



Town of Copake
COPAKE HAMLET
NY FORWARD PROPOSAL
September 2022

Basic Information

Regional Economic Development Council: Capital Region

Program: New York Forward

Municipality Name: Town of Copake

Downtown Name: Downtown Copake Hamlet

County Name: Columbia County

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1 Message from the Supervisor

Hello Friends,

Our Town Hall was built in the late 20th Century. By 2020 the décor needed a facelift, so the Town Board created an *ad hoc* committee to redecorate and reflect the spirit of Copake. The committee worked hard, even while the pandemic was raging. This August we held the Grand Opening of our Town Hall Historic Exhibit. We unveiled 24 historic panels which not only celebrate the past but also say, loud and clear: this Town is giving itself a fresh start, a new look, a new beginning. There is energy here, and good things are happening.

Copake is a small town with a big heart. We've seen huge change since the 1950's when most everybody's Dad was a dairy farmer. Now most people earn their living from non-agricultural industries. We've always had second home owners, but that population has grown sharply since the Pandemic began. Many people work remotely and cherish their time "in the country." But for all that has changed, much remains the same. We're home to people who come here - or stay here - for what they find: a warm community, fields planted in corn and soy, beautiful rural landscape, a quiet life "far from all the noise and hurry."

In the 1950's, Copake's thriving "downtown" had a grocery store, a drug store, a bank and numerous professional offices. Like many upstate towns, we suffered in the 1990's, but rebirth has begun. Feisty merchants fought their way through the pandemic. Their restaurants, diner, pub, gas station, general store and pizzeria are thriving. Their stores may need facelifts, but these entrepreneurs are energetic and business savvy.

In 2024 the long-awaited reconstruction of County Route 7A in the hamlet of Copake will take place. In 2024-2025 Copake will celebrate our bicentennial. We are poised to refurbish our historic structures, enhance our streetscape and do more to ensure housing is affordable. We are committed to expanding our tax base and growing our economy. All Copake needs is a boost. We need someone to take a chance on us. Right now. We have the energy, the community and the backbone to succeed.

Our 2021 submission for DRI was not successful but we learned from the experience. Designating Copake as a NY Forward Community in the 2022 Round will enable multiple complementary projects to be constructed downtown simultaneously and celebrated in 2025. This would be a dream come true, to see our Bicentennial Parade in 2025 pass through a newly renovated hamlet. A small town with a new face- but the same big heart.

Jeanne E. Mettler Supervisor

COPAKE, NY DOWNTOWN FOCUS AREA & PROPOSED NEW YORK FORWARD PROJECTS

PROPOSED NYF PROJECTS

NEW DEVELOPMENT, REHABILITATION,
OR ADAPTIVE REUSE

A

Copake Grange 935
(628 Empire Rd)



B

Copake Wine Works
(177 Country Rte 7A)



C

Copake Train Depot &
Nosterkill Trail



D

Sweet Homestead
(582-614 Center Hill Rd.)



E

Farm Market
(Weed Mine Rd & Rte 22)



PUBLIC IMPROVEMENTS

F

Copake Parks &
Trails Network



G

Ag Center's
Community Garden
& Goat Park



H

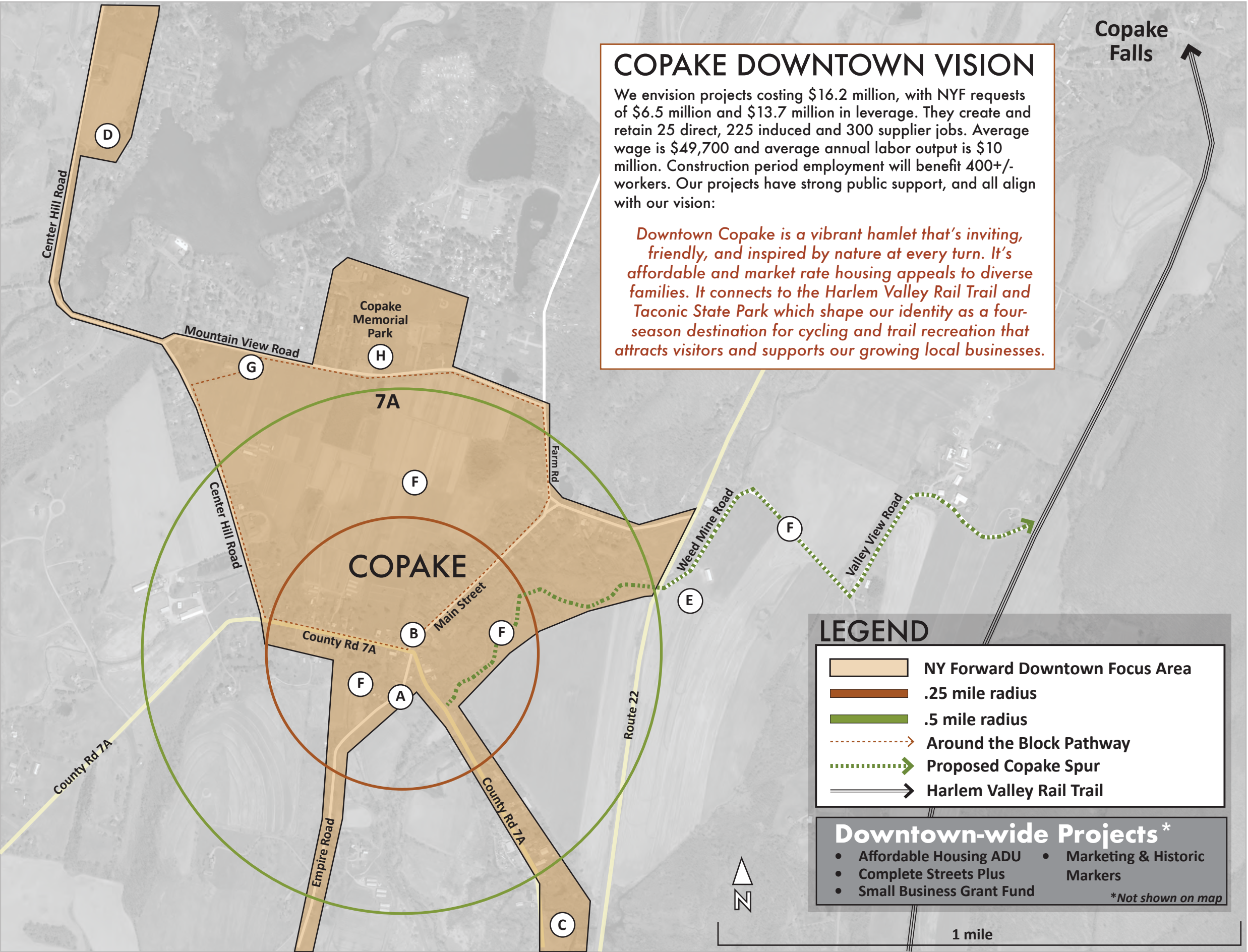
Copake Memorial Park
Improvements



COPAKE DOWNTOWN VISION

We envision projects costing \$16.2 million, with NYF requests of \$6.5 million and \$13.7 million in leverage. They create and retain 25 direct, 225 induced and 300 supplier jobs. Average wage is \$49,700 and average annual labor output is \$10 million. Construction period employment will benefit 400+/- workers. Our projects have strong public support, and all align with our vision:

Downtown Copake is a vibrant hamlet that's inviting, friendly, and inspired by nature at every turn. It's affordable and market rate housing appeals to diverse families. It connects to the Harlem Valley Rail Trail and Taconic State Park which shape our identity as a four-season destination for cycling and trail recreation that attracts visitors and supports our growing local businesses.



Justification and Geographic Area

NY FORWARD INVESTMENT CATALYST FOR REVITALIZATION

Long awaited full reconstruction of Route 7A through the hamlet just prior to our Bicentennial celebrations in 2025 is an undeniably transformational opportunity and strong justification for the State to invest in Copake during the 2022 NY Forward round.

- **The area is mixed use, compact, and full of historic architecture and agricultural heritage.** It includes our core at the junction of four important roadways. Our three value-added agriculture initiatives – Empire Farm, Farm On, and the Copake Agriculture Center – are growing food, jobs and small businesses.
- **A NY Forward award in 2022 will leverage funded improvements in retail diversity, walkability, access and safety.** Our projects expand multi-modal transport and reinforce our enduring desirability and completeness. There is impending investment of \$5.8 million of County, State and Federal funds in reconstruction of Route 7A in 2023-2025. The Town has saved over \$1.0 million to add lighting and sidewalks and NYF funds will extend the linkages.
- **Hundreds of residents drove our project choices.** For NYF we mounted a web page and conducted a community survey, community workshop, open call for projects and formed a planning committee. For our NYS DOS Waterfront & Community Revitalization Strategy in 2021 we held 3 workshops and 8 committee meetings. For the Downtown Design Plan, residents and business owners participated in standing room only workshops, a 3-day charrette, design workshop, walk and talks, and a series of surveys.
- **We stand ready, together, to achieve our vision.** The Copake hamlet is surprisingly complete: we have a rapid care center, three restaurants, general store/market, two banks, an insurance company, church, real estate business, post office, gas station and convenience store, wine and liquor store, laundromat, two auto repair businesses, and a beauty salon. Revenue from visitors to trails, biking, history and agricultural heritage and spending by our full-time and seasonal residents are under-tapped resources. Great quality of life is our core mission.
- **The NYF Area anchors a public trail network including the Copake Spur with indoor Farm Market.** The Spur connects to the Harlem Valley Rail trail, offering an easy walk/ride to recreation at Taconic State Park. It can draw from 150,000 annual trail users downtown to shop and dine. If half come into the hamlet via the spur and spend \$50.00 each, our businesses would add \$3.75 million in annual sales.

DEFINING CHARACTERISTIC: READY FOR NY FORWARD INVESTMENT

Our comprehensive plan, Waterfront & Community Revitalization Strategy and Hamlet Design Plan identify strong potential as a “live-work-play” community and outline many strategies to create a “walkable, vibrant, safe, and attractive community.” We’re approximately 100 miles north of New York City and 125 miles west of Boston MA. Seasonal owners double our 3,485 population (and that base grew through the pandemic). Downtown sits ¾ mile east of Route 22 between Hillsdale and Millerton NY. State Route 22 connects many second homeowners and visitors.

Copake’s beautiful agricultural landscape, rolling hills, hidden lakes, and wide-open vistas of breathtaking farmland with the Taconic Mountains are a stunning backdrop. Nearby Copake Falls hosts a campground and popular swimming spots in old ore mines with spectacular views of Bash Bish Falls – Massachusetts’ highest single drop waterfall.

Development occurs along primary roads (Main and East Main Streets, County Route 7A, Route 22, and Empire Road) that encircle a large swath of open agricultural land (300+/- acres). The boundary includes amenities and employers:

- Our hamlet spaces and streetscape are destinations to walk, play, rest, and gather.
- Small businesses are holding on post-pandemic but need more help to recover and succeed.
- The Copake Spur is a driver of future economic growth and the NYF boundary extends east to capture trail alignment.
- Walt’s Dairy is protected by a conservation easement, and the boundary extends east to include the farm.
- Park and recreation amenities provide safe gathering spaces, so the boundary extends north to take in Memorial Park.
- FarmOn! & Empire Farm are tourism draws and our NYF area extends south to include them.
- The Copake Agriculture Center fosters niche farms and agricultural entrepreneurs.
- We include open land that may be suitable for housing and ADU development.
- Four-season recreation sustains year-round tourism. Our boundary includes trails and bike routes downtown that connect regionwide.

WE'RE DIVERSIFYING COPAKE'S ECONOMY

The Hudson River Valley Greenway and other State partners have helped us put policies in place to remain a desirable place to live, work and play. We have benefitted from the guidance of NYS DOS in completing our 2021 Waterfront & Community Revitalization Strategy (copakewaterfronts.com) and from Columbia County's Hazard Mitigation Plan. The Columbia Land Conservancy has supported sustainable agriculture and placed nearly 1,500 acres of farmland under conservation easements with total value in excess of \$8.0 million. The value of building permits town wide since 2017 is over \$64 million. The following tables summarize over \$70 million in recent investments, with business owners investing more every day.

ESTIMATED LEVERAGED FUNDING – PUBLIC

ARPA COVID 19 Recovery Community Funding	\$348,000
Columbia County Share of Route 7A Reconstruction	\$290,000
Town contribution for streetscaping for Route 7A	\$1,000,000
Federal/State share of Route 7A Reconstruction	\$5,510,000
DOS LWRP Revitalization Strategy Component EPF Grant	\$80,000
NYS EFC Engineering Grant	\$28,000
Downtown Design Plan Grant	\$30,000
Resilient Culvert (with Trout Unlimited)	\$96,000
NYS DEC and Partner Research Studies	\$500,000
Zoning Update	\$100,000
Donated Professional & Consulting Time	\$75,000

ESTIMATED LEVERAGED FUNDING – PRIVATE

Farmland Conservation Easement Value	\$8,000,000
Small Business Investment as Reported by Some Owners	\$3,000,000
Empire Farm/FarmOn! Investment	\$3,000,000
The Grange Investment to Date	\$50,000
NorthEast Farm Access Investment	\$3,000,000
Residential Building Permits Value	\$7,000,000
Catamount Ski Area Infrastructure investments 2021-2022	\$15,000,000
Little Cat Lodge at Catamount (In Copake)	\$1,000,000

ESTIMATED FUNDING – FUTURE

Municipal Water and Wastewater System	\$5,000,000
Annual Spending from HVRT Users Spending (5 yr. total)	\$18,750,000
Town Budget 2023-2024 (paving, cold storage, signage, etc.)	\$928,650
	\$72,785,650

- **Copake Bicentennial:** We are planning our Bicentennial Celebration beginning in April 2024, with the 200th anniversary of the first Town Board meeting. The finale will be a parade through the newly constructed streetscape in 2025.
- **Non-profit Copake Improvement Society formed:** The mission of the Copake Improvement Society Inc. is to advance the quality of life, health and welfare of the citizens of Copake and the surrounding area through charitable works that provide and support services, programs, events and public works.

