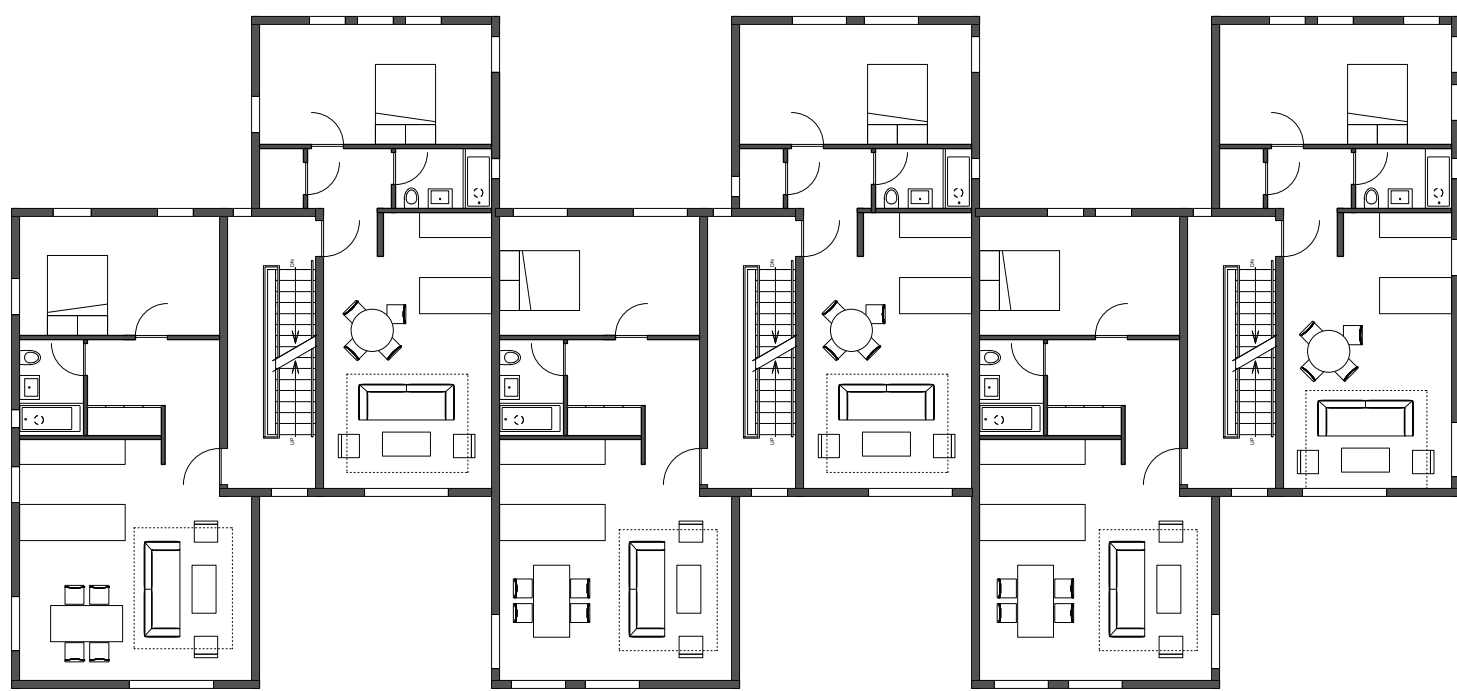


D North Exterior Elevation

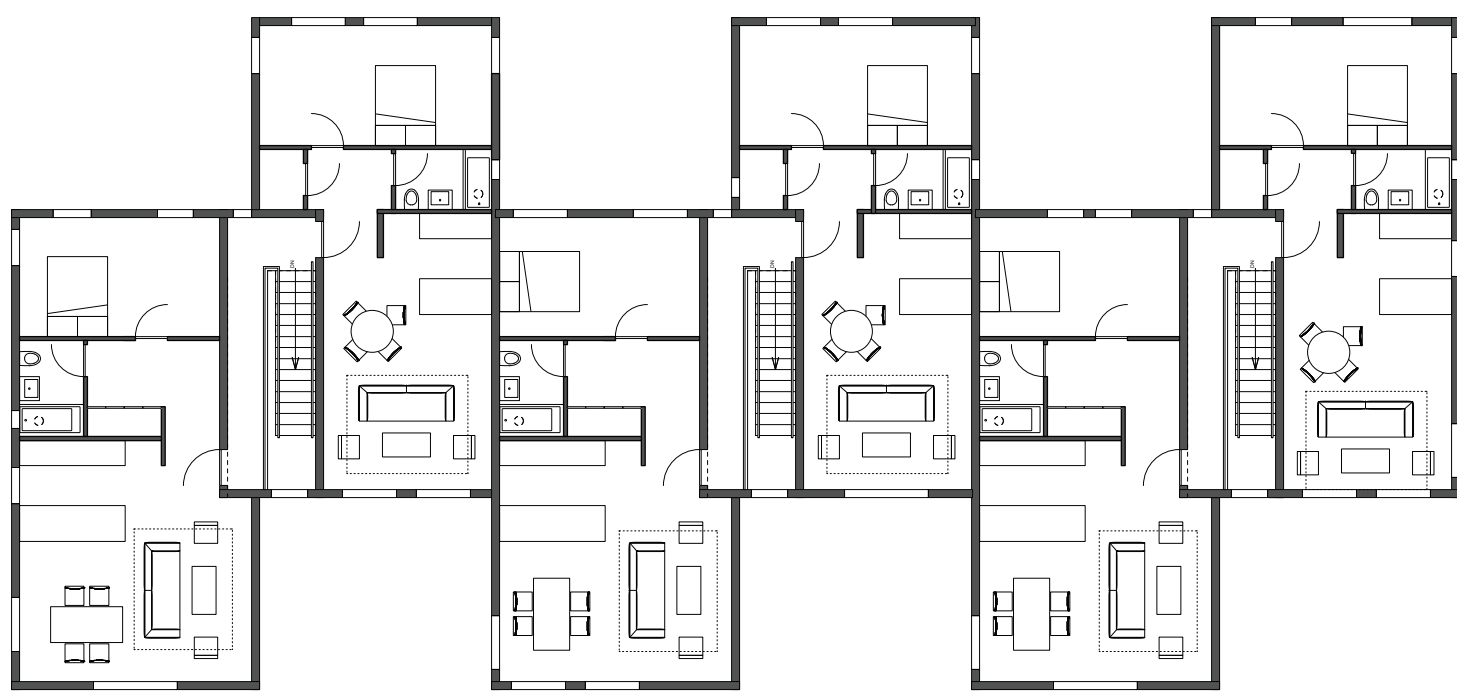
Block 2 Floor Plans & N Elevation



A 1st Floor Plan



B 2nd Floor Plan



C 3rd Floor Plan



D North Exterior Elevation

Block 4 Floor Plans & N Elevation



October 18, 2024

Ms. Hope Knight, CEO & Commissioner  
Empire State Development  
625 Broadway  
Albany, NY 12245

RE: 157 Depot Lane, Village of Schoharie Supportive Housing  
Village of Schoharie Downtown Revitalization Initiative (DRI)

Dear Commissioner Knight:

On behalf of CSD Housing we fully support the Village of Schoharie Downtown Revitalization Initiative (DRI) grant request of \$10,000,000. Today, Schoharie County government authorized a Purchase and Sale Agreement to allow CSD Housing to acquire and begin due diligence at 157 Depot Lane, a 6-acre site in the Village. Our estimated \$19 million plan is conceived as a mixed-use campus of affordable, supportive and/or senior housing having 50-60 residential units and potential for commercial space, too.

CSD Housing works with local municipalities and service partners across New York State to provide state-of-the-art housing solutions for residents. We often leverage New York's credit allocating agencies - Division of Homes and Community Renewal (HCR), NYS Housing Finance Agency (HFA), NYC Department of Housing Preservation and Development (HPD), as well as with the Office of Mental Health (OMH), Office of Temporary and Disability Assistance (OTDA), Office of Alcoholism and Substance Abuse Services (OASAS), and Low-Income Housing Tax Credit (LIHTC) Syndicators.

CSD Housing has completed 16 projects to-date, five are currently under construction and five are in the development stage. We look forward to adding Schoharie, a Pro Housing Certified Community to the slate of projects.

We recognize the DRI preference toward larger private mixed-use new construction such that CSD contemplates. Often times, this scale of development does not make financial sense in a rural community. Therefore, we support the Village DRI request and the potential to expand the DRI district to consider this site as walkable and easily defined connections to the amenities and attractions proposed along the commercial corridor.

Again, we fully support the Village of Schoharie DRI application and its potential to add value to our proposed and newly contracted site within the Village of Schoharie.

