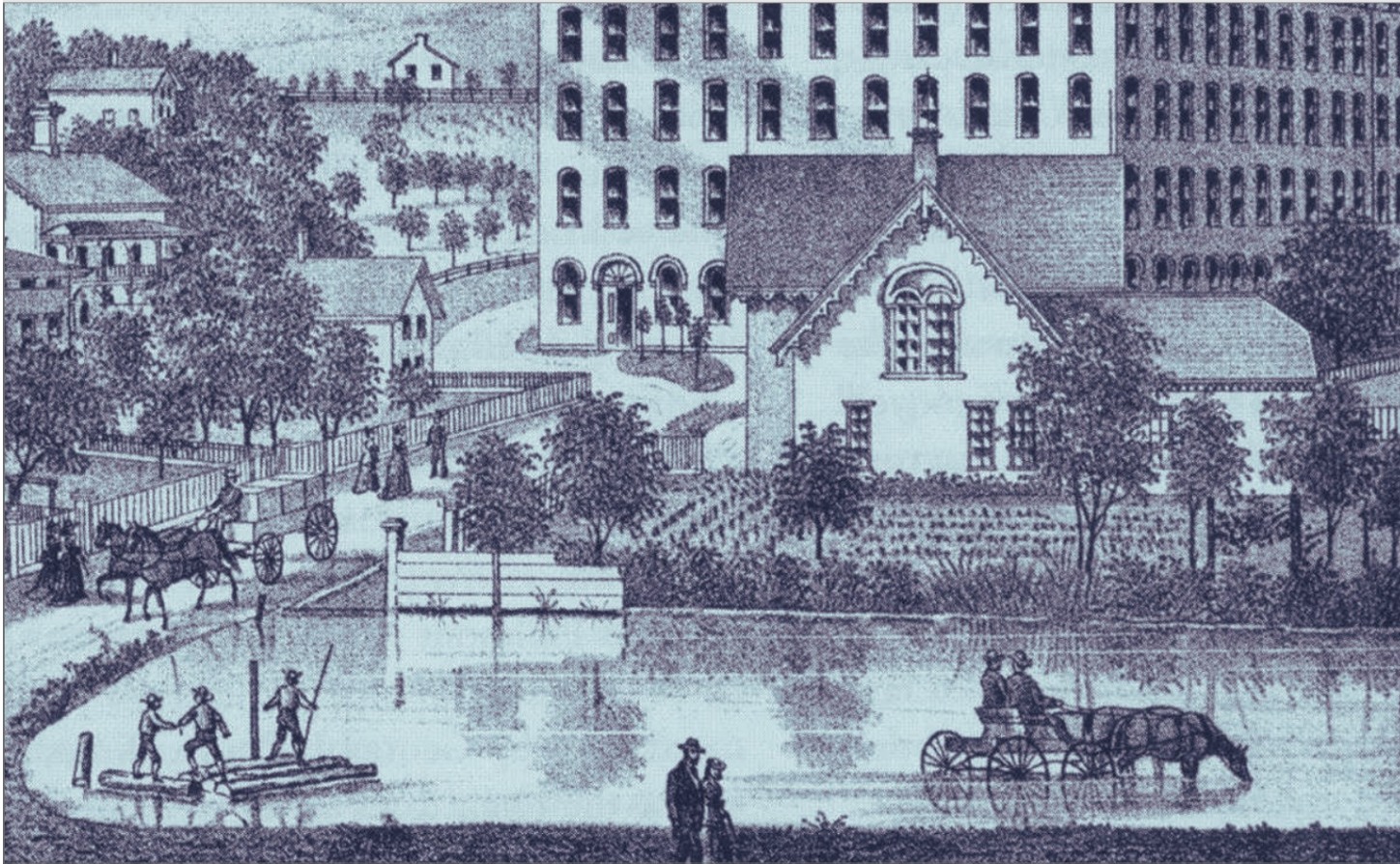




# VILLAGE OF PHILMONT

*Columbia County, NY*



**DRI / NY Forward Application**

**2nd Public conversation—Village Hall, Sunday September 14, 2025**

VILLAGE OF  
**PHILMONT**  
NEW YORK

25th  
Year!