COPAKE AT-A-GLANCE

- \$72.0 million in documented public/private/nonprofit leverage over 10 years
- \$64.0 million in building permits issued over past five years
- \$16.6 million in proposed NY Forward Projects to choose from
- \$6.7 million in NY Forward requests – 75% private or nonprofit sponsors
- Just under \$14 million in NY Forward Project leverage committed
- 130 direct jobs from NY Forward Projects by 2025; 225 supplier jobs; and 300 induced jobs
- Over 300 construction jobs benefit
- Estimated annual salary from new direct jobs from NY Forward Projects between \$4.45 million for entry level workers and \$11.0 million for experienced workers
- 325 direct jobs from combined leverage (other projects) and NY Forward; 525 supplier jobs; and 700 induced jobs
- Estimated annual salary from combined leveraged, and new jobs created between \$16 million for entry level workers to \$27 million for experienced workers
- Partnership with Columbia Economic Development Corp. for Small Business Fund Development
- Partnership with Rural Ulster Preservation Corporation (RUPCO) for affordable workforce housing including model Accessory Dwelling Unit Initiative
- 10 new businesses launched in recent years
- 14 colleges within 50 miles
- Major Market Access – Albany/Schenectady/Troy and Poughkeepsie 45 minutes away

LEVERAGE FUTURE INVESTMENT

Downtown is small, and density is limited – every space counts.

- Trails along Bash Bish Brook contribute to a healthier and more resilient community.
- The Copake Spur is a defining feature and a tool for revitalization.
- Becoming a bicycle-tourism destination supports multi-modal, affordable forms of transport.

WE'RE NOT IMMUNE FROM CHALLENGES: COVID 19 Challenges the Region, County and Town

We're an optimistic bunch. We have faith in our downtown's future, but we're not immune to the challenges the COVID-19 pandemic brought. The CREDC concludes that:

- Columbia County lagged the region in key indicators. It sustained a **-9.7% private sector job loss**.
- With over 16% of jobs in hospitality and leisure, **Columbia County experienced a -17.9% year-over-year drop in small business employment**.
- Poverty rates rose substantially between 2014 and 2019 with over **14.4% of residents living in poverty up from 9.6% in 2010** and above the regional average of 10.4%.
- Over 40% of Copake establishments are in sectors vulnerable to economic disruption: **arts, entertainment, recreation, accommodation and food services**.
- CREDC Magnet communities have many residents with multiple disaster risk factors. **24% of Copake residents have 3 or more risk factors and half have 2 risk factors**.
- Columbia is one of seven NY Counties with "domestic migration gain" in 2020.
- The current housing bubble has created more competition for market rate and affordable homes – driving prices above what most residents can afford. **With a high population living in poverty or earning less than median income, the lack of affordable housing is reaching a critical level.**

CONSISTENCY WITH CREDC STRATEGIES AND CLUSTERS

The CREDC has revamped some strategies to increase its reach to rural communities. The focus clusters for Copake are Creative Arts, Food and Tourism (CRAFT), Cleantech/GreenTech and Software. If we can focus broadband investments in downtown with free Wi-Fi it will help us make progress under three strategies:

- **TALENT STRATEGY:** The "Talent" strategy builds and enhances talent pipelines and creates rapid training for workers transitioning from vulnerable industries.
- **MAGNET STRATEGY:** The "Magnet" strategy attracts businesses to places with high poverty in need of diversification. "They house potential EJ Zones with high percentages of residents with multiple risk factors to survive disruptions like pandemic."
- **CORE STRATEGY:** The critical "Core" strategy builds stronger communities through placemaking in the arts and tourism segments of the CRAFT cluster and upgraded infrastructure strengthens a community's ability to attract private investment.
- **TOURISM TRENDS PRE AND POST PANDEMIC:** An editorial in a Columbia County newspaper in December 2020 examined growth in tourism prior to the pandemic, concluding that there "is no reason that Columbia County tourism can't come roaring back – with help." Data compiled by in "Economic Impact of Visitors in New York/Hudson Valley Focus" concludes the following:
 - A record-high 265.5 million visitors enjoyed New York State in 2019, spending \$73.6 billion and generating an economic impact of \$117.6 billion.
 - Columbia County had the highest rate of growth among the six counties in the Hudson Valley region in terms of tourism spending.
 - With tourism spending up 5.2%, and a 4.2% growth in tourism tax revenues, the rate of growth in Columbia County is ahead of Dutchess and Westchester County.
 - Visitors pumped an estimated \$177 million into Columbia County which supported 2,400 jobs or 11% of the County economy.

"We need a vibrant "culture"...to attract new residents and to retain those growing up in the region.

Let's try to make Copake a destination folks would like to come to visit, spend time and money - fall in love with and to eventually settle here."





COMMUNITY AGRICULTURE

Our agricultural sector has exploded in recent years. Two new major downtown/adjacent farms that engage the community and offer educational programming have located in Copake.

- Our longtime partner at Camphill Village, one of the largest self-sufficient communities in the country for people with special needs, is expanding.
- Hundreds of acres have been put in conservation thanks to the Columbia Land Conservancy as a regional food hub to support larger farm to table opportunities.
- FarmOn! and Empire Farm is a 200-acre working farm offering a Community Supported Agricultural (CSA) program, farm store and year-round local programming.
- The Copake Agricultural Center (200 acres) is the “pioneer of a multi-farmer agricultural project that became the model for future centers. It’s a showplace of diversified, sustainable agriculture.” It’s a focal point for the community and has major impact on the “wave of revitalization” downtown and beyond.
- The Columbia Land Conservancy and Scenic Hudson have worked with multiple farmers as well as NYS Ag. & Markets to put \$8.0 million worth of land in conservation.

CONNECTING TO LOCAL AND REGIONAL RECREATIONAL ASSETS

Opening of the Empire Trail underscores the importance recreation trails can play if they are designed to link active downtowns and recreation. Build-out of the Harlem Valley Rail Trail through Copake with another anchor in Copake Falls is expected to provide significant economic spin-off. Various economic impact reports for trails in NYS and beyond document the benefits these amenities bring, including: increasing value of nearby properties; boosting spending at local retailers and eating and drinking establishments; and drawing visitors who support hotels, bed and breakfasts and outdoor outfitters with larger purchases. They consistently report return on investment between 7:1 and 9:1 for every dollar spent on connected recreation.

Copake has already positioned itself as a biking destination. Every spring there is an Antique Bike Auction at the Copake Auction, which attracts enthusiasts from across the world. In conjunction with that auction, the Town promotes an Antique Bike Ride where local riders participate with penny farthings and other classic bicycles. Since 2012, Copake has partnered with the Towns of Ancram and Hillsdale to sponsor the Roe Jan Ramble Bike Tour, attracting hundreds of riders annually in recent years with hundreds of family members participating. On September 18, 2022 the event drew over 600 riders.

Multipurpose trails for biking and other activities create jobs, generate revenue, and sustain rural places like Copake by drawing visitors and residents through recreation and heritage tourism. Trails encourage people to enjoy natural and cultural sites. Copake will carry this message out to help businesses understand the value of bike and trail tourism and help them to be ready to meet visiting, day tripping and local cyclists.

In the past two years Catamount Ski Area has made over \$15.0 million in improvements. On the Copake side of the mountain they installed a new zip tour (\$1.5 million) which operates six months of the year and has created approximately 15 jobs. The new chairlift (\$700K) created six jobs. Tubing will open winter 2022 (\$250K) and create six jobs. The Suisse Hutte restaurant was sold for \$600,000 and the new owner has made over \$400,000 in improvements, retaining 25 jobs and creating two more. On the Massachusetts side, the investment in two new chairlifts and major renovation to the lodges including two new restaurants totals \$10.0 million. Catamount reports that many employees and subcontractors who perform this work live in Copake and in Columbia County.

5 Recent and Impending Job Growth

We expect growth, expansion and new business recruitment. The 2021 Waterfront & Community Revitalization Strategy and this opportunity to develop a NY Forward Proposal are driving investment that employs residents, creates jobs accessible to low/moderate-income people and drives tax base growth. The hamlet needs to draw some of the 150K annual users of the HVRT onto the spur trail to the hamlet where they can visit, shop, dine and stay. We work with County programs on job training, apprenticeships, and mentoring for harder to place workers and Veterans who may not be participating in the workforce to access new jobs.

JOB CREATION FROM PROPOSED NYF PROJECTS

Job creation estimates from *Implan* economic modeling were compared to employment multipliers from the Economic Policy Institute. This analysis estimates direct jobs, supplier jobs, indirect/induced jobs and construction related jobs that will accrue to the proposed projects. Jobs in some industries were adjusted to full-time equivalents where possible. Potential labor output is estimated using NYS Department of Labor Occupational Wages.

ESTIMATED COPAKE JOB CREATION/RETENTION				
	Direct Jobs	Supplier Jobs	Induced Jobs	Construction Jobs Benefitted
Leveraged Projects	200	300	400	300
NYF Funds Requested	130	225	300	300
TOTAL	330	525	700	600

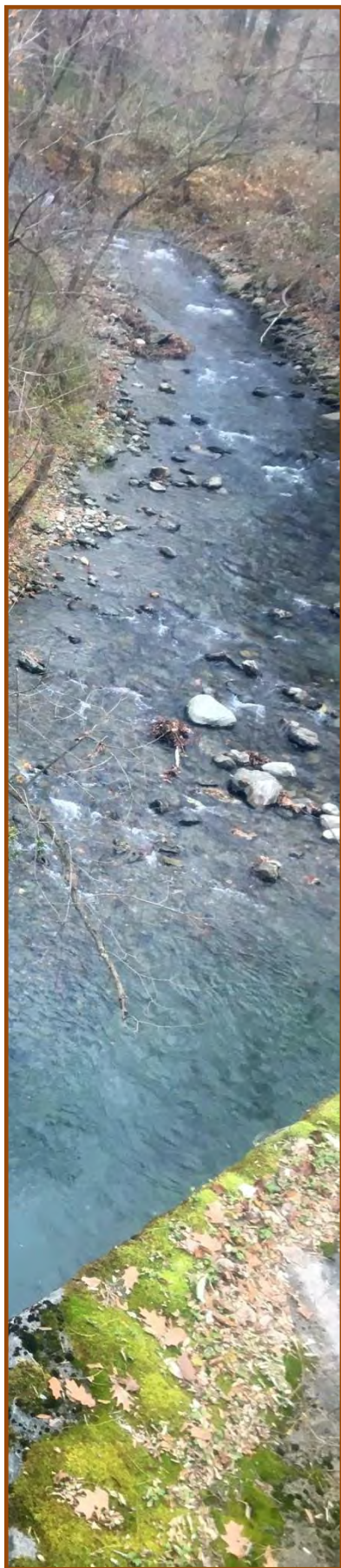
Considering **total project value of \$18.9 million, NY Forward funding requested of up to \$7.9 million and committed leverage of \$11.0 million** estimated job creation is 130 direct jobs; 225 supplier jobs; and 300 induced jobs for a total 655 jobs impacted. When we add the jobs planned by other companies the total grows to 1,555. We estimate 600 construction jobs will benefit overall.

NYS DEPARTMENT OF LABOR OCCUPATIONAL DATA

We used NYS DOL occupational wage estimates to understand the value of wages created by new jobs. NYS DOL explains the data: "Employment and wage data by occupation are based on the Occupational Employment and Wage Statistics (OEWS) survey from approximately 44,400 businesses. NYS DOL reports wages at the entry level and experienced level as well as the average wage. We also selected 20 industry sectors most appropriate for the types of NYF projects proposed and took the average wage from those sectors. Direct job creation in the 20 occupational titles chosen yields labor income between \$6.45+/- million and \$11.1 million. The median wage for supplier jobs averages \$11.1 million and the median wage for induced jobs averages \$9.4 million.

WAGE VALUE: NY Forward Projects*				
		Direct jobs	Supplier Jobs	Induced jobs
Estimated Salary		130	225	300
Median Wage	\$49,681	\$6,458,530	\$11,178,225	\$9,470,100
Entry Level	\$31,567	\$4,103,710	\$7,102,575	\$10,080,000
Experienced	\$85,716	\$11,143,080	\$19,286,100	\$25,714,800
WAGE VALUE: Combined Recent Leveraged Projects & NYS Job Estimates				
		Direct jobs	Supplier Jobs	Induced jobs
Estimated Salary		330	525	700
Median Wage	\$49,681	\$16,146,325	\$26,082,525	\$22,096,900
Entry Level	\$31,567	\$10,259,275	\$16,572,675	\$10,080,000
Experienced	\$85,716	\$27,857,700	\$45,000,900	\$60,001,200

* Capital Region Occupational Wages | Department of Labor (ny.gov)



6

Quality of Life

Downtown Copake is nestled within the rich agricultural landscape at the cross-roads of Old Rte. 22, Main Street, Empire Road, and Church Street.

In the 1950s, State Route 22 passed through downtown Copake. To create a faster, more direct north/south connection, Route 22 relocated to its current alignment, which bypasses downtown. This decision devastated and had a long-lasting impact on the business base. Today our location at the junction of secondary roads instead of Route 22 is both an opportunity and a constraint. While downtown can be bypassed, once discovered, its distinctiveness tells a story worth hearing and visitors return to enjoy its charms.

We are a rural community comprised mostly of scattered residential uses and farms on country roads. More than half of Copake has natural cover (56%) including forests, shrub/scrub, open water and wetlands. Developed land makes up less than 10%. Copake hamlet has a post office, banks, a pizzeria and deli, diner, Methodist Church and cemetery, gas station, General Store and other local businesses. Church Street is lined with well-maintained homes. The Clausson-Raught Rescue Squad and Copake Rapid Care are next to Copake Memorial Park. At its center sits the Town's most iconic element—our historic street clock that will be moved to a new parklet in 2023.

