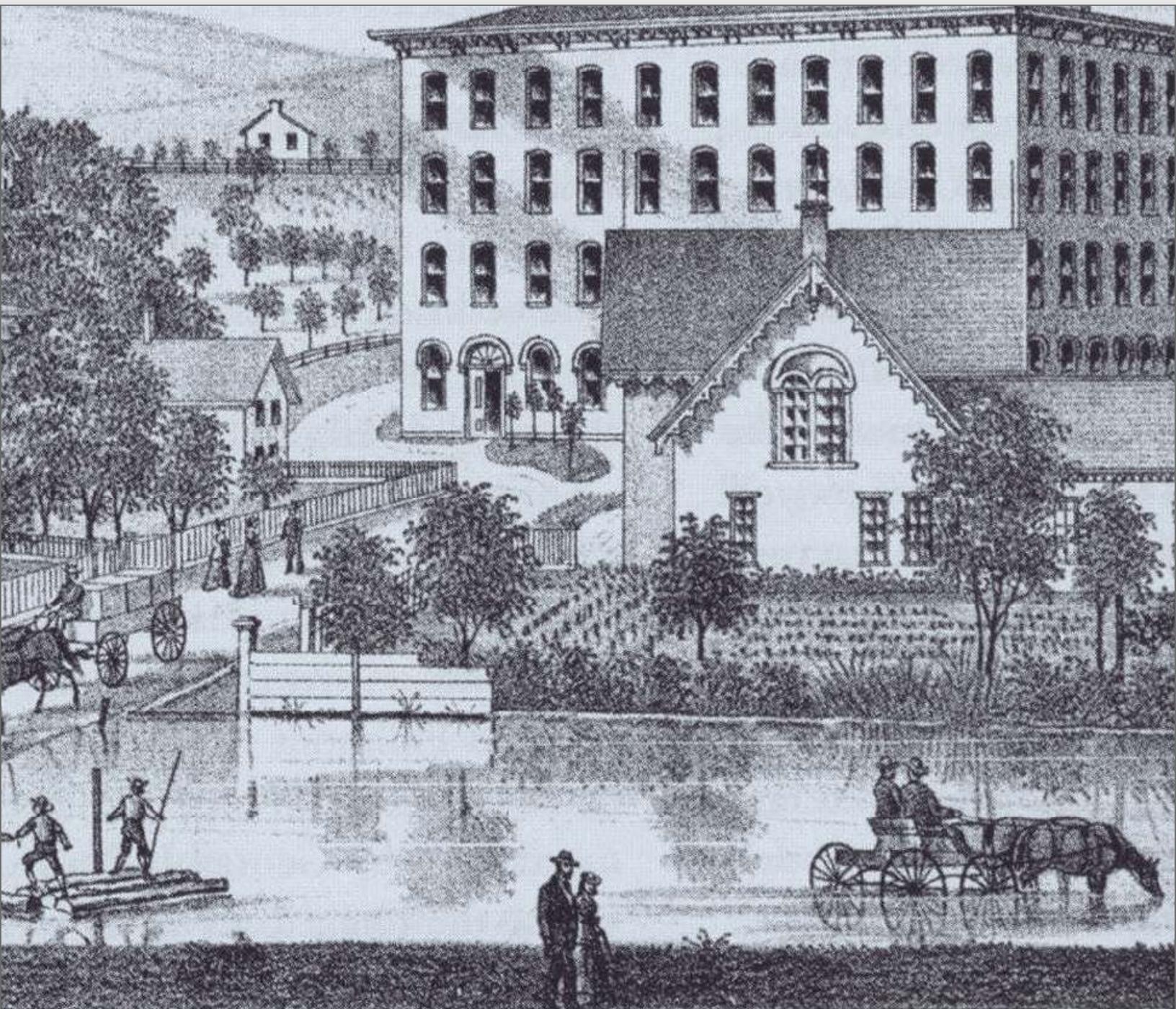




VILLAGE OF PHILMONT

Columbia County, NY

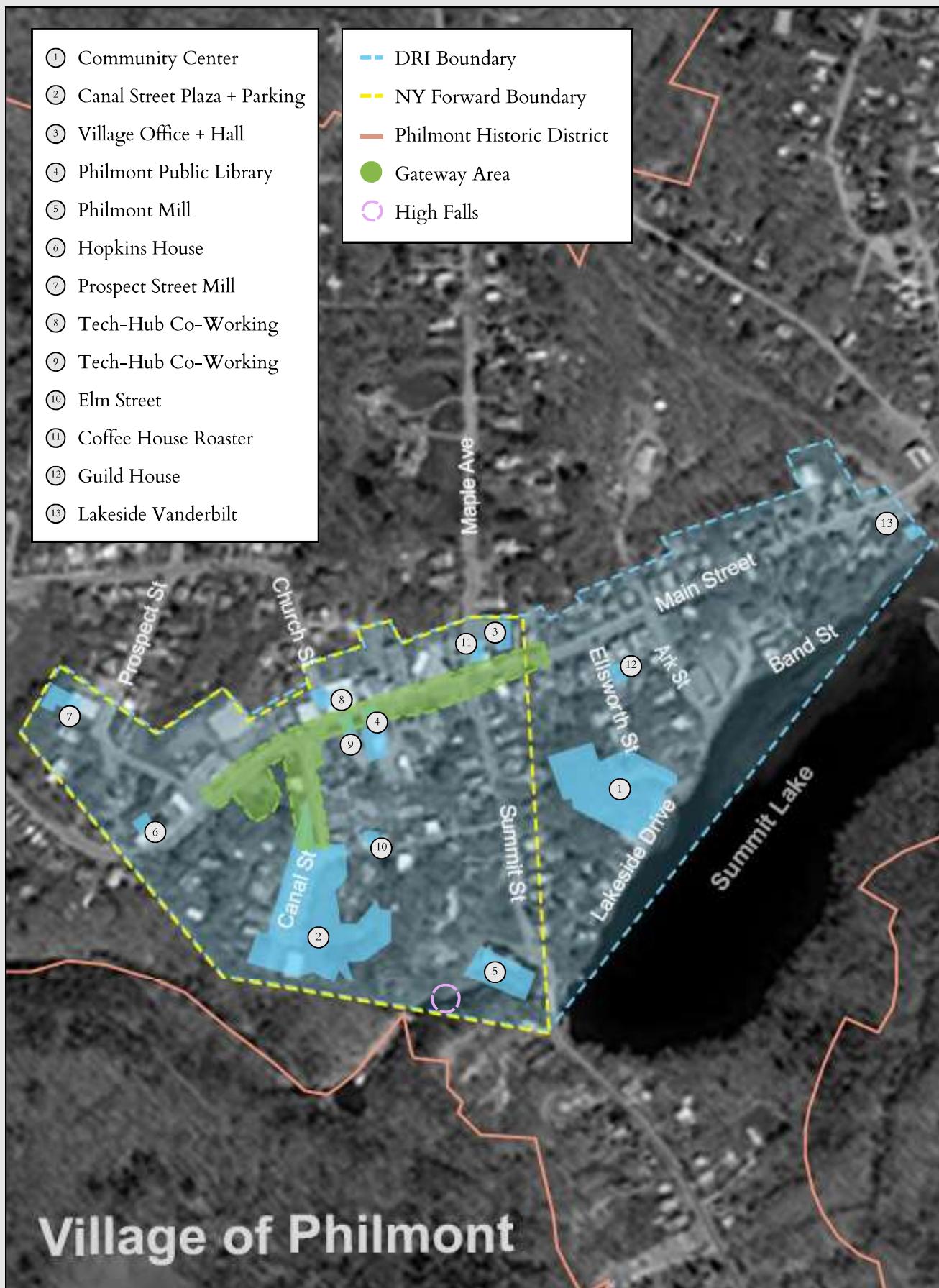


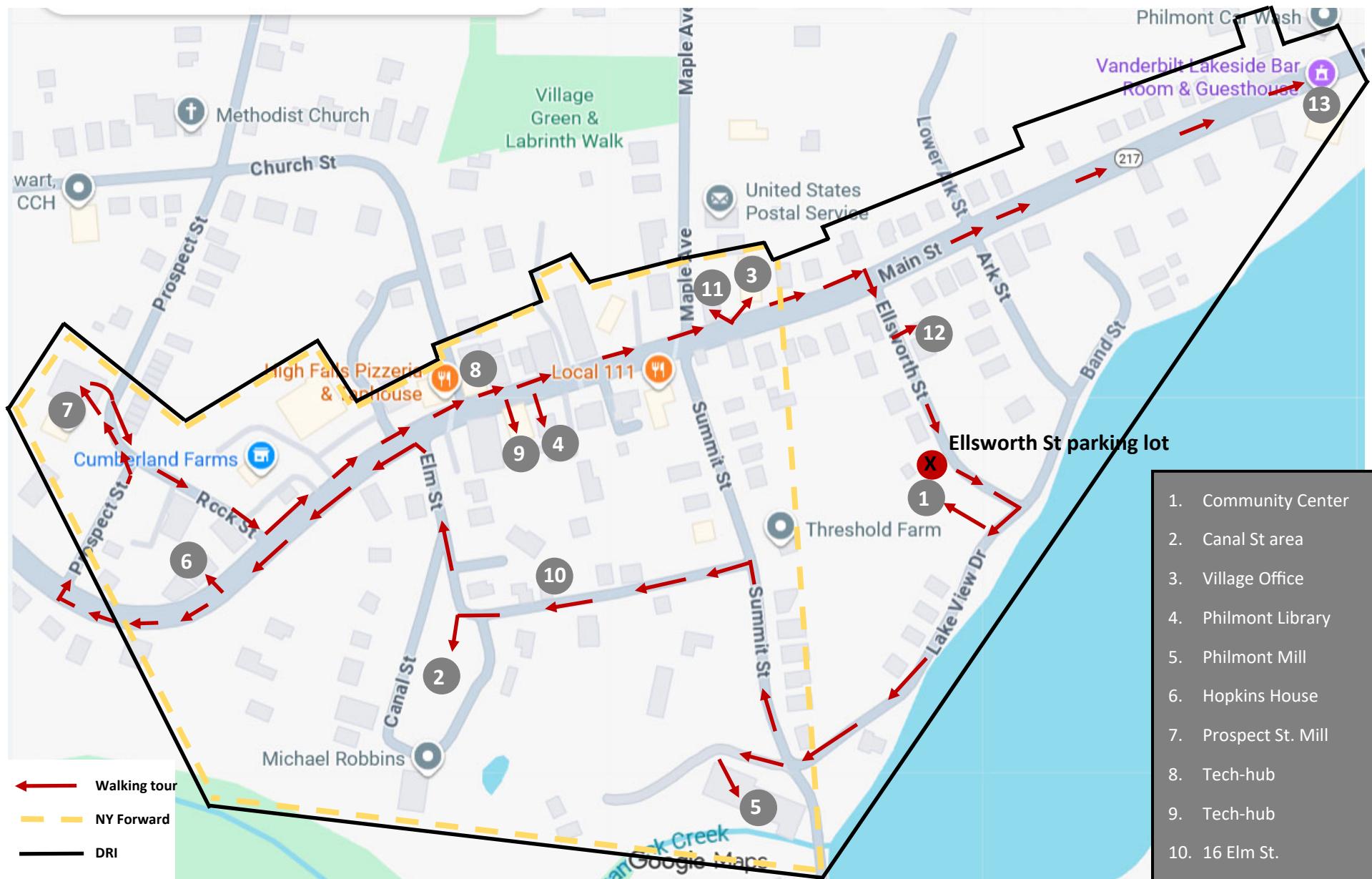
DRI ROUND 9 + NY FORWARD ROUND 4 APPLICATION

Village of Philmont, Columbia County
A Pro-Housing Certified Community in the Capital New York Region



PROPOSED DRI + NY FORWARD PROJECTS





- Community Center
- Canal St area
- Village Office
- Philmont Library
- Philmont Mill
- Hopkins House
- Prospect St. Mill
- Tech-hub
- Tech-hub
- 16 Elm St.
- Coffee House
- Guild House
- Vanderbilt Lakeside/ barn