Sincerely,



Mike Newman, Director of Program Development

JEFFERY PALMER, TRUSTEE  
PETER JOHNSON, TRUSTEE  
SAL MEDAK, TRUSTEE  
BECKY DEGROFF, TRUSTEE

PO Box 219  
SCHOHARIE, NY 12157-0219  
E-MAIL: villscho@midtel.net



COLLEEN M. HENRY, MAYOR

LESLIE J. PRICE, CLERK AND  
TREASURER

DEBRA BYRNE, DEPUTY  
CLERK/TREASURER

518-295-8500  
(FAX) 518-295-8501  
TDD NUMBER 1-800-662-1220

Village of Schoharie Downtown Revitalization Initiative  
Property Owner Commitment, 2024

The Village is preparing to apply for the Downtown Revitalization Initiative (DRI) \$10,000,000 grant request. The grants may be directed to your private property improvements. The application is more competitive if the Village can show the interest of the property owners and their willingness to participate.

Property Address: 277 Main St.  
Owner: Leslie Price  
Tenant: N/A

Are you willing to support the Village DRI application to earn a \$10,000,000 transformative community revitalization grant?

☒ YES ☐ NO

Do you own or rent the property? ☒ OWN ☐ RENT

How long have you owned/rented the property and/or had a business in this location? 32 years

How much has been invested in property improvements in the last 3 years? \$15,000

Briefly list the improvements that were made. Bridework and building repairs & storage

Do you have plans to make property improvements in the next 3 years?

☒ YES ☐ NO

If so, what do these projects look like?

- ☒ Would you consider energy efficiency improvements?
- ☒ Façade improvements ie windows, painting, brick repointing?
- ☐ Upgrades to the interior commercial spaces?
- ☐ Upgrades to upper floor housing?
- ☒ Parking area improvements?

What is your dream for this property? I would like to paint the building and install new decking in front of the building. I would also like to improve the parking in the back of the building.

  
**Schoharie**  
A good life. In a beautiful place.

JEFFERY PALMER, TRUSTEE  
PETER JOHNSON, TRUSTEE  
SAL MEDAK, TRUSTEE  
BECKY DEGROFF, TRUSTEE

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If you were granted 50% of the funds needed to accomplish this dream how much would you invest? \$19,000 - \$20,000

A priority investment for the Village is the rear parking lot. The vision involves green infrastructure for quick drainage, planting and seating areas with a fountain feature. If the grant is funded and owners agree, the Village may also assist in on-going coordinated maintenance.

*See the Fountain Head Plaza concept (opportunity to modify if grant is awarded).*

Are you willing to cooperate to make a private investment to match public investment in the transformation of Main Street and Fountain Head Plaza area?

YES

NO

*I am willing to make a private investment to enhance my property.*

If public funding is directed to improve your Fountain Head Plaza parking area, would you allow a public access covenant that outlines public accessibility terms for five years?

YES

NO

NA

*My property does not abut the proposed Fountain Head Plaza.*

Signature:

Date:

*Leslie J. Price*  
*7/10-14-2024*

Thank you for your cooperation and consideration to assist the Village of Schoharie apply for a transformative \$10,000,000 Downtown Revitalization grant.

*If you have not done so already, please complete the online community engagement survey found here:*

(village website and QR code)

JEFFERY PALMER, TRUSTEE  
PETER JOHNSON, TRUSTEE  
SAL MEDAK, TRUSTEE  
BECKY DeGROFF, TRUSTEE

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518-295-8500  
(FAX) 518-295-8501  
TDD NUMBER 1-800-662-1220

### Village of Schoharie Downtown Revitalization Initiative Property Owner Commitment, 2024

The Village is preparing to apply for the Downtown Revitalization Initiative (DRI) \$10,000,000 grant request. The grants may be directed to your private property improvements. The application is more competitive if the Village can show the interest of the property owners and their willingness to participate.

Property Address:

Owner:

Tenant:

283 Main Street  
Jennifer S. Barnett / Shawn Smith

Are you willing to support the Village DRI application to earn a \$10,000,000 transformative community revitalization grant?

☒ YES ☐ NO

Do you own or rent the property? ☒ OWN ☐ RENT

How long have you owned/rented the property and/or had a business in this location? Since 2018

How much has been invested in property improvements in the last 3 years? \$4,000

Briefly list the improvements that were made. Shop improvement to interior & exterior

Do you have plans to make property improvements in the next 3 years?

☒ YES ☐ NO

If so, what do these projects look like?

- ☒ Would you consider energy efficiency improvements?
- ☒ Façade improvements ie windows, painting, brick repointing?
- ☒ Upgrades to the interior commercial spaces?
- ☒ Upgrades to upper floor housing?
- ☒ Parking area improvements?

What is your dream for this property?

Sprinkler System

bench outside

New windows

Fire escape ladder

Reframe Basement

energy efficiency  
Curb appeal / character  
★ Solar ★

 **Schoharie**  
A good life, in a beautiful place.

Re-rubber the roof

Siding + woodwork  
new steps

JEFFERY PALMER, TRUSTEE  
PETER JOHNSON, TRUSTEE  
SAL MEDAK, TRUSTEE  
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518-295-8500  
(FAX) 518-295-8501  
TDD NUMBER 1-800-662-1220

If you were granted 50% of the funds needed to accomplish this dream how much would you invest? \$40,000

A priority investment for the Village is the rear parking lot. The vision involves green infrastructure for quick drainage, planting and seating areas with a fountain feature. If the grant is funded and owners agree, the Village may also assist in on-going coordinated maintenance.

*See the Fountain Head Plaza concept (opportunity to modify if grant is awarded).*

Are you willing to cooperate to make a private investment to match public investment in the transformation of Main Street and Fountain Head Plaza area?

YES NO

If public funding is directed to improve your Fountain Head Plaza parking area, would you allow a public access covenant that outlines public accessibility terms for five years?

YES NO

Signature:

Date:

James L. Barnett  
9/25/2025

Thank you for your cooperation and consideration to assist the Village of Schoharie apply for a transformative \$10,000,000 Downtown Revitalization grant.

*If you have not done so already, please complete the online community engagement survey found here:*

(village website and QR code)

JEFFERY PALMER, TRUSTEE  
PETER JOHNSON, TRUSTEE  
SAL MEDAK, TRUSTEE  
BECKY DEGROFF, TRUSTEE

PO BOX 219  
SCHOHARIE, NY 12157-0219  
E-MAIL: villsch@midtel.net



COLLEEN M. HENRY, MAYOR

LESLIE J. PRICE, CLERK AND  
TREASURER  
DEBRA BYRNE, DEPUTY  
CLERK/TREASURER

518-295-8500  
(FAX) 518-295-8501  
TDD NUMBER 1-800-662-1220

Village of Schoharie Downtown Revitalization Initiative  
Property Owner Commitment, 2024

The Village is preparing to apply for the Downtown Revitalization Initiative (DRI) \$10,000,000 grant request. The grants may be directed to your private property improvements. The application is more competitive if the Village can show the interest of the property owners and their willingness to participate.

Property Address: 289 Main St - 291 Main St. Schoharie NY 12157  
Owner: Tom Hitten and Rebecca DeGroot  
Tenant: Multiple - mixed use

Are you willing to support the Village DRI application to earn a \$10,000,000 transformative community revitalization grant?

☒ YES ☐ NO

Do you own or rent the property? ☒ OWN ☐ RENT

How long have you owned/rented the property and/or had a business in this location? 12 yrs.

How much has been invested in property improvements in the last 3 years? \$50,000

Briefly list the improvements that were made. Roof replacement, facade improvements, gutters, Heat pumps

Do you have plans to make property improvements in the next 3 years?

☒ YES ☐ NO

If so, what do these projects look like?

- ☒ Would you consider energy efficiency improvements?
- ☒ Façade improvements ie windows, painting, brick repointing?
- ☐ Upgrades to the interior commercial spaces?
- ☐ Upgrades to upper floor housing?
- ☒ Parking area improvements?

What is your dream for this property? Continue to provide affordable and nice apartments. Provide space for active thriving commercial enterprise

Schoharie

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PETER JOHNSON, TRUSTEE  
SAL MEDAK, TRUSTEE  
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(FAX) 518-295-8501  
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If you were granted 50% of the funds needed to accomplish this dream how much would you invest? \$50,000

A priority investment for the Village is the rear parking lot. The vision involves green infrastructure for quick drainage, planting and seating areas with a fountain feature. If the grant is funded and owners agree, the Village may also assist in on-going coordinated maintenance.

*See the Fountain Head Plaza concept (opportunity to modify if grant is awarded).*

Are you willing to cooperate to make a private investment to match public investment in the transformation of Main Street and Fountain Head Plaza area?

