Village of Ellenville
NY FORWARD

Local Planning Committee (LPC)

Meeting #3

November 16, 2026

NEW YORK STATE | NY Forward

Agenda

Welcome and Presentation

- Welcome
- LPC Code of Conduct
- Open Call for Projects Update
- Goal of Tonight's Meeting
- Revitalization Strategies and Downtown Roadmap
- Project Evaluation
- Projects Submitted Through Open Call for Projects
- Evaluation Results

Public Comment (15 minutes)

- Next Steps

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

LPC Code of Conduct

Each Local Planning Committee Member is reminded of their obligation to disclose potential conflicts of interest with respect to projects that may be discussed at today's meeting.

If you have a potential conflict of interest regarding a project you believe will be discussed during the meeting, please disclose it now and recuse yourself from any discussion or vote on that project.

For example, you may state that you, or a family member, have a financial interest in the project, or you are on the board of the organization proposing the project.

Do any LPC members need to make a disclosure to the Committee?

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

Recusals Received

- Debbie Briggs - Shadowland Stages; Borscht Belt Museum; Shawangunk Ridgeview Cabins

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Open Call for Projects Update

Open Call for Projects Update

- Open Call was open from **September 22nd** to **November 4th**
- Open Call Outreach
  - Hosted Coffee with Consultants to engage with prospective project sponsors
  - Held an Open Call for Projects Informational Webinar
  - Hosted two virtual office hours for project sponsors
  - Met individually with project sponsors to share information on the NY Forward process and learn more about their applications

Open Call for Projects Results

- 38 projects submitted in total
  - 8 public
  - 6 non-profit
  - 24 private
- NY Forward request of $21.8 million

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Goal of Tonight's Meeting

Goal of Tonight's Meeting

Received through Open Call For Projects	To Advance to LPC Meeting #4	To Advance to LPC Meeting #5
38	##	##
$21.8M in NY Forward Requests	**$12 - $15M** in NY Forward Requests	**$6 - $8M** in NY Forward Requests

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Revitalization Strategies and Downtown Roadmap

Revitalization Strategies and Downtown Roadmap

- Revitalization strategies are discrete, measurable actions required to achieve the local NY Forward goals.
- The Downtown Roadmap identifies additional activities to support downtown revitalization and to support NY Forward projects beyond the NY Forward process
- **Components of the Downtown Roadmap:**
  - Identify a discrete task that supports a goal or strategy beyond the SIP
  - Identify a project champion and/or community partner(s) most able to progress the task
  - Propose potential funding opportunities to financially support the completion of the task
  - Identify the timeline for task initiation

Revitalization Strategies



Goal 1: Strengthen Ellenville's role as a regional destination by activating vacant properties, supporting a diverse mix of businesses, and expanding housing, lodging, and employment opportunities.

- Cultivate a flexible, inclusive, and resilient downtown business environment that supports entrepreneurs and existing businesses, accommodates a broad range of commercial uses, and encourages sustained private-sector investment.
- Advance the adaptive reuse, rehabilitation, and strategic redevelopment of vacant and underutilized buildings, storefront, and upper floors to respond to market demand; expand opportunities for housing, lodging, and business activity; and support Ellenville's long-term economic vitality.



Goal 2: Create a safe, walkable, accessible, and connected downtown by improving streets and public transportation and by strengthening links among businesses, neighborhoods, cultural destinations, and recreational opportunities.

- Improve pedestrian-oriented infrastructure to create a safer, more accessible, and more comfortable walking environment throughout downtown Ellenville.
- Enhance transit stops and related amenities to provide safe, comfortable, and accessible access to public transportation, and strengthen connections between downtown, surrounding neighborhoods, and the broader region.

Revitalization Strategies

Goal 3: Build on Ellenville's historic character and cultural diversity by investing in welcoming, resilient public spaces, community amenities, and year-round activities for residents and visitors of all ages.

- Activate downtown parks, plazas, streetscapes, and public spaces through physical enhancements that encourage everyday use, social interaction, cultural expression, and year-round activity.
- Preserve and celebrate Ellenville's historic and cultural heritage through inclusive programming, public art, interpretation, and improvements that strengthen connections among downtown cultural destinations

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Project Evaluation

Project Evaluation Process

LPC Meeting #3 (TODAY)

The Consultant team will present the projects received through the Open Call for Projects and will assist the LPC in determining the following:

- Project eligibility
- Alignment with State, REDC and Local Goals
- LPC may refine initial project list

Project Evaluation Criteria

- Alignment with State, REDC, and Local Goals
- Project Readiness
- Catalytic Effect
- Co-Benefits
- Cost Effectiveness
- Public Support

LPC Meeting #4 (January 2027)

Projects will be presented to LPC with additional information (updates, detailed budgets, etc). LPC will use project evaluation criteria to continue to refine the project list.

LPC Meeting #5 or #6 (February 2027)

LPC determines the final slate of projects worth $6-$8M to be included in the Strategic Investment Plan.

Ellenville NY Forward Vision Statement

"Ellenville's vision is rooted in its historic character, cultural diversity, and role as a vital commercial and civic hub for the tri-county region. Framed by the Catskills and Shawangunks, the Village seeks to create a thriving, equitable, and walkable downtown with diverse housing, local businesses, niche manufacturing, arts and cultural spaces, restaurants, places of worship, and recreational opportunities. By renewing historic and vacant properties, Ellenville will build a connected, affordable, resilient, and welcoming community that honors its heritage while expanding opportunity for residents and visitors of all ages.

Project Evaluation Criteria: New York State Goals

- **Create an active downtown** with a strong sense of place that reflects the community's heritage and culture.
- **Attract new businesses** that create a robust mix of shopping, entertainment and service options for residents and visitors, and that provide job opportunities for a variety of skills and salaries.
- **Enhance public spaces** for arts and cultural events that serve the existing members of the community but also **draw in visitors** from around the region.
- **Cultivate a variety of housing opportunities** that help build an inclusive and welcoming community.
- Grow the **local tax revenue**.
- **Provide amenities** that support and enhance downtown living and quality of life for people of all ages, abilities, incomes, and backgrounds.
- **Reduce greenhouse gas emissions** and support investments that are **more resilient** to future climate change impacts.

Guidebook Section 1.2

Project Evaluation Criteria: REDC Goals

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- Set a strong foundation for economic growth by **investing in infrastructure, transportation, and housing**.
- **Incentivize local planning and technical assistance** to speed up review times, create shovel-ready development sites, and administer economic development funds.
- **Revitalize downtowns and community centers** through adaptive reuse and packaged investments in the public realm that will further **establish our walkable communities as economic engines for the region**.
- **Attract new companies and support the growth of existing businesses** in the Mid-Hudson region, with a special focus on priority sectors that are likely to stay, expand, and pay a living wage for the region.
- **Support the region's workforce** by taking steps to attract and retain people, providing them with affordable access to education, training, and wraparound services, and by exposing them to regional workforce opportunities at an earlier age.
- **Preserve and create outdoor spaces** that make the Mid-Hudson region an attractive place to live and visit. Recognize the imperative need to protect our natural resources from degradation, while also leveraging them for tourism, agriculture, and the development of sustainable businesses.