**PBInc.org**

Housing Programs  
Food Program  
Small Business  
Main Street  
Community-Based Revitalization



# AGENDA

This 2nd community conversation is intended to continue to talk about how we collaboratively build capacity to assemble a DRI / NY Forward application from a bottom-up, community-based, inclusive position. We will take a look at some explanatory NYS/DRI presentation slides mixed in with our own conversation slide topics.

- 1. Review of projects**
- 2. Review of DRI area map**
- 3. Vision for DRI / NY Forward area**
- 4. Projects to add?**
- 5. Letters of Support**



# PROGRAM GOALS



Creating  
an active  
downtown



Attracting  
new  
businesses



Enhancing  
public  
spaces



Building  
a diverse  
population



Growing the  
local property  
tax base



Providing  
quality of life  
amenities



Reducing  
greenhouse  
gas emissions  
+ enhancing  
climate resiliency

## PART 1: ABOUT THE DRI + NY FORWARD PROGRAMS

5



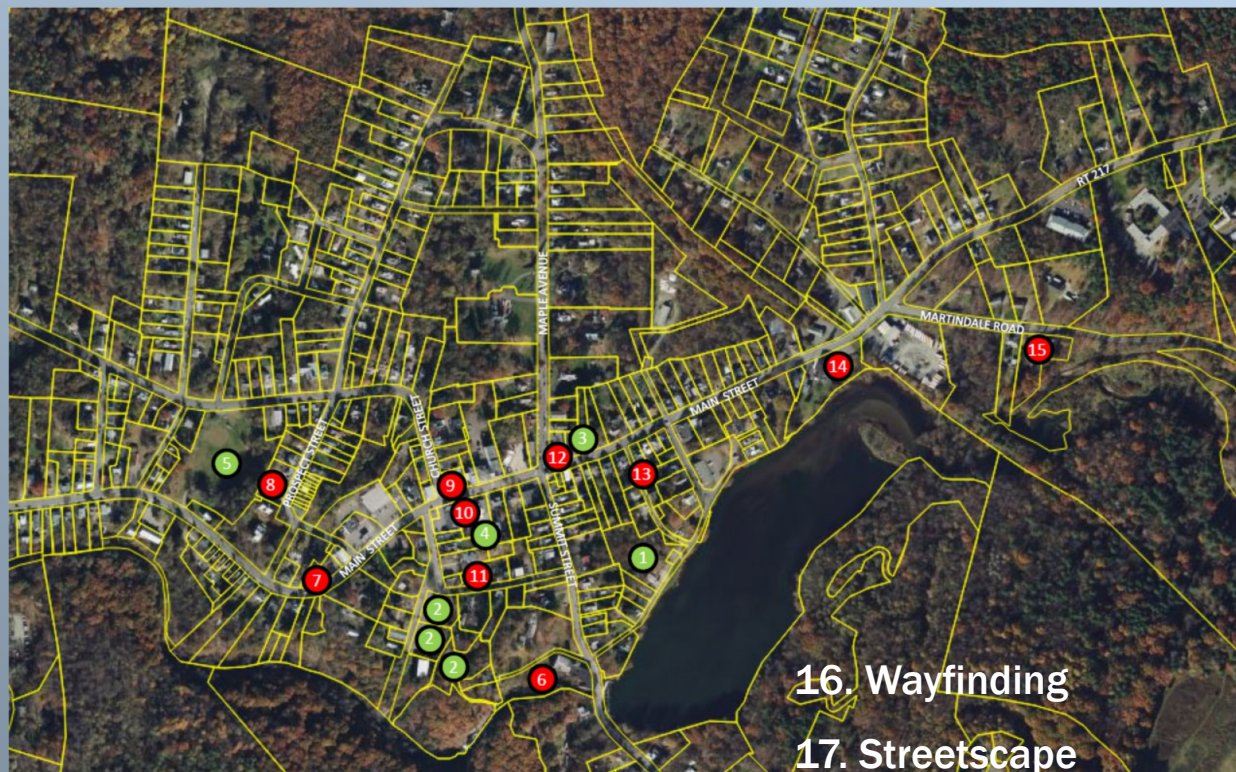
**Downtown  
Revitalization  
Initiative**

**NY Forward**

# proposals submitted



- 1.community center
- 2.canal street plaza & parking
- 3.village office and hall
- 4.philmont public library
- 5.memorial ball park
- 6.philmont mill
- 7.hopkins house
- 8.prospect st mill
- 9.tech-hub co-working
- 10.tech-hub co-working
- 11.elm street #16
- 12.coffee house roaster
- 13.guild house
- 14.vanderbilt lakeside
- 15.creek houses



