

Village of Coxsackie - \$4.5 million NY Forward Grant

Status Report 5/1/2026

Village Projects:

1. 14 S. River St. – Visitor Center / Museum – \$1,186,000
 - Grant Disbursement Agreement (GDA) approved September 2025 – costs can now be incurred.
 - SEQR – previously approved, reviewed and affirmed.
 - Bond Anticipation Note (BAN) for funding - BAN obtained December 2025.
 - December 2025 – Delaware Engineering authorized to incur costs and move ahead with engineering.
 - Bids expected to let out June 2026, Construction late summer early fall 2026, Opening projected for March/April 2026.

2. Pedestrian/Infrastructure – Improve Pedestrian Infrastructure Downtown - \$800,000
 - GDA approved – July 2025
 - Initial conversation with engineering firm Creighton Manning.

Private Projects:

1. Dolan Block – Restore Dolan Block for Mixed-Use Redevelopment – \$1,000,000
 - Aaron Flach had indicated a start date for near the end of 2026.

2. 5-7 Mansion St. – Revitalize 5-7 Mansion for Mixed-Use - \$700,000
 - Amy Bennett – Sitcer Construction is nearing completion.

3. Public Works Site – Develop Affordable Artist’s Housing at the Public Works Site - \$500,000
 - Kearney Development – has been working through various state approvals for funding for contaminated sites.
 - The Village of Coxsackie obtained an appraisal in 2024 and a contract for sale to Kearney Development in 2025.
 - Kearney Development is currently working with the Village on a needed zoning change.
 - Planning Board approval will be needed down the road.

4. 1 Reed St. – The American House – Create an Art, Food, and Music Venue - \$74,000
 - Finalizing plans with the Dept. of Health on the kitchen renovation.

5. Cell Service – Install Equipment to Improve Cell Service in Downtown Coxsackie – State Telephone - \$240,000

Verizon Wireless

- State Telephone engaged immediately with both Verizon Wireless and were very responsive. Intent to put antenna and equipment on roof of 46 Reed St.
- Verizon Wireless – has done site survey and testing for 46 Reed St. Completed engineering design, electrical design and approval from the Village Planning Board and Historic Commission.
- State Telephone signed a lease agreement with Verizon Wireless in May 2025 and several addendums through the end of 2025.
- December 2025 – design consultant turned over to construction expect construction in first quarter 2026.
- May 2026 – electrical piping is in place, equipment pad is in place, construction slated for second week in June.

AT&T

- State Telephone attempted engaged immediately with AT&T, took many months to get to the right people.
- AT&T has provided an engineering design that has changed once, and they intend to do a pole mounted unit in front of US Post Office.
- State Telephone has provided various information, for fiber locations and backhaul.
- No date for installation yet.