Ellenville NY Forward Goals



Strengthen Ellenville's role as a regional destination by activating vacant properties, supporting a diverse mix of businesses, and expanding housing, lodging, and employment opportunities.



Create a safe, walkable, accessible, and connected downtown by improving streets and public transportation and by strengthening links among businesses, neighborhoods, cultural destinations, and recreational opportunities.



Build on Ellenville's historic character and cultural diversity by investing in welcoming, resilient public spaces, community amenities, and year-round activities for residents and visitors of all ages.

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Projects Submitted Through the Open Call for Projects

Project Status

Project Idea

- Preliminarily identified need, opportunity, or concept
- Scope, location, sponsor, and/or site not yet defined
- Costs, funding, eligibility, and feasibility unknown
- Requires substantial development

11 projects

Project In formation

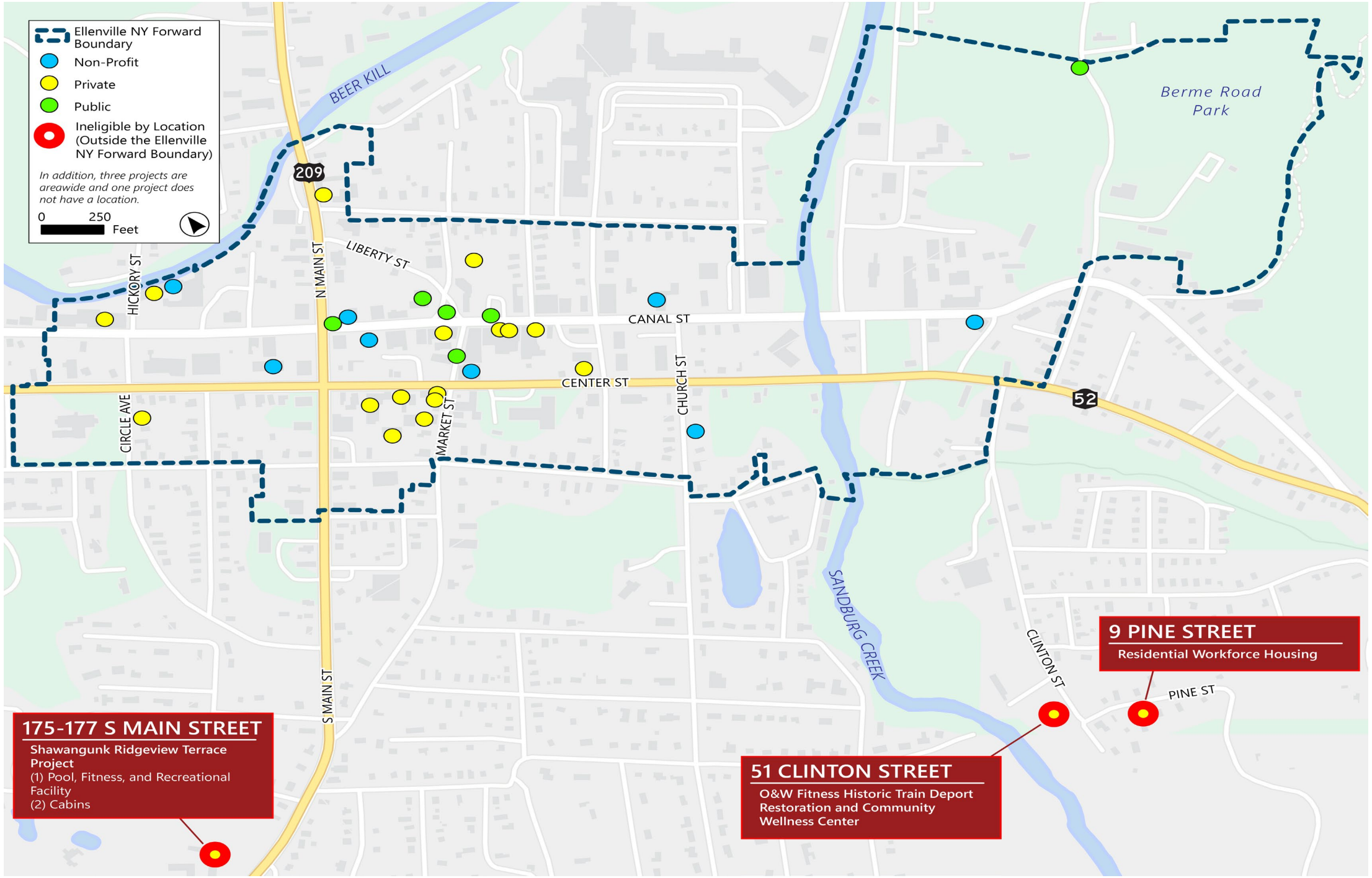
- Sponsor and general project outcome identified
- Preliminary scope, location, and budget underway
- Key items still being resolved: site control, funding, design, approvals, or implementation capacity
- Can be evaluated provisionally but needs more information to advance

10 projects

Fully Formed Project

- Clear scope, location, sponsor, and implementation plan
- Site control, eligibility, budget, funding strategy, and schedule are defined
- Key regulatory, financing, and operational requirements identified
- Ready for meaningful evaluation on readiness, impact, community benefit, and cost effectiveness