TRANSFORMATIVE PROJECT OPPORTUNITIES



1. COMMUNITY CENTER at SUMMIT LAKE



| | |
|----------------|---|
| Location: | Summit Lake Drive at Ellsworth |
| Total Cost: | \$12,476,635 |
| DRI request: | \$4,000,000 |
| Sponsor: | Village of Philmont |
| Timeline: | Approved plans, currently at engineering phase, 2026-2029 |
| Other Funding: | Leverage \$8,476,635 projected: state 2025 CFA BOA Pre-Dev., BRICKS, fed. USDA Rural Facilities, local contributions |
| Alignment: | Downtown connection to Summit Lake, amenities for residents & visitors, enhanced public spaces, new businesses, reducing greenhouse gas emissions A BOA priority site. LOS from Mayor Johnson outlines need and project details. |
| Description: | AIA and SARANY award winning Rice + Lipka Architects and Starr Whitehouse landscaping designs for 1.73 acres with new construction of a 5,150 SF green two storied new community center on current site with a ground floor maker-space, a separate concession cafe, kids playground, parkland, Summit Lake access. |

Additional 15 slide deck: Rice+Lipka Architects - <https://ricelipka.com/>

Press: SARANY SELECTS PHILMONT RISING FOR TOP HONOR <https://ricelipka.com/news.php>

Full set of drawings: <https://philmont.org/community-center-canal-street-final-designs/>

Public Outreach presentations: <https://philmont.org/summit-lake-and-its-watercourse/>



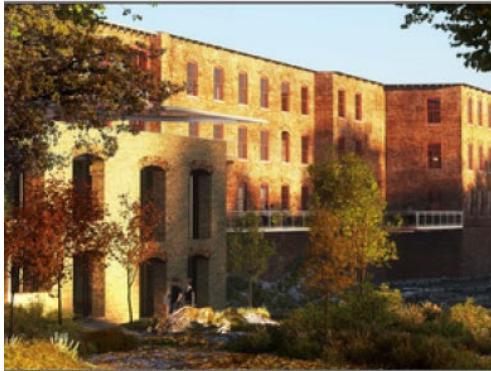
ADA entrance from Ellsworth St. parking lot



TRANSFORMATIVE PROJECT OPPORTUNITIES



5. PHILMONT MILL



| | |
|----------------|---|
| Location: | 27 Summit Street |
| Total Cost: | \$20,040,000 |
| DRI request: | \$2,000,000 |
| Sponsor: | A Squared Buildings LLC |
| Timeline: | Shovel Ready 2026-2028 |
| Other Funding: | Leverage \$18,400,000, CPACE, RESTORE, equity, EB-5 |
| Alignment: | More active downtown connecting to Summit Lake, new businesses, quality of life amenities for residents & visitors, enhanced public spaces, enhanced downtown living. BOA Priority Site. LOS A2 Building LLC provides project detail. |
| Description: | 40,000 sq ft green energy re-adapt historic rehabilitation of former ca.1876 textile mill vacant for over 50 years. 4 storied including LOOM studio arts, performance space, wedding venue, event space with a 350-400 capacity. The Oberon Group restaurant & bar, and nature/history site trails to Agawamuck Creek overlook. |

Developers: A2 Squared Buildings, LLC

Primary Architect: AtelierTek Architects, PLLC

Approved Building Plans: 3/26/25

Green Energy Project: Low-profile solar rooftop

SHPO approved: 2024

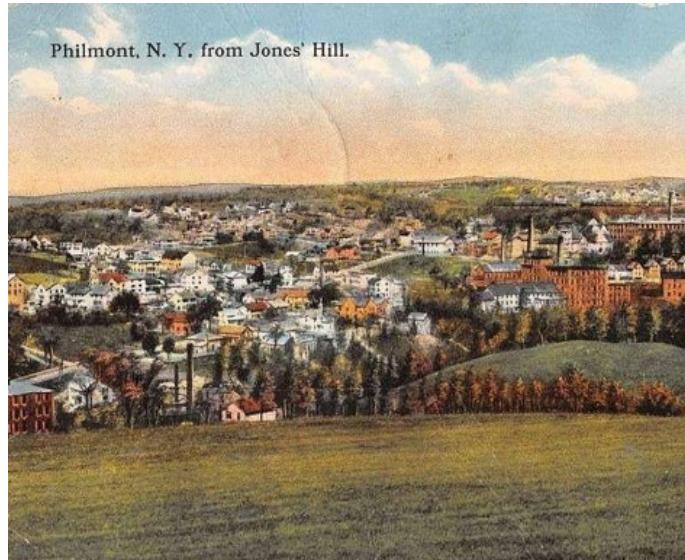


3rd floor is a partnership with the textile LOOM, a nfp weaving studio.

Public programming will center around use of the Grotto, mezzanine performance space, and exterior walking paths.



A2 is partnering with food and beverage operator, the Oberon Group. Oberon Group is a sustainable and low-waste catering and events group located in Upstate, NY and New York City.



JOB CREATION

Our project aims to promote the economic development of Philmont in a manner that serves the existing village residents.