☒ YES ☐ NO

If public funding is directed to improve your Fountain Head Plaza parking area, would you allow a public access covenant that outlines public accessibility terms for five years? yes

Signature:

Date:

*Rebecca DeGoff Thompson Kitter*  
*09/26/24*

Thank you for your cooperation and consideration to assist the Village of Schoharie apply for a transformative \$10,000,000 Downtown Revitalization grant.

*If you have not done so already, please complete the online community engagement survey found here:*

(village website and QR code)

Schoharie

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COLLEEN M. HENRY, MAYOR

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DEBRA BYRNE, DEPUTY  
CLERK/TREASURER

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(FAX) 518-295-8501  
TDD NUMBER 1-800-662-1220

### Village of Schoharie Downtown Revitalization Initiative Property Owner Commitment, 2024

The Village is preparing to apply for the Downtown Revitalization Initiative (DRI) \$10,000,000 grant request. The grants may be directed to your private property improvements. The application is more competitive if the Village can show the interest of the property owners and their willingness to participate.

Property Address: 293 Main St  
Owner: Sean + Debra Byrne  
Tenant: \_\_\_\_\_

Are you willing to support the Village DRI application to earn a \$10,000,000 transformative community revitalization grant?

☒ YES ☐ NO

Do you own or rent the property? ☒ OWN ☐ RENT

How long have you owned/rented the property and/or had a business in this location? 21 years

How much has been invested in property improvements in the last 3 years? \$15,000.00

Briefly list the improvements that were made. New Heating/Cooling system  
Remodeled Bathroom + Kitchen Apt 2, New Hot water heater  
Updated Ceilings

Do you have plans to make property improvements in the next 3 years?

☒ YES ☐ NO

If so, what do these projects look like?

- ☐ Would you consider energy efficiency improvements?
- ☒ Façade improvements ie windows, painting, brick repointing?
- ☒ Upgrades to the interior commercial spaces?
- ☒ Upgrades to upper floor housing?
- ☒ Parking area improvements?

What is your dream for this property? Update and improve condition  
inside and outside while maintaining the historical  
character

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PETER JOHNSON, TRUSTEE  
SAL MEDAK, TRUSTEE  
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DEBRA BYRNE, DEPUTY  
CLERK/TREASURER

518-295-8500

(FAX) 518-295-8501

TDD NUMBER 1-800-662-1220

If you were granted 50% of the funds needed to accomplish this dream how much would you invest? \$ 6,000 . 00

A priority investment for the Village is the rear parking lot. The vision involves green infrastructure for quick drainage, planting and seating areas with a fountain feature. If the grant is funded and owners agree, the Village may also assist in on-going coordinated maintenance.

*See the Fountain Head Plaza concept (opportunity to modify if grant is awarded).*

Are you willing to cooperate to make a private investment to match public investment in the transformation of Main Street and Fountain Head Plaza area?

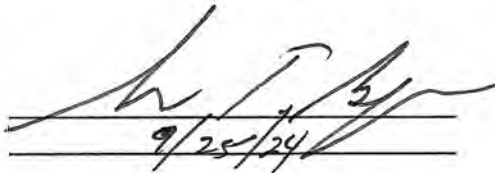
☒ YES ☐ NO

If public funding is directed to improve your Fountain Head Plaza parking area, would you allow a public access covenant that outlines public accessibility terms for five years?

☒ YES ☐ NO

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

  
9/25/24

Thank you for your cooperation and consideration to assist the Village of Schoharie apply for a transformative \$10,000,000 Downtown Revitalization grant.

*If you have not done so already, please complete the online community engagement survey found here:*

(village website and QR code)

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PETER JOHNSON, TRUSTEE  
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### Village of Schoharie Downtown Revitalization Initiative Property Owner Commitment, 2024

The Village is preparing to apply for the Downtown Revitalization Initiative (DRI) \$10,000,000 grant request. The grants may be directed to your private property improvements. The application is more competitive if the Village can show the interest of the property owners and their willingness to participate.

Property Address: 295 Main St Schoharie  
Owner: Agni Eleftheriadis  
Tenant: 315 737 1901

Are you willing to support the Village DRI application to earn a \$10,000,000 transformative community revitalization grant?  
YES NO

Do you own or rent the property? OWN RENT

How long have you owned/rented the property and/or had a business in this location? 4 years

How much has been invested in property improvements in the last 3 years? \$100,000.00 Total

Briefly list the improvements that were made.

Equipment for Restaurant Expenses including painting sheet Rock etc. \$60,000  
the other \$40K was for building improvements

Do you have plans to make property improvements in the next 3 years?

YES NO

If so, what do these projects look like?

- ☒ Would you consider energy efficiency improvements?
- ☒ Façade improvements ie windows, painting, brick repointing?
- ☒ Upgrades to the interior commercial spaces? (Next door building as well)
- ☒ Upgrades to upper floor housing?
- ☐ Parking area improvements?

What is your dream for this property?

Renovate the 3rd Floor  
Window Replacement  
New Roofs  
Renovate the Commercial Space next door

Renovate Apartment (4) on 2nd floor

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TREASURER

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CLERK/TREASURER

518-295-8500  
(FAX) 518-295-8501  
TDD NUMBER 1-800-662-1220

If you were granted 50% of the funds needed to accomplish this dream how much would you invest? *20% of what ever the state awards for our business+building*

A priority investment for the Village is the rear parking lot. The vision involves green infrastructure for quick drainage, planting and seating areas with a fountain feature. If the grant is funded and owners agree, the Village may also assist in on-going coordinated maintenance.

*See the Fountain Head Plaza concept (opportunity to modify if grant is awarded).*

Are you willing to cooperate to make a private investment to match public investment in the transformation of Main Street and Fountain Head Plaza area?

☒ YES ☐ NO

If public funding is directed to improve your Fountain Head Plaza parking area, would you allow a public access covenant that outlines public accessibility terms for five years?

☒ YES ☐ NO

Signature: *Chris Elfland*

Date: *09/24/2024*

Thank you for your cooperation and consideration to assist the Village of Schoharie apply for a transformative \$10,000,000 Downtown Revitalization grant.

*If you have not done so already, please complete the online community engagement survey found here:*

(village website and QR code)

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PETER JOHNSON, TRUSTEE  
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518-295-8500  
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## Village of Schoharie Downtown Revitalization Initiative Property Owner Commitment, 2024

The Village is preparing to apply for the Downtown Revitalization Initiative (DRI) \$10,000,000 grant request. The grants may be directed to your private property improvements. The application is more competitive if the Village can show the interest of the property owners and their willingness to participate.

Property Address: 299 Main St  
Owner: John Wolfe  
Tenant: 518-496-7784

Are you willing to support the Village DRI application to earn a \$10,000,000 transformative community revitalization grant?

☒ YES ☐ NO

Do you own or rent the property? ☒ OWN ☐ RENT

How long have you owned/rented the property and/or had a business in this location? 13 years

How much has been invested in property improvements in the last 3 years? \$15,000-\$20,000

Briefly list the improvements that were made. New heating System & Hot Water Tank

Do you have plans to make property improvements in the next 3 years?

☒ YES ☐ NO

If so, what do these projects look like?

- ☒ Would you consider energy efficiency improvements?
- ☒ Façade improvements ie windows, painting, brick repointing?
- ☐ Upgrades to the interior commercial spaces?
- ☐ Upgrades to upper floor housing?
- ☒ Parking area improvements?

What is your dream for this property?

New Roof w/ insulation to make roof more energy efficient. Creating an outside Seating area in back of building including an awning.

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PETER JOHNSON, TRUSTEE  
SAL MEDAK, TRUSTEE  
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518-295-8500  
(FAX) 518-295-8501  
TDD NUMBER 1-800-662-1220

If you were granted 50% of the funds needed to accomplish this dream how much would you invest? \$ 30,000

A priority investment for the Village is the rear parking lot. The vision involves green infrastructure for quick drainage, planting and seating areas with a fountain feature. If the grant is funded and owners agree, the Village may also assist in on-going coordinated maintenance.

*See the Fountain Head Plaza concept (opportunity to modify if grant is awarded).*

Are you willing to cooperate to make a private investment to match public investment in the transformation of Main Street and Fountain Head Plaza area?

☒ YES ☐ NO

If public funding is directed to improve your Fountain Head Plaza parking area, would you allow a public access covenant that outlines public accessibility terms for five years?

☒ YES ☐ NO

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

9/25/2024

Thank you for your cooperation and consideration to assist the Village of Schoharie apply for a transformative \$10,000,000 Downtown Revitalization grant.