13 projects

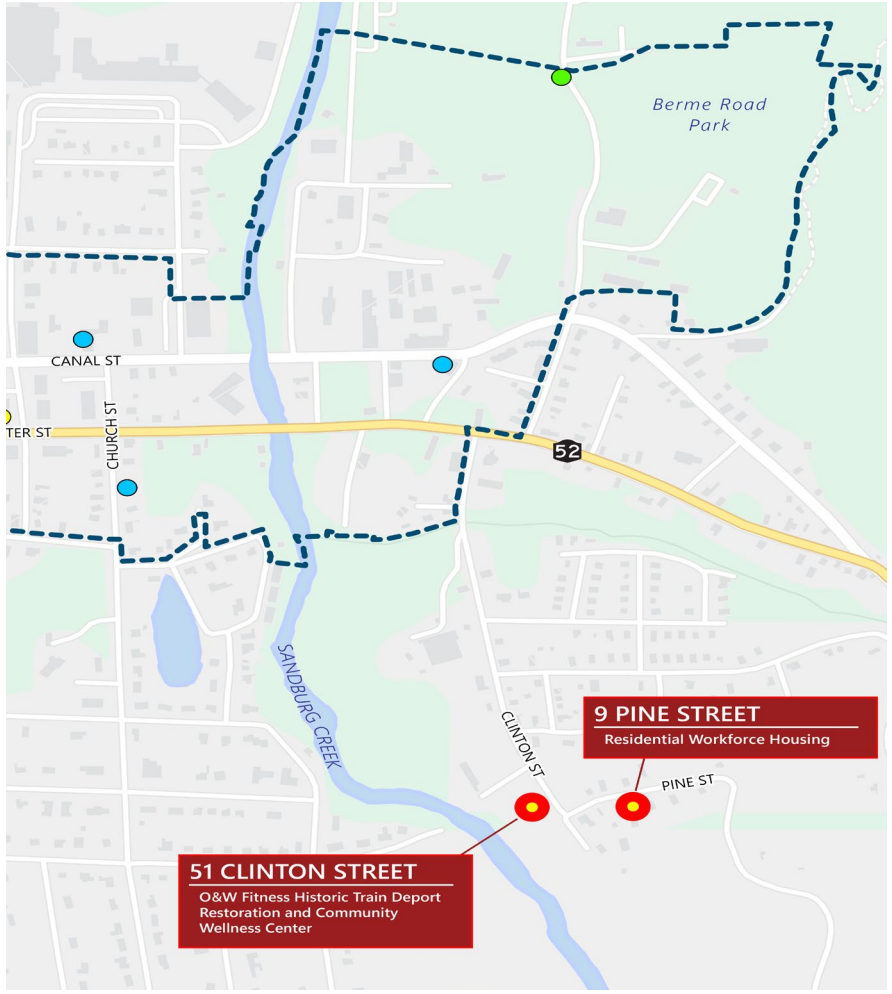

Ellenville NY Forward Boundary
Non-Profit
Private
Public
Ineligible by Location (Outside the Ellenville NY Forward Boundary)
In addition, three projects are areawide and one project does not have a location.
0
250
Feet
BEER KILL
209
HICKORY ST
N MAIN ST
LIBERTY ST
CANAL ST
CENTER ST
CHURCH ST
CIRCLE AVE
MARKET ST
S MAIN ST
52
Berme Road Park
SANDBURG CREEK
CLINTON ST
PINE ST
175-177 S MAIN STREET
Shawangunk Ridgeview Terrace Project
(1) Pool, Fitness, and Recreational Facility
(2) Cabins
51 CLINTON STREET
O&W Fitness Historic Train Depot Restoration and Community Wellness Center
9 PINE STREET
Residential Workforce Housing

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Ineligible Projects*

**solely due to location at time of LPC Meeting (outside of boundary)*

O&W Fitness Historic Train Depot Restoration and Community Wellness Project

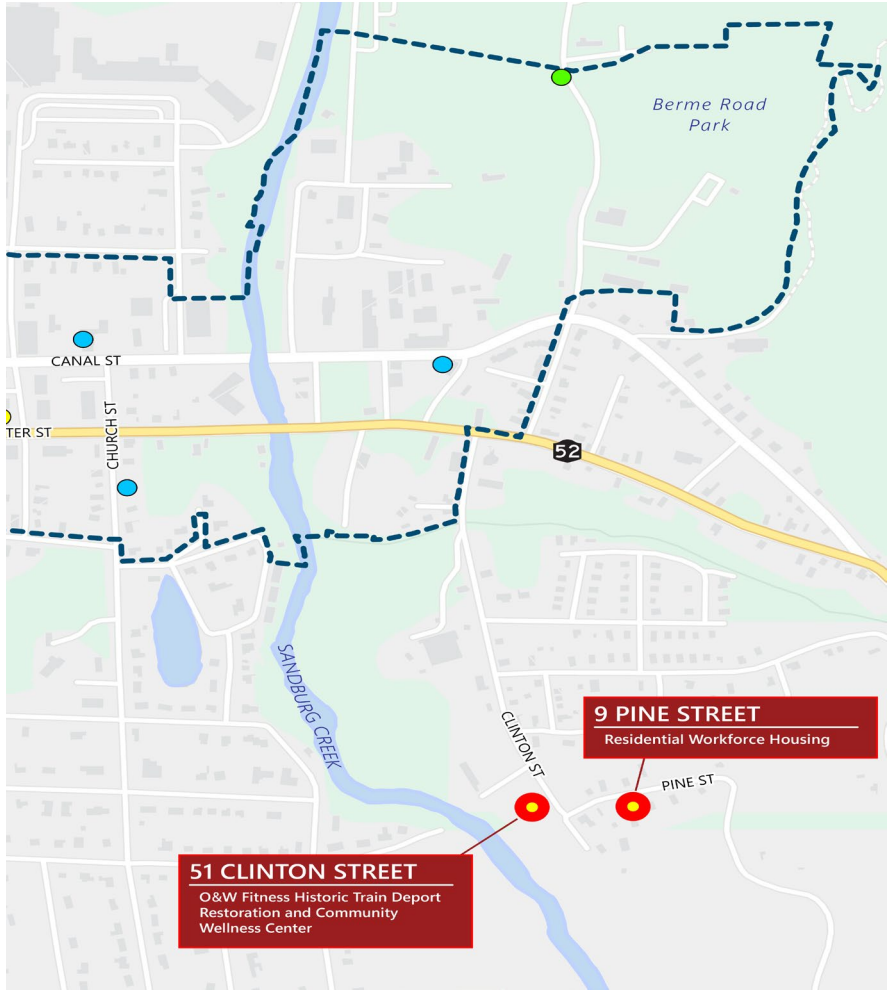


The project would rehabilitate the former O&W railroad freight depot into a commercial fitness and wellness center offering group classes such as yoga, Pilates, Zumba, bootcamp, and rebounding. The proposed facility would also provide space for small community gatherings and, in the future, may offer bicycle rentals and repairs associated with the nearby rail trail.

- **Sponsor Type:** Private
- **Sponsor Name/Property Owner:** Golden Industrial Park, Inc. DBA Golden Builders
- **Location:** 51 Clinton Street
- **NY Forward Funding Request:** $341,149
- **Total Project Cost:** $493,969

LPC has decided to not recommend this project for NY Forward funding.