Route 22 is the Valley's primary transportation corridor with unique landscape characteristics that shape our identity. Stretching 350 miles from Manhattan to Montreal, Route 22 is the major north-south roadway, paralleling the Taconic Plateau and Alexander Ridge. Ridgeline and viewshed protection are a high priority based on the area's biodiversity, scenic vistas, substantial recreation value, working farm landscapes and variety of habitat. The NYS 2016 Open Space Conservation Plan recommends that the State "continue to provide permanent protection for the Taconic Ridgeand encourage protection of farmland on the NYS side of the Route 22 corridors."

Our commitment to quality of life complements our NY Forward projects:

- **Meet Needs of Local Residents:** The recent influx of home buyers has increased housing costs above what our hardworking residents can afford. We are concerned about gentrification pricing residents out of homes.
- **Keep and Attract Families:** Identifying rehabilitation and development opportunities for underutilized buildings, especially smaller and more affordable homes, is a good way to attract younger residents.
- **Increase Walkability and Bikability Regionally:** A well maintained sidewalk and trails network keeps people safe and healthy.
- **Grow Healthy Local Food:** Advancing local food goals by taking advantage of assets like the Copake Hillsdale Farmers Market, Random Harvest, and the Copake Agricultural Center reinforces a regional food hub.
- **Improve Community Wellness:** Encouraging healthy lifestyles through community gardens, walking loops and bike trails creates comfortable spaces for people of all ages and abilities.
- **Road to Trail Connections:** Connecting downtown by trails and improving Route 7A as a complete street creates a more walkable and bikeable core. Adding or improving sidewalks that are comfortable, safe, and well-lit increases access and creates an age-friendly place.

- **Get Greener:** Downtown offers opportunities to use natural flood mitigation and green infrastructure such as porous pavers, bioswales, and rain gardens. Branding downtown as a green core that is high density and walkable, with new and rehabbed buildings, and that demonstrates smart planning in lighting, building design and use of green infrastructure which can distinguish Copake.
- **Reinforce Our Identity as a Gateway to the Berkshires:** We will reinforce our downtown as a gateway to the Berkshires and a tourism venue with retail, eating and drinking, and outfitters.
- **Advance Progressive Zoning:** We maintain a progressive zoning code to encourage the mix of uses and density appropriate for downtown.
- **Preserve Historic Resources:** There is growing interest in nominating a National Register Historic District.
 - **Copake Grange Hall:** The Copake Grange dates to 1902 and is “dedicated to supporting and advancing the life of rural communities, particularly those with agricultural roots.” It is the last remaining hall with an active organization in the County.
 - **Copake Memorial Clock:** The pedestal-type memorial chime clock with WWI and WWII plates was built in 1944 by the noted McClintock Company of Minneapolis, MN. The clock was restored in 2009.
 - **Copake United Methodist Church and Copake Cemetery:** Located on Church Street dating to 1854, this largely intact Greek Revival historic church was built by Jude Snyder.
 - **Copake Memorial Park:** Memorial Park offers a community facility with a kitchen, tennis courts, little league baseball fields, a basketball court, a skate park, outdoor hockey rink and playground.
- **The Harlem Valley Rail Trail (HVRT):** In 1989, New York State bought the right of way of the former New York & Harlem Railroad to create a linear park following a 46-mile rail trail connecting Wassaic, NY to Chatham, NY. A segment that passes through Copake runs roughly 5 miles but bypasses the hamlet. The HVRT protects natural, cultural and economic resources of regional significance while providing safe and sustainable access. Our goal is to connect to the 150,000 people estimated to use the trail annually who will put feet on the street to spend money through the Copake Spur Trail – a public benefit of great local significance.
- **Taconic State Park Master Plan and Trail Network:** The NYF projects help to implement the Taconic State Park Trails Plan. Like Copake’s NYF strategy, the Park Master Plan focuses on providing recreational opportunities, engaging visitors around the Park’s environmental, historic, and cultural resources, and being a place of inspiration and wonder at nature’s splendor.





7

Supportive Local Policies

Copake is an early adopter of supportive local policies and partnerships.

- **COPAKE STANDING COMMITTEES:** The Town has standing committees that support NYF implementation: Conservation Advisory Committee; Copake Economic Development Advisory Committee and Roads Advisory Committee.
- **EARLY ADOPTER OF INNOVATIVE LAND MANAGEMENT TOOLS:** Copake adopted land use tools including a scenic corridor overlay zone, and it is very familiar with sustainable land planning and the permitting of NYF projects.
- **ADVANCING ENVIRONMENTAL CONSERVATION:** Copake has worked on a dozen strategies with environmental partners including Trout Unlimited, Hudson River Valley Greenway, Hudson River Estuary Reserve, Scenic Hudson, Cornell University, Water Resources Institute of New York State and the NYS DEC.
- **ADVOCATE FOR GREEN INFRASTRUCTURE:** The 2021 Waterfront & Community Revitalization Strategy encourages green infrastructure including reduction/removal of impervious surfaces that increase runoff of stormwater, pollutants, and sediment into the streams to improve water quality, reduce local flooding, and maintain natural conveyance capacity.
- **WATERFRONT & COMMUNITY REVITALIZATION STRATEGY:** The LWRP Component helps manage resources and balance protection of natural areas while creating economic opportunity, support public health and promote environmental justice.
- **CLIMATE SMART COMMUNITY CERTIFICATION:** In 2011 the Town of Copake passed a resolution taking the NYS DEC Climate Smart Community Pledge and has nearly completed all steps towards certification. Climate Smart Communities (CSC) helps local governments take action to reduce greenhouse gas emissions and adapt to a changing climate.
- **IMPLEMENT MODEL LAWS TO IMPROVE RESILIENCE FROM NYS DOS/NYS DEC:** Downtown is the Town's highest density area apart from residential lake communities. We are evaluating if model laws, including impervious surface coverage standards; subdivision in flood prone areas; regulating encroachments on drainageways; wetland protection measures; watercourse protection; and stormwater control will help us to be more resilient.

The Town has contributed to:

- Roe Jan Kill Headwaters Stream Crossing Plan
- Master Plan for The Taconic State Park
- Groundwater Resources Protection Plan
- NYS Open Space Conservation Plan and Recreation Plan
- Habitat Summary for The Town of Copake
- Habitat Management Plan for the Town of Copake
- Natural Resources Inventory Columbia County
- Trails Plan for Taconic State Park
- Harlem Valley Rail Trail Plan
- Hudson River Estuary Wildlife & Habitat Conservation
- Columbia County Hazard Mitigation Plan
- NYS DEC Prepared Climate Resilience Summary

8 Public Support

There is broad and strong support for the NYF proposal. A unanimous resolution by the Town Board reflects our strong commitment and readiness.

This outlined strategy is consistent with the needs and desires of our residents; uses the best environmental practices; helps meet developmental pressures; and maintains downtown's unique character and safeguards its environmental, architectural and historic resources. Well over 200 year-round and part-time residents participated in an intensive multi-day design and visioning workshop as part of the NYF and recent comparable planning efforts.

Our outreach has been conducted directly and online. We used mailed postcards, posters and fliers in addition to emails, save the date announcements, piggybacking on local organization mailings, and a special release of the Copake Connection newsletter, postings on the project website, status updates and thank you emails. A full featured website called www.copakewaterfronts.com/nyforward is live and provides a platform for residents to learn about and provide feedback on Copake's NY Forward proposal.

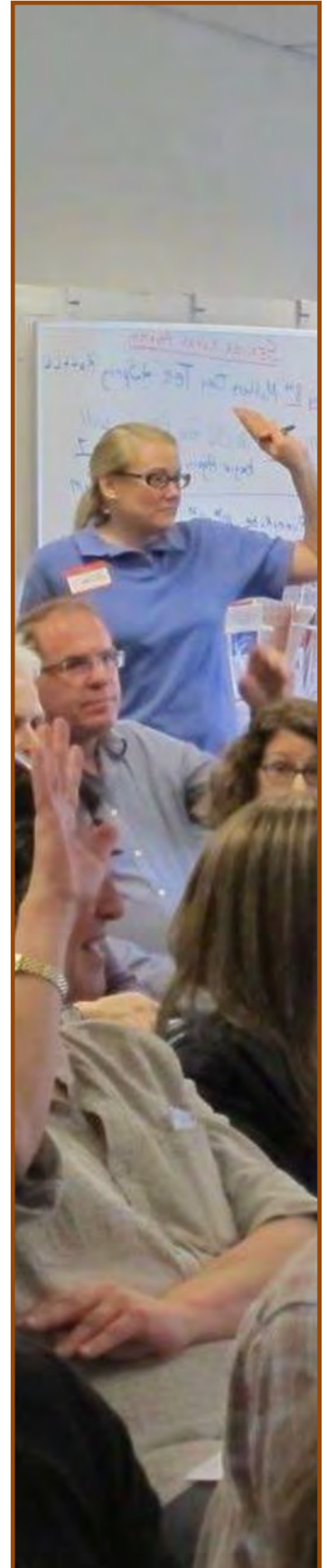
We introduced the DRI program in 2021 and NYF in 2022. These efforts along with extensive engagement for the Downtown Design and Development Plan and the Waterfront & Community Revitalization Strategy represent an extensive outreach campaign including a mailing to all residents, posts online, social media, flyers, postcard distribution and posters. The group brainstormed ideas and potential projects. To ensure the final proposal captures all community ideas, the Town is drawing from three online surveys which received over 100 responses (2021-2022) with links from Town websites and social media. In the NYF-specific survey, respondents described how they would spend UP TO \$4.5 million to support downtown Copake projects.

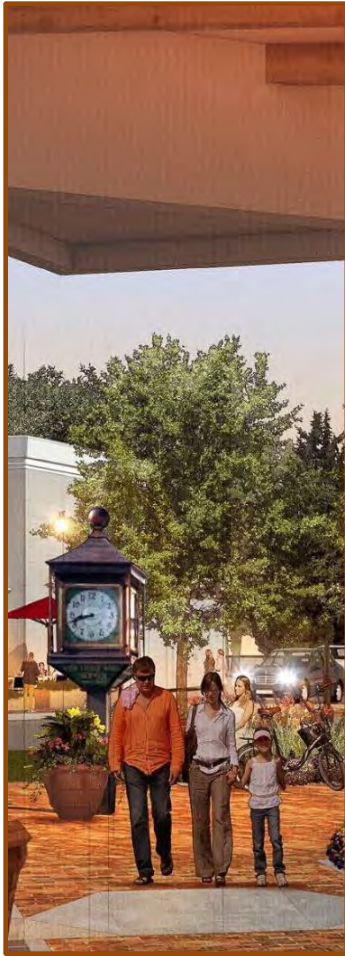
MOST POPULAR IDEAS

- Renovate and upgrade buildings downtown
- Hang banners
- Hang flowers
- Improve parking
- Paint buildings, improve storefronts
- Pedestrian-friendly
- Connect sidewalks and trails
- Attract businesses that create jobs
- Affordable housing
- Reduce flood issues
- Complete local Rail Trail (HVRT)/Spur
- Build Fire Pond Park
- Expand cultural offerings
- Promote and protect natural resources

DOWNTOWN'S GREATEST ACCOMPLISHMENTS

- Strong community spirit
- Supported each other through the pandemic
- Attracting & supporting wonderful diverse businesses
- Sensitivity to needs of all demographics
- Community Park and associated events
- Agricultural commerce (e.g., Empire Farm, farmers market, small farm CSAs, organic farms)
- Revitalization of the Copake Grange
- Rapid Care Center
- Comprehensive Plan and Zoning Code





9

Transformative Project Opportunities

WHY THESE PROJECTS?

This isn't "our kitchen sink" - we have chosen projects because they are appropriate for NYF and consistent with the CREDC's Magnet, Core and Talent strategies, and statewide focus on workforce, childcare, placemaking, and revitalization. The projects:

- **Have capable partners:** Projects are led by capable developers.
- **Have support:** Projects have broad community support.
- **Are Catalysts:** Accelerate community health and quality of life.
- **Build equity:** Benefit all ages, races, abilities, and incomes.
- **Forge collaborations:** They engage partners in common cause and collective action.
- **Are vision-driven:** They speak strongly to the vision and goals of the Town, its partners and funders.
- **Are ready to go:** They can be ready within the time period NYF prefers.
- **Support the public interest/access:** They pledge to be accessible in perpetuity.
- **Demonstrate resilience:** They can adapt to change while maintaining impact.

The projects are actionable activities that we can start right away and complete in a 2-year window. Major foundational projects with leverage are underway that will enable other projects to advance and downtown Copake to grow and prosper. All private sponsors understand that they must provide at least 40% leverage and meet or exceed the stretch energy code.

We tried very hard to pick projects that could be scaled or phased to reflect a larger or smaller NYF award. Our partners at RUPCO and Columbia Economic Development Corporation are experienced and committed to advancing Copake's projects to support affordable housing development and help our small businesses. We are grateful for their assistance.