*If you have not done so already, please complete the online community engagement survey found here:*

(village website and QR code)

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PETER JOHNSON, TRUSTEE  
SAL MEDAK, TRUSTEE  
BECKY DeGROFF, TRUSTEE

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DEBRA BYRNE, DEPUTY  
CLERK/TREASURER

518-295-8500

(FAX) 518-295-8501

TDD NUMBER 1-800-662-1220

Village of Schoharie Downtown Revitalization Initiative  
Property Owner Commitment, 2024

The Village is preparing to apply for the Downtown Revitalization Initiative (DRI) \$10,000,000 grant request. The grants may be directed to your private property improvements. The application is more competitive if the Village can show the interest of the property owners and their willingness to participate.

Property Address: 301 Main St., Schoharie, NY  
Owner: Robert Ottman, DBA Schoharie Hardware  
Tenant: Clapper's Glass Bar

Are you willing to support the Village DRI application to earn a \$10,000,000 transformative community revitalization grant?

☒ YES ☐ NO

Do you own or rent the property? ☒ OWN ☐ RENT

How long have you owned/rented the property and/or had a business in this location? 40 + years

How much has been invested in property improvements in the last 3 years? \$5,000

Briefly list the improvements that were made. basic maintenance

Do you have plans to make property improvements in the next 3 years?

If so, what do these projects look like?

☒ YES ☐ NO

- ☒ Would you consider energy efficiency improvements?
- ☒ Façade improvements ie windows, painting, brick repointing?
- ☐ Upgrades to the interior commercial spaces?
- ☐ Upgrades to upper floor housing?
- ☒ Parking area improvements?

What is your dream for this property?

We would love to create an attractive outside seating area for our patrons.

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TREASURER

DEBRA BYRNE, DEPUTY  
CLERK/TREASURER

518-295-8500

(FAX) 518-295-8501

TDD NUMBER 1-800-662-1220

If you were granted 50% of the funds needed to accomplish this dream how much would you invest? \$25,000.00

A priority investment for the Village is the rear parking lot. The vision involves green infrastructure for quick drainage, planting and seating areas with a fountain feature. If the grant is funded and owners agree, the Village may also assist in on-going coordinated maintenance.

*See the Fountain Head Plaza concept (opportunity to modify if grant is awarded).*

Are you willing to cooperate to make a private investment to match public investment in the transformation of Main Street and Fountain Head Plaza area?

☒ YES ☐ NO

If public funding is directed to improve your Fountain Head Plaza parking area, would you allow a public access covenant that outlines public accessibility terms for five years?

☒ YES ☐ NO

Signature: Robert L. Ottman

Date: 9/26/24

Thank you for your cooperation and consideration to assist the Village of Schoharie apply for a transformative \$10,000,000 Downtown Revitalization grant.

*If you have not done so already, please complete the online community engagement survey found here:*

(village website and QR code)



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BECKY DEGROFF, TRUSTEE

PO BOX 219  
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Village of Schoharie Downtown Revitalization Initiative  
Property Owner Commitment, 2024

The Village is preparing to apply for the Downtown Revitalization Initiative (DRI) \$10,000,000 grant request. The grants may be directed to your private property improvements. The application is more competitive if the Village can show the interest of the property owners and their willingness to participate.

Property Address: 305 Main St. Schoharie  
Owner: Jennie Flagler  
Tenant: The Farmers Beef and Brew

Are you willing to support the Village DRI application to earn a \$10,000,000 transformative community revitalization grant?

YES NO

Do you own or rent the property? OWN RENT

How long have you owned/rented the property and/or had a business in this location?

How much has been invested in property improvements in the last 3 years?

Briefly list the improvements that were made.

Do you have plans to make property improvements in the next 3 years?

YES NO

If so, what do these projects look like?

- ☒ Would you consider energy efficiency improvements?
- ☒ Façade improvements ie windows, painting, brick repointing?
- ☐ Upgrades to the interior commercial spaces?
- ☐ Upgrades to upper floor housing?
- ☒ Parking area improvements?

What is your dream for this property? Outdoor dining

---

JEFFERY PALMER, TRUSTEE  
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SAL MEDAK, TRUSTEE  
BECKY DEGROFF, TRUSTEE

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---

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TREASURER  
DEBRA BYRNE, DEPUTY  
CLERK/TREASURER

---

518-295-8500  
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TDD NUMBER 1-800-662-1220

If you were granted 50% of the funds needed to accomplish this dream how much would you invest? \$30,000

A priority investment for the Village is the rear parking lot. The vision involves green infrastructure for quick drainage, planting and seating areas with a fountain feature. If the grant is funded and owners agree, the Village may also assist in on-going coordinated maintenance.

*See the Fountain Head Plaza concept (opportunity to modify if grant is awarded).*

Are you willing to cooperate to make a private investment to match public investment in the transformation of Main Street and Fountain Head Plaza area?

YES NO

If public funding is directed to improve your Fountain Head Plaza parking area, would you allow a public access covenant that outlines public accessibility terms for five years?

YES NO

Signature:

Date:

Jenni Flayls  
9-26-24

Thank you for your cooperation and consideration to assist the Village of Schoharie apply for a transformative \$10,000,000 Downtown Revitalization grant.

*If you have not done so already, please complete the online community engagement survey found here:*

(village website and QR code)

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SAL MEDAK, TRUSTEE  
BECKY DeGROFF, TRUSTEE

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TDD NUMBER 1-800-662-1220

Village of Schoharie Downtown Revitalization Initiative  
Property Owner Commitment, 2024

The Village is preparing to apply for the Downtown Revitalization Initiative (DRI) \$10,000,000 grant request. The grants may be directed to your private property improvements. The application is more competitive if the Village can show the interest of the property owners and their willingness to participate.

Property Address: 307 Main Street Schoharie, N.Y 12157  
Owner: Robert Stevenot  
Tenant: 631 721-8110

Are you willing to support the Village DRI application to earn a \$10,000,000 transformative community revitalization grant?

YES NO

Do you own or rent the property? OWN RENT

How long have you owned/rented the property and/or had a business in this location? 7 years

How much has been invested in property improvements in the last 3 years? \$25,000 K

Briefly list the improvements that were made. Equipment, outside bar

Do you have plans to make property improvements in the next 3 years?

YES NO

If so, what do these projects look like?

- ☐ Would you consider energy efficiency improvements?
- ☐ Façade improvements ie windows, painting, brick repointing?
- ☒ Upgrades to the interior commercial spaces?
- ☐ Upgrades to upper floor housing?
- ☐ Parking area improvements?

What is your dream for this property?

JEFFERY PALMER, TRUSTEE  
PETER JOHNSON, TRUSTEE  
SAL MEDAK, TRUSTEE  
BECKY DEGROFF, TRUSTEE

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518-295-8500  
(FAX) 518-295-8501  
TDD NUMBER 1-800-662-1220

If you were granted 50% of the funds needed to accomplish this dream how much would you invest? \$10,000.00

A priority investment for the Village is the rear parking lot. The vision involves green infrastructure for quick drainage, planting and seating areas with a fountain feature. If the grant is funded and owners agree, the Village may also assist in on-going coordinated maintenance.


*See the Fountain Head Plaza concept (opportunity to modify if grant is awarded).*

Are you willing to cooperate to make a private investment to match public investment in the transformation of Main Street and Fountain Head Plaza area?

YES NO

If public funding is directed to improve your Fountain Head Plaza parking area, would you allow a public access covenant that outlines public accessibility terms for five years?

YES NO

Signature: 

Date: Sept. 26, 2024

Thank you for your cooperation and consideration to assist the Village of Schoharie apply for a transformative \$10,000,000 Downtown Revitalization grant.

*If you have not done so already, please complete the online community engagement survey found here:*

(village website and QR code)

RANKING MINORITY MEMBER  
ALCOHOLISM AND SUBSTANCE  
USE DISORDERS  
TRANSPORTATION

COMMITTEES  
AGRICULTURE  
EDUCATION  
FINANCE  
HIGHER EDUCATION  
LABOR

THE SENATE  
STATE OF NEW YORK



PETER OBERACKER  
SENATOR, 51ST DISTRICT

ALBANY OFFICE  
506 LEGISLATIVE OFFICE BLDG.  
ALBANY, NEW YORK 12247  
(518) 455-3131

DISTRICT OFFICE  
41 S. MAIN STREET  
ONEONTA, NEW YORK 13820  
(607) 432-5524

E-MAIL  
OBERACKER@NYSenate.GOV

**October 15, 2024**

Ms. Hope Knight, CEO & Commissioner  
Empire State Development  
625 Broadway  
Albany, NY 12245

**Re: Town & Village of Schoharie – Downtown Revitalization Initiative**

Dear Commissioner Knight,

I am writing to offer my strong support for the collaborative Downtown Revitalization Initiative (DRI) grant application submitted by the Town and Village of Schoharie. This joint effort between the two municipalities presents a transformative opportunity to rejuvenate both communities, fostering economic prosperity across the entire region.