Residential Workforce Housing – 9 Pine Street

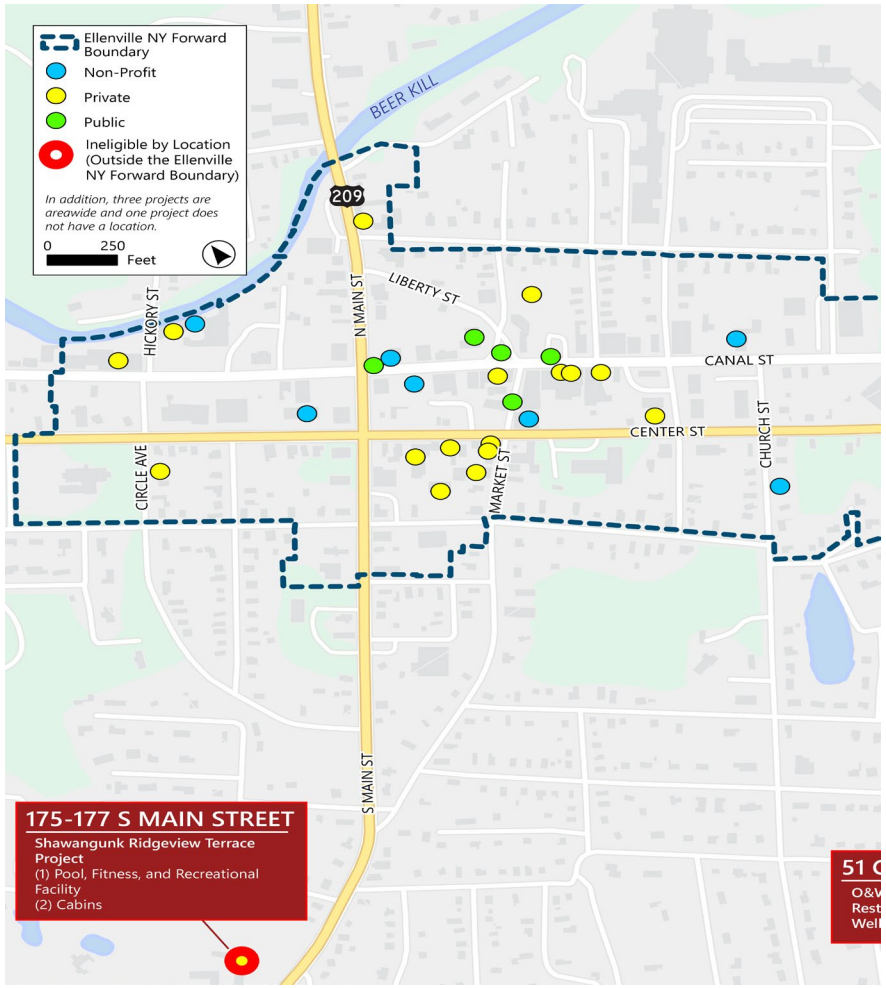


Adaptively reuse a vacant former boarding house as a two-family residential building with two energy-efficient apartments: a ground-floor two- to three-bedroom unit and a second-floor one- to two-bedroom unit.

- **Sponsor Type:** Private
- **Sponsor Name/Property Owner:** 5&9 Pine LLC
- **Location:** 9 Pine Street
- **NY Forward Funding Request:** $225,000
- **Total Project Cost:** $300,000

LPC has decided to not recommend this project for NY Forward funding.

Shawangunk Ridgeview Terrace Project – Cabins

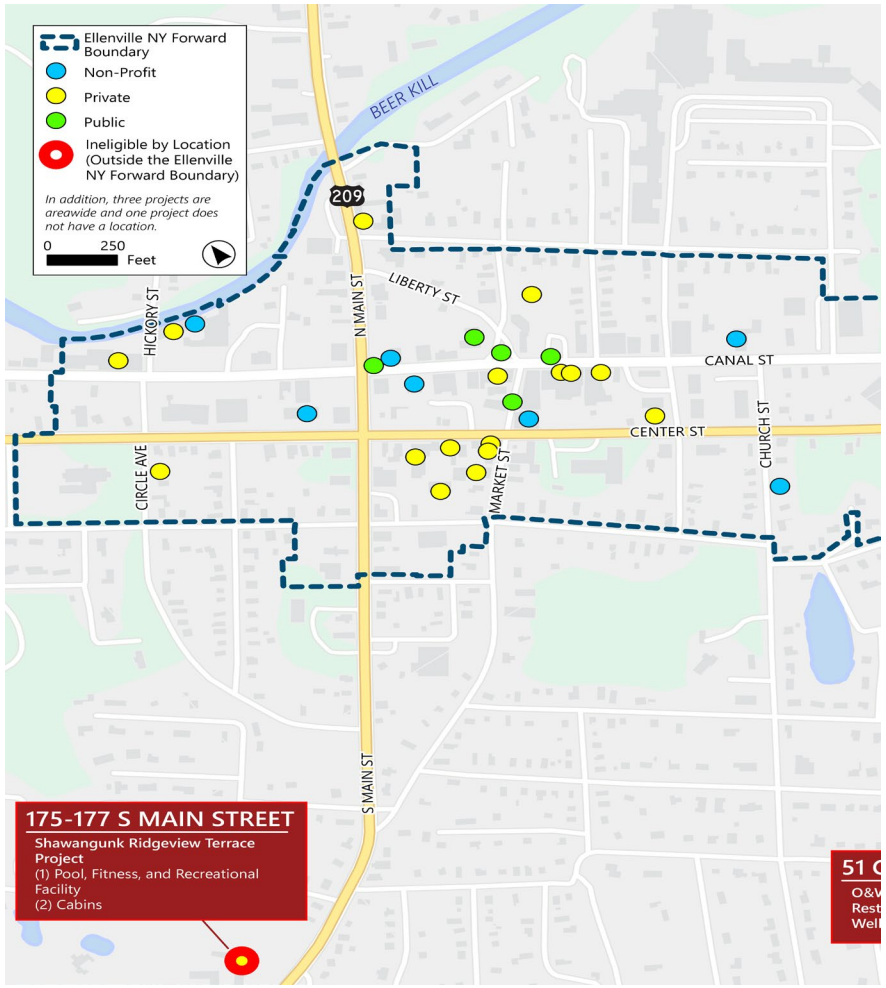


The proposed Shawangunk Ridgeview Terrace Project would redevelop two adjoining former motel/tourist-accommodation parcels as a small hospitality destination. The full concept includes up to 30 modern tourist cabins, renovation of a former nightclub/restaurant structure, a 5,000-square-foot event building, pool, fitness center, and related amenities. The NY Forward request specifically seeks support for 10 cabins within the project's initial phase.

- **Sponsor Type:** Private
- **Sponsor Name/Property Owner:** Shawangunk Ridgeview Terrace LLC
- **Location:** 175 - 177 S Main Street
- **NY Forward Funding Request:** $1,180,000
- **Total Project Cost:** $9,260,000

LPC has decided to recommend this project for NY Forward funding and to extend the boundary.

Shawangunk Ridgeview Terrace Project – Pool, Fitness and Recreational Facility



The proposed Shawangunk Ridgeview Terrace Project would redevelop two adjoining former motel/tourist-accommodation parcels as a small hospitality destination. The full concept includes up to 30 modern tourist cabins, renovation of a former nightclub/restaurant structure, a 5,000-square-foot event building, pool, fitness center, and related amenities. The NY Forward request specifically seeks funding assistance for the development of a new outdoor swimming pool and adjoining fitness and recreational facility.

- **Sponsor Type:** Private
- **Sponsor Name/Property Owner:** Shawangunk Ridgeview Terrace LLC
- **Location:** 175 - 177 S Main Street
- **NY Forward Funding Request:** $1,200,000
- **Total Project Cost:** $9,260,000

LPC has decided to not recommend this project for NY Forward funding.