+35%

INCREASE IN LOCAL JOBS

22

PERMANENT JOBS

28

INDUCED JOBS

\$900K

IN ANNUAL SALARIES



TRANSFORMATIVE PROJECT OPPORTUNITIES



2. CANAL STREET PARKING + HISTORY PLAZA



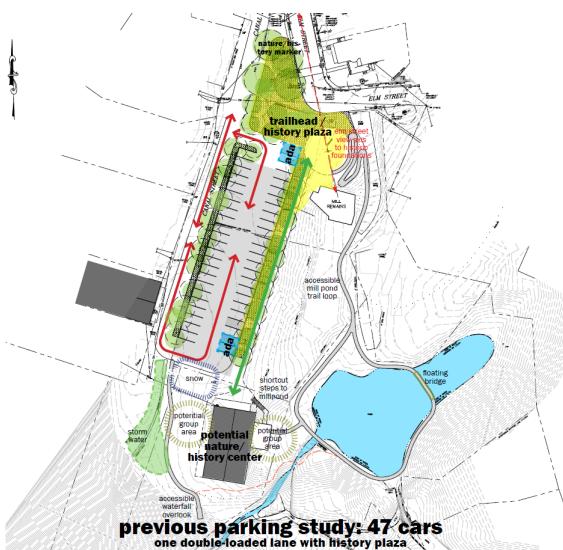
| | |
|----------------|---|
| Location: | 3 vacant lots at Canal Street |
| Total Cost: | \$5,733,457 |
| DRI request: | \$2,500,000 |
| Sponsor: | Village of Philmont |
| Timeline: | Approved plans, currently at engineering phase, 2026-2028 |
| Other Funding: | Leverage \$3,233,457 projected: state 2025 CFA BOA Pre-Dev., EFC rural, fed. DOT Build, USDA Rural Facilities |
| Alignment: | Downtown connection to Summit Lake, amenities for residents & visitors, enhanced public spaces, new businesses, reducing greenhouse gas emissions A BOA priority site. LOS from Mayor Johnson outlines need and project details. |
| Description: | AIA and SARANY award winning Rice + Lipka Architects and Starr Whitehouse landscaping designs for 2.78 acres green infrastructure 48 space parking and HVRT trailhead for downtown, public parkland, rehabilitation of former ca.1860 Aken Mill holding pond, nature trails to Agawamuck Creek overlook of High Falls conservation. |

Additional 15 slide deck: Rice+Lipka Architects - <https://ricelipka.com/>

Press: SARANY SELECTS PHILMONT RISING FOR TOP HONOR <https://ricelipka.com/news.php>

Full set of drawings: <https://philmont.org/community-center-canal-street-final-designs>

Public Outreach presentations: <https://philmont.org/summit-lake-and-its-watercourse/>



historic mill site: nature history plaza
a graphic stone slab anchors the plaza and maps the Philmont's mill and waterway history

TRANSFORMATIVE PROJECT OPPORTUNITIES



6. HOPKINS HOUSE



| | |
|----------------|--|
| Location: | 56 Main Street |
| Total Cost: | \$3,700,000 |
| DRI request: | \$415,000 |
| Sponsor: | Hopkins House LLC |
| Timeline: | Shovel Ready 2026-2029 |
| Other Funding: | Leverage \$3,285,000 RESTORE, NYMS, CPACE, preservation tax-credits, private equity |
| Alignment: | More active downtown, amenities for residents & visitors, enhanced public spaces, enhanced downtown living, reducing greenhouse gas emissions BOA Priority Site. LOS - Upstate Peachy, LLC provides project detail. |
| Description: | 6,066 sq ft green energy historic re-adapt rehabilitation of a former ca.1860 hotel vacant for over 25 years. 3 storied with restaurant, bar, outdoor ground floor porch dining, arts/trades gallery, and 4 upper market rate units. |

Developers: Upstate Peachy, LLC

Primary Architect: Armstrong Architecture

Technical Support: Preservation Studios

Approved Building Plans: 2024

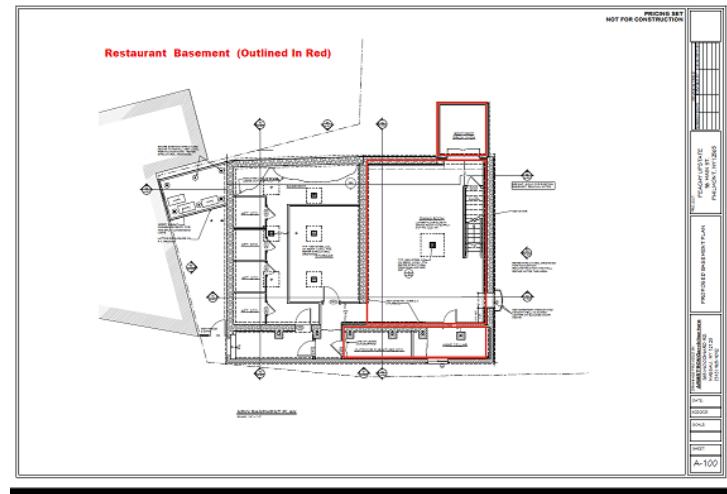
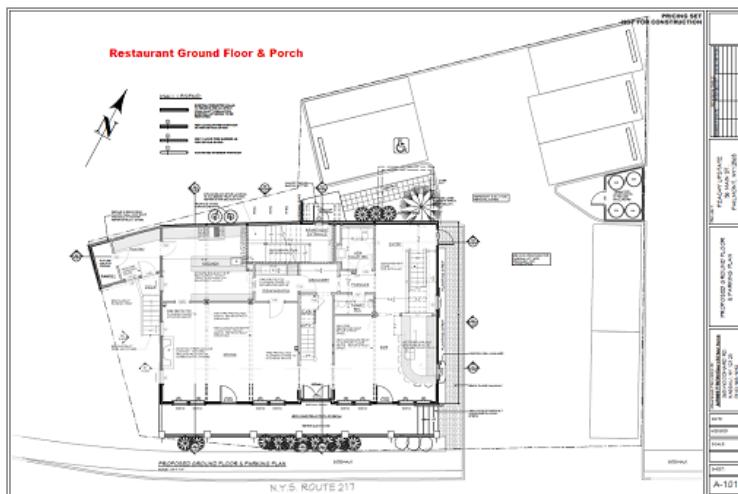
Green Energy Project:

SHPO approved: 2/16/2024



Ground floor restaurant and bar with outdoor porch placemaking dining.

2nd & 3rd upper floors – 4 market rate 2-bedroom units.