Copake Hamlet 2022 New York Forward Proposal Projects	Sponsor	Total Cost	NYF Cost	Leverage	Direct Jobs
NEW DEVELOPMENT, REHABILITATION OR ADAPTIVE REUSE					
1. Rehab the Copake Grange	Friends of the Grange	\$800,000	\$500,000	\$300,000	30
2. Rehab Copake Wine Works	Hudson Phoenix Mgmt.	\$645,000	\$387,000	\$258,000	5
3. Rehab Copake Train Depot	Stephanie Sharp	\$700,000	\$200,000	\$500,000	5
4. Rehab Sweet Homestead	Blue Sky Property LLC	\$1,600,000	\$450,000	\$1,150,000	20
5. Affordable Housing ADU	RUPCO	\$1,000,000	\$500,000	\$500,000	5
6. Farm Market	Walt's Dairy	\$500,000	\$300,000	\$200,000	15
PUBLIC IMPROVEMENTS					
7. Complete Streets Plus	Town of Copake	\$8,800,000	\$2,000,000	\$6,800,000	0
8. Copake Park & Trails Network	Town of Copake	\$3,525,000	\$2,400,000	\$1,125,000	0
9. Community Garden & Goat Park	Copake Ag. Center	\$200,000	\$200,000	\$0	0
10. Memorial Park Improvements	Town of Copake	\$500,000	\$500,000	\$0	0
GRANT OR REVOLVING LOAN FUND					
11. Small Business Grant Fund	Columbia Eco. Dev. Corp.	\$500,000	\$300,000	\$200,000	50
BRANDING AND MARKETING					
12. Marketing & Historic Markers	Town of Copake	\$200,000	\$200,000	\$0	0
		\$18,970,000	\$7,937,000	\$11,033,000	130

NEW DEVELOPMENT, REHAB & ADAPTIVE REUSE PROJECTS

PROJECT 1	REHABILITATE THE COPAKE GRANGE
Project Sponsor	Friends of the Copake Grange 935
Readiness	24 Months
Total Cost	\$800,000
Total Leverage	\$300,000 in Donated Professional Services and Labor
NYF Funds Proposed	\$500,000

Description: The Copake Grange 935 is a non-profit that supports and advances the life of rural communities. The Grange Hall, built in 1903, is individually listed on the National Register of Historic Places. With its 94-seat theater and meeting spaces, it is dedicated to bringing the community together through lectures, plays and performances, and serves as a civic center to advance local initiatives. It's mission is to assist individuals, families, and communities through grassroots action, service, education, advocacy, cultural activities, entertainment, and agriculture awareness.

Status: The Grange is our community center, and it can be much more – focused on nurturing connections through art, culture, local food, and agricultural education. The Grange Board has prepared a detailed scope of work focused on historic restoration of the building inside and out, improving accessibility, adding an elevator, rehabbing the commercial kitchen so it can be rented to more culinary entrepreneurs, and purchasing digital theater equipment. Options may exist to provide local artists with live work space on the second floor.

Impact: The building is owned by the sponsor. They have organized significant in-kind labor as leverage. The project advances the CREDC Magnet Strategy by developing a wider array of free community services and entertainment in a town with 14.4% of people in poverty and half of our residents are low or moderate income. The Core Strategy is advanced by saving and restoring a magnificent historic building. Rehabilitating the Grange is a landmark effort that will generate momentum and attract businesses and visitors. It is also consistent with growth in the CRAFT cluster and the statewide priorities for revitalization and placemaking.



PROJECT 2	REHABILITATE COPAKE WINE WORKS
Project Sponsor	Hudson Phoenix Management Corp.
Readiness	24 Months
Total Cost	\$645,000
Total Leverage	\$258,000
NYF Funds Proposed	\$387,000

Description: Hudson Phoenix Management Corporation owns Copake Wine Works and the Hamlet Hound Distillery and rents space for a fixtures and furnishing business. The main structure is a post-and-beam construction barn which served as the town's pharmacy until around 2012. The back spaces now house a distillery, and the other front-facing commercial space houses a showroom/office for a high-end furniture fixtures company. Hudson Phoenix also owns the green space behind and beside the building as well as a portion of the parking lot next to the Copake General Store.

Status: The main structure is a primary site in the hamlet center. It was originally a barn with post-and-beam construction (including a tree trunk which serves as the main support beam in the roof.) Over the years, the original construction has been obscured by a dropped ceiling, linoleum floors and pegboard walls. Prior to its purchase by the current owners, the site had been empty for three years.



Status: The project scope of work includes leveling the floor and replacing the linoleum with wood or wood-laminate that is more in keeping with the building's historical character (\$250K); removing the dropped ceiling to provide a view of the original post/beam construction, which will require creative insulation work and re-doing the ceiling/overhead lighting (\$350K); outdoor rain garden and other resilience improvements (TBD); outdoor signage and lighting (\$10K); landscaping and improving the deck of the Hamlet Hound Distillery (\$30K); and fence for the garbage dumpster area (\$5K). The Hamlet Hound Distillery is applying for a tasting room permit which will bring additional business into the hamlet, providing a tasting room experience focused on New York farm products (wine, spirits, beer, cider.) The owner has extensive experience in the industry and can run this business efficiently and sustainably. As part of the plan, landscaping and site improvements will include a seasonal tasting bar situated in the grassy area behind the building as well as updating the deck to be more inviting.

Impact: The project advances NYS policies and strategies related to CRAFT businesses and distilleries, downtown revitalization and placemaking. With limited funds the owners have turned the space into one of the area's most well-respected wine shops with a selection that is recognized as one of the best in the Hudson Valley/Berkshires. The shop operator, Christy Frank, is recognized as a leader in the independent wine retail scene and the shop is on the "must-visit" list for wine industry members and knowledgeable consumers passing through the area. Major investments (over \$100K) have been made to upgrade/replace the spaces including heating and cooling units, well and roof. The property is owned by the sponsor. Any improvement to this property will have direct benefits to the hamlet in terms of beautification, and increased economic, social and cultural vibrancy. The building will meet stretch energy code and advance CREDC Magnet, Core and Talent strategies and placemaking and downtown revitalization priorities.

PROJECT 3 REHABILITATE THE HISTORIC COPAKE TRAIN DEPOT

Project Sponsor	Stephanie Sharp		
Readiness	24 Months		
Total Cost	\$700,000	Total Leverage	\$500,000 NYF Funds \$200,000
NYF Funds Proposed	\$200,000		

Description: Rehabilitation of historic Copake Train Depot with public trails to wetlands and Noster Kill on an 8+/- acre parcel most people consider a primary gateway to Copake. The sponsor purchased the former Copake Train Depot (1,200 sq. ft.) in 2021 and is working through the permitting process with all estimated to be in place by Q3 2023. The owner will add a historic wooden caboose(250 sq. ft.) and intends to restore both as visitor accommodations. Plans include restoring the former Central New England railbed and bridge over Noster Kill and making them into a short walking trail.

Status: The sponsor owns the property and has invested \$400K to date. Permits have been filed and are under review. Trails to be developed will be public in perpetuity. The sponsor is pursuing historic tax credits in addition to private equity as the required 40% leverage. An experienced preservationist and architect have been selected. For the depot and caboose rentals, the sponsor will hire a manager, cleaner, landscaper and maintenance staff. The depot will be listed on the National Register of Historic Places.

Impact: The project is consistent with NYS and CREDC strategies related to Magnet, Core, Talent, placemaking and downtown revitalization as well restoration and protection of historic and heritage resources. Copake has the potential to be known for its railroad history, and this project builds on the Harlem Valley Rail Trail, Depot Deli and tourist train at the Copake Iron Works. Providing access to the Noster Kill for recreation, fishing, etc. will also benefit the wider community.



PROJECT 4 SWEET HOMESTEAD RESTORATION

Project Sponsor	Blue Sky Home and Property, LLC			
Readiness	24 Months			
Total Cost	\$1,600,000	Total Leverage	\$1,150,000	NYF Funds Proposed \$450,000

Description: The ca. 1845 Sweet Homestead is among Copake’s oldest intact farms comprising three buildings and two landscapes. The project will restore the Greek Revival farmhouse using renewable energy systems (geothermal and solar). The ice house will be renovated as a guest cottage. The work shed will be converted to year-round use. The grounds will be restored with a native grass lawn with plantings, adjacent hedgerow and pollinator island. The site will be maintained by an owner-steward as a working farm. The property is zoned Rural Residential-Agricultural with a Special Permit Use for agritourism. Zoning also permits new construction of 4-5 accessory dwellings.



Status: Newly listed on the State and National Register of Historic Places, Sweet Homestead is identified as a “a good example of a rural Hudson Valley homestead” with a “rare collection of mid-19th century agricultural outbuildings that remain virtually unaltered.” The site is owned by the sponsor. Permits are in place. The project will involve the NY State Historic Preservation Office for access to the State and Federal Commercial Rehabilitation Historic Tax Credit program and NYSEG/NYSERDA for geothermal and solar tax credits and financial incentives. The owner is an architect familiar with the DOI Preservation standards who has successfully used State Historic Tax Credits for prior projects.

Impact: The location on Center Hill Road makes the site a ‘connector’ between the hamlet and nearby residential areas and historic farmhouse properties. Across NYS small rural towns are losing farms and historically significant vernacular buildings in the face of development pressures to convert farmlands to non-farm uses. The restored site will highlight an under-represented part of Columbia County’s rural legacy. The project will benefit residents, farmers, families, business owners and visitors with renewed civic pride and improved quality of life. As the 5th National Register-listed property in the town, this site will elevate the hamlet’s prominence. The project advances Magnet, Core and Talent and placemaking strategies.

PROJECT 5 RUPCO AFFORDABLE HOUSING ACCESSORY DWELLING UNIT INCENTIVE PROGRAM

Project Sponsor	Rural Ulster Preservation Company			
Readiness	24 Months			
Total Cost	\$1,000,000	Total Leverage	\$500,000	NYF Funds Proposed \$500,000

Description: It’s common in communities with a significant percentage of property owned by seasonal residents for land prices to be high. Domestic migration due to Covid-19 has made the affordable housing need much greater in Copake with many families experiencing housing disruption. Seniors with limited incomes and young families earning entry level wages struggle to afford housing. Employers identify lack of housing as a major obstacle to hiring and maintaining workforce. Without public water or wastewater service, communities like Copake require larger and more costly lots to protect health and the environment. RUPCO will partner with Copake to sponsor an incentive that will cover up to 50% of the cost of conversion or construction of accessory dwelling units on existing residential lots consistent with density standards. Owners must agree to rent units at an affordable rent approved by NYS HCR and to maintain affordability for at least ten years.

Status: A committee including representatives from Copake, Hillsdale and Ancram and Columbia County have been meeting for the past year to develop an affordable and workforce housing strategy. The development of ADU’s is one program type studied and deemed appropriate for Copake’s hamlet and surrounding area.

Impact: At \$50,000 per unit Copake plans to create 20 affordable workforce and senior rentals in 24 months. Multiple property owners have expressed interest to date. The project advances the CREDC and NYS Magnet Strategy by improving access for the region’s workforce to affordable housing.

PROJECT 6 HVRT AND COPAKE SPUR SUPPORTIVE INDOOR FARM MARKET

Project Sponsor	Walt's Dairy - Kiernan Family
Readiness	12 Months
Total Cost	\$500,000
Total Leverage	\$200,000
NYF Funds Proposed	\$300,000



Description: Near the junction of Route 22 and Weed Mine Road, the Kiernan Family will develop an enclosed year-round farm market to feature fresh grown food from their own farm and neighboring outlets. This will complement the seasonal Copake-Hillsdale Farmers market and community gardens planned for the Copake Agriculture Center. Importantly, this will create a significant stopping point convenient to the Harlem Valley Rail Trail and the Copake Spur crossing that connects to the hamlet.

Status: The project involves restoration of, and addition to, a building at Weed Mine Road near the intersection of Route 22. The main focus will be on development of a year-round, indoor/outdoor full scale market farm that produces and provides clean, fresh vegetables to the Copake community and beyond year-round. The Farm Market will provide another opportunity for the community to meet their farmers, ask questions and explore wholesome produce grown on site and a variety of added value products from local and regional producers. In addition, the market will sell to local restaurants.

Impact: The site is owned by the sponsor. The Kiernan Family has farmed in Copake for generations and is currently diversifying their businesses. The project advances CREDC and State policies and strategies related to CRAFT businesses, placemaking, value added agriculture and downtown revitalization. This market will also partner with area producers and local businesses to strengthen our food system and provide affordable access to clean fresh food to residents of all incomes. This approach follows successful market gardeners around the world.

PUBLIC IMPROVEMENT PROJECTS

PROJECT 7 COMPLETE STREETS AND PLACEMAKING

Project Sponsor	Town of Copake				
Readiness	24 Months/Parallel Route 7A Project				
Total Cost	\$8,800,000	Total Leverage	\$6,800,000	NYF Funds Proposed	\$2,000,000

Description: Copake is actively participating in the Route 7A Reconstruction Project to improve highway conditions and enhance safety for all route users. The project is coordinated by Columbia County Department of Public Works and guided by the Copake Downtown Highway Rehabilitation Citizens Advisory Committee. The consulting engineers have completed topographic survey work and are nearing complete design and bid documents. There have been multiple community and committee meetings to review interim designs. The project will go to bid in early 2023 and be complete in 2024 in time for Copake's Bicentennial. The anticipated transportation improvement cost is approximately \$5.8 million. The Town has pledged at least \$1.0 million to make basic streetscape improvements (lighting and some street furniture) and NYF funds of \$2,000,000 are needed to add placemaking amenities, including welcome signs, information kiosks, event banners, etc. and improvements for bicyclists such as share the road signs on Route 7A and on sections of feeder streets in the NYF Area (Main Street, Church Street, Farm Road, Empire Road and Mountain View Road) as well as sidewalk and lighting extensions.

Status: Improvements will be designed to calm traffic, increase pedestrian safety, and support special attributes of downtown including age-friendliness. There is need to better define the public realm and create space that is safe, healthy, accessible, and inclusive. This includes adding pedestrian safety amenities like high visibility crosswalks, clear branded signage, curb extensions and bollards. Developing an effective streetscape program requires a keen focus on walkability (sidewalks, crosswalks, accessibility) and on creating attractive human-scaled spaces with landscaping and tree planting, benches, lighting, banners and seasonal flowers, public art and building murals among other possible enhancements. Merchants have ongoing concerns about the location and scale of parking needed to support future commercial activity.

