

# DOWNTOWN COPAKE

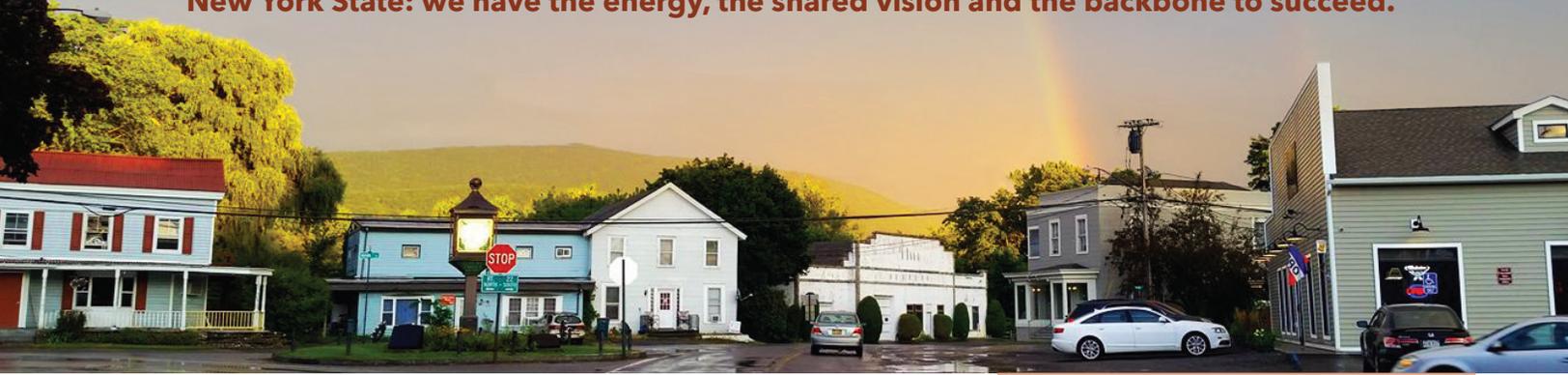
## NEW YORK FORWARD PROPOSAL

### October 2024



### message from the supervisor:

**What goes around really does come around: our agricultural heritage is the legacy driving our future.** Residents brought us the evidence – in new and expanded businesses focusing on farms, food and families. As Copake begins its third century in 2024, we are poised to refurbish our historic structures, enhance our streetscape and do more to ensure housing is affordable. We are expanding our tax base and growing our economy. We know how to work together to generate results. **We're a good bet for NY Forward and New York State: we have the energy, the shared vision and the backbone to succeed.**



## contact

**Regional Economic Development Council:** Capital Region  
**Program:** New York Forward Round 3  
**Municipality Name:** Town of Copake  
**Downtown Name:** Downtown Copake  
**County Name:** Columbia County  
**Applicant Contact:** Richard Wolf, Town Supervisor  
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**Website:** <https://www.copakewaterfronts.com/nyforward>  
**Pro-Housing Community Status:** Certified in May 2024

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# 1. Vision



## Copake's NY Forward Area...

...is the heart of our community – the economic, social, environmental, agricultural and cultural hub of innovation and creativity, as important to our legacy as it is to our future. We're 100 miles north of NYC and 125 miles west of Boston, MA. Route 22 is a major travelway at the downtown edge. We think Copake is a classic NY Forward district, where new and old investors are revitalizing anchor buildings and reusing vacant sites for planned and future affordable housing, arts and culture, history and heritage, green gathering areas, and local food and agritourism, which hold the promise of new jobs, visitation, tax base and quality of life. Our beautiful landscape, rolling hills, waterways, wide-open farmland vistas and the Taconic Mountains provide downtown's stunning backdrop. Our efforts create high visibility and aesthetically pleasing amenities (scenic, architectural and historic) that link projects via safe, walkable, inclusive and accessible on and off-road paths, new sidewalk corridors, and the Bash Bish Brook trails. We work with State, regional and County partners to ensure our vision is consistent with their strategies. For 2024 we followed State partner advice, tightening the core to be a well-defined, compact, and even more walkable area.