The Town and Village of Schoharie have made significant strides in enhancing their local economies and improving quality of life. Their vision for revitalizing the architectural landscape and streetscapes will create a welcoming gateway to the picturesque Schoharie Valley while promoting vibrant residential and commercial growth.

This initiative builds upon a long-standing history of collaboration between the town and village, targeting strategic investments to bring life to community plans that have been developed and refined over the past 25 years. These state-supported plans aim to reinvigorate the area, and the \$30 million in selected projects outlined in the Schoharie DRI applications over a decade of community engagement, especially following the devastating floods of 2011.

The impact of this grant would be profound and lasting, and I respectfully urge you to give full consideration to this joint application from the Town and Village of Schoharie. Please contact my office if you have any questions.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Peter Oberacker", written over a light blue horizontal line.

PETER OBERACKER  
State Senator



Christopher W. Tague  
Assemblyman, 102<sup>nd</sup> A.D.

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

# THE ASSEMBLY STATE OF NEW YORK ALBANY

RANKING MINORITY MEMBER  
Committee on Agriculture

COMMITTEES  
Election Law  
Environmental Conservation  
Real Property Taxation  
Tourism, Parks,  
Arts and Sports Development

October 15, 2024

Hope Knight, President, CEO, & Commissioner  
Empire State Development  
625 Broadway  
Albany, NY 12245

Dear Commissioner Knight,

This letter is provided in support of the application submitted by the Village of Schoharie for funding through the Downtown Revitalization Initiative.

Located in the Mohawk Valley, serving as the welcoming gateway to the picturesque Schoharie Valley, the Village of Schoharie is a rural community known for its natural splendor, local charm, and rich history. Well over a decade ago though, this area was devastated by the impacts of Hurricane Irene and Tropical Storm Lee. While the Village has made great strides in its recovery, Schoharie continues to face limitations in reaching its full potential due to its rural location and lack of economic resources.

With that said, since then, community leaders have been diligently gathering resident input and identifying priority projects that will transform the Village into a youthful yet historic and cultural center. As the seat for county government, Schoharie is ready to implement several projects that will include: transforming underutilized parking lots into dynamic community spaces with green infrastructure and enhanced connectivity; developing a mixed-use center on Main Street to boost activity, increase sales tax revenue, and provide walkable shopping options; creating a building improvement grant fund for commercial building flood-proofing, market-ready upgrades, and façade improvements; installing EV charging stations with solar-paneled rooftops; enhancing pedestrian safety and streetscapes with vibrant, recycled glass crosswalk designs.

As a resident of the Village of Schoharie, and the Assemblyman representing this community, I am excited by the transformative impact these projects will have on the entire region. With a goal of honoring the past while embracing the future, Schoharie is dedicated to ensuring it remains a welcoming haven for residents and visitors alike. For these reasons and more, I wholeheartedly support the Village of Schoharie's Downtown Revitalization and NY Forward application.

Sincerely,

A handwritten signature in dark ink, appearing to read "Chris Tague", written over a light blue circular stamp.

Christopher W. Tague  
Assemblyman, 102<sup>nd</sup> A.D.

CT/tr



## Office of the County Administrator

P.O. Box 429, County Office Building  
284 Main Street Schoharie, NY 12157  
Phone: (518) 295-8303 Fax: (518) 295-8482

---

Korsah Akumfi

County Administrator

October 16, 2024

Ms. Hope Knight, CEO & Commissioner  
Empire State Development  
625 Broadway  
Albany, NY 12245

Dear Commissioner Knight,

On behalf of Schoharie County, we are honored to express our full and enthusiastic support for the Village of Schoharie's application for the New York Forward (NYF)/ Downtown Revitalization Initiative (DRI) grant. This is a pivotal moment for Schoharie, and the DRI grant represents an incredible opportunity to catalyze the growth and transformation the community has been diligently working toward for years.

- The vision for revitalization is one that balances tradition with progress, bringing new life to the architectural landscape while fostering vibrant economic and residential growth. Schoharie's deep connection to its heritage is evident in every aspect of its revitalization plan. The community is committed to preserving its historical character while also embracing modern, eco-friendly innovations that will make Schoharie a sustainable, thriving hub for residents and visitors alike.
- This grant request, if awarded, will enable Schoharie to implement comprehensive plans that have been in development for more than 25 years. The projects included in the DRI proposal amount to \$30 million of targeted investments that will enhance everything from streetscapes to public spaces, encouraging local business growth, tourism, and a stronger sense of community. These projects have been carefully refined over the past decade, particularly since the devastating floods of 2011, which underscored the need for resilient, forward-thinking development.
- We firmly believe that this grant will provide the necessary resources to transform Schoharie into a vibrant, resilient, and sustainable community. We are confident that the proposed projects will serve as a beacon for other towns and villages striving for similar success, making Schoharie a leader in regional revitalization and climate resilience.

It is with this understanding that we offer our strongest support for the Village of Schoharie's New York Forward/Downtown Revitalization Initiative grant request. We are excited to see the lasting positive impacts this investment will bring and to watch Schoharie emerge as a model community for the future.

Sincerely,

Korsah Akumfi  
County Administrator  
Schoharie County



Town Of Schoharie  
Benjamin J. Oevering, Supervisor  
P.O. Box 544, 300 Main Street  
Schoharie, NY 12157  
(518) 295-6570 Fax (518) 295-7599

October 14, 2024

Ms. Hope Knight, CEO & Commissioner  
Empire State Development  
625 Broadway  
Albany, NY 12245

Dear Commissioner Knight,

On behalf of the Town of Schoharie, we are honored to express our full and enthusiastic support for the Village of Schoharie's application for the Downtown Revitalization Initiative (DRI) grant. This is a pivotal moment for Schoharie, and the DRI grant represents an incredible opportunity to catalyze the growth and transformation the community has been diligently working toward for years.

The vision for revitalization is one that balances tradition with progress, bringing new life to the architectural landscape while fostering vibrant economic and residential growth. Schoharie's deep connection to its heritage is evident in every aspect of its revitalization plan. The community is committed to preserving its historical character while also embracing modern, eco-friendly innovations that will make Schoharie a sustainable, thriving hub for residents and visitors alike.

This grant request, if awarded, will enable Schoharie to implement comprehensive plans that have been in development for more than 25 years. The projects included in the DRI proposal amount to \$30 million of targeted investments that will enhance everything from streetscapes to public spaces, encouraging local business growth, tourism, and a stronger sense of community. These projects have been carefully refined over the past decade, particularly since the devastating floods of 2011, which underscored the need for resilient, forward-thinking development.

We firmly believe that this grant will provide the necessary resources to transform Schoharie into a vibrant, resilient, and sustainable community. We are confident that the proposed projects will serve as a beacon for other towns and villages striving for similar success, making Schoharie a leader in regional revitalization and climate resilience.

It is with this understanding that we offer our strongest support for the Village of Schoharie's Downtown Revitalization Initiative grant request. We are excited to see the lasting positive impacts this investment will bring and to watch Schoharie emerge as a model community for the future.

Benjamin J. Oevering  
Supervisor, Town of Schoharie



## BOARD OF DIRECTORS

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Julie Pacatte  
Executive Director  
518-517-1700  
director@seecny.org

PO Box 1099  
Schoharie, NY 12157

WWW.SEECN.Y.ORG

October 16, 2024

Ms. Hope Knight, CEO & Commissioner  
Empire State Development  
625 Broadway  
Albany, NY 12245

RE: Letter of Commitment, Village of Schoharie Downtown Revitalization Initiative

Dear Commissioner Knight:

On behalf of the Schoharie Economic Enterprise Corporation (SEEC), and as a proven economic development grant manager and community investor, we express our wholehearted support for the Village of Schoharie's Downtown Revitalization Initiative (DRI) application. SEEC is poised to assist the Village administer the program as well as co-invest implementing decades of planning that will bring to life the community's vision - renewal of the County seat as a dynamic, eco-friendly, youthful hub of history and culture.

**SEEC is deeply invested in the success of Main Street, Schoharie.** In 2022, SEEC relocated its headquarters to 287 Main where we completed a nearly \$200,000 renovation of a circa 1920 bank. This transformation created a modern economic development hub that now houses the County's first professional coworking space and Art Gallery in cooperation with Schoharie County Arts bringing new local professionals and nationally renowned talents to the heart of the Village.

In September, SEEC mobilized more than \$1,500,000 for direct investment into The Parrott House, a project that has been awarded two ESD grants but stalled during COVID. The SEEC investment will accelerate the efforts toward realization of a 19-room boutique hotel, restaurant and event space central to the proposed DRI investment and historic district. SEEC also launched its own "Curb Appeal Program" that co-invests with Main Street property owners to implement building and façade improvements – a natural precursor to the DRI Small Project Fund. Not long ago, SEEC initiated digital strategies now available in the Village as Fountain Town FREE public WiFi, a project completed with CDBG-Coronavirus funding.