Impact: This project is a model project under the CREDC Core Strategy. NYF funds are needed to layer amenities on top of the County/State/Federal traditional infrastructure investment that reconstructs roadways but not streetscapes. It is also consistent with statewide strategies for placemaking and downtown revitalization.

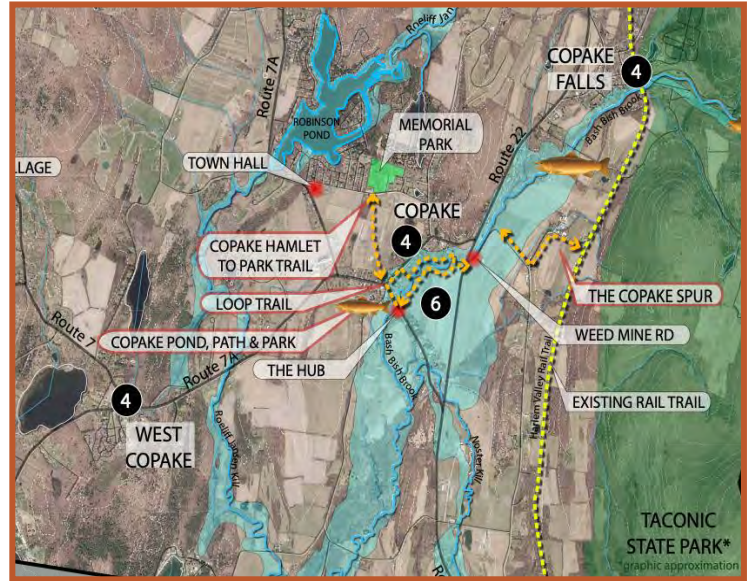
PROJECT 8 COPAKE TRAIL AND PARK NETWORK

Project Sponsor	Town of Copake		
Readiness	24 Months		
Total Cost	\$3,325,000	Total Leverage \$1,125,000	NYF Funds Proposed \$2,400,000

Description: Recent opening of the Empire Trail underscores the importance that recreation trails can play in making Copake resilient. Parks that are safely connected to vibrant downtowns have an even greater public benefit.

Status: Build out the trail network anchored in downtown, add Fire Pond Park and improve Memorial Park, providing a significantly expanded free outdoor public recreation network. The Trail and Park Network includes:

- **Around the Block:** This long trail follows Main Street to Mountain View Road (by Memorial Park, Town Hall and the Goat Park), then along the Copake Ag Center on Center Hill Road and back to the hamlet core via Route 7A. It's 10,800 linear feet. The estimated cost for sidewalks is \$1.0 million. It's likely that a combination of walking surfaces will be used.
- **Bash Bish Brook Trail:** Working with private owners, develop a 2.5-to-3.0-mile path along the east side of Bash Bish Brook to the north entrance of Weed Mine Road, to meet the Copake Spur. Estimated cost is \$600,000 including \$100,000 in local leverage and \$500,000 in requested NYF funds.
- **Copake "Cup of Coffee" Trail:** Develop a 1.25-mile loop trail from north of Dad's Diner to the Hub Restaurant on donated property at a cost of \$225,000 including \$75,000 in local leverage and \$150,000 in NYF funds.
- **Copake Spur:** Connecting the hamlet to the HVRT, the project is estimated at \$1,000,000 with \$500,000 in donated land and local grants and \$500,000 in NYF funds.
- **Copake Downtown Fire Pond Park and Trail:** The Fire Pond, its access road and parking area have magnificent views of the agricultural landscape. The project will construct portable stage, sail shade structure, outdoor dining and entertainment, etc. Estimated cost is \$500,000 with leverage of \$250,000 and \$250,000 in NYF funds.



Impact: The projects advance CREDC Magnet and Core Strategies by constructing the amenities employers say they need to attract and retain workers. They offer free recreation to all residents. The Copake Spur connection to the Harlem Valley Rail Trail is a major focus and currently Copake's biggest opportunity to capture economic spinoff. That spinoff is likely to fall within the CRAFT cluster businesses in retail and restaurants/provisioners. The Core Strategy is advanced by careful trail design that integrates placemaking. The project will also advance statewide strategies for placemaking and downtown revitalization.

PROJECT 9 COPAKE MEMORIAL PARK UPGRADES

Project Sponsor	Town of Copake		
Readiness	12 Months		
Total Cost	\$500,000	Total Leverage: TBD	NY Forward Funds: \$500,000

Description: The Town will improve Memorial Park, downtown's primary recreation campus. We will engage young people and youth sports leagues in developing the final design. Based on preliminary input, this project is estimated at a total cost of \$500,000 and will include a new permanent bandshell with rigging and utilities, upgrades to the current skating rink so that it can be flooded for seasonal skating and so that portable pickleball courts can be located within the rink for much of the year. Other improvements include new tennis courts, repaving the basketball court and constructing an all-age, all-access accessible playground.

Impact: These amenities are in great demand by residents and would contribute to the health of residents of all ages and abilities at a location that is an easy walk to downtown. The project advances NYS and CREDC strategies related to Core, Magnet, placemaking and downtown revitalization.

PROJECT 10		COPAKE COMMUNITY GARDENS AND GOAT PARK	
Project Sponsor	Town of Copake		
Readiness	12 Months		
Total Cost	\$500,000	Total Leverage: TBD	NY Forward Funds: \$500,000

Description: The community expressed ongoing support in general for community gardens, local food related uses and associated programs like farm stands, agri-education, pantry gardens, compost farms etc.. People also advocated for an increased range of youth and family-friendly activities, such as a children’s “garden park” like the one found in Ithaca, NY. This fenced in garden area will have a combination of fruit and nut bearing trees and shrubs, raised beds, a culinary garden, a willow maze, a small shade structure, and an equipment shed to support garden activities. The adult community garden will provide a 12-plot community garden space. The Copake Ag Center’s Goat Park will find a permanent location next to Copake Town Hall

Status: The project is ready to go in the 2023 planting season. Community residents have expressed interest in garden plots. Layout of the plots is complete, and they are ready to be fenced and prepared. Some raised beds will be constructed, and a shed will be built to store tools.

Impact: The community garden enables residents to grow their own fresh food and provides a companionable gathering space. The goat park has become a local destination for people of all ages. The center will be surrounded by a walking trail. The project advances placemaking, downtown revitalization and the CDERDC Core strategy.



GRANT AND REVOLVING LOAN FUND

PROJECT 11		SMALL BUSINESS GRANT FUND			
Project Sponsor	Columbia Economic Development Corporation with Town of Copake				
Readiness	12 Months				
Total Cost	\$500,000	Total Leverage	\$200,000	NYF Funds Proposed	\$300,000

Description: The Town has a number of buildings that require attention – from facade improvements to full restoration. Some have been vacant for years and others need TLC to be productive again. Many of these buildings are eligible for listing on the State and National Registers of Historic Places if we can save them from deferred maintenance and demolition by neglect.

A sample of buildings have been evaluated and need everything from minor accessibility improvements to major restoration like roofs and rehabilitation of exteriors and interiors to fit out space for growing companies. Opportunity sites have been identified which require significant façade and/or interior restoration. Specific requests for assistance have been made by the Copake General Store and the Church Street Deli in addition to Copake Wine Works which has submitted a standalone Building Rehabilitation Project.

Status: The General Store requires an estimated \$100,000 in kitchen roof and pantry interior improvements(\$30,0000; new porch structure (\$20,000); upstairs new ceiling, windows, sheet rock (\$30,000); Replace store logo signs (\$5,000) and stormwater and resilience improvements to the yard/parking area (\$15,000). Other businesses are preparing proposals that will be ready after the submission deadline. Building owners and operators understand that NYF can only pay for up to 60% of project cost. They have organized a variety of leverage including in-kind labor, other grants, private equity and façade easements, for example. Emphasis is placed on restoring or upgrading first floors for retail, a restaurant, or comparable uses. A focus on arts, entertainment and local food advances the CRAFT Cluster and Magnet and Core Strategies.

Impact: NYF Investment will spur private investment at these opportunity sites, improving the vibrancy and sense of place in our historic downtown district. The CREDC Magnet Strategy is advanced by improving and increasing rentable space for small business, developing affordable units and artist live/work space. On- and off- site placemaking improvements and accessibility amenities help achieve the Core Strategy. It will also advance statewide strategies for placemaking and downtown revitalization.

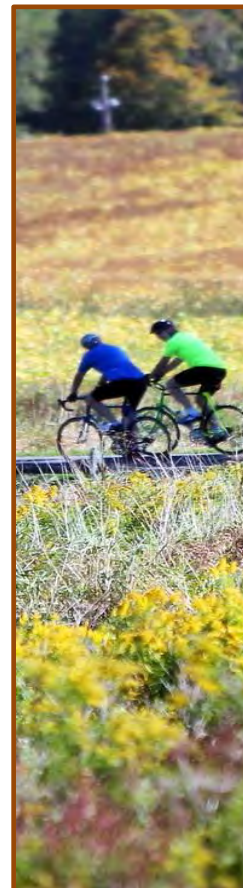
MARKETING AND BRANDING

PROJECT 12		BRANDING AND HISTORIC MARKERS PROGRAM			
Project Sponsor	Town of Copake/Copake Improvement Society				
Readiness	24 Months				
Total Cost	\$200,000	Total Leverage	\$50,000	NYF Funds Proposed	\$150,000

Description: Copake will develop a strategy that markets and promotes downtown as the hub of a network of biking and trails recreation and celebrates its diverse heritage. Bicycling is one of the fastest growing types of outdoor recreation and tourism nationwide. It's estimated that 48 million people bicycle recreationally each year, contributing \$96.7 billion to the economy annually. Running, including jogging and trail running, is even higher: it was the most popular activity among Americans when measured by both number of participants and by number of total annual outings. Copake has been actively positioning itself as a biking and trails destination for over a decade. Each spring the Antique Bike Auction at the Copake Auction attracts enthusiasts from across the world. In conjunction with that auction, the Town promotes an Antique Bike Ride where local riders participate with penny farthings and other classic bicycles. Based on the market analysis, Copake will develop a suite of marketing materials specifically tailored to trail users and cyclists highlighting what the Town and region have to offer. This package would include printed and virtual "materials" including flyers and brochures that can be made available at bike shops, races, and other bike-related events.

Status: NYF funds will be used to assess, market and develop appropriate marketing measures to advance the Town's Bike and Trail destination brand and promotion of the Roe Jan Ramble. In addition, 24 historical markers as interpretive signage will be installed throughout the Hamlet of Copake along walking trails and roads to tell the story of local history through its heritage architecture, sites, and landscapes. These projects will support Copake's efforts to define itself as a heritage and trails tourism destination. As the Town of Copake approaches its bicentennial celebration in 2024, the project is intended to raise public awareness about the hamlet's unique history as a commercial, agricultural and residential center for what was a vibrant farming region. This history also extends to earlier times when the lands were inhabited by the indigenous people, early Dutch settlers, and the Livingston Manor and its tenant farmers.

Impact: The CREDC Magnet Strategy is advanced by improving safe bicycling infrastructure and by visitors frequenting businesses within the CRAFT cluster. The Core Strategy is advanced by promoting an available, largely free recreation amenity that can draw visitors from the region and beyond. It will also advance statewide strategies for placemaking and downtown revitalization.



10 Administrative Capacity

We are well prepared to advance a NY Forward award. The Town Supervisor, Deputy Supervisor, Town Clerk and Town Attorney are skilled at providing grant administration and have provided contract administration and fiscal accounting successfully for other grants. The Chair of the LWRP Advisory Committee will bring a wealth of knowledge to the Local Planning Committee (LPC). The Town recently hired a full-time professional Assistant to the Supervisor who will oversee day-to-day activities during planning and implementation. We have formed partnerships with Columbia Economic Development Partnership to assist with the small business Loan Fund and with RUPCO to assist with development of affordable ADU's. The Town is also currently procuring a Clerk of the Works to represent the Town's interests in the Route 7A Reconstruction which will assist with the NY Forward Complete Streets Initiative as well. The Supervisor and her Assistant will meet with developers and their teams, and stakeholders to ensure compliance with contract requirements, keep projects on track, coordinate permitting and regulators, and maintain communication between local sponsors and State agency partners.

This proposal outlines steps for implementing projects and identifies partners. Connections between the NY Forward Strategic Investment Plan and regional plan elements from the Capital Region REDC and other local, regional and state projects and processes are identified. Administration of private projects involving construction and rehabilitation of properties will be managed by the local project sponsor through direct contract with an overseeing NYS agency. We have selected projects that are sponsored by individuals who have experience administering State and Local grant programs.



Town of Copake

RESOLUTION NO. 21 OF August 14, 2021

Resolution Supporting Submission of a Proposal to the Capital Region Economic Development Council to Select the Copake Hamlet for up to \$10 Million of Strategic Investment Through Round 5 of the New York State Downtown Revitalization Initiative

On a motion made by Supervisor Mettler and seconded by Councilperson Wolf that the following resolution is adopted:

WHEREAS, the Town Board of the Town of Copake supports the Downtown Revitalization Initiative (DRI)'s "comprehensive approach to boosting local economies by transforming communities into vibrant neighborhoods where the next generation of New Yorkers will want to live, work and raise a family;"

WHEREAS, The Town of Copake shares the goals of the DRI to:

- Grow the local property tax base
- Build a diverse population, with diverse housing and employment opportunities
- Create an active, desirable downtown with a strong sense of place
- Attract new businesses that create a robust mix of shopping, dining, entertainment and services
- Provide amenities that support and enhance downtown living and quality of life;


WHEREAS, Copake has worked enthusiastically to develop a long-term vision, goals, strategies and projects for our hamlets with significant community engagement (see www.copakewaterfronts.com);

NOW THEREFORE, the Town Board approves and strongly endorses the proposal requesting that the CREDC select the Downtown Hamlet of Copake for participation in the Downtown Revitalization Initiative and affirms a high level of public and community support for these investments.