TRANSFORMATIVE PROJECT OPPORTUNITIES



7. PROSPECT ST MILL



| | |
|----------------|--|
| Location: | 10 Prospect Street |
| Total Cost: | \$1,000,000 |
| DRI request: | \$350,000 |
| Sponsor: | The Yoors Family Partnership |
| Timeline: | 2026-2029 |
| Other Funding: | Leverage \$650,000, historic tax credits, private investment |
| Alignment: | More active downtown, new businesses, quality of life amenities for residents & visitors, enhanced public spaces, enhanced downtown living, new housing. DRI/NYF Open Call response. LOS Kore Yoors for project detail. |
| Description: | 11,000 sq ft green energy historic rehabilitation of a former ca.1870 textile mill, including a tapestry weaving studio, textile gallery, historic preservation textile archive of Jan Yoors large scale tapestries, and 3 live/work worker housing units. |

Sponsor: The Yoors Family Partnership - 22 Charles St, New York, NY 10014

Website: <https://janyoors.com/>

Contact: Cell: 917 523 5132

Philmont Planning Documents: [2022 PBI Inc Mom & Pop Shop Downtown Revitalization Plan & Implementation Strategy / funded by USDA RBDG](https://static1.1.sqspcdn.com/static/f/272971/28534631/1658337094013/MomPop+Shop+Project+Downtown+Revitalization+Plan+-+updated+7-20-22++Appendix.pdf?token=WneLknAzABagdcvvolOEyAZfOsA%3D)

<https://static1.1.sqspcdn.com/static/f/272971/28534631/1658337094013/MomPop+Shop+Project+Downtown+Revitalization+Plan+-+updated+7-20-22++Appendix.pdf?token=WneLknAzABagdcvvolOEyAZfOsA%3D>

Justification: To readapt and rehabilitate Prospect St Mill to house the commercial handwoven production of 120 archived tapestry designs by internationally recognized textile artist Yan Yoors who has work in esteemed collections such as, Metropolitan Museum of Art, The Museum of Art and Design, and the Smithsonian, among many other collections / both private & public. Within the rehabilitation, it is intended to provide 3-4 live/work rental units for affordable worker housing, and a retail textile gallery showing area.





TRANSFORMATIVE PROJECT OPPORTUNITIES



9. TECH-HUB CO-WORKING - 97 MAIN



| | |
|----------------|--|
| Location: | 97 Main Street |
| Total Cost: | \$821,650 |
| DRI request: | \$325,000 |
| Sponsor: | Purpose Cooperative Inc |
| Timeline: | 2026-2028 |
| Other Funding: | Leverage \$496,650, NYMS, historic tax-credits, private equity |
| Alignment: | More active downtown, new businesses, quality of life amenities for residents & visitors, enhanced public spaces, enhanced downtown living, improved housing. DRI/NYF Open Call response. 2019 USDA RBDG Mom & Pop Shop Downtown Strategy & Implementation Plan |
| Description: | 7,028 sq ft historic rehabilitation of a ca.1890 former double storefront local department store as an improvement project for a current professional services Co-working Cooperative office space including 7 tech desks, a meeting-room, a sit-down reception area, a small kitchen area, 3 affordable upper worker housing units, and a large parking area in rear. |

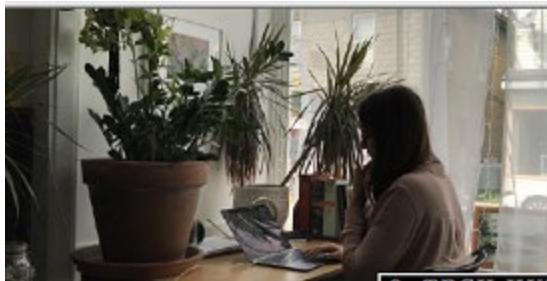
Sponsor: Purpose Cooperative, Inc

Contact: Judd Maltin - judd@purpose.work **Cell:** 917 882 1270 <https://purpose.work/>

Philmont Planning Documents: [2022 PBInc Mom & Pop Shop Downtown Revitalization Plan & Implementation Strategy / funded by USDA RBDG](#)

<https://static1.1.sqspcdn.com/static/f/272971/28534631/1658337094013/MomPop+Shop+Project+Downtown+Revitalization+Plan+-+updated+7-20-22++Appendix.pdf?token=WneLknAzABagdcvvolOEyAZfOsA%3D>

Justification: The Purpose Cooperative is embarking on a grand mission to bring high-quality technical education, business acceleration, product production and updated affordable worker housing to Philmont with a new initiative: PhilmontTechHub - dedicated spaces, programs, residences, and pop-up retail in walkable Philmont's Main Street.



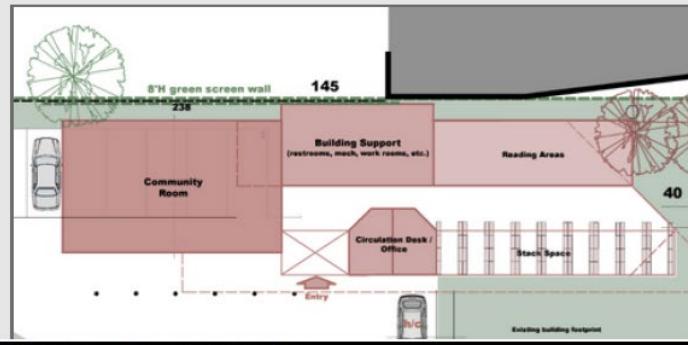
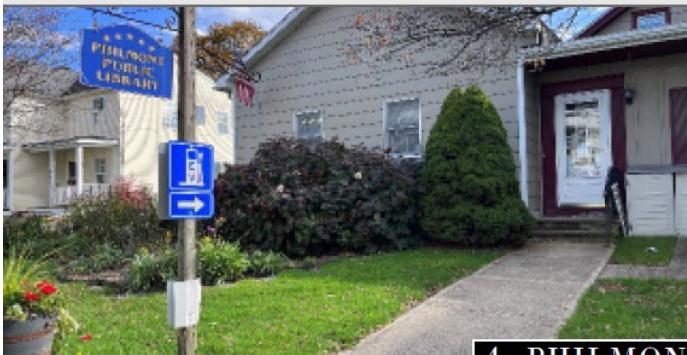
8. TECH-HUB CO-WORKING - 100 MAIN



| | |
|----------------|---|
| Location: | 100 Main Street |
| Total Cost: | \$821,000 |
| DRI request: | \$325,000 |
| Sponsor: | Purpose Cooperative Inc. |
| Timeline: | 2026-2028 |
| Other Funding: | Leverage \$496,650, NYMS, historic tax-credits, private equity |
| Alignment: | More active downtown, new businesses, quality of life amenities for residents & visitors, enhanced public spaces, enhanced downtown living. DRI/NYF Open Call response. 2019 USDA RBDG Mom & Pop Shop Downtown Strategy & Implementation Plan |
| Description: | 4,368 sq ft historic rehabilitation of a ca.1910 double storefront as an improvement project for a current Co-worker and community programming maker-space/pottery studio, MacNans local deli/grocery, and 2 upper affordable Worker Housing units. |