## Copake's Community Vision

Our residents are driving this proposal and choosing the selected projects with support from elected officials, County and regional agencies, committee members, business owners and project sponsors. Our vision expresses broadly shared consensus that emerged from dozens of events with residents, businesses, nonprofits, community-based organizations and strategic partners. We brainstormed and word-smithed, evaluated surveys and meeting input, considered feedback from state reviewers on our past NYF and DRI proposals, used available Technical Assistance and formed an NYF Committee.

## We Advance CREDC Strategies

We advance state goals and CREDC strategies: People, Place, Innovate and Grow. We are attracting investment and talent; helping entrepreneurs; modernizing agriculture; supporting tourism, arts, culture; investing in amenities; and linking to nature and waterways. We give everyone a voice and we're proud that half of our projects are woman owned or operated.

**"Our historic downtown is lively, vibrant, fun and livable.** It's a **mixed-use job center** where savvy entrepreneurs work with housing and cultural venues to attract young families, grow jobs, mentor, and lift wages. Residents invest in **accessible and affordable housing** that's walkable to all amenities. A **new generation of farmers** produce crops, products, food, and beverages. We draw on Columbia County's rural beauty to become a **four-season tourism destination**, connected to the Harlem Valley Rail Trail, and **anchored by arts, culture, and agritourism projects**. Placemaking through complete streets, a hamlet green, gardens and historic preservation transform our charming hamlet into a **smart and sustainable core.**"

### TOWN OF COPAKE ADVANCES STATE AND CREDC STRATEGIES

PEOPLE	PLACE	INNOVATE	GROW
Affordable housing, recreation and food in a small town with high-quality of life.	Quality of life, walkability, access, linkages. Support (CRAFT) projects.	Modernize to grow and retain jobs in agriculture and tourism.	Natural resource companies in agriculture and tourism.
<b>We offer:</b> 39 units of affordable housing; Restored Copake Inn; Grange Civic Center; new venues; local food eat/drink; farm stores.	<b>We offer:</b> Complete Streets; Grange entertainment; wayfinding; recreation: Copake Green, trails, and HVRT Spur.	<b>We offer:</b> Ag-forward plan; Cowork Ctr. Mentoring, Astor Court green building with hempcrete.	<b>We offer:</b> Astor Court Gardens; Deep Roots Farm; Buckley Riding Center; Kiernan Farm Store; marketing.

## 2. Public Support



### Our vision expresses broadly shared consensus.

We expanded community engagement in 2024. We convened an NYF Proposal Committee who helped lead an inclusive, robust, accessible process with multiple in-person and online events. To reach more residents in 2024 we used multiple media with QR codes driving access and input to a comprehensive website. We made it easy for anyone with a phone or computer to engage in real time, resulting in the most impactful input yet. We integrated feedback from State agencies on past proposals with ideas from NYF webinars. We reviewed the proposal with the NYS DOSTA provider. We received strategic public support from over 200 participants through this and recent engagement.

*“The CR 7A Complete Streets rebuild, Copake Spur, Cup of Coffee Trail and Copake Green offer visitors “family-friendly, regionally unique, visually appealing and inexpensive experiences.”*

- **LEADERSHIP:** The Town Board’s unanimous support reflects our strong commitment and readiness.
- **DOOR-TO-DOOR VISITS:** Town Supervisor Richard Wolf and Economic Development Advisory Committee member Roberta Roll spoke to dozens of people who operate businesses, own commercial buildings, own buildings that could be reused, and bought recently foreclosed properties. They engaged realtors, business owners, regional cultural institutions, educational institutions, social and public service organizations. **And it worked: 9 of our 20 projects are new in 2024 including reuse of our largest and most blighted buildings.**
- **STANDING COMMITTEES:** We integrated input from past and ongoing projects that include in-person and virtual events, online surveys, walk and talks, and open houses. Standing committees focus on local roads, economic development,