16. Wayfinding
17. Streetscape

18. Wastewater Plant
19. Public Trail—Summit St

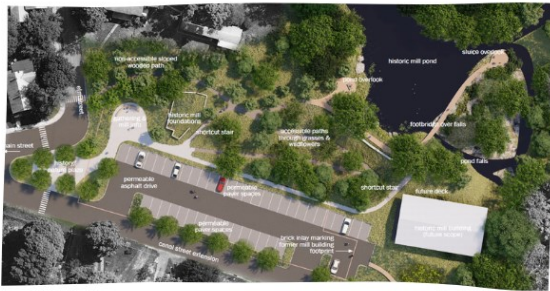


# Municipal Projects



## 1. community center

A new Community Center/Maker Space building with playground and parkland thoroughly engaged with its Summit Lake waterfront.



## 2. canal Street area

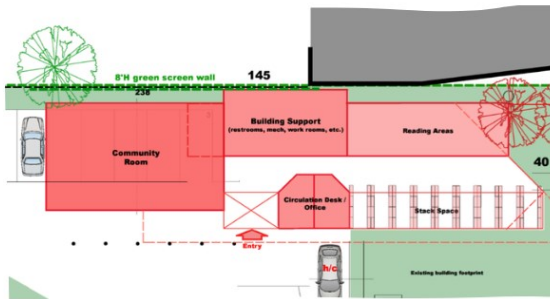
The project leverages the site's status as a municipal parking lot to connect visitors to Philmont's history and natural surrounds.



## 3. village office, hall, and firehouse

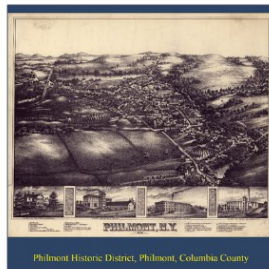
Retrofit the Village Office, Hall, & Philmont Fire Co from fossil fuel to a near net-zero electrical sourced facility 7,000 square feet over two stories.

# Municipal Projects



## 4. philmont public library

A new 8,000 sq ft expanded library located on its existing site, specifically designed to meet current and future needs for at least the next 50 years.



## 16. wayfinding, branding, & signage

Design and fabrication of new signage and wayfinding throughout the DRI / NY Forward area(s) and the Village of Philmont Historic District.



## 17. streetscape & downtown gateway

Streetscape enhancements, including a Main Street gateway design & implementation of a gateway at the intersection of Main St / Elm St.



# Private Projects



## **6. philmont mill #27 Summit St.**

Historic preservation rehabilitation as a venue for music, theater, weddings, and an artist-in resident community series.



## **7. hopkins house #57 Main St.**

Hopkins House to return to its original beautiful condition and be used as four middle-income apartments, as well as a first-floor restaurant space.



## **8. prospect street knitting mill**

Renovation of 19th Century Knitting Mill for mixed use. Tapestry weaving studio, art and archive storage. Exhibition venue and three or four live work spaces.

# Private Projects



## **9. & 10. tech- hub co-working space #100 & #97 Main**

The Purpose Co-Working Cooperative to bring high-quality technical education, business acceleration product production and updated affordable worker housing to Philmont. PhilmontTechHub - dedicated spaces, programs, residences, and pop-up retail in walkable Philmont's Main Street.

## **11. elm St. #16**

Renovation of 16 Elm St to assist veterans farming & with housing. Philmont is a certified Pro-Housing Community that encourages new housing opportunities.



# Private Projects



## **12. coffee house #120 Main**

Historic building reuse project creating a space to support a successful coffeehouse that will attract people both within the Village and from surrounding areas.



## **13. guild house - #4 Ellsworth St.**

A new building with two live-work units for artists and artisans, including a shared community studio space with additional retail potential for sale of products created on site.