TRANSFORMATIVE PROJECT OPPORTUNITIES



4. PHILMONT PUBLIC LIBRARY

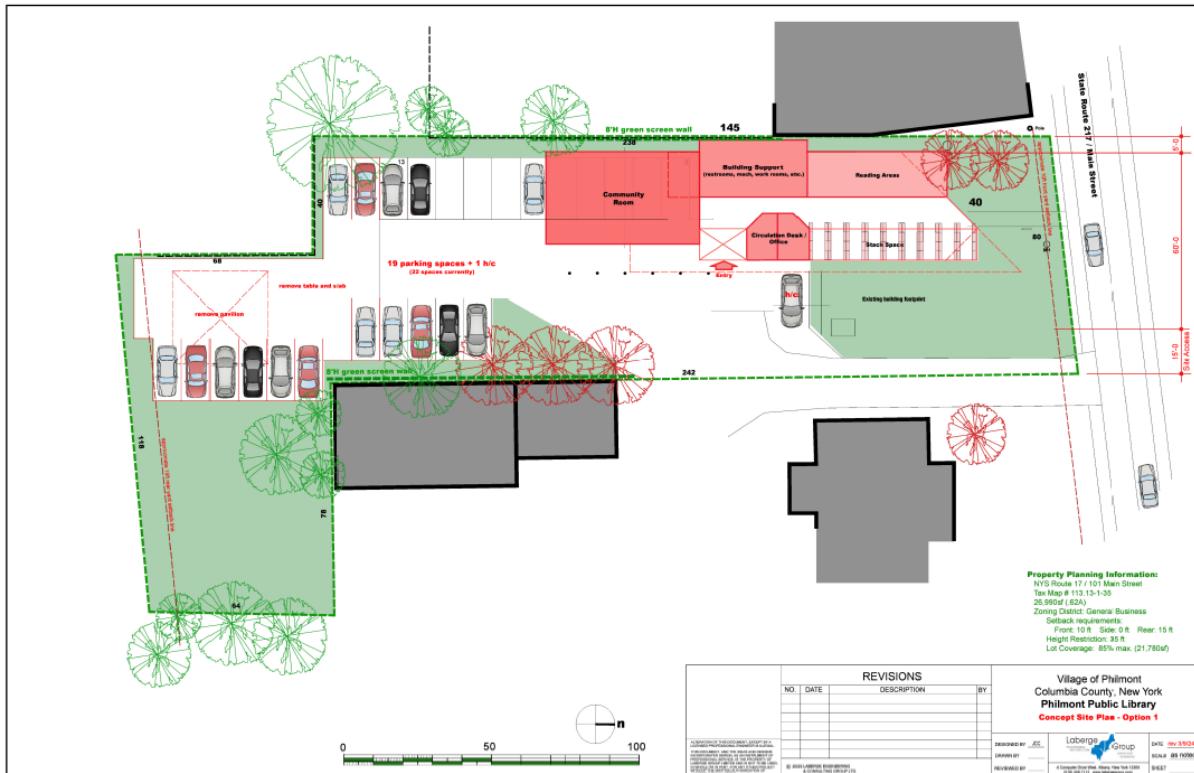


| | |
|----------------|---|
| Location: | 101 Main Street |
| Total Cost: | \$2,600,000 |
| DRI request: | \$1,000,000 |
| Sponsor: | Village of Philmont (site control) |
| Timeline: | Planning Phase 2026-2029 |
| Other Funding: | Leverage \$1,600,000 projected state, federal, Mid-Hudson Library |
| Alignment: | More active downtown, quality of life amenities for residents & visitors, enhanced public spaces, enhanced downtown living, reducing greenhouse gas emissions. BOA recommendation. LOS for project details. |
| Description: | Construction of new building on current 0.58 acre site for a 5,211 sq ft one storied net zero library serving 1,500 patrons per month inclusive of a 1,250 sq ft cultural center, community programming, cooling center, and heart of downtown municipal parking. |

Sponsor: – Village of Philmont (as municipal site control)

Leverage Funds: – Philmont Library responsibility

Feasibility Study: Laberge Group 3/9/2024 – recommendation to rebuild the library due to prohibited cost for repairs & rehabilitation, need for additional program space, and decarbonization proposed.

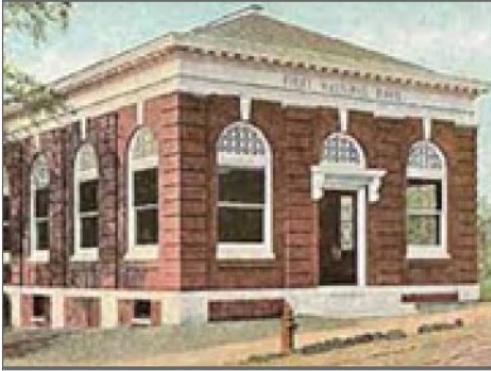




TRANSFORMATIVE PROJECT OPPORTUNITIES



11. COFFEE HOUSE ROASTER



| | |
|-----------------------|--|
| <u>Location:</u> | 120 Main Street |
| <u>Total Cost:</u> | \$145,000 |
| <u>DRI request:</u> | \$125,000 |
| <u>Sponsor:</u> | Cheffo Properties, LLC |
| <u>Timeline:</u> | 2026-2029 |
| <u>Other Funding:</u> | Leverage \$20,000, historic tax credits, private equity |
| <u>Alignment:</u> | More active downtown, new businesses, quality of life amenities for residents & visitors, enhanced downtown living DRI/NY Open Call proposal. BOA Priority Site & coffee house recommendation. 2019 USDA RBDG Mom & Pop Shop Downtown Strategy & Implementation Plan |
| <u>Description:</u> | 1,452 sq. ft. historic and Geo-thermal District green energy rehabilitation of the ca.1903 former National Bank, vacant for 10 years, for a re-adapt to a Coffee shop / Roaster in the heart of the downtown. |

DRI Proposal: The Coffee House and the Village Office/Hall/Court/Firehouse propose a Decarbonization project sharing District Geo-thermal wells to be located on the parcel abutting both buildings.