### MOST POPULAR PROJECTS

- Create affordable housing
- Improve sidewalks on 7A
- Connect sidewalks and trails (including the Copake Spur)
- Save the Copake Grange
- Increase locally grown food
- Add farm-to-table options
- Add places to eat and drink
- Beautification
- Attract living wage jobs
- Build hamlet green at the Fire Pond
- Bring more visitors downtown

conservation, climate change, historic preservation, and agriculture gathered ideas year-round.

- **OUTREACH:** We used creative posters, flyers, save-the-date cards with QR codes linking the community survey, call for projects and call for letters of support. We sent emails and piggybacked mailings, web updates, and thank you cards. Multiple issues of the **Copake Connection newsletter** and other Town social media focused on the 2024 NYF proposal’s vision, community needs and highly supported projects.
- **WEBSITE:** The Copake NY Forward website at [www.copakewatersfronts.com/nyforward](http://www.copakewatersfronts.com/nyforward) was updated. It’s accessible to residents 24/7. The NYF website logged over 200 visits in the 8-week period since the call for submissions opened in 2024.
- **COMMUNITY SURVEYS:** Multiple surveys compile input from over 200 participants.
- **OPEN CALL FOR PROJECTS:** The open call received 7 responses. A dozen sponsors submitted information directly.
- **WORKSHOPS:** Well-attended recorded hybrid community meetings were held on 9/14/24 (30 participants) and 10/10/24 (25 participants). Events were held at the fully accessible Town Hall. One was held on a Saturday to engage weekend residents. Input was also solicited at Town Board Meetings.

# 3. NY Forward Area and Map

**POST PANDEMIC COPAKE IS EXPERIENCING A RENAISSANCE:** With old and new residents investing in buildings to live, work and play.

In choosing a compact walkable area the Town considered past feedback. We selected an area with enduring charm and convenience, ready sponsors, and available infill buildings and vacant land where momentum from this moment will drive future growth. We included cultural and environmental amenities, and historic structures that frame Copake’s legacy and future. The area has multiple downtown churches, banks, diner, liquor store, gas station and restaurants. The boundary contains a robust mix of uses, including long-time store owners operating alongside entrepreneurs and artists whose investment projects are ripe and ready to go. The target area appeals to visitors and builds Copake’s brand as a biking and hiking destination. We intentionally link attractions, recreation, green space and parks through trails, wayfinding, paths and trailheads to the Copake Spur and Cup of Coffee Trail.

**The NYF Area was chosen because it:**

- Is compact, walkable, bikeable and livable year round
- Links arts and cultural anchors in historic buildings
- Builds on CR Route 7A’s traditional rural character
- Celebrates waterways, parks, trails and open spaces
- Appeals to employers and workers
- Focuses on fresh local food and community wellness
- Models affordability to avoid gentrification
- Reinforces Capital Region, Mid-Hudson Valley, Catskills and Berkshires’ tourism
- Promotes green building, energy and infrastructure

We have a strong foundation to build upon. Copake’s year-round and seasonal population approaches 7,000 people and Columbia County reports that 14,729 residents live within ten miles of the core. Downtown attracts thousands of visitors from the Capital Region, Catskills, Mid- Hudson Valley, the Berkshires and beyond including the 176,000 people who enjoy the Harlem Valley Rail Trail each year. The recent Roe Jan Ramble Bike Race attracted 735 riders and an estimated 2,000 family members. Nearby is the Alander Lodge and Restaurant, Rapid Care Center, Primary Care, Town Hall, Farmland Renewal LLC, FarmOn!, Copake Rescue Squad, Memorial Park, Camphill Village and the Catamount Ski Area.