## **14. vanderbilt lakeside**

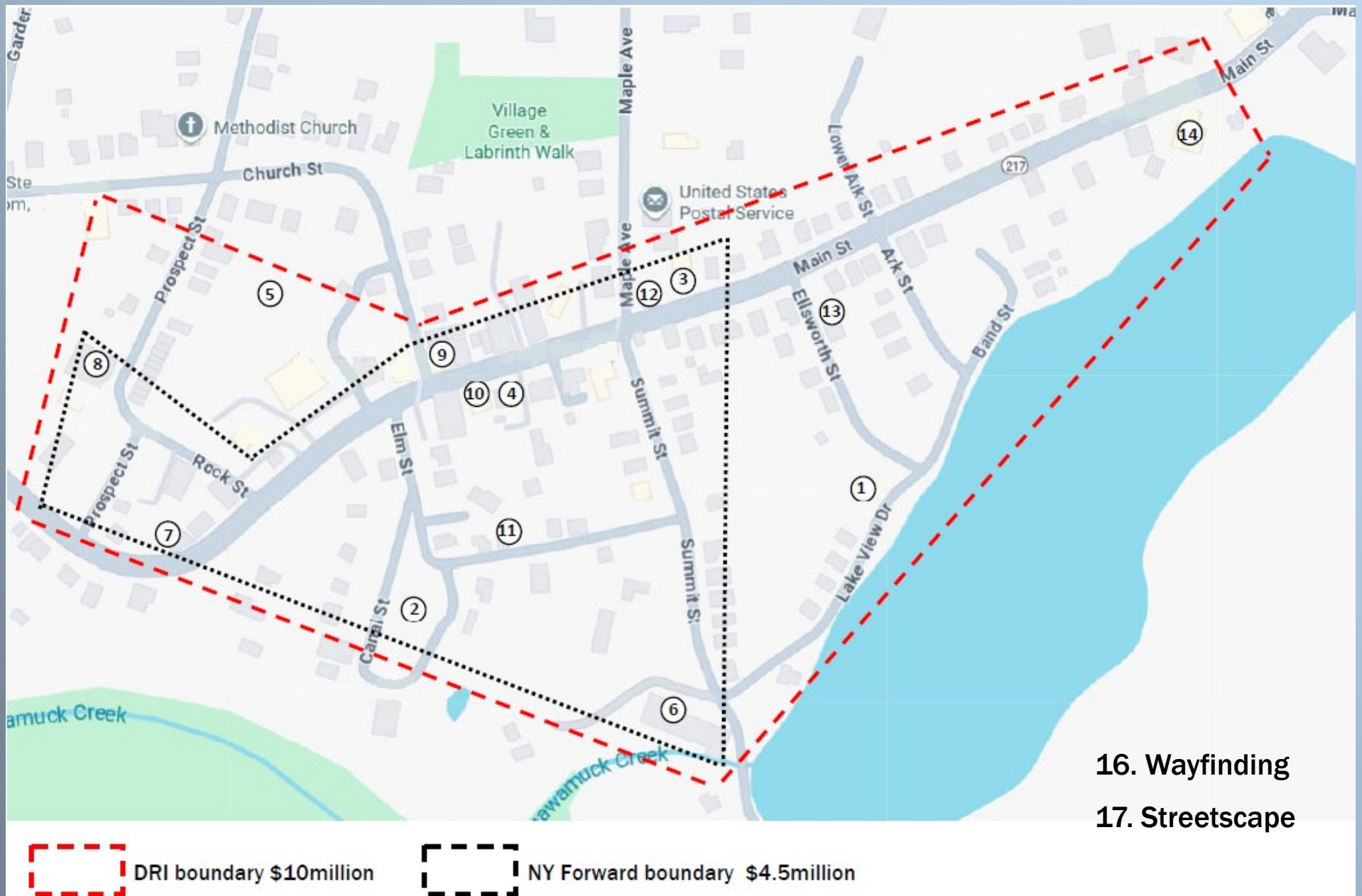
Rehabilitation of a historic barn on the site to create a "rain plan" for weddings and events to expand bookings.