Resolution #21

Dated August 14, 2021

Copake, New York


Lynn M. Connolly, Town Clerk

Dated: August 14, 2021

(seal)

Roll Call Vote.

Supervisor Mettler	yes
Councilperson Wolf	yes
Councilperson Garsowski	yes
Councilperson Judd	yes
Councilperson Sullivan	yes



Choose Columbia

Columbia Economic Development Corporation

September 16, 2022

Mike Yevoli
Regional Director
Empire State Development
433 River Street, Suite 1003
Troy, NY 12180

Re: Town of Copake, Columbia County
2022 New York Forward Grant Application

Dear Mike Yevoli:

Columbia Economic Development Corporation is pleased to provide this letter of support for the Town of Copake's application to the New York Forward program. The Town seeks to revitalize the commercial corridor, improve the connection to the public trails and pocket parks. We believe the Town will successfully fulfill the requirements of the program and as a result develop a community defined strategic investment plan and successfully implement transformative projects.

Copake's historic, rural downtown is a highly compact, walkable, mixed-use commercial center. At the intersection of County Road 7A, Empire Road and Main Street, amenities include restaurants, retail, recreation, civic facilities, banks, Copake Memorial Park, Copake Agricultural Center, Copake Grange hall and Copake Methodist Church. In addition, the downtown district encompasses value-added agriculture initiatives led by thriving farms that are growing food, jobs and small business.

Columbia Economic Development Corporation (CEDC) is the lead economic development organization for Columbia County, New York. Our mission is to strengthen the area's tax base through economic development and job creation, to assist business to locate and expand within the County, and to promote Columbia County as a premier spot for both business investment and personal opportunity. If awarded, CEDC will assist in the administration of the small business grant program to help hamlet businesses improve commercial space, facades, outdoor dining, energy improvements and resilience. CEDC fully supports the Town of Copake's NY Forward grant application.

Sincerely,

F. Michael Tucker
President & CEO
Columbia Economic Development Corporation

September 22, 2022

Re: NY Forward Letter of Support

To Whom It May Concern,

RUPCO, Inc. was invited by the Town of Copake NY Forward Proposal Planning Committee to collaborate on its vision to develop much needed affordable housing in Copake. We discussed a variety of approaches and decided that structuring an Accessory Dwelling Unit incentive program would be feasible. We are excited to explore these possibilities further with both the Town of Copake and the NYF Committee.

RUPCO has the capability, vision, and experience to envision new housing options that leverage investments with NYS capital programs and tax incentives and Federal CARES ACT and Rebuilding America Grant Programs. With Copake's very limited rental inventory and escalated rents out of reach for many residents and employees working in the Town, we embrace Copake's vision to create high quality, affordable housing and are pleased to collaborate and be a partner throughout the development process.

For forty years, RUPCO Inc., a 501-c-3 not-for-profit agency, has led the region in creating and maintaining quality, sustainable housing and rental opportunities, inspiring understanding and acceptance of affordable housing initiatives, fostering community development and revitalization, and providing pathways to opportunity.

Our **Mission** is to create homes, support people and improve communities.

Our **Vision** is for strong, vibrant and inclusive communities with opportunity and a home for everyone.

RUPCO develops affordable & supportive housing – both homeownership and rental – and community development projects throughout the Hudson Valley region. Our developments create housing and foster historic preservation – additionally creating jobs and stimulating economic activity, including the payment of taxes. Thousands are served.



*Strengthening Homes,
Communities
and Lives*

www.rupco.org

Our development team is excited about the opportunities for affordable housing development in Copake and hopes the Town receives a NY Forward award.

Sincerely,

Kevin O'Connor
Chief Executive Officer

RANKING MINORITY MEMBER
LIBRARIES
RACING, GAMING AND WAGERING
SELECT COMMITTEE ON
STATE-NATIVE AMERICAN RELATIONS
WOMEN'S ISSUES

COMMITTEE MEMBER
AGRICULTURE
PROCUREMENT AND CONTRACTS
VETERANS, HOMELAND SECURITY AND
MILITARY AFFAIRS

NEW YORK
STATE
SENATE



SENATOR DAPHNE JORDAN
43RD SENATE DISTRICT

ALBANY OFFICE
LEGISLATIVE OFFICE BUILDING
ROOM 706
ALBANY, NY 12247
(518) 455-2381

DISTRICT OFFICE
1580 COLUMBIA TURNPIKE
BLDG. 2, STE. 1
CASTLETON-ON-HUDSON, NY 12033
(518) 371-2751

EMAIL: JORDAN@NYSENATE.GOV
WEBSITE: JORDAN.NYSENATE.GOV

September 8, 2022

Mr. Michael Yevoli
Director
Capital Region Economic Development Council
433 River Street
Troy, NY 12180

Dear Mr. Yevoli,

I write in strong support of the Town of Copake's 2022 New York Forward Application, requesting downtown revitalization funds that will transform the community, capitalizing and building on the town's unique assets. Currently, Copake's Hamlet has a highly compact, mixed use and historic downtown core. The hamlet offers a range of downtown amenities within its walkable center including restaurants, retail, recreation such as walking trails and the Copake Memorial Park, the Copake Agricultural Center and the Copake Grange Hall all within a quarter mile walk.

The proposed NY Forward projects will build on the 2021 Copake Waterfront and Community Revitalization Plan in pursuit of a resilient, climate-friendly and sustainable community. The Town has invested in major infrastructure projects including the reconstruction of Route 7A, flood mitigation for downtown, planning for wastewater infrastructure and a push to designate downtown a State and National Register Listed District.

Funding from this program will allow the Town of Copake to focus on the developing the Town's trails and parks networks, including the Fire Pond Park and Cup of Coffee Trail along the Bash Bish Brook, and connecting downtown trails along the rook to the Harlem Valley Rail Trail, which will serve as a significant economic driver.

The Town will use funds to focus on creating safe, town-wide bicycling along family-friendly routes, restoring historic anchor buildings such as the Copake Grange in the heart of downtown, and adaptive reuse of downtown Main Street buildings. The Town also plans on creating a community garden and composting program, as well as expanding affordable housing opportunities and incentives.

I fully support the Town of Copake's application for funding, and ask that it be given full and fair consideration. If you should have any questions regarding my strong support for this project, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink that reads "Daphne V. Jordan".

Daphne Jordan
New York State Senator 43rd District



Didi Barrett

Assemblymember 106th District
Columbia County
Dutchess County

**THE ASSEMBLY
STATE OF NEW YORK
ALBANY**

CHAIR
Veterans' Affairs

COMMITTEES
Agriculture
Environmental Conservation
Mental Health
Tourism, Parks, Arts and
Sports Development

September 14, 2022

Michael Yevoli
Regional Director
Empire State Development
Hedley Park Place
433 River Street - Suite 1003
Troy, NY 12180

Dear Director Yevoli,

I write in support of the Town of Copake's application for \$4.5 million from the NY Forward grant funds administered by the New York State Department of State for improvements to the main Copake Hamlet. Copake's vision for their downtown will attract more businesses, residents, and visitors, while also providing a higher quality of life for residents.

Utilizing the Department of State's plan-then-act strategy, a range of projects are under consideration by the Town and include, among others, rehabilitating and expanding the Copake Grange Hall, that is on the National Registry of Historic Places; implementing a Main Street Building Rehabilitation and Reuse Program; developing a Workforce Housing Affordability Program; providing grants from a Hamlet Building Improvement and Resilience Fund for façade and streetscape improvements, decarbonization and climate adaptation; and making public improvements by expanding Route 7A to include sidewalks, lighting, street furniture, green infrastructure and landscaping, fire pond park & connecting trails.

The Town of Copake will be celebrating its bicentennial in 2024-2025 and the long-awaited reconstruction of Route 7A will begin next year. NY Forward funding would enable a host of other streetscape, trail, pathway, park, and main street business investments and workforce housing projects to take place at the same time as the road project and allow for completion in time for bicentennial celebrations.

I fully support the Town of Copake's NY Forward application for funding. If you have any questions, please do not hesitate to reach out to my office.

Sincerely,

Didi Barrett
Member of Assembly, 106th District

September 13, 2022

Capital Region Economic Development Council (CREDC)
Mike Yevoli, Director
433 River Street, Troy, NY 12180

Director Mike Yevoli,

Greetings:

I am writing in support of this proposal. I moved to Copake in 2016, and shortly after, became a member of the Copake Grange #935, Inc. As the current President of the Friends of Copake Grange (the fundraising auxiliary of the Grange) I am aware of how desperately our historic landmark building, Grange Hall, is in need of extensive rehabilitation, repair and restoration. While we have been steadily applying for, and receiving grant funding for this purpose, it is far short of the financial need to accomplish this goal.

Grange Hall is my main focus, but living here, and loving Copake as I do, I see where so many of our other buildings need infrastructure work. I also feel that we will gain so much as a community if we had more open spaces to be used for recreational and social activities that would further unite our community.

Thank you

Veronica McTiernan
32 Viewmont Road
Copake, NY 12516
(518) 329 0191

Leonard Barham
270 Sky Farm Road
Copake NY 12516
lenbarham@yahoo.com

Mike Yevoli, Director
Capital Region Economic Development Council
433 River Street, Troy, NY 12180

September 12, 2022

Dear Mr. Yevoli,

I am writing in support of the application for a NY Forward grant for the Town of Copake. As it is about to celebrate its bicentennial, the Copake Hamlet is both vibrant and contemporary while being situated in a stunning rural setting. It is the center of both cultural activities, with the Grange, The RoeJan Historical Society and the RoeJan Community Library, and a rich array of recreational pursuits, including cycling, hiking, tennis, golf, boating, and more. The town has recently made successful efforts in improving its infrastructure, attracting and developing new businesses, and expanding services to its growing population. Although Copake has accomplished a great deal, a NY Forward grant would provide the assistance necessary to allow the town to expand, grow and flourish as it enters its third century.

Very truly yours,

A stylized, handwritten signature in black ink, appearing to be the initials 'LB' or a similar monogram.

Leonard Barham

Capital Region Economic Development Council
Mike Yevoli, Director
433 River Street
Troy, NY 12180

September 16, 2022

Dear Mr. Yevoli,

I am writing to express my support for Copake's application to the NY Forward program. For many years now, I have been involved with revitalization projects in Copake. I served on the Comprehensive Planning Committee for the duration of the writing of the plan; I was chairperson of the Copake Hamlet Revitalization Task Force; and now I serve on the Economic Development Advisory Committee. I have seen firsthand how Copake has tackled tough problems and found solutions. I have seen how citizens of Copake step up to do the steady work that is necessary to move Copake forward, to improve life in Copake, to build community and to solve challenges together.

Copake is a small town, but a worthy one. We have wonderful resources, but many of them are in great need of upgrades and restoration. The Copake Grange is a "gem" and a designated historic building. We hope to be able to obtain funds through NY Forward to do a full restoration of the building, including the theatre, as well as upgrade the kitchen to a commercial kitchen, which would help numerous farmers in the area increase their value-added food products and help further the Grange's mission to preserve and support agriculture.

Recreation is of prime importance to Copake. We hope to be able to fulfill our 10-year dream of building a walking and biking spur trail from the Harlem Valley Rail Trail into the downtown Copake area, thus boosting retail and service businesses and restaurants, as well as creating new business opportunities. Copake Memorial Park serves our residents year-round but is badly in need of upgrades and improvements, including building pickle ball and tennis courts, and upgrading the skating rink.

Several people who are interested in starting new businesses in town have spoken to me in the past six months, saying, "Copake is on the rise. It is up and coming. I am so excited to think about starting a business here." Current businesses want to expand, to add outdoor seating, to upgrade infrastructure, to improve facades, to create adjunct businesses. They need help to do this.

We need the significant boost that NY Forward would give us to make Copake a truly thriving, vibrant, walkable downtown. Please consider putting Copake at the top of the list.

Sincerely,

Roberta Roll

September 13, 2022

Capital Region Economic Development Council
Michael Yevoli, Director
433 River Street
Troy, NY 12180

Dear Director Yevoli,

As full time Copake residents and members of the Copake Grange, we heartily endorse the various projects that have been proposed for the development and enhancement projects to the town for the benefit of current and future residents.

We support the application for the funding available in the NYS economic development funds voted by our State Legislators.

In particular, we endorse and welcome the restoration and development projects associated with our 100 year old Grange building. It is over 100 years old and in need of modern improvements like the electrical systems, and sanitary and domestic water systems. The building itself is in of need new facilities like an upgraded kitchen to facilitate use for internal functions as well as to aid community merchants in the prep of farm and consumable commodities.

Sincerely,

Al & Noel Fair
548 Breezy Hill, Hillsdale 12529

(We are Copake residents with a Hillsdale PO area delivery route)

September 13, 2022

From desk of
Frederique Abramovici
Member and Friend of the Copake Grange in NY
babbi@fairpoint.net

Addressed to:
Capital Region Economic
Development Council (CREDC)
- Mike Yevoli, Director -
433 River Street, Troy, NY 12180

Director Mike Yevoli,

Copake, NY deserves to be included in the **NEW YORK FORWARD** Program.

The **COPAKE GRANGE** is a Vital Community Force with an energetic big heart. The building that holds the Copake Grange needs to be included in this Opportunity for valuable funds for Revitalization. This boost would invigorate the morale of all inside who are busy year round:

- helping young ones by providing valuable instruments for their studies, including grants,
- providing space for private functions,
- giving folks of all ages a place to belong with dances, movie presentations, etc.,
- expanding minds and talents, thru Open Mic, which delights the community for free.

All this and more with the help of genuinely caring people.

Thank you 'Capital Region Economic Development Council' for your gracious consideration, for a well deserved grant.