## A COMPACT AND WALKABLE CORE

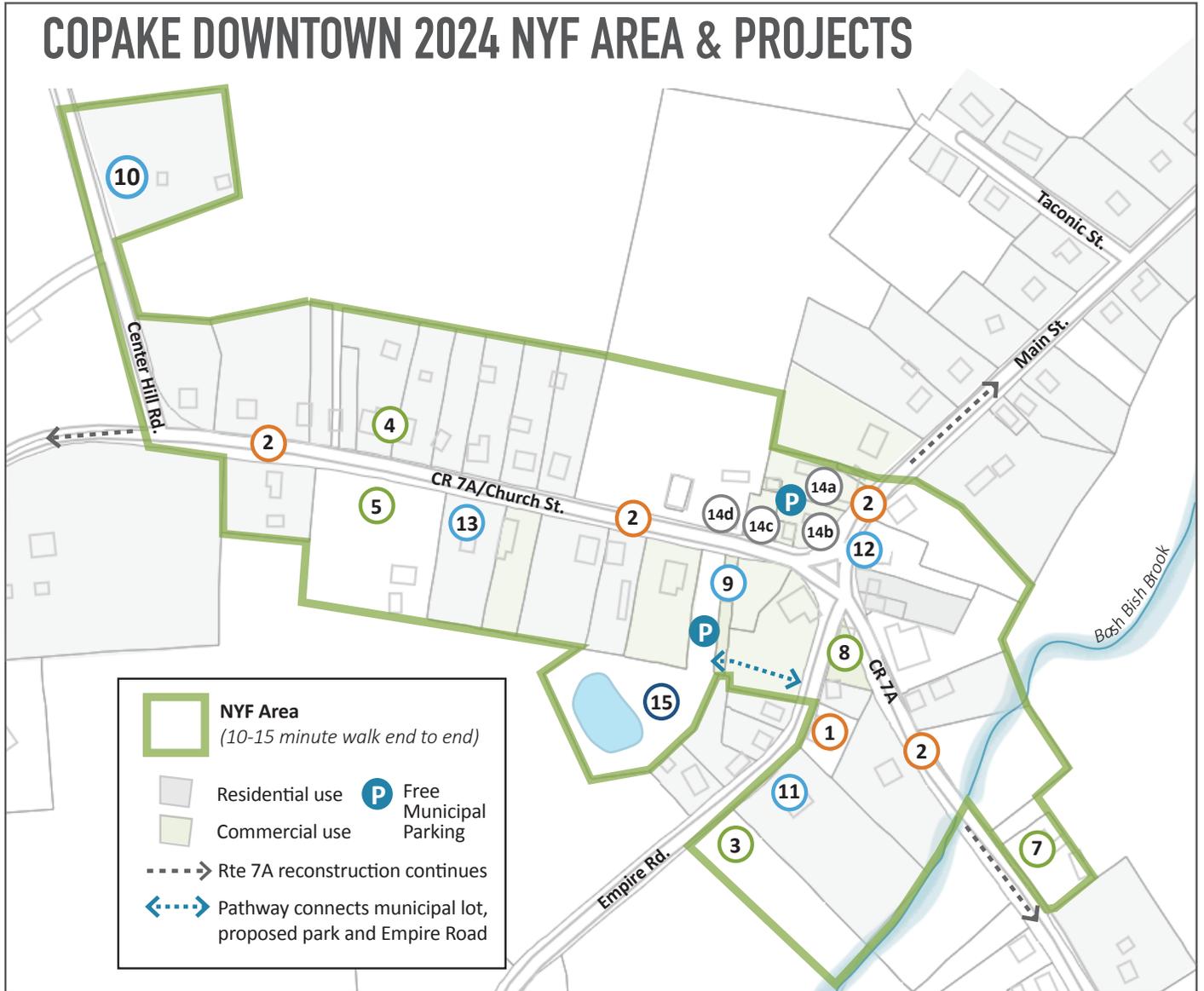
The core of Copake’s NY Forward boundary extends from Center Hill Road, along the north and south sides of County Route 7A, and southward just past Bash Bish Brook. It also encompasses parcels concentrated slightly north along Main Street and to the south on Empire Road. The trail network extends along donated easements, crossing Route 22 and joining the Harlem Valley Rail Trail. (See NYF Boundary & Project Map on following page.)