The Village is also strategically positioned to capitalize on major investments just a few miles away at I-88 Exit 23, where more than \$92 million project was approved. SEEC assisted the Town of Schoharie secure a \$2.7 million FAST NY grant to enable water/sewer improvements serving the 500,000-square-foot logistics facility which is expected to create more than 300 jobs. This kind of economic momentum is transformative and the Village of Schoharie is perfectly situated to benefit from this broader area growth.

A DRI award for the Village of Schoharie would further catalyze progress, helping the Village build climate-smart amenities, attract new generations, and infuse a youthful spirit into the rich history that defines this community.

Together, we can ensure that Schoharie continues to thrive for another century.

Sincerely,

Julie Pacatte, Executive Director &  
Director, SEEC Board of Directors

**Schoharie Free Library**  
103 Knowler Avenue  
P.O. Box 519  
Schoharie, NY 12157-0519



Phone #(518)-295-7127  
Fax # (518)295-7128  
[schoharielibrary@mvls.info](mailto:schoharielibrary@mvls.info)  
[www.schoharielibrary.org](http://www.schoharielibrary.org)

October 16, 2024

Ms. Hope Knight, CEO & Commissioner  
Empire State Development  
625 Broadway  
Albany, NY 12245

Dear Commissioner Knight,

On behalf of the Schoharie Free Library, we are honored to express our full and enthusiastic support for the Village of Schoharie's application for the New York Forward (NYF)/ Downtown Revitalization Initiative (DRI) grant. This is a pivotal moment for Schoharie, and the DRI grant represents an incredible opportunity to catalyze the growth and transformation the community has been diligently working toward for years.

The Schoharie Free Library and our surrounding community suffered devastating losses from Hurricane Irene in 2011. Our building was badly damaged and many books and other items were destroyed. The years of hard work to recover from the flood and the pandemic, and to better address the evolving needs of our patrons, underscore the importance of the plans for stormwater management and community revitalization included in the DRI application to the ongoing success of the library and those we serve.

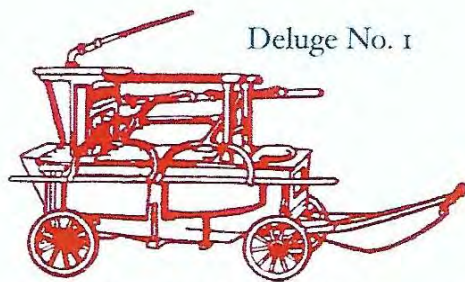
This grant request, if awarded, will enable Schoharie to implement comprehensive plans that have been in development for more than 25 years. The projects included in the DRI proposal amount to \$30 million of targeted investments that will enhance everything from streetscapes to public spaces, encouraging local business growth, tourism, and a stronger sense of community. These projects have been carefully refined over the past decade, particularly since the devastating floods of 2011, which underscored the need for resilient, forward-thinking development.

We firmly believe that this grant will provide the necessary resources to transform Schoharie into a vibrant, resilient, and sustainable community. We are confident that the proposed projects will serve as a beacon for other towns and villages striving for similar success, making Schoharie a leader in regional revitalization and climate resilience.

It is with this understanding that we offer our strongest support for the Village of Schoharie's New York Forward/Downtown Revitalization Initiative grant request. We are excited to see the lasting positive impacts this investment will bring and to watch Schoharie emerge as a model community for the future.

Sincerely,

*Yvonne Keller-Baker*  
*Jennifer Mosher*  
Yvonne Keller-Baker, Director  
Jennifer Mosher, Program Director  
Schoharie Free Library



Deluge No. 1

# Niagara Engine Company No. 6, Inc.

Schoharie Fire Department

ORGANIZED 1832

P. O. Box 428, 114 Fort Road  
Schoharie, New York 12157-0428

America's First Fire Engine — 1731

On Display At Old Stone Fort Museum, Schoharie, New York

October 16, 2024

Ms. Hope Knight, CEO & Commissioner  
New York State Empire State Development  
625 Broadway  
Albany, NY 12245

Dear Commissioner Knight,

On behalf of every volunteer member of Niagara Engine Company No. 6 of the Schoharie Fire Department, we were very excited to hear about the Village of Schoharie's application for the New York Forward (NYF)/Downtown Revitalization Initiative (DRI) grant. This is more than a pivotal moment for Schoharie. This DRI grant represents an incredible opportunity to bring redevelopment projects that will transform Schoharie into a walkable community, a re-energized community, something that it has been working toward for years. As an unintended consequence and a matter of interest to our first responders, downtown revitalization ultimately supports the efforts of firefighters and improves public safety.

This grant request, if awarded, will enable Schoharie to implement comprehensive plans that have been in development for more than 25 years. The projects included in the DRI proposal will enhance everything from streetscapes to public spaces, encouraging local business growth, tourism, and a stronger sense of community. We firmly believe that this grant will provide the necessary resources to transform Schoharie into a vibrant, resilient, and sustainable community.

Downtown revitalization plays a significant role in enhancing public safety by fostering a more vibrant and engaged community. As areas are improved with better lighting, maintenance, and pedestrian-friendly spaces, they attract more visitors and residents, which increases natural surveillance and deters criminal activity. Revitalized neighborhoods often see a reduction in vacancies and blight, leading to a sense of ownership among locals who are more likely to look out for each other. Furthermore, increased economic activity brings more businesses and community resources, which can support local law enforcement and emergency services.

Our fire department was on scene evacuating our entire village during the devastating floods of 2011 and has seen the loss and recent marginal growth of economic development as a result of the floods. Still, our department remains as resilient as ever to support the emergency needs of our community. Similarly, DRI grant investment will bring resilient, forward-thinking development to Schoharie that will make positive impacts. And as a result, a thriving downtown creates an environment where safety is prioritized and actively maintained. Our department looks forward to working with both Schoharie and NYS ESD if selected for DRI funding.

Sincerely,  
Suzanne Rolfe (President) and Douglas Stinson, Jr (Fire Chief)  
Niagara Engine Company No. 6 of the Schoharie Fire Department



## Mohawk Valley Economic Development District, Inc.

26 West Main Street, PO Box 69, Mohawk, NY 13407-0069

Phone: 315.866.4671, Fax: 315.866.9862, Web: [mvedd.org](http://mvedd.org), Email: [info@mvedd.org](mailto:info@mvedd.org)

*Serving Counties of: Fulton, Herkimer, Montgomery, Oneida, Otsego, Schoharie*

Ms. Hope Knight, CEO & Commissioner  
Empire State Development  
625 Broadway  
Albany, New York 12245

October 10, 2024

Re: Letter of support for the Village of Schoharie Downtown Revitalization Initiative (DRI) Application

Dear Commissioner Knight:

On behalf of the Mohawk Valley Economic Development District, Inc (MVEDD), I am writing to express our support for the Village of Schoharie's application for the DRI.

The community's vision is, " As the welcoming gateway to the picturesque Schoharie Valley, the Village of Schoharie passionately embrace the revitalization of its architectural landscape and streetscapes, with a steadfast focus on nurturing vibrant residential and commercial growth. Anchored in our community's rich character, deep heritage, and resolute commitment to holistic, eco-friendly values, these communities artfully merge 21st-century technologies with innovative amenities, fashioning a harmonious haven for families and an inviting sanctuary for visitors alike. Our unwavering mission is to pay homage to the enduring legacy of our natural surroundings and honor the profound historical significance of our unique valley community, all while safeguarding a prosperous and sustainable future for generations to cherish."

Through community engagement, announcements, events, and reading online, the Schoharie DRI and/or NY Forward grant application features \$30 million dollars of select projects that the community has more fully defined over the last decade, since the flooding in 2011. We understand that residents and property owners remain eager to support the project proposals and, in some cases, will match New York State investments.

MVEDD's vision for the Mohawk Valley is to create a thriving region through inclusive economic development practices that provides lasting solutions for our communities. MVEDD works to foster the economic well-being of the communities we serve. We fully support this application and will provide assistance to the Village of Schoharie in any capacity they may need in order to ensure project completion.

Sincerely,

Stephen R. Smith  
Executive Director



October 15, 2024

Ms. Hope Knight, CEO & Commissioner  
Empire State Development  
625 Broadway  
Albany, NY 12245

Dear Commissioner Knight,

On behalf of the Institute for Rural Vitality at SUNY Cobleskill, we are honored to express our full and enthusiastic support for the Village of Schoharie's application for the New York Forward (NYF)/Downtown Revitalization Initiative (DRI) grant. This is a pivotal moment for Schoharie, and the DRI grant represents an incredible opportunity to catalyze the growth and transformation the community has been diligently working toward for years.