# DRI DRAFT BUDGET as of 8/26/25

|      | PROJECT NAME                               | DRI REQUEST       | NY FORWARD REQUEST | Village of Philmont<br>HISTORIC TAX CREDITS | TOTAL PROJECT COST ESTIMATE | CATEGORY         | PRIMARY OUTCOMES  | FT JOBS PRODUCED |
|------|--|-------------------|--------------------|---|-----------------------------|------------------|---|------------------|
| MAP# | MUNICIPAL PROJECTS                         |                   |                    |   |                             |                  |   |                  |
| 1    | Community Center                           | 4,000,000         |                    | n/a   | 12,476,635                  | Public           | 1.73 acres - 5,150 SF 2 storied new community center with ground floor makerspace, kids playground, parkland, Summit Lake access for water-based activities.  |                  |
| 2    | Canal St - parking lot / plaza             | 2,500,000         |                    | n/a   | 5,733,457                   | Public           | 2.78 acres - green infrastructure 48 space parking, parkland, history plaza, rehabilitation of holding pond, trails to Creek overlook.  |                  |
| 3    | Village office / Hall - decarbonization    | 700,000           |                    | n/a   | 1,400,000                   | Public           | Convert 7,000 sq ft Village govt. building from fossil fueled to a near net-zero electrical sourced facility. 2 stories providing government services including police, fire, EMS, court, municipal offices and archives, meeting hall, election polling and emergency shelter. |                  |
| 4    | Philmont Public Library                    | 1,000,000         |                    | n/a   | 2,000,000                   | Public           | Expansion with new Library building 1 storied to 8,000 SF to serve 1500 consumers per month.  |                  |
| 5    | Memorial Ballpark                          | 300,000           |                    | n/a   | 300,000                     | Public           |   |                  |
|      | Branding & Wayfinding in Historic District | 200,000           |                    | n/a   | 200,000                     | Public           | Historic preservation project - Wayfinding of Historic District trails / tourism.   |                  |
|      | Main Street streetscape enhancements       | 250,000           |                    | n/a   | 250,000                     | Public           | Main St right-of-way gateway landscaping, and hanging baskets on existing NYSEG poles.  |                  |
|      | <b>Municipal Projects Sub-total</b>        | <b>8,950,000</b>  |                    |   | <b>22,360,092</b>           |                  |   |                  |
|      | <b>PRIVATE PROJECTS</b>                    |                   |                    |   |                             |                  |   |                  |
| 6    | Philmont Mill                              | 2,000,000         |                    |   | 20,400,000                  | Public / Private | 40,000 sq ft Historic preservation project (former textile mill) 4 storied - studio arts, performance, event space, restaurant, and site trails to Agawamuck Creek overlook.  |                  |
| 7    | Hopkins House                              | 415,000           |                    |   | 3,700,000                   | Public / Private | 6,066 sq ft Historic preservation project (former hotel) - 3 storied - restaurant, bar, outdoor dining and 4 market rate units.   |                  |
| 8    | Prospect St Mill                           | 350,000           |                    |   | 1,000,000                   | Private          | 11,000 sq ft Historic preservation project (former textile mill) , - tapestry weaving studio, and 3 live/work   |                  |
| 9    | Tech-hub co-working - 100 Main             | 325,000           |                    |   | 821,650                     | Private          | 4,368 sq ft Historic preservation project - Co-working - makerspace/pottery, Deli, and 2 affordable Worker Housing units.   |                  |
| 10   | Tech-hub co-working - 97 Main              | 325,000           |                    |   | 821,650                     | Private          | 7,028 sq ft Historic preservation project - Co-working - 7 professional Tech desks, meetingroom , and 3 affordable Worker Housing units   |                  |
| 11   | Elm St #16                                 |                   |                    |   |                             | Private          |   |                  |
| 12   | Coffee House roaster - 120 Main            | 125,000           |                    |   | 145,000                     | Private          | 1,452 sq. ft. Historic preservation project - Coffeeshop / Roaster.   |                  |
| 13   | Guild House - 4 Ellsworth St               | 650,000           |                    |   | 750,000                     | Private          | 3,500 sq ft - 2 live/work units / arts & artisans, and arts retail showroom.  |                  |
| 14   | Vanderbilt Lakeside                        | 80,000            |                    |   | 120,000                     | Private          | 2,000 sq ft - Historic preservation project - rehabilitation of adjacent historic barn for events, weddings.  |                  |
|      | Small Project Façade Improvement Fund      | 600,000           |                    |   | 800,000                     | Private          | Historic preservation project - 11 grants of \$50,000 with a 25% match requirement for façade improvements in the DRI district - (\$50,000 for 3rd-party admin).  |                  |
|      | <b>Private Projects Sub-total</b>          | <b>4,870,000</b>  |                    |   | <b>28,558,300</b>           |                  |   |                  |
|      | <b>TOTALS</b>                              | <b>13,820,000</b> |                    |   | <b>50,918,392</b>           |                  |   |                  |