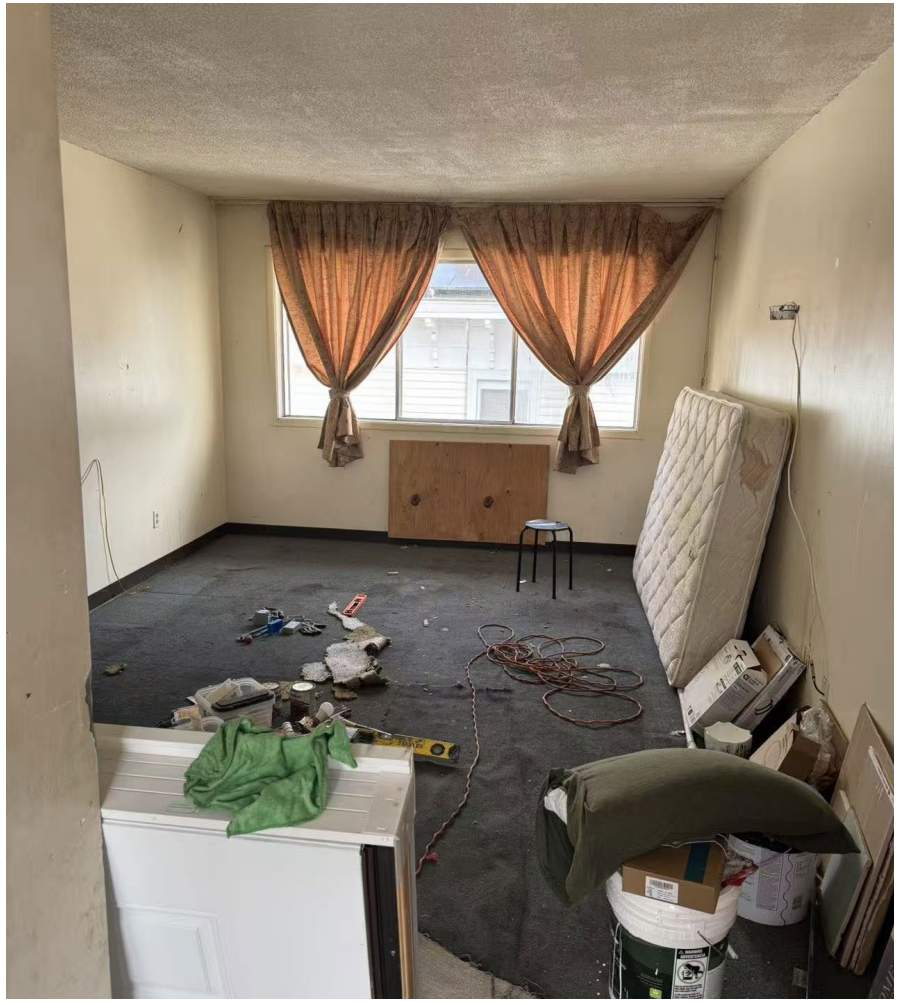
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Eligible Projects

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Project Ideas

Renovate the Village Motel



Rehabilitate and improve the existing 32-room Village Motel to address deteriorated building conditions, improve safety and reliability, enhance the property's appearance, and improve accommodations for visitors. Specifically work includes roof repair, electrical and plumbing upgrades, exterior repairs and painting, installation of a new sign and perimeter fencing, and interior renovation of five guest rooms.

- **Sponsor Type:** Private
- **Sponsor Name/Property Owner:** 99 MOTEL INC.
- **Location:** 70 N Main Street
- **NY Forward Funding Request:** $210,000
- **Total Project Cost:** $280,000

LPC has decided to not recommend this project for NY Forward funding.

Renovate Norbury Hall



Reopen the 1904 former firehouse as a mixed-use community and commercial destination. The project includes renovating the main hall for community events, after-school programming, live music, markets, and private events; two Center Street-facing commercial spaces; and one upper-floor apartment. The project also includes a new insulated roof and drainage system; masonry and stucco repairs; repair or replacement of more than 40 windows and doors; storefront and engine-bay-door improvements; restoration of the NORBURY sign; new electrical service and HVAC system, among other improvements.

- **Sponsor Type:** Private
- **Sponsor Name/Property Owner:** Norbury, LLC
- **Location:** 73 Center Street
- **NY Forward Funding Request:** $1,110,000
- **Total Project Cost:** $3,257,000

LPC has decided to not recommend this project for NY Forward funding.

Renovate 79 Center Street



Renovate 79 Center Street to improve existing conditions by façade improvements, replacement of windows, new storefront glass and entrance door, interior hallway renovation, roof repairs, and basement rehabilitation.

- **Sponsor Type:** Private
- **Sponsor Name/Property Owner:** Rahman and Rahman LLC
- **Location:** 79 Center Street
- **NY Forward Funding Request:** $79,950
- **Total Project Cost:** $106,600

LPC has decided to not recommend this project for NY Forward funding.

17 Market Street Green Roof and Event Space



Transform the building's currently unused foot flat rooftop into an engineered green roof and outdoor creative amenity/event space. The proposed activated rooftop area would be approximately 2,200–2,500 square feet, with an approximately 100-square-foot rooftop access vestibule/restroom addition.

- **Sponsor Type:** Private
- **Sponsor Name/Property Owner:** 17 Market LLC
- **Location:** 17 Market Street
- **NY Forward Funding Request:** $205,000
- **Total Project Cost:** $275,000

LPC has decided to not recommend this project for NY Forward funding.

Expansion of Service Space at Ellenville Spice Fusion Restaurant



Expand and improve the Ellenville Spice Fusion business in response to increasing demand by enlarging dining capacity, improving kitchen functionality, and enhancing the customer dining experience. Specifically, the project includes kitchen remodeling, new equipment, dining-room seating, a digital menu, a cooler, and HVAC improvements.

- **Sponsor Type:** Private
- **Sponsor Name:** Ellenville Spice Fusion
- **Property Owner:** 104 Center Street LLC
- **Location:** 104 Center Street
- **NY Forward Funding Request:** $60,750
- **Total Project Cost:** $81,000

LPC has decided to not recommend this project for NY Forward funding.

Renovate Ellenville Methodist Church



Preserve the church's historic and cultural character while enhancing its public-facing appearance, energy performance, and contribution to a safer, more walkable downtown. Improvements would include façade and interior renovations, Canal Street sidewalk replacement, building siding replacement, and installation of wall and ceiling insulation and window coverings.

- **Sponsor Type:** Non-Profit
- **Sponsor Name/Property Owner:** Ellenville United Methodist Church
- **Location:** 95 Canal Street
- **NY Forward Funding Request:** $271,700
- **Total Project Cost:** $286,000

LPC has decided to not recommend this project for NY Forward funding.

Hickory Mill Mixed-Use Development



Hickory Mill would adaptively reuse an approximately 32,108-square-foot, two-story legacy industrial complex as a year-round mixed-use hospitality, food-and-beverage, small-business, events, and outdoor-programming destination. The scope includes boutique hotel rooms and common areas, a first-floor food-and-beverage hall, potential winery/tasting, brewery/taproom, distillery/spirits, and bistro uses, plus selective retail, maker, gallery, creative, and limited wellness uses.

- **Sponsor Type:** Private
- **Sponsor Name:** Patterson Properties
- **Property Ownership:** Lease Daytona LLC
- **Location:** 12 Hickory Street/48 Canal Street
- **NY Forward Funding Request:** $1,500,000
- **Total Project Cost:** $20,000,000

LPC has decided to not recommend this project for NY Forward funding.