Feasibility Study: - Decarbonization engineering study of Village Office et al, completed March 2024 – Climate Smart Action Plan to reduce greenhouse gas emissions - adopted 6/26/2024.



TRANSFORMATIVE PROJECT OPPORTUNITIES



3. VILLAGE OFFICE - HALL - FIREHOUSE - COURT



| | |
|-----------------------|--|
| <u>Location:</u> | 124 Main Street |
| <u>Total Cost:</u> | \$2,000,000 |
| <u>DRI request:</u> | \$700,000 |
| <u>Sponsor:</u> | Village of Philmont |
| <u>Timeline:</u> | Shovel Ready |
| <u>Other Funding:</u> | Leverage \$700,000 projected: state, federal, NYSERDA |
| <u>Alignment:</u> | Reducing greenhouse gas emissions, more active downtown, quality of life amenities for residents & visitors, enhanced public spaces, enhanced downtown living. BOA recommendation for carbonization. LOS from Mayor Johnson outlines need and project details. |
| <u>Description:</u> | Decarbonization of 7,000 sq ft Village govt. building from fossil fueled to a near net-zero electrical / District geothermal sourced facility. 2 stories providing government services including police, fire, EMS, court, municipal offices and archives, meeting hall, election polling and emergency shelter. |



TRANSFORMATIVE PROJECT OPPORTUNITIES

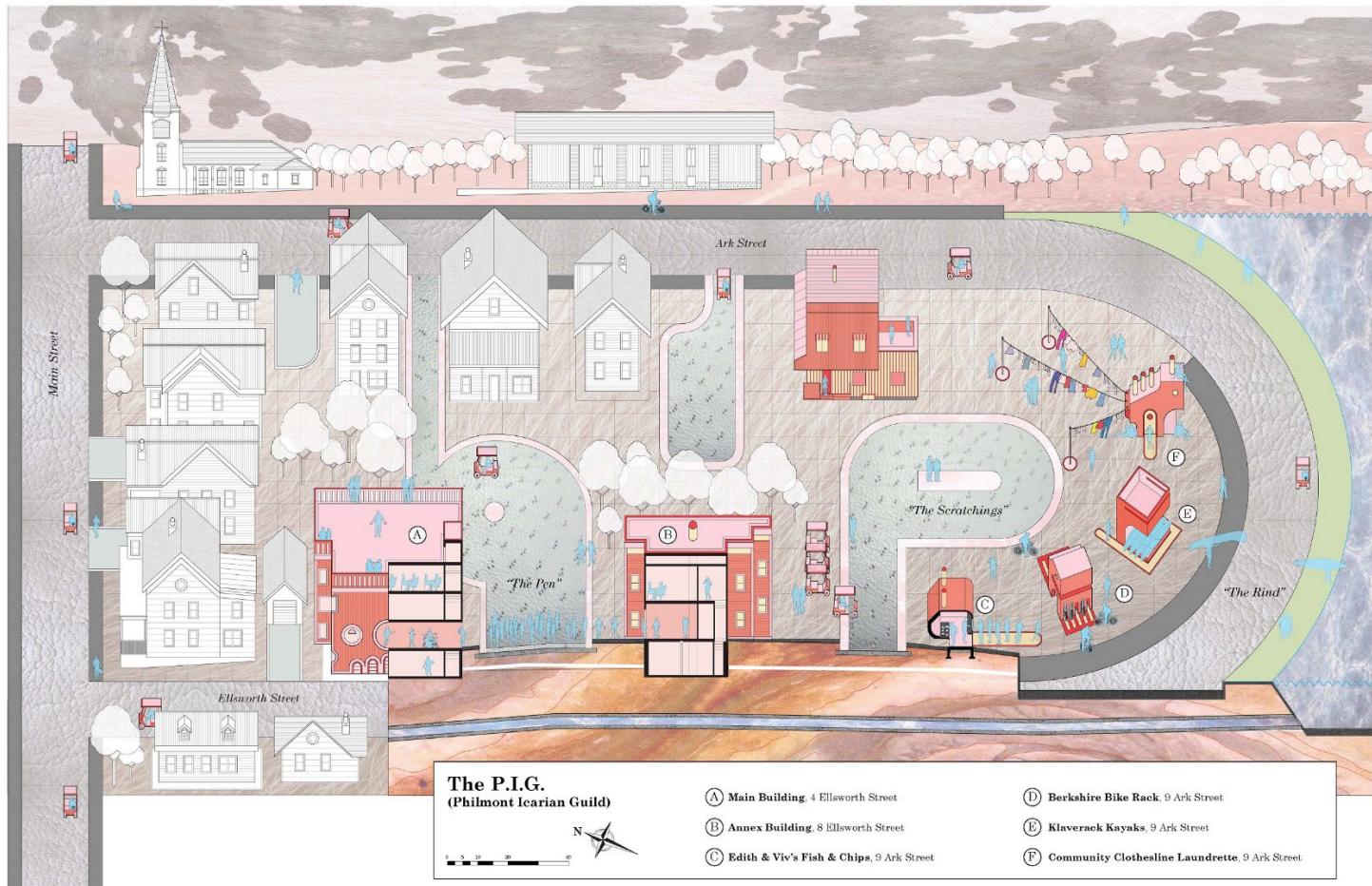


12. GUILD HOUSE



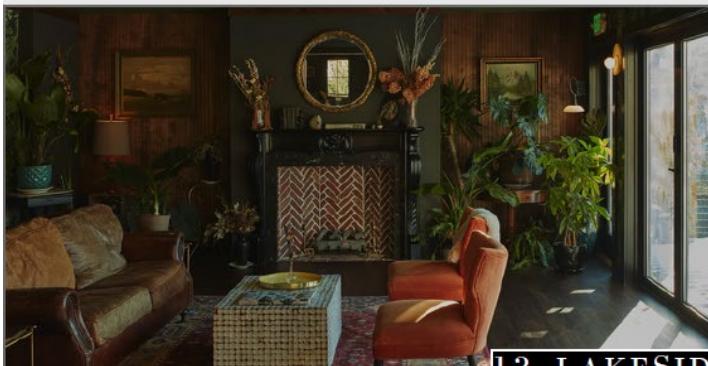
| | |
|-----------------------|--|
| Location: | 4 Ellsworth Street |
| Total Cost: | \$750,000 |
| DRI request: | \$650,000 |
| Sponsor: | Julia Sedlock & Mark Rountree |
| Timeline: | 2026-2029 |
| Other Funding: | Leverage \$100,000, preservation tax-credits, private equity |
| Alignment: | More active downtown connecting to Summit Lake, new businesses, quality of life amenities for residents & visitors, enhanced downtown living, new housing. DRI/NYF Open Call. LOS Julia Sedlock for project details. |
| Description: | 3,500 sq ft historic rehabilitation of a ca. 1900 residential, vacant for over 35 years to 2 live/work artisan studio units with a retail showroom on the ground floor, with parking in the rear. Project is a component of the planned PIG Campus adjacent to the Summit Lake Community Center. |