## Projects defined by DRI and NY Forward boundary areas



## Vision for DRI area

**Philmont's DRI vision statement should build from the 3 existing visions:**

**2023 Comp Plan vision**

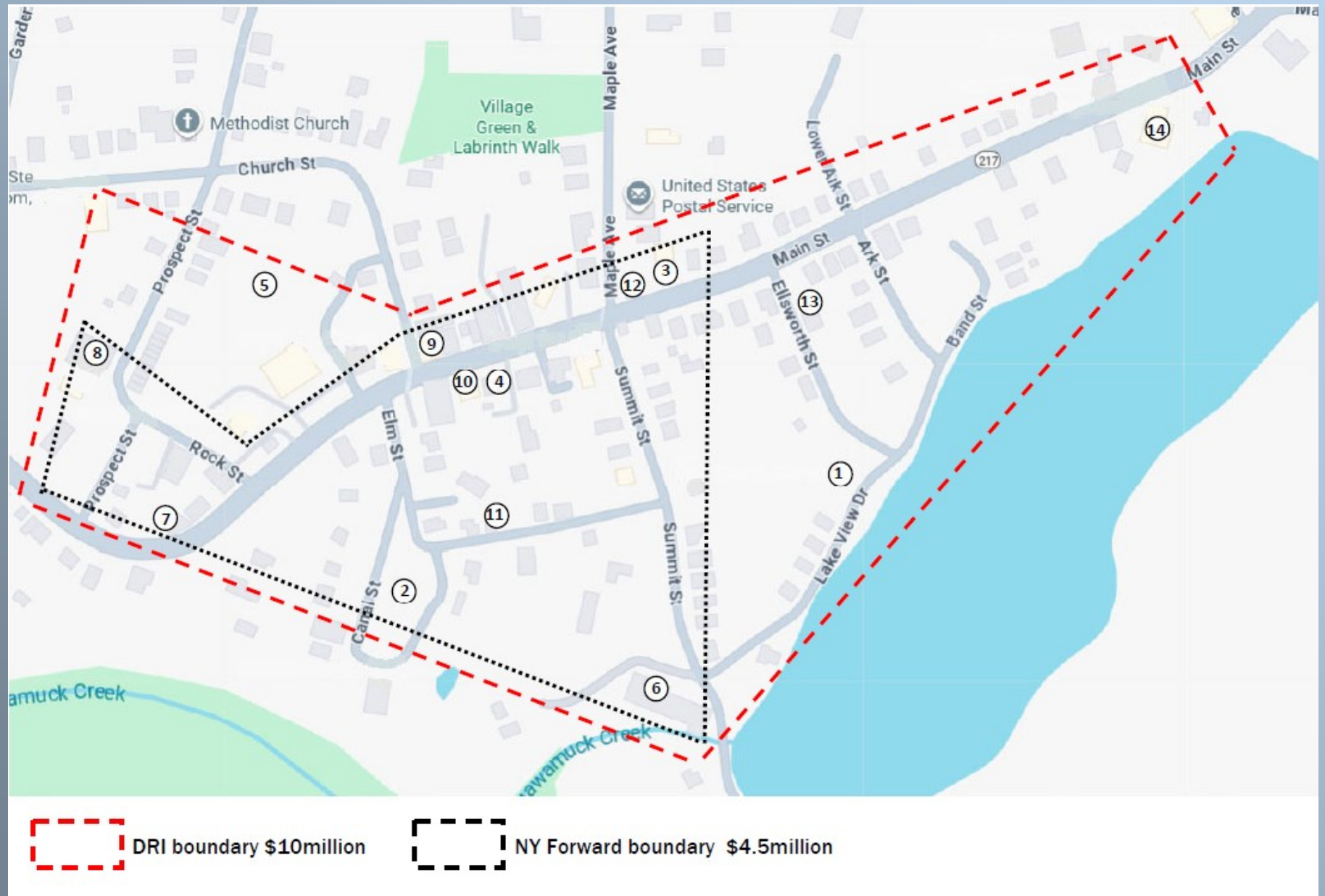
**2019 BOA vision**

**2023 LWRP vision**

**and be unique to the DRI area**



# Let's talk vision for the areas



# Let's talk Vision for DRI area

What makes a strong vision and a strong DRI application?