- The vision for revitalization is one that balances tradition with progress, bringing new life to the architectural landscape while fostering vibrant economic and residential growth. Schoharie's deep connection to its heritage is evident in every aspect of its revitalization plan. The community is committed to preserving its historical character while also embracing modern, eco-friendly innovations that will make Schoharie a sustainable, thriving hub for residents and visitors alike.
- This grant request, if awarded, will enable Schoharie to implement comprehensive plans that have been in development for more than 25 years. The projects included in the DRI proposal amount to \$30 million of targeted investments that will enhance everything from streetscapes to public spaces, encouraging local business growth, tourism, and a stronger sense of community. These projects have been carefully refined over the past decade, particularly since the devastating floods of 2011, which underscored the need for resilient, forward-thinking development.
- We firmly believe that this grant will provide the necessary resources to transform Schoharie into a vibrant, resilient, and sustainable community. We are confident that the proposed projects will serve as a beacon for other towns and villages striving for similar success, making Schoharie a leader in regional revitalization and climate resilience.

It is with this understanding that we offer our strongest support for the Village of Schoharie's New York Forward/Downtown Revitalization Initiative grant request. We are excited to see the lasting positive impacts this investment will bring and to watch Schoharie emerge as a model community for the future.

Sincerely,

A handwritten signature in dark ink, appearing to read "Scott Ferguson", is positioned above the typed name.

Dr. S. Scott Ferguson

Chief Economic Development Officer & Executive Director of The Institute for Rural Vitality

[fergusss@cobleskill.edu](mailto:fergusss@cobleskill.edu); 518-255-5462

**MATTHEW L. WRIGHT**  
Director of Curriculum and PPS  
Phone: (518) 295-6657  
Fax: (518) 295-9514

**ANDREA L. POLIKOSKI**  
Elementary School Principal  
Phone: (518) 295-6651  
Fax: (518) 295-9506

**CARLEY J. RYAN**  
Elem. Assistant Principal /  
Athletic Director  
Phone: (518) 295-6651  
Fax: (518) 295-9506



**DAVID J. BAROODY**  
School Business Administrator  
Phone: (518) 295-6673  
Fax: (518) 295-9510

**DAVID M. RUSSELL**  
Jr./Sr. High School Principal  
Phone: (518) 295-6601  
Fax: (518) 295-8161

**BETSY A. WRIGHT**  
Jr./Sr. High Assistant Principal  
Phone: (518) 295-6601  
Fax: (518) 295-8161

**DAVID M. BLANCHARD – SUPERINTENDENT OF SCHOOLS**  
Phone: (518) 295-6679 | Fax (518) 295-8178

October 9, 2024

Ms. Hope Knight, CEO & Commissioner  
Empire State Development  
625 Broadway  
Albany, NY 12245

Dear Commissioner Knight,

On behalf of Schoharie Central School District, we are honored to express our full and enthusiastic support for the Village of Schoharie's application for the New York Downtown Revitalization Initiative (DRI) grant. This is a pivotal moment for Schoharie, and the DRI grant represents an incredible opportunity to catalyze the growth and transformation the community has been diligently working toward for years.

- The vision for revitalization is one that balances tradition with progress, bringing new life to the architectural landscape while fostering vibrant economic and residential growth. Schoharie's deep connection to its heritage is evident in every aspect of its revitalization plan. The community is committed to preserving its historical character while also embracing modern, eco-friendly innovations that will make Schoharie a sustainable, thriving hub for residents and visitors alike.
- This grant request, if awarded, will enable Schoharie to implement comprehensive plans that have been in development for more than 25 years. The projects included in the DRI proposal amount to \$30 million of targeted investments that will enhance everything from streetscapes to public spaces, encouraging local business growth, tourism, and a stronger sense of community. These projects have been carefully refined over the past decade, particularly since the devastating floods of 2011, which underscored the need for resilient, forward-thinking development.



PO Box 430, 136 Academy Drive, Schoharie, NY 12157 | [www.schoharieschools.org](http://www.schoharieschools.org)

- We firmly believe that this grant will provide the necessary resources to transform Schoharie into a vibrant, resilient, and sustainable community. We are confident that the proposed projects will serve as a beacon for other towns and villages striving for similar success, making Schoharie a leader in regional revitalization and climate resilience.

It is with this understanding that we offer our strongest support for the Village of Schoharie's New York Forward/Downtown Revitalization Initiative grant request. We are excited to see the lasting positive impacts this investment will bring and to watch Schoharie emerge as a model community for the future.

Sincerely,



David M. Blanchard  
Schoharie Central School District  
Superintendent of Schools

# **SCHOHARIE COUNTY INDUSTRIAL DEVELOPMENT AGENCY**

PO Box 627, Cobleskill, NY 12043  
(518) – 918-9735

**Jim Halios**  
**Executive Director**

**Chester Burton**  
**Chairperson**

October 08, 2024

Ms. Hope Knight, CEO & Commissioner  
Empire State Development  
625 Broadway  
Albany, NY 12245

Dear Commissioner Knight,

On behalf of the Schoharie County Industrial Development Agency, we are honored to express our full and enthusiastic support for the Village of Schoharie's application for the Downtown Revitalization Initiative (DRI) grant. This is a pivotal moment for Schoharie, and the DRI grant represents an incredible opportunity to catalyze the growth and transformation the community has been diligently working toward for years.

The vision for revitalization is one that balances tradition with progress, bringing new life to the architectural landscape while fostering vibrant economic and residential growth. Schoharie's deep connection to its heritage is evident in every aspect of its revitalization plan. The community is committed to preserving its historical character while also embracing modern, eco-friendly innovations that will make Schoharie a sustainable, thriving hub for residents and visitors alike.

This grant request, if awarded, will enable Schoharie to implement comprehensive plans that have been in development for more than 25 years. The projects included in the DRI proposal amount to \$30 million of targeted investments that will enhance everything from streetscapes to public spaces, encouraging local business growth, tourism, and a stronger sense of community. These projects have been carefully refined over the past decade, particularly since the devastating floods of 2011, which underscored the need for resilient, forward-thinking development.

We firmly believe that this grant will provide the necessary resources to transform Schoharie into a vibrant, resilient, and sustainable community. We are confident that the proposed projects will serve as a beacon for other towns and villages striving for similar success, making Schoharie a leader in regional revitalization and climate resilience.



October 7, 2024

Ms. Hope Knight, CEO & Commissioner  
Empire State Development  
625 Broadway  
Albany, NY 12245

**Re: Downtown Revitalization Initiative, Village of Schoharie**

Dear Commissioner Knight,

On behalf of Destination Marketing Corporation, the designated Tourism Promotion Agency for Schoharie County, I write in support of the DRI grant application by the Village of Schoharie.

Schoharie's vision is deeply rooted in our eco-conscious legacy and holistic values. We are resolute in our mission to seamlessly merge 21<sup>st</sup>-century technologies with visionary amenities, fostering a warm, sustainable, and inviting community. Our goal is to honor our past while embracing the future, ensuring that Schoharie remains a welcoming haven for residents and visitors alike."

DMC applauds this effort to improve the quality of place in the Village of Schoharie. Per the Tourism Economics (An Oxford Economics Study) report, "Economic Impact of Visitors in New York 2023", were it not for tourism generated state and local taxes, the average household in Schoharie County would have to pay an additional \$997 to maintain the same level of government revenue and services.

Tourism and cultural attractions are significant contributors to rural vitality. In 2023, tourism supported 1,066 jobs in Schoharie County and generated \$106 million in traveler spending, an increase of 10.6% over the previous year. This rise in visitor spending is partially due to Schoharie County's commitment to cultural preservation combined with their dedication to future-proofing the destination, which has proven to be a great conduit for economic growth.

DMC offers the Village of Schoharie its full support. It is our hope that through your leadership and the DRI and NYF programs, rural Upstate New York towns will be provided the same opportunities as those with a larger tax base. Again, please accept our genuine support of the grant request that will transform the Village of Schoharie and serve as a model for Schoharie County climate smart resiliency.