Renovation of 4 Circle Avenue



Rehabilitate an existing duplex building exterior to improve its appearance, visibility, weather protection, and energy efficiency through replacement of existing wood siding, installation of a new roof, renovation or rebuilding of the porch, replacement of 14 windows, and driveway repairs.

- **Sponsor Type:** Private
- **Sponsor Name/Property Owner:** Rahman and Rahman LLC
- **Location:** 4 Circle Avenue
- **NY Forward Funding Request:** $56,700
- **Total Project Cost:** $75,600

LPC has decided to not recommend this project for NY Forward funding.

Improve Ellenville Islamic Center



Improve energy efficiency, upgrade essential building systems, create dedicated spaces for families and youth, and strengthen the Center's ability to provide food and emergency assistance during times of need. Specific scope items include:

- HVAC-control-system modernization;
- Roof work and installation of solar panels;
- Creation of family and youth indoor activity areas;
- A separate kitchen and food-service area to support food distribution and emergency shelter/disaster-relief functions; and
- Creation of a designated children's and youth activity area near the parking area, subject to site-planning and safety requirements

- **Sponsor Type:** Non-Profit
- **Sponsor Name/Property Owner:** Ellenville Islamic Center
- **Location:** 18 Church Street
- **NY Forward Funding Request:** $91,500
- **Total Project Cost:** $122,000

LPC has decided to not recommend this project for NY Forward funding.

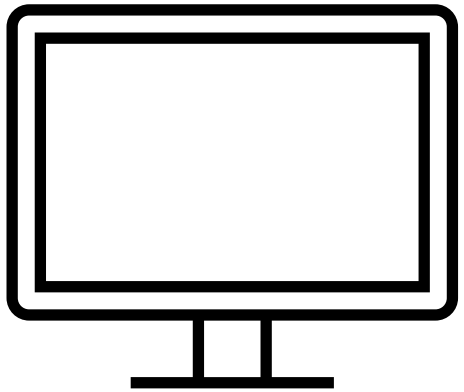
Ellenville Arts Trail



The project would create an arts walk in the downtown, connecting key cultural venues, murals, studios, businesses, and public spaces through public art and wayfinding. Funding would support four new murals, a commissioned map/directory kiosk, and up to ten venue signs.

- **Sponsor Type:** Non-Proft
- **Sponsor Name:** Coalition of Forward Facing Ellenville (COFFE)
- **Property Ownership/Location:** Properties/Businesses within downtown
- **NY Forward Funding Request:** $177,098
- **Total Project Cost:** $216,088

Ellenville Regional Workforce and Professional Testing Center



The proposal would establish a secure, professionally administered testing facility, initially operating 12 dedicated computer-based testing stations. It would provide local and regional access to professional certification, occupational-licensing, workforce-credentialing, and educational examinations for residents of Ellenville, Wawarsing, the Hudson Valley, the Catskills, and surrounding areas.

- **Sponsor Type:** Private
- **Sponsor Name:** Ellenville Regional Workforce & Professional Testing Center
- **Property Owner:** TBD
- **Location:** TBD
- **NY Forward Funding Request:** $76,849
- **Total Project Cost:** $102,465

LPC has decided to not recommend this project for NY Forward funding.

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Projects In Formation

Extension of Programming Space at Ellenville Reformed Church



Rehabilitate portions of the church campus to restore community-serving functions that have become unavailable because of aging facilities through the renovation of the education building's second-floor meeting/classroom area into five meeting rooms, rehabilitating the kitchen in the church's sanctuary building, and repainting the church exterior. The renovated spaces would be made available for public uses.

- **Sponsor Type:** Non-Profit
- **Sponsor Name/Property Owner:** Ellenville Reformed Church
- **Location:** 188 Canal Street
- **NY Forward Funding Request:** $560,452
- **Total Project Cost:** $589,950

LPC has decided to not recommend this project for NY Forward funding.

130 Canal Street Trade School



Convert and renovate an existing, underused single-story building into a climate-controlled, hands-on trade-school facility, to be leased to a trade-school operator. Specifically, the renovation includes the creation of an open shop floor, a classroom/common area, two small offices, and two ADA-accessible restrooms as well as roof-deck insulation; electric and HVAC upgrades; replacement windows and exterior doors; masonry, stucco, and exterior-wall repair; and tree removal and landscaping at the entrance.

- **Sponsor Type:** Private
- **Sponsor Name/Property Owner:** Fox and Goose Enterprises LLC
- **Location:** 130 Canal Street
- **NY Forward Funding Request:** $213,180
- **Total Project Cost:** $284,240

Canal Street Bus Stop Revitalization



Replace the existing bus shelter and community information board with a redesigned transit plaza intended to improve the appearance, comfort, and functionality to establish a downtown public-transit hub. The new plaza would provide improved amenities for transit users while also serving as a more welcoming public space for residents and visitors. Planned work includes removal of the existing bus shelter and community information board; newly defined plaza; and installation of a new bus shelter, bike rack, community information board, seating, lawn and landscaping areas, and public art. The project would absorb one municipal parking space to create room for the expanded plaza area.

- **Sponsor Type:** Public
- **Sponsor Name/Property Owner:** Village of Ellenville
- **Location:** 140 Canal Street
- **NY Forward Funding Request:** $300,000
- **Total Project Cost:** $300,000

143 Canal Street Art and Design Hub



Redevelop the vacant ground-floor storefronts in the former Woolworth's building and construct a new two-story annex on the adjoining Center Street parking lot. The intended mixed-use program includes a contemporary art gallery, design showroom, restaurant front-of-house, shared accessible facilities and commercial kitchen, a small Center Street retail kiosk, tenant storage/staging space, and three workforce residential units.

- **Sponsor Type:** Private
- **Sponsor Name/Property Owner:** 143 Canal LLC
- **Location:** 143 Canal Street/88 Center Street
- **NY Forward Funding Request:** $800,000
- **Total Project Cost:** $1,180,000

Liberty Square Expansion



Renovate and expand the existing Liberty Square pocket park into a more modern, accessible, and flexible public plaza. A small adjacent segment of the Bogardus Place roadway would be repurposed as plaza space increasing opportunities for community gathering, programming, seating, and pedestrian circulation while retaining the existing fountain and memorial. The proposed project footprint is approximately 6,000 square feet. Planned improvements include new paving, lighting, benches, trees, lawn, and planted areas, as well as site infrastructure and streetscape-related work associated with converting part of the adjacent roadway into public-plaza space.

- **Sponsor Type:** Public
- **Sponsor Name/Property Owner:** Village of Ellenville
- **Location:** Liberty Square, a pocket park bounded by Bogardus Place, Liberty Street, and Canal Street
- **NY Forward Funding Request:** $796,856
- **Total Project Cost:** $796,856

60 Center Street Mixed-Use Development



Replace a vacant, deteriorated one-story building with a new, four-story mixed-use development containing approximately 42 fully affordable multifamily residential units and about 3,000 square feet of publicly accessible ground-floor community programming space. Ellenville Regional Hospital would program and manage the ground floor in partnership with its Rural Health Network.