Recognizes the historic context of the downtown or project location

Involves synergies between different programs and stakeholders

Creates a sense of place that is unique to each community

Clearly adds activity and foot traffic to downtown

- a. New housing units
- b. New businesses and employment opportunities
- c. New opportunities for visitors
- d. New entertainment, leisure, arts, and culture activities

Philmont's close proximity to Hudson's downtown, its waterfront, arts, and performance

Philmont's natural resources including Summit Lake, High Falls, and the incoming HVRT

Philmont's high % of young population



## Examples of DRI vision statements

### **Village of Homer**

**Historic. Artistic. Enterprising. Homer is a community that is building on its history to create a stronger future. The Village will leverage its unrivaled character through the continued renovation of its historic buildings and the enhancement of the public realm. The historic and beautiful waterfront will be re-activated and re-connected with the downtown to spur new economic activity. Regional cultural institutions will be strengthened. Most importantly, Homer will be home: Welcoming and walkable neighborhoods with a range of housing choices; a bustling downtown center with vibrant local businesses; a community where residents can live a sustainable life, with everyday goods and services a 15-minute walk or bike ride away; a place to grow up, raise a family, and age in a supportive, vibrant, and connected place. Home.**

### **Village of Waterloo**

**The Village of Waterloo will capitalize on its ideal location as a primary gateway to the Finger Lakes region along the Cayuga-Seneca Canal and the Route 5, 20 & 96 corridors, to propel the catalytic revitalization of its historic and walkable Downtown into a vital, vibrant urban center that attracts residents, businesses, and visitors by leveraging robust public-private partnerships and a passionate and productive spirit of collaboration.**

### **Village of Sleepy Hollow**

**Downtown Sleepy Hollow will be a vibrant, welcoming, and easily accessible community in the Mid-Hudson region that showcases its legendary history, celebrates its cultural diversity, and offers a model for sustainable living. Made famous by Washington Irving's short story, the Village of Sleepy Hollow will become a year-round destination for residents and visitors alike by building upon its strengths—a charming and walkable mixed-use district located near to public transit, thriving immigrant-owned small businesses, and the beautiful Hudson River waterfront. In doing so, the Village will cultivate a downtown that expands opportunities for all.**

# PHOTO MONTAGE OF PROPOSALS SUBMITTED



VILLAGE OF  
**PHILMONT**  
NEW YORK

25th  
Year!

**PBInc.org**

Housing Program  
Food Program  
Community-Based Revitalization

VILLAGE OF  
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## What DRI projects are missing?

1. Laundromat in the downtown?
2. Retail or Village service in the Canal St mill
3. Other mixed-use storefronts on the Main St?
4. Other ideas or projects still to be considered?

## Letters of Support

Please make a list to hand into the DRI / LPC of people or organizations you have contact with who support your project and would be willing to write a Letter of Support for the Village of Philmont's application to the DRI / NY Forward opportunity.

The DRI Philmont Committee will be producing a letter template as an example to use. Please let us know if you would like to receive the template.

Contact PBInc at [info@pbinc.org](mailto:info@pbinc.org)

**DEADLINE for PBInc to receive Letters of Support - Oct 31st**



# DRI / NY Forward RESOURCES

## FOR MORE INFORMATION VISIT:

[WWW.NY.GOV/PROGRAMS/NY-FORWARD](http://WWW.NY.GOV/PROGRAMS/NY-FORWARD)

[WWW.NY.GOV/PROGRAMS/DOWNTOWN-REVITALIZATION-INITIATIVE](http://WWW.NY.GOV/PROGRAMS/DOWNTOWN-REVITALIZATION-INITIATIVE)

## CHECK OUT DRI CASE STUDIES:

[WWW.NY.GOV/DOWNTOWN-REVITALIZATION-INITIATIVE/DRI-FOCUS-CASE-STUDIES-SUCCESSFUL-DRI-COMMUNITIES-PROJECTS#BROWNFIELD\\_REDEVELOPMENT](http://WWW.NY.GOV/DOWNTOWN-REVITALIZATION-INITIATIVE/DRI-FOCUS-CASE-STUDIES-SUCCESSFUL-DRI-COMMUNITIES-PROJECTS#BROWNFIELD_REDEVELOPMENT)

## OTHER WEBINARS:

[WWW.NY.GOV/NY-FORWARD/CAPACITY-BUILDING-WEBINARS](http://WWW.NY.GOV/NY-FORWARD/CAPACITY-BUILDING-WEBINARS)