Sincerely,

Cassandra Harrington, President & CEO  
Destination Marketing Corporation, Visit Schoharie County

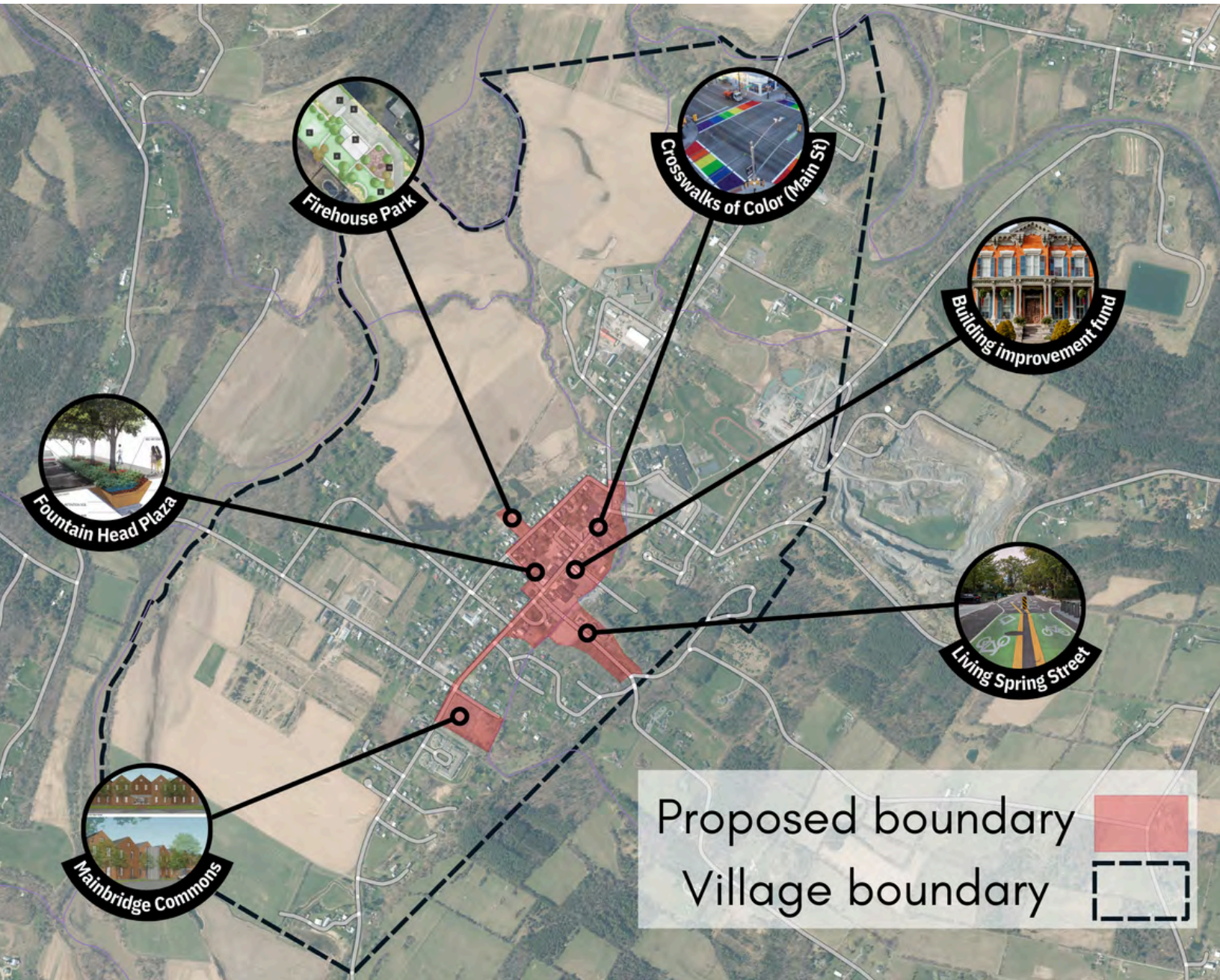


**Destination Marketing Corp. | Visit Schoharie County**

1-800-41-VISIT

Info@VisitSchoharieCounty.com

VisitSchoharieCounty.com



## Village of Schoharie proposed DRI Boundary Area, 2024

**NYS Consolidated Funding Application # 144568**  
**Organization Name:** Schoharie Economic Enterprise Corporation (SEEC)  
**Project Name:** Village of Schoharie DRI 2024  
**City:** Schoharie     **State:** NY

*Created on*  
*October 18, 2024 - 02:55 PM*  
*Application finalized on*  
*October 18, 2024 - 02:39 PM*

## Region

Mohawk Valley

## Questionnaire Questions & Answers

### Location

Q\_3527     US Congressional District where the project is located. (This question's value will be filled automatically, based on the project address, when the application is finalized.)

21

Q\_928     Project Street Address: Please input the project street address (**Street Number and Street Name only**).

If the project has multiple locations, please input the primary street address of the project. If the project does not have a definite street address, please input the approximate street address of the project (Street Number and Street Name only).

Main Street

Q\_565     Project City

Schoharie

Q\_972     Project county or counties.

Schoharie

Q\_568     Project State

NY

Q\_572     Project Latitude (This question's value will be filled automatically, based on the project address, when the application is finalized.)

42.664106

Q\_573     Project Longitude (This question's value will be filled automatically, based on the project address, when the application is finalized.)

-74.311911

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Q\_184 NYS Assembly District where the project is located. (This question's value will be filled automatically, based on the project address, when the application is finalized.)

102

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Q\_190 NY Senate District where the project is located. (This question's value will be filled automatically, based on the project address, when the application is finalized.)

51

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Q\_1034 Project ZIP Code. (please use ZIP+4 if known)

12157

---

Q\_616 For more than one project location, please provide full address(es) for each location. If Not Applicable, indicate "NA".

Village Historic and Central Business District, Various addresses

---

## Basic

### General Project Information

#### *Applicant*

	<b>Answer</b>
<b>Organization Legal Name</b>	Village of Schoharie
<b>Applicant First Name</b>	Colleen M.
<b>Applicant Last Name</b>	Henry
<b>Street Address</b>	300 Main Street
<b>City</b>	Schoharie
<b>State</b>	NY
<b>Zip Code (use ZIP+4 if known)</b>	12157
<b>Telephone Number (include area code)</b>	5182958500
<b>Email Address</b>	mayor.scho@ midtel.net

## Contacts

	Primary Contact	Contact Authorized to Execute Contract if Awarded	Additional Contact
Salutation	Mrs.	Mrs.	Ms.
First Name	Colleen M.	Colleen M.	Julie
Last Name	Henry	Henry	Pacatte
Title	Mayor	Mayor	Executive Director
Organization	Village of Schoharie	Village of Schoharie	Schoharie Economic Enterprise Corporation (SEEC)
Street Address	300 Main Street	300 Main Street	287 Main Street
City	Schoharie	Schoharie	Schoharie
State	NY	NY	NY
ZIP Code	12157	12157	12157
Telephone Number	5182958500	5182958500	5185171700
Email Address	mayor.scho@midtel.net	villscho@midtel.net	director@seecny.org

## Standard Question

### Downtown Revitalization Initiative (DRI)

Q\_16287 What is the name of the municipality applying for funding?

Village of Schoharie

Q\_16288 Is the municipality applying for funding already certified by NYS Homes and Community Renewal (HCR) as a Pro-Housing Community?

Yes

## Certification

### General Certifications

Q\_1037 By entering your name in the box below, you certify and agree that you are authorized on behalf of the applicant and its governing body to commit the applicant to comply with the requirements of Article 15-A of the New York State Executive Law: Participation By Minority Group Members and Women With Respect To State Contracts by providing opportunities for

Minority-owned Business Enterprise (MBE)/Woman-owned Business Enterprise (WBE) participation. You further certify that the applicant will maintain such records and take such actions necessary to demonstrate such compliance throughout the completion of the project.

Mayor Colleen M. Henry

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Q\_1038 By entering your name in the box below, you certify that you are authorized on behalf of the applicant and its governing body to submit this application. You further certify that all of the information contained in this Application and in all statements, data and supporting documents which have been made or furnished for the purpose of receiving assistance for the project described in this application, are true, correct and complete to the best of your knowledge and belief. You acknowledge that offering a written instrument knowing that the written instrument contains a false statement or false information, with the intent to defraud the State or any political subdivision, public authority or public benefit corporation of the State, with the knowledge or belief that it will be filed with or recorded by the State or any political subdivision, public authority or public benefit corporation of the State, constitutes a crime under New York State Law.

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## Net New Jobs

No job answers necessary due to your associated programs.

## Qualified Investments

No investment answers necessary due to your associated programs.

No funding or budget answers necessary due to your associated programs.

You may be required to answer budget questions or upload budget information in another section or stage of your application. Please refer to the program guidelines for more information.

## Attachment Questions & Answers

### Downtown Revitalization Initiative (DRI)

#### Downtown Revitalization Initiative (DRI): Application

Q\_14226 Please submit your Downtown Revitalization Initiative (DRI) application as one pdf [Follow this link to access the DRI Guidebook and application instructions](#)

V.Schoharie DRI Application\_FINAL.pdf  
[Download](#)

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#### Downtown Revitalization Initiative (DRI): Map

Q\_14227 Submit one map to scale, delineating the proposed Downtown Revitalization Initiative (DRI) project area. [Follow this link to access the DRI Guidebook and application instructions](#)

Village of Schoharie propped DRI Boundary Area (1).pdf  
[Download](#)

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## Legend

[x] = Expired Program