- **Sponsor Type:** Non-Profit
- **Sponsor Name/Property Owner:** Ellenville Regional Family Health Properties Corporation
- **Location:** 60 Canal Street
- **NY Forward Funding Request:** $2,000,000
- **Total Project Cost:** $16,800,000

Ellenville Film, Makerspace & Creative Workforce Hub



Adaptively reuse one of two historic factory buildings on the property as an Ellenville Film, Makerspace & Creative Workforce Hub. The ground floor would house a professional film production and event space for actor demo reels, commercial filming, photography, studio rentals, screenings, and small events. The upper floor would provide flexible makerspaces, studios, and workshops for costume design, sewing, prop making, scenic construction, visual arts, and related creative businesses.

- **Sponsor Type:** Private
- **Sponsor Name:** John McCormick Design, Inc
- **Property Owner:** KOSD 23 Market Street LLC
- **Location:** 23 Market Street
- **NY Forward Funding Request:** $750,000
- **Total Project Cost:** $1,620,000

Expand Manufacturing Space at 85 Center Street



The project would include the purchase of one piece of permanent equipment and upgrades to the entry doors and building façade for outbound shipping and inbound delivery to increase production of specialty condiments and sauces.

- **Sponsor Type:** Private
- **Sponsor Name:** M*STARD LLC
- **Property Owner:** 17 Market LLC
- **Location:** 85 Center Street, Ste. C
- **NY Forward Funding Request:** $87,750
- **Total Project Cost:** $117,000

Market Street and Center Street Streetscaping


Market Street


Center Street

Improve the appearance, safety, and pedestrian experience of these downtown corridors through coordinated sidewalk, lighting, landscaping, and seating improvements. On Market Street, planned improvements include sidewalk and curb repairs, repair of the existing brick crosswalk, ADA-ramp improvements, new hardwired heritage-style lampposts, removal and replacement of raised planters, and integrated seating. On Center Street, work would include new street trees with tree pits and edging and new sidewalks.

- **Sponsor Type:** Public
- **Sponsor Name/Property Ownership:** Village of Ellenville
- **Location:** The public right-of-way along Market Street between Canal Street and Center Street, and the northeast side of Center Street between Market Street and Ann Street
- **NY Forward Funding Request:** $700,000
- **Total Project Cost:** $700,000

12 Hickory/48 Canal Street Mixed-Use Development



Redevelop the site as a new, mixed-use, fully affordable multifamily development with approximately 70 to 110 residential units and roughly 3,000 square feet of publicly accessible ground-floor community-programming space. Ellenville Regional Hospital would operate the ground-floor community space through its Rural Health Network

- **Sponsor Type:** Non-Profit
- **Sponsor Name:** Ellenville Regional Family Health Properties Corporation
- **Property Ownership:** Lease Daytona LLC
- **Location:** 12 Hickory Street/48 Canal Street
- **NY Forward Funding Request:** $2,000,000
- **Total Project Cost:** $53,900,000

LPC has decided to not recommend this project for NY Forward funding.

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Fully Formed Projects

Village's Small Project Fund



The Small Project Fund would create a locally administered grant program for smaller-scale capital improvements and business assistance in downtown Ellenville. It is intended to help existing businesses and mixed-use property owners improve buildings and properties, support new or expanded commercial uses, and encourage upper-story residential improvements.

- **Sponsor Type:** Public
- **Sponsor Name:** Village of Ellenville
- **Property Owners/Location:** Eligible businesses and properties located within the Ellenville NY Forward boundary area
- **NY Forward Funding Request:** $600,000
- **Total Project Cost:** $735,000

Wayfinding and Signage System Fabrication and Installation



The project would implement Phases I and II of Ellenville's previously designed wayfinding plan, prepared by Merje Design in 2020. It is intended to establish a consistent downtown visual identity and help residents and visitors find commercial corridors, parking, recreational assets, cultural destinations, and other key Village destinations. The project includes fabrication and installation of 12 different sign types. Proposed signage would provide vehicle and pedestrian information at key downtown landmarks; direct users to parking areas, including ADA-accessible parking; communicate parking rules and lot locations; and identify or direct users to parks and recreational assets.

- **Sponsor Type:** Public
- **Sponsor Name/Property Owner:** Village of Ellenville
- **Location:** Public Rights-of-Way and Publicly Owned Properties in the Ellenville NY Forward Area
- **NY Forward Funding Request:** $187,500
- **Total Project Cost:** $187,500

Family of Ellenville Day Care Center



Establish a licensed infant/toddler childcare center on the ground floor of the Family of Ellenville building while replacing the building's aging HVAC systems with electric mini-split units. The center would include two classrooms serving children from six weeks through age two, with capacity for up to 18 children.

- **Sponsor Type:** Non-Profit
- **Sponsor Name/Property Owner:** Family of Woodstock, Inc.
- **Location:** 221 Canal Street
- **NY Forward Funding Request:** $499,500
- **Total Project Cost:** $529,500

159 Canal Street Rehabilitation



Rehabilitate and renovate the historic mixed-use building while retaining its existing commercial and residential uses by restoring the façade, replacing the roof, modernizing the heating system, rehabilitating the existing barbershop space, making accessibility improvements, and creating a 1,000-square-foot communal rooftop deck for residential tenants.

- **Sponsor Type:** Private
- **Sponsor Name/Property Owner:** KSB Build
- **Location:** 159 Canal Street
- **NY Forward Funding Request:** $291,046
- **Total Project Cost:** $388,062

LPC has decided to not recommend this project for NY Forward funding.

Gaby's Café Expansion and Revitalization Project



Expand Gaby's Café into a larger dining, entertainment, private-event, and community-gathering destination. Of a phased project, Phase 2 would encompass the renovation of about 3,200 square feet of existing space and construction of a 3,000-square-foot addition along with related site work and interior improvements to create a dedicated space for celebrations, cultural events, private functions and local gatherings.

- **Sponsor Type:** Private
- **Sponsor Name:** Gabys Café Corp
- **Property Owner:** GAMEX LLC
- **Location:** 141 Canal Street
- **NY Forward Funding Request:** $895,000
- **Total Project Cost:** $1,489,543

119 Canal Street Mixed-Use Development



The proposal would rehabilitate the vacant upper floor of the building into four rental apartments, while retaining the active commercial uses on the ground floor. Additionally, the project includes the restoration of historic windows and portions of the Canal Street façade; a new roof; and an approximately 2,000-square-foot shared rooftop deck for residents with seating, planters, lighting, shade structures, and a new access stair.