Sincerely,
FA

Capital Region Economic
Development Council (CREDC)
Mike Yevoli, Director
433 River Street, Troy, NY 12180

Dear Mike,

I am writing to tell you of our support & excitement for the **Copake Downtown Projects Proposal** to the **2022 New York Forward (NYF) Program**. The Town & Hamlet of Copake has seen a very large growth in general business activity and tourism over the past decade. This was pushed even further with the continuing increase in year-round & seasonal residents, large increase in local home ownership & year-round remote work in the past 3 years.

This high level of business, residence & tourist activity is great to see. To really cement the pulsing vibrancy of Copake we need to make coordinated & strategic improvements in public infrastructure, recreational resources & destinations, and arts & culture venues.

We are writing to express our enthusiastic support for refurbishment & improvement of the historic Grange Hall building of Copake Grange #935 as key part of Copake's proposal. This facility is already in use as a centrally located and desirable meeting space, rentable event space, rentable kitchen space, and provides the only proscenium stage theater space in the area. Although the Copake Grange Hall is today providing vital and desperately needed arts & culture, meeting, and commercial kitchen space, the Grange Hall has all the problems of any 120 year old building, plus some "built-in" deficiencies that result in most cases from what the Grange Hall was envisioned being used for when built in the early 1900's versus the many uses it supports in today's busy Town of Copake.

We have been deeply involved in the development of the Grange Hall as an arts & culture "go to" venue and in bringing mainstage theater as well as single-night events to the Grange Hall's proscenium stage. This evolved into our involvement in the Grange Hall building improvements over the past 3 years, including a longer-range strategic building improvement plan for the Hall. The improvements to the Grange Hall of Copake Grange #935 that are incorporated into the **Copake Downtown Projects Proposal** to the **2022 New York Forward (NYF) Program** are rooted in this strategic improvement plan and if awarded will greatly accelerate the steady but slow pace of improvements at the Copake Grange #935's historic Grange Hall with benefits including:

- Enhancing an already active space for arts and cultural events that serves the existing members of the community but also draw in attendees from around the region.
- Supporting & strengthening the Grange Hall's place in the cultural and historic fabric of Copake community life.

The Grange Hall was, is, and can even more so in the future be a key cultural & historic asset that enhances the feeling of small-town charm that draw residents and tourists to the Town of Copake. This is why it is an important element in the **Copake Downtown Projects Proposal** to the **2022 New York Forward (NYF) Program**.

Sincerely,

Stephen Sanborn & Constance Lopez
2254 County Route 7, Copake NY. 12516

September 15, 2022

Mr. Mike Yevoli, Director
Capital Region Economic
Development Council (CREDC)
433 River Street, Troy, NY 12180

Dear Mr. Yevoli,

As a member of the Copake Grange I have been delighted by the community spirit that the Grange has fostered. This is a letter of support for Copake and the Grange being a recipient of the proposed grant. It is important to us that the Hamlet and Grange Hall be revitalized.

Thank you for your consideration.

Angela Darling
Boston Corners

Angela Darling
Assistant Director
Center for American Studies
(212) 854-6698

38 Birch Road

Copake, NY 12516

September 15, 2022

Capital Region Economic
Development Council (CREDC)
Mike Yevoli, Director
433 River Street, Troy, NY 12180

Dear Mr. Yevoli:

We are writing to urge you support the Town of Copake's 2022 NY Forward proposal and recommend Copake for one of the awards.

We have been residents of Copake for the past eleven years, first as part time residents and now as fulltime homeowners. We've chosen Copake as our home town because of its natural beauty, tranquility, recreational access, and friendly people.

While Copake is a small town, it has so much to offer. Members of our family have participated in and enjoyed a wealth of activities such as golf, swimming, kayaking, hiking, Boy Scouts, Girl Scouts, local theater, library programs, Grange events, and shopping for local healthy foods at the various farms and farmers' market.

The town has attracted several businesses over the years, including a new general store, wine shop, pub and grill, modern gas station and convenience store. Copake needs updated infrastructure in order to continue its economic development and maintain its historic buildings.

Please help Copake achieve their goals by recommending us.

Thank you.

Yours truly,

Andrew L. and Patricia C. Fisher

September 15, 2022

CAPITAL REGIONAL ECONOMIC
DEVELOPMENT COUNCIL (CREDC)
MIKE YEVOLI, DIRECTOR
433 RIVER STREET, TROY NY 12180

Director Mike Yevoli,

I write in support of funding to revitalize our beloved Grange Hall and the Copake village. My wife and I bought our home in Copake Falls in 2013. We found ourselves becoming friends with many locals, some of which invited us to join the Grange. We have been active members ever since. The Grange provides us the connection to our community, bringing us together in difficult times as we have all just witnessed but also offered us much fun with the various fun raisers and get-togethers.

It has been great to be a part of the Copake Grange in a time of new member interest coming from all ages. We love hearing the stories from our elder members and enjoy the enthusiasm from the younger members.

With some major and targeted funding, Copake Grange will stand to welcome many a new member and support our community for the many generations ahead.

The hamlet of Copake is unique in many ways, one being that it still has a very active Grange Hall and it would be wonderful to see it all revitalized.

Thank you,
Bridget Johnston.
Copake Falls.

EMILY RUBIN
46 CAT TRACK ROAD
ANCRAM, NY 12502

September 15, 2022

*Capital Region Economic
Development Council (CREDC)
Mike Yevoli, Director
433 River Street, Troy, NY 12180*

Dear CREDC,

The Copake Grange is a vital part of our community and needs all the support it can get from CREDC so that it may continue to serve the community at its fullest potential. Funds to do this are essential.

As an author and instructor, I teach writing workshops locally and throughout the county, the Copake Grange provides a wonderful gathering place for artists to share with our community. The theater and wonderful room where readings and performances take place would benefit with upgrades to further support the creative endeavors of the many artists we are lucky to have in our community.

I am also a vendor (Taconic Trading Co.) at our local Copake Hillsdale Farmer's Market, and sell wares also in local farm stores, for this endeavor the Copake Grange also provides important preparatory kitchen area, which, if further developed could serve many more vendors.

I will put it simply: The Copake Grange will flourish and be able to continue its mission of servicing the community with your support.

Thank you for your consideration.

Emily Rubin
www.emilyrubin.net
<https://taconictradingco.com>

September 15, 2022

CAPITAL REGIONAL ECONOMIC
DEVELOPMENT COUNCIL (CREDC)
MIKE YEVOLI, DIRECTOR
433 RIVER STREET, TROY NY 12180

Dear Sir,

I am a resident of Copake and have lived there part time since we bought our first home in 1979. While it's been part time through the year and many vacations, it's been a full time joy. Since the beginning I have joined activities and community organizations in Copake to bring in my portion of care and energy to the well being of the Community. Copake is a special town. A strong vibe of arts, events, and Agri care along w the appeal of a small village. We have special farms some through a program of rental and public support to use fallow land for agriculture. These farms include a thriving flower business as well as the agricultural staples of all the vegetables. Other long time farms include husbandry, dairy and grains. The area is known for its superb family owned agri businesses. The revitalization of the hamlet is critical for our lovely over 200 year old village. The Roe Jan Kill, notable for its geological features and the scenic and recreational waters, would serve Copake better if access at other points could be enhanced. The Grange, a staple of a variety of entertainment and service programs, is housed in a 100 year plus fabulous building, which is being held together by ,literally the sweat and brawn of its members. The Grange is a center of gathering and supports the local population and school w a variety of programs. I am on the Service Committee and experience the satisfaction of bringing neighbors and needs together.

Please support our request for the support of the grant. It will be well used by a responsible citizenry for the future of our town, Copake

Thank you,
Elayne Dix
15 Lakeshore Drive
Copake NY
1349 lexington ave 9a
New York NY 10128
718.644.4111

September 15, 2022

CAPITAL REGIONAL ECONOMIC
DEVELOPMENT COUNCIL (CREDC)
MIKE YEVOLI, DIRECTOR
433 RIVER STREET, TROY NY 12180

Hello,

I am writing to support the grant application submitted towards the revitalization of the small rural town of Copake , NY. I am currently a small business owner, manager of the local Copake Hillsdale Farmers Market as well as an active Copake Grange member.

I don't want to go on and on about how wonderful the small rural town of Copake is but rather want to emphasize the great importance for our younger generation who are born and raised in Columbia County to have a place to live, work and prosper in the future by remaining in a community that grows. With so many young people not being able to afford living here, we need to make changes to this community to encourage them to stay here, start businesses, be part of the greater community and eventually raise their own families. It is also imperative that they can earn a good wage and support a family.

With this grant , our community will move forward and young folks will find opportunities that simply do not exist right now.

It is my hope that we can see changes that will impact our youth within our community.

Sincerely
Nicole Friedrich

September 14, 2022

Mr. Mike Yevoli, Director
Capital Region Economic
Development Council (CREDC)
433 River Street, Troy, NY 12180

Director Yevoli,

I can't tell you how deserving the small but beautiful and totally vibrant town of Copake is to receive a \$4.5 million NY Forward grant!

I first fell in love with Copake 50 years ago (!), when I discovered it as a 22-year old counselor at what was then known as Bronx House-Emanuel Camps. Little did I know, as a counselor in the Senior Citizen camp that I would be back as my husband and I moved up as full-time resident seven years ago.

We came "cold turkey," knowing no one and hoping to find friends and neighbors by getting involved with community groups.

We couldn't have found a better place than the Copake area! Its small, walkable downtown contains just about everything you need to shop, grab a takeout or sitdown meal, get gas, bump into friends old and new..... all the while surrounded by beautiful blue-green mountains and rolling fields! And of course, there's the walk-to Copake Grange, where we are constantly meeting "friends we haven't met yet" while getting closer to so many folks we've known only superficially from other local organizations, businesses, and chance encounters on the trails.

In the 50 years I've known and loved it, the little town of Copake has changed (fewer dairy cows, a few more houses) — but overall, it's been a really heart-warming change, magnified by the Grange's bringing together of neighbors from across the spectrum of social, economic, and political places.

Of course, the same differences that are inflaming the country are present in Copake: but this is one community and one organization (the Copake Grange) that are defying "what you read in the papers" and working so effectively to help neighbors come together as colleagues and friends.

Copake exemplifies what small-town America (and New York) *should* look like. But as an old farming community, much of its infrastructure (including the downtown Grange building) are in serious need of updating and repair.

A grant of \$4.5 million will go a long way toward moving rural NY Forward!

Thank you for considering this proposal!

Sincerely,

Marilyn Gross

September 12, 2022

Capital Region Economic
Development Council (CREDC)
Mike Yevoli, Director
433 River Street,
Troy, NY 12180
(sent via email to copakeNYforward@gmail.com)

To Whom It May Concern:

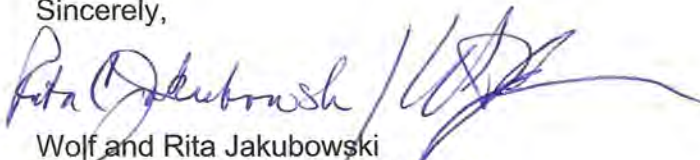
We have been homeowners in the 200-year-old Hamlet of Copake for 15 years. It is a wonderful place with a wonderful, growing population, but its infrastructure has deteriorated badly over the years and the downtown center and its surrounds are in need of major upgrades. A growing list of needs has remained on the drawing board for many years due to lack of financial resources.

It is exciting that New York State, and particularly the CREDC, recognize the needs of rural communities across the capital region and have agreed to designate monies to be directed to towns like ours. Copake has the potential to become a more vibrant model community, while incorporating modern, sustainable, inviting designs to foster growth, while honoring its historic ambiance and charm. Our town leaders have been working diligently to specify projects that would most benefit from a grant award. Last Saturday, at a special Town of Copake meeting, we participated in a vibrant exchange of ideas, concerns, and an explosion of enthusiasm as neighbors met to learn more about the work of the Copake Revitalization Committee. It is heartening to see that the potential to put new life into our town is bringing people together in positive and dynamic ways.

Copake Grange #935, located in the downtown area, has been the heart and soul of Copake Hamlet since its inception in 1903. Grange Hall, which is listed on the National Register of Historic Places, is in dire need of resources for restoration, Grange Hall not only serves as a meeting place for members, but also as a critically needed place for everyone from the Roe Jan area to gather, learn, experience music, talks and other cultural events in its theater, dinners and dancing in its common room, and more. As a nonprofit organization, the costs of simply keeping the building safe are increasingly prohibitive. Everyone would benefit from an infusion of capital from New York State.

We therefore thank the Council for its consideration of our grant application, as part of the larger submission from the town, and we encourage you to consider our proposal for award.

Sincerely,



Wolf and Rita Jakubowski
304 Snyder Pond Rd., PO Box 12
Copake, NY 12516

September 15, 2022

CAPITAL REGIONAL ECONOMIC
DEVELOPMENT COUNCIL (CREDC)
MIKE YEVOLI, DIRECTOR
433 RIVER STREET, TROY NY 12180

I am in favor of this grant. Our Grange is in need of help and this would be a big boost for us.

Thank you for your consideration.

Lindsay LeBrecht,

September 13, 2022

Mike Yevoli, Director
Capital Region Economic Development Council (CREDC)
433 River Street, Troy, NY 12180

Dear Mr. Yevoli:

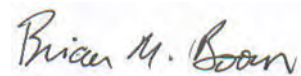
I am writing in support of the Town of Copake's proposal for a 2022 NY Forward grant that would enable the downtown of Copake to be revitalized so it can realize its full potential as an economically and ecologically sustainable community. A grant from CREDC would help position Copake as a place that more New Yorkers will want to live, work, and raise their families.

I bought a weekend home in Copake in 1995, and loved it so much I decided I would retire in the "Land of Rural Charm," as the town is known. The town is blessed to have beautiful mountains of Taconic State Park to its east, and verdant rolling hills and valleys of farm land to its west. In the middle of it all is nestled downtown Copake, which is a prime locale for an infusion of NYS funds to revitalize its infrastructure for private businesses and public spaces.