Planning Documents: Cosmos Design Factory. 2019 designs for the Philmont Icarian Guild campus adjacent & complementing the proposed municipal community center maker-space.





TRANSFORMATIVE PROJECT OPPORTUNITIES



13. LAKESIDE VANDERBILT INN



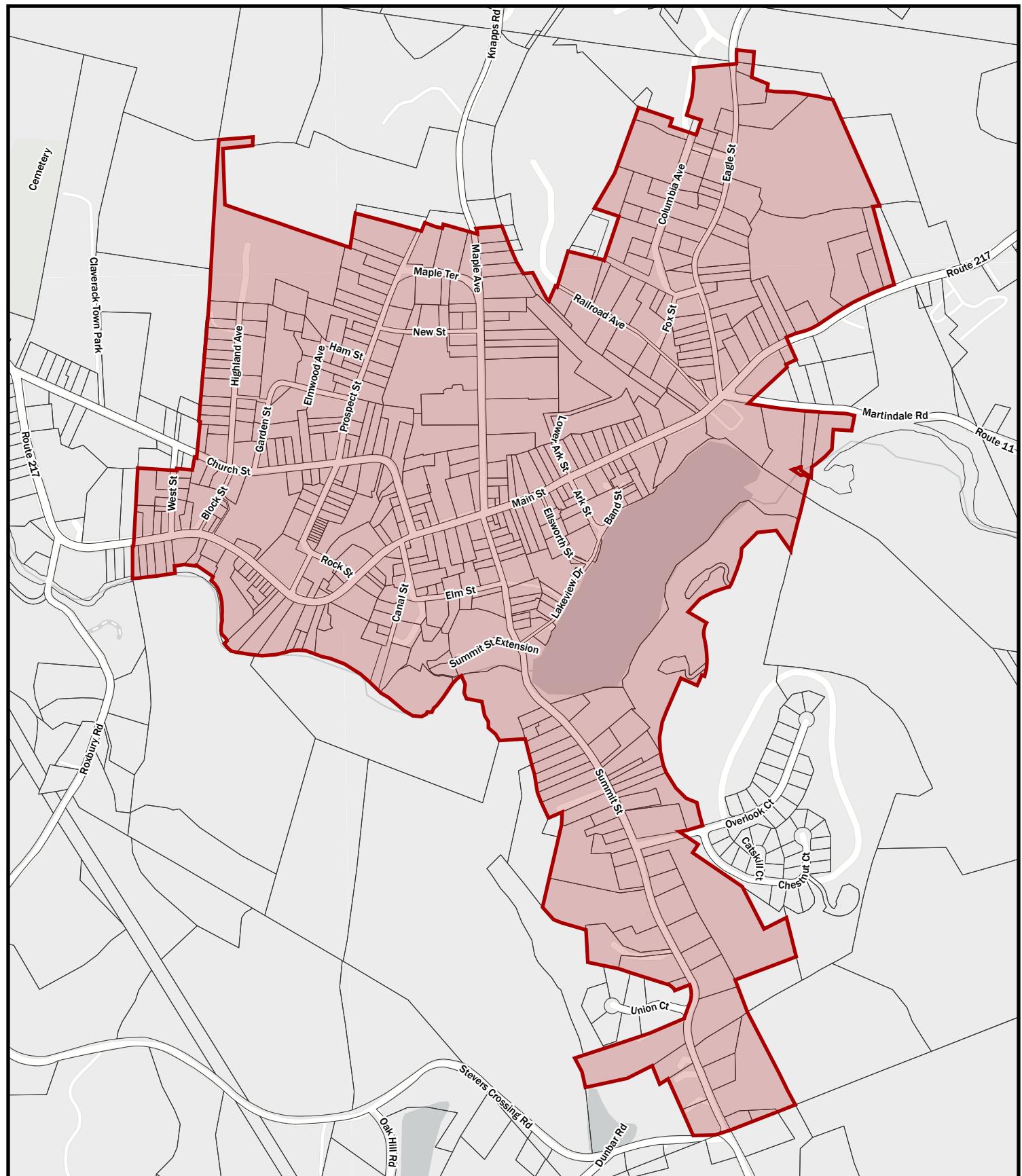
| | |
|----------------|--|
| Location: | 162 Main Street |
| Total Cost: | \$120,000 |
| DRI request: | \$80,000 |
| Sponsor: | Lakeside Vanderbilt LLC |
| Timeline: | 2026-2028 |
| Other Funding: | Leverage \$80,000, barn historic tax credits, private equity |
| Alignment: | More active downtown connecting to Summit Lake, new businesses, quality of life amenities for residents & visitors, enhanced downtown living. DRI / NYF Open Call, LOS Vanderbilt Lakeside, LLC for project details. |
| Description: | 1,500 sq ft historic barn rehabilitation of a ca.1930 barn out building of the ca.1870 former Vanderbilt Hotel currently operating for the last 8 years as the Lakeside Vanderbilt as a wedding B&B & dining event space with 8 bedrooms. The rehabilitation of the out building barn would expand current services to allow for "rain days" wedding ceremonies overlooking Summit Lake. |

SHPO Inventory: – August 2024 engaged in discussion regarding the rehabilitation of the c. 1930 outhouse/barn



Philmont Historic District

Village of Philmont, Columbia County, New York



0 0.1 0.2 mi

 Boundary



New York State
Parks, Recreation and
Historic Preservation

Figure 1-B: Study Area Map