Without a traditional street grid, it can be hard to appreciate the scale and walkability of a rural downtown. Copake’s NYF boundary contains 35 acres reaching 0.35 miles east to west with a 1.35-mile perimeter. It’s a 10-15 minute walk from edge to edge. As a reference point, the average length of a block on Warren Street in downtown Hudson is 780 linear feet. In comparison, considering the current Copake Memorial Clock the centerpoint:

<b>Less than 1 Block</b>	10 projects are located less than 1 block from the Copake Memorial Clock: Copake Wine Works, Hamlet Hound Distillery, General Store, Church St. Deli, Copake Green, Copake Connect Cowork Space, and the Copake Inn.
<b>1.5 Blocks</b>	7 projects are less than 1.5 blocks from the Clock: The Hub, Astor Court Gardens, School House, Copake Grange, Purple Grape Restaurant, Deep Roots Farm and Buckley Riding Center.
<b>2 Blocks</b>	Center Hill Road Affordable Housing is 2 blocks from the Copake Memorial Clock.
<b>3.5 Blocks</b>	Center Hill Road to the former Hub Restaurant is 2,854 feet or a little over 3.5 blocks.
<b>4.5 Blocks</b>	Copake Spur Trail to the new Kiernan Farm Store past Route 22 is 3,460 linear feet or 4.5 blocks.

As we close our year of bicentennial celebrations in Copake, there is broad consensus that our future is bright. Ongoing private investment is critical to our success. Individual projects described in the following section are fiscally strong, strategically located and deeply supported by the community. But it’s the connections that knit them together - safe mobility, placemaking, farmland, parks and trails, brooks and waterways centered around a complete street on CR 7A - that unify rural landscape and tell Copake’s emerging story. Together they position downtown to drive catalytic impact, create jobs, speed investment, leverage collaboration and fuel future progress.

# COPAKE DOWNTOWN 2024 NYF AREA & PROJECTS



## CATALYST PROJECTS

- 1 Copake Grange 935 (628 Empire Rd)
- 2 Rte 7A Complete Streets

## FARMS AND FOOD

- 3 Astor Court Agritourism & Wellness Retreat (556 Empire Rd)
- 4 Deep Roots Farm Store & Farmworker Housing (1639 & 1643 County Rte 7A)
- 5 Buckley Farms Therapeutic Riding Ctr (1630 County Rte 7A)
- 6 Kiernan Farm Store on Copake Spur\* (Weed Mine Rd & Rte 22)
- 7 Reuse of the Former Hub Restaurant (138 County Rte 7A)
- 8 The Purple Grape Restaurant (636 Empire Rd)

## NEW BUILDING & REHAB/HOUSING

- 9 Copake Connect - CoWork & Affordable Apts (1676 County Rte 7A)
- 10 Center Hill Rd Affordable Housing (372 Center Hill Rd)
- 11 Copake Schoolhouse Rehab. (624 Empire Rd)
- 12 Copake Inn Mixed-Use/Housing (170 Main St)
- 13 Affordable Housing/Mixed-Use (1662 County Route 7A)