I will focus my comments on one building, Copake's Grange, of which I am a proud member. As summarized on its website, "Copake Grange 935 is a non-profit community organization comprised of local members from the Roe Jan area in and around Copake, New York. We are a local chapter of the National Grange, an organization over 150 years old that is dedicated to supporting and advancing the life of rural communities, particularly those with agricultural roots. Our Grange Hall, built in 1903, with its 94-seat theater and meeting spaces, is a location dedicated to bringing the community together through lectures, plays and performances, and serves as a civic center to advance local initiatives that can benefit our rural community."

The 119-year-old Grange Hall is in dire need of stabilization and rehabilitation. Only a stone's throw from the center of Copake's downtown, at the intersection where the Town's iconic clock is located, the Grange Hall is a keystone building in the revitalization scenario needed by the town to realize its full potential. A 2022 NY Forward grant from CREDC would transform the Grange Hall, and the entirety of downtown Copake, into an even more charming, vibrant, and sustainable small town, one for which all of New York State would be very proud indeed.

Sincerely,



Brian M. Boom
163 Valley View Road
Copake Falls, NY 12517

September 14, 2022

Mr. Mike Yevoli, Director
Capital Region Economic
Development Council (CREDC)
433 River Street, Troy, NY 12180

I am writing to support Copake's NY Forward Proposal to revitalize its central hamlet as well as other areas within the Town. I have been a resident of Copake since 1994. Currently I am the Treasurer of the Friends of Copake Grange, a Board member, and a member of its Fund-Raising Committee. I also fill two positions with the Copake Grange. Previously I was active with Copake Town committees. I continue to be an active supporter of the Roeliff-Jansen Community Library.

The Friends of Copake Grange has successfully obtained a number of grants to restore and revitalize the Grange Building--located within the Hamlet; the Friends also conducts other Grange fund-raising activities for the same purpose. Because the Grange Building is almost 125 years old, it needs extensive work.

We can only do so much without the help of significant funding from NY Forward. Because the Town is almost two hundred years old, it is evident that costly improvements must be made to the Hamlet's infrastructure, to neglected structures and for new outdoor recreational spaces. No doubt, this will all enhance the Town's and region's economics.

Copake is a community where much of its operations and activities are supported by volunteers, whether with Town committees and activities or those of community organizations. This demonstrates how much Town residents will step up to ensure that use of NY Forward funds will be successful.

Thank you for this opportunity to support this project.

Paulette Bonanno

1212 County Route 27A

Copake, NY legal address

PO Box 148

Copake, NY 12516 mailing address

(917) 842-9379

(518) 329-0779

September 14, 2022

Capital Region Economic Development Council
Michael Yevoli, Director
433 River Street
Troy, NY 12180

Dear Sir,

The Copake Grange provides critical community support for the citizens of Copake. Whether it is collecting food for the needy, arranging for local students to receive a scholarship or critical school supplies or just being a place for local citizens to use for theater, events, dinners and various other meeting place needs the Copake Grange is available and able to be leaned upon.

Each year the Grange provides xmas trees to decorate the town and is a gathering place for citizens to discuss issues with their neighbors.

The building is an historical site and hence is quite old. It needs new windows, doors, electrical work and other critical iintrastructural updates. As the leading community center for Copake it is desperately in need of an overhaul.

Please provide us the funds so that this critical Copake institution can be restored to its prior structural glory.

Thank you,

Alan and Kathy Friedman

September 14, 2022

Capital Region Economic Development Council
Michael Yevoli, Director
433 River Street
Troy, NY 12180

Dear Sir,

I am writing as a member of the Copake Grange and the owner of a small family farm in Copake. I think it would be absolutely wonderful to have the Hamlet of Copake be able to expand the stores and services available in Copake including revitalizing the Grange Hall. Copake is large enough to sustain additional businesses and could use a pharmacy and a nice restaurant that could draw people from the surrounding area. Copake would also benefit from adding sidewalks for the safety of older and younger people and expanding green common areas.

Thank you for your support of this proposal.

Best regards,

Judith Church
Owner
Back4Farm
12 Stonewall Ridge Rd.
Copake, NY 12516

September 15, 2022

CAPITAL REGIONAL ECONOMIC
DEVELOPMENT COUNCIL (CREDC)
MIKE YEVOLI, DIRECTOR
433 RIVER STREET, TROY NY 12180

Dear Mr. Yevoli,

The Grange has served the Copake community for decades. It would be most appropriate and beneficial to use funds to refurbish the building to continue to revitalize our small, but vibrant town.

My husband has been coming to Copake for over 60 years and our best decision was moving here full-time more than 10 years ago. We have seen positive changes in our community, including growth in the Grange membership and activities. Let's keep the momentum!

Sharon and Jed Luchow

September 15, 2022

Capital Region Economic
Development Council (CREDC)
Mike Yevoli, Director
433 River Street, Troy, NY 12180

Dear Mr. Yevoli:

We have had a home in Copake for 40 years. We are very proud of our little town and want to make it a thriving area. I am writing in support of the proposed revitalization plan. Copake sits in the beautiful countryside of Columbia County, however, the Hamlet of Copake is much in need of improvement. Currently, our "downtown" lacks a design that encourages walking and patronizing our local businesses. What's needed is a layout that attracts not only our residents but also visitors to the area. Our businesses need this boost so they can remain the local institutions we love. Sidewalks, as well as a new streetscape, would make all the difference. People would come to Copake to enjoy the feeling of an old-time country town square.

I am the historian of the Copake Grange which is the most significant and treasured institution in the Hamlet. It is on the National Register of Historic Places and has a special place in Copake history. Grange Hall was opened in 1903 with a celebration attracting 250 people. Today, the Grange has approximately 100 active members and is poised to once again be the center of community activity. To do so, Grange Hall must be restored and repaired to assure that its structure remains strong. This must be done with careful preservation of its architecture. The building is representative of the vernacular architecture of the period which makes it practical and functional. It is important to note that the Grange is different than other fraternal organizations. It not only opens its doors to the community for events, but also encourages others to use the Hall for parties, weddings, meetings and additional activities.

The Grange is in desperate need of restoration to its exterior (windows, doors, ramps, siding, etc.) and improvement to the interior (electrical upgrades, fire suppression systems, kitchen improvements, etc.). All must be done with careful attention to the preservation of the building which makes each project more complex and more expensive.

With your help, Grange Hall will last for many more years. We are ready to start working!

Sincerely,
Janet and Jim Mackin
361 Weed Mine Road
Copake, NY 12516

September 15, 2022

CAPITAL REGIONAL ECONOMIC
DEVELOPMENT COUNCIL (CREDC)
MIKE YEVOLI, DIRECTOR
433 RIVER STREET, TROY NY 12180

To whom it may concern,

As a Copake resident and local business owner my husband and I would love to see copake and the grange receive a grant to revitalize both the town as well as the grange.

We moved to the Copake area 7 years ago and are simply in love with the upstate small town country life.

We love the friendliness of the neighbors, the community as a whole and all the local business owners.

There is so much support amongst supporting local business and working together.

As a local business owner that use the Grange kitchen to prep and prepare some of our food products we have come to see and understand the importance of what and how the grange serves the local community and surrounding areas. When we joined the grange was just starting to rebuild both the membership as well as the membership.

Through a ton of hard work from many volunteers and fund raising efforts they have laid a great foundation but there is a ton of work needed to be done to bring the grange back to its Glory days of years past.

We would love to see Copake and the grange be rewarded with grants to help make this happen. So many lives would benefit greatly from this.

Respectfully Submitted,

Mei and Tony George

September 15, 2022

To: Mike Yevoli, Director
Capital Region Economic
Development Council (CREDC)
433 River Street, Troy, NY 12180

From: Linda Senk
98 Julianna Drive
Copake NY 12516
LASenk@aol.com/518.325.7716

To Whom It Concerns:

I am writing this letter in support of Copake NY grant application for the New York Forward. I am a member of the Copake Grange #935 and support revitalizing the Copake Grange and Hamlet.

Why Copake

Copake has a long history of people traveling to the Copake Hamlet for the rural charm of small town USA.

Our wonderful town

have a small variety of local restaurants and shop in the local stores –Dad’s Diner, The General Store, Copake Wine Works, Church Street Pizza and Deli, Clock Tower Restaurant, or bank at the Banks of Greene County and Key Bank, go to the post office, get gasoline, buy a coffee and newspaper.

This is a tremendous area for growth in our community.

- Paint all buildings along Main Street and off shoots in a color or companion colors that show the history of the town.
- Engage local artists and children to paint murals on select buildings for photo ops to post on social media sites.
- Renovate the Grange building (date of building) exterior and interior to make the building more users friendly.
- Plan to make the space for new businesses or event space such as art galleries, dance and yoga studios for children and adults.
- Continue to use the Copake memorial Park for softball, tennis, senior gatherings and annual Christmas crafts.
- Refresh the playground area in the Copake Memorial Park inclusive equipment for all ages and disabilities. This will allow peers to be together and learn from each other
- Establish a large innovative dog park with the Memorial Park.
- Install Pickelball courts and teach people how to play this exciting new game.
- Continue to work with farmers with a community garden and compost center.

Again, I sincerely hope that Copake will be a recipient of the New York Forward grant.

Thank you for your consideration.
Sincerely, Linda Senk

Capital Region Economic Development Council
Mike Yevoli, Director
433 River Street
Troy, NY 12180

September 20, 2022

To Whom It May Concern,

I am writing this letter to request that the The Capital Region Economic Development Council (CREDC) choose The Grange as a candidate to receive funds from NY Forward.

Since I have become a member of The Copake Grange I have had the chance to meet many lovely neighbors whom all share the same goals of helping neighbors and building community. We collect food for the needy, we throw square dance fundraisers, and plant sales to raise funds to preserve our historic building so that people will have a place to congregate. We lease our kitchen out to local business to help them thrive. We provide help to students.

The Grange is in a great need of many repairs. I sincerely hope you consider awarding funds to the Grange.

Thank you,
Vicki Sander
80 Connelly Road
Hillsdale NY 12529

*Capital Region Economic
Development Council (CREDC)
Mike Yevoli, Director
433 River Street, Troy, NY 12180*

Dear Mr, Yevoli,

My family has had a residence in Copake since I was a young boy in the early 1970's. I have wonderful memories of growing up in this friendly, small town. In some ways, it's nice that Copake hasn't changed much over the years. It's still a friendly small town with plenty of country charm, however, some things do change. Unfortunately, the town is in desperate need of a facelift that can help revitalize it. It's so sad that the burning of our quaint local movie theatre so many years ago seemed to mark a general decline for the town.

People have so many choices today when it comes to their basic needs, and many of the community stores in Copake have long since closed. This decline in small towns is a bit of a catch 22 since...new businesses are not likely to open until the town is more attractive to more people and; more people aren't likely to come and patronize the businesses in town until it is more attractive and there are more choices.

Small towns like Copake need these funds to help restore and uplift the community, as well as to preserve the history (like our community Grange). Please help Copake to become a vibrant small town again by considering us as a recipient for the available revitalization funds.

Thank you in advance for your kind consideration.

Sincerely,

Kevin and Sandy Camenzuli
27 Lakeshore Drive
Copake, New York 12516
(518) 672-1513

*Capital Region Economic
Development Council (CREDC)
Mike Yevoli, Director
433 River Street, Troy, NY 12180*

Dear Mr. Yevoli,

We own two properties in the town of Copake, NY, including one where I can quickly run or bike to the business center of the town. Copake has always seemed like an underdeveloped gem that just needed a facelift. We've been seeing what some love and care can do in our neighbor, Hillsdale, NY, where they added sidewalks that have attracted new businesses, tourists, and homeowners. Every weekend, I see many bicyclists riding through Copake. This would grow exponentially if we could connect it to the Harlem Valley Rail Trail. In addition, the design that has been shown to us to add sidewalks and a mini parklike area around the iconic clock in the center of town would likely attract more businesses, as well.

We hope you will strongly consider Copake in your grant allocation. Thank you in advance for your kind consideration.

Sincerely,
Jay and Amy Schiff
2340 County Road 7, West Copake, NY 12516
85 Birch Hill Road, Craryville, NY 12521

Capital Region Economic
Development Council
Michael Yevoli, Director
433 River St., Troy NY 12180

Dear Mr. Yevoli,

I have been a homeowner in Copake for 17 years and it is a terrific place to live. It has been called the "Land of Rural Charm," and it really is, but the town itself could really use some infrastructure upgrades, to help revitalize it, as there are numerous potholes and very few sidewalks, which is dangerous for pedestrians and bicyclists, both.

I am also a supporter of the historic Copake Grange, #935, which has become a wonderful space to gather residents together, as well as give back to the community. Whether someone is a member or not, the Grange is a welcoming place for all to enjoy. It would be truly terrific to have the funding to restore it to its original grandeur, so it can continue to be utilized safely by the people of Copake and of Columbia County and its many visitors for years to come!

Thank you in advance for your kind consideration.

Sincerely,

Gary and Susan Biale
1080 Lakeview Road
Copake, NY 10522
914-882-4703

Stephanie Sharp
P.O. Box 70
Copake Falls NY 12517

September 15, 2022

Mike Yevoli
Regional Director
Capital Region Economic Development Council
Hedley Park Place
433 River Street - Suite 1003
Troy, NY 12180

Dear Mike,

I moved to Copake just over 2 years ago, and have found the town to be incredibly welcoming and generous with their time and resources. I have met so many neighbors who care deeply about improving the community for long-time residents, newcomers and visitors alike.

I have a passion for restoring historic buildings, and in the past year I have purchased the abandoned Copake train depot and a former schoolhouse in the hamlet. I plan to restore these structures to their former glory and ensure the rich history of these buildings is preserved and shared.

I'm excited about the upcoming improvements that are already planned for the town, including the reconstruction of County Rte 7A, and look forward to the many other projects that could be completed with the assistance of the NY Forward program.

Thanks for considering our proposal,
Stephanie