- **Sponsor Type:** Private
- **Sponsor Name/Property Owner:** KSB Build
- **Location:** 119 Canal Street
- **NY Forward Funding Request:** $762,146
- **Total Project Cost:** $1,016,195

Catskill Borscht Belt Museum



The proposal would undertake Phase 1 capital improvements to expand the Museum's public, educational, exhibition, collections-storage, and community-programming capacity. Specifically, the project includes newly accessible or improved space across multiple levels, including a renovated and expanded mezzanine, cellar fit-out, two code-compliant emergency egress stairs, an ADA-accessible elevator, updated electrical and lighting systems, museum-quality fire/life-safety improvements, insulation, historic-window replacement, façade and roof/masonry repairs, and universal-design public restrooms. Additionally, a proposed 3,500-square-foot Museum Plaza would be created adjacent to the museum.

- **Sponsor Type:** Non-Profit
- **Sponsor Name:** Catskills Borscht Belt Museum
- **Property Owner:** Committee for Catskill Resort Museum, Inc.
- **Location:** 90 Canal Street
- **NY Forward Funding Request:** $900,000
- **Total Project Cost:** $1,734,000

Village Gateway Parks

Village of Ellenville NY FORWARD

Existing Mildred and Lewis Resnick Park





Existing Center Street Park

Transform two visually underutilized downtown entry points – approximately 4,500 square feet at Resnick Park and approximately 4,000 square feet at Center Street - into coordinated gateway parks for Ellenville. The project includes demolition/removal of selected existing elements, shallow grading and drainage improvements, site work, paving, native-pollinator planting, landscape mounds, and relocation of existing features. The Resnick Park site would include a welcome sign and become a more event-ready open space. The Center Street garden would provide a new, visible setting for the relocation and stewardship of five Ellenville murals, potentially along with the existing ornamental clock located at Resnick Park today.

- **Sponsor Type:** Public
- **Sponsor Name/Property Owner:** Village of Ellenville
- **Location:** Resnick Park: at the northeast corner of Route 209 and Canal Street; and Canal Street: the southeast corner of Route 209 and Center Street
- **NY Forward Funding Request:** $96,000
- **Total Project Cost:** $126,000

Rvinyl Training Center



Rehabilitate a portion of the long-underused industrial building for workforce training and public events. The space would support training in vehicle wrapping, paint-protection film, among other things, plus include a 3D-scanning center for developing model-specific, pre-cut vehicle-wrap products. It would also accommodate year-round community programming, including outdoor car shows and winter exhibitions.

- **Sponsor Type:** Private
- **Sponsor Name/Property Owner:** Rvinyl.com Inc.
- **Location:** 46 Canal Street
- **NY Forward Funding Request:** $493,100
- **Total Project Cost:** $658,300

Improvements to Shadowland Stages' Properties



98 Center Street



14 Market Street

The project would include improvements to the façade and exteriors of two buildings with Center Street frontages owned by Shadowland Stages. This includes window and door replacements, the installation of a digital marquee, repaving the parking lot, and replacing two cargo holders with a 2,160 square foot steel building for storage and scenic construction.

- **Sponsor Type:** Non-Profit
- **Sponsor Name/Property Owner:** Shadowland Artists, Inc. dba Shadowland Stages
- **Location:** 14 Market Street & 98 Center Street
- **NY Forward Funding Request:** $339,840
- **Total Project Cost:** $377,600

D&H Heritage Trail Improvements





Restore the former canal towpath as an ADA-compliant, multi-use connection for pedestrians, bicyclists, strollers, and mobility-device users. It would create a more direct and accessible route between two heavily used Village recreational assets while preserving the historic canal corridor. Planned work includes clearing invasive vegetation and overgrowth; grading and site preparation to improve drainage, stabilize the towpath, and meet ADA slope requirements; and installing an approximately eight-foot-wide compacted stone-dust trail surface.

- **Sponsor Type:** Public
- **Sponsor Name:** Village of Ellenville
- **Property Owners:** Village of Ellenville, Board of Education of Central School District #2 and D&H Canal Historical Society
- **Location:** 1,200-foot segment of the historic Delaware & Hudson (D&H) Canal Trail between Berme Road Park and the Ellenville Little League and Soccer Fields
- **NY Forward Funding Request:** $672,401
- **Total Project Cost:** $870,210

Hunt Memorial Building Heating and Cooling Updates



Rehabilitate the Hunt Memorial Building's mechanical and electrical systems to support its year-round use as a community event space and downtown visitor center. The project is intended to restore the building's functionality as a centrally located civic amenity for residents, community organizations, and visitors. Specifically, the project includes an electrical-service upgrade, installation of seven heating-and-cooling units, installation of seven water pumps, and associated electrical work.

- **Sponsor Type:** Public
- **Sponsor Name/Property Owner:** Village of Ellenville
- **Location:** 2 Liberty Street
- **NY Forward Funding Request:** $146,680
- **Total Project Cost:** $196,680

23 Market Street Mixed-Use Development



Market Street Frontage



Warren Street Frontage

Adaptively reuse two vacant historic factory buildings into an environmentally conscious, mixed-use development with at least 20 affordable apartments and approximately 2,000 square feet of maker/commercial space. Specifically, the project includes exterior rehabilitation and interior renovation, and site work. The two existing buildings would be connected by an enclosed catwalk. The project is intended to be a 100% electric development.

- **Sponsor Type:** Private
- **Sponsor Name:** Milestone Affordable Development LLC
- **Property Owner:** KOSD 23 Market Street LLC
- **Location:** 23 Market Street
- **NY Forward Funding Request:** $1,000,000
- **Total Project Cost:** $9,620,414

Initial Project Submission

Village of Ellenville NY FORWARD

	# of Projects	Total Project Cost	NY Forward Request
ALL Projects	38	$137,892,772	$21,832,147
Eligible Projects *(Located within Boundary as of LPC Meeting #3)*	34	$118,578,803	$18,885,998
Project Ideas	11	$24,741,753	$3,794,547
Projects in Formation	10	$76,288,046	$8,208,238
Fully Formed Projects	13	$17,929,004	$6,883,213
	22*	$48,815,126*	$13,597,051*

*Based on LPC recommendations at this meeting

Village of Ellenville
NY FORWARD

Evaluation Results



PUBLIC COMMENT

Upcoming LPC Meetings and Engagement Opportunities

- **LPC Meeting #4** – January 7, 2027

  (Snow Date: January 14, 2027)

- **LPC Meeting #5** – February 2, 2027

  (Snow Date: February 9, 2027)

- **LPC Meeting #6** *(if needed)* – February 16, 2027

  (Snow Date: February 23, 2027)

- **Public Engagement – Winter 2027**
  - Update on NY Forward planning process
  - Update on finalized Vision and Goals
  - Feedback on the list of projects
  - Next steps

LPC Members

- Review additional project information
- Self evaluate projects
- ***Project review working session?***

Project Team

- Coordinate with project sponsors/share questions from LPC
- Compile new project information received
- Prepare for LPC Meeting #4 and upcoming Public Engagement opportunities



Questions?

EllenvilleNYF@vhb.com

For Code of Conduct submissions, email: john.zepko@dos.ny.gov

https://www.ellenvillenyforward.com/

Village of Ellenville
NY FORWARD

Thank You!

LPC Meeting #3

November 16, 2026

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