## SMALL PROJECT FUND\*\*

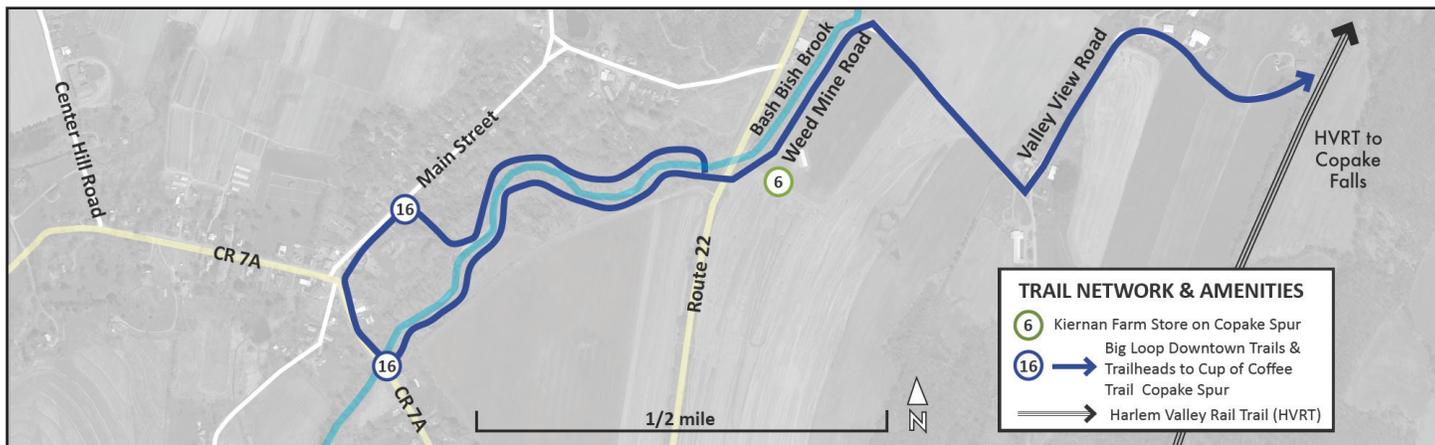
- 14a Copake Wine Works & The Hamlet Hound Tasting Room (177 County Rte 7A)
- 14b Copake General Store (171 Cty Rte 7A)
- 14c Church Street Deli & Pizza (1677 Cty Rte 7A)
- 14d Bargain Barn Building (1673 County Rte 7A)

## PLACEMAKING & PUBLIC IMPROVEMENTS

- 15 Hamlet Green Park
- 16 Big Loop Downtown Trails\*
- 17 Downtown Wayfinding System & Marketing Initiative (Downtownwide)

\*See Copake Trails & Trailheads Map

\*\*Small Project Fund is downtownwide. The Town called for sample projects to illustrate the benefits of the fund to small businesses and received four proposals, which are described in Section 4.



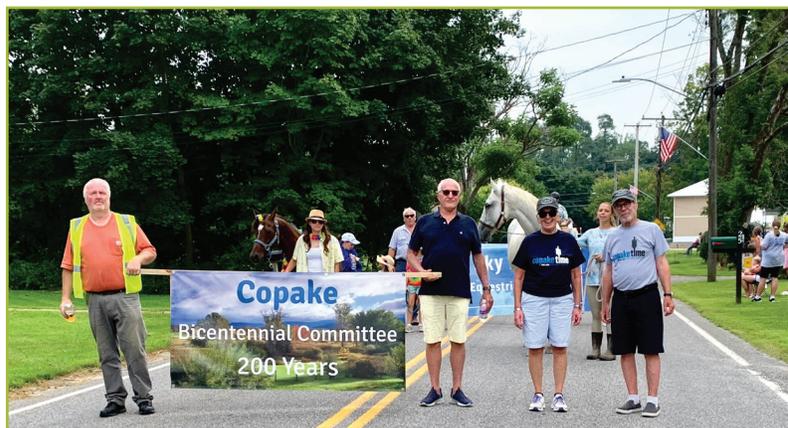
## 4. Transformational Projects

We solicited an inclusive slate of projects through an open call for projects, community survey, comments at community engagement events, and numerous potential sponsor interviews. The projects build on our strengths, align with our NYF vision, advance CREDC program goals, have strong public support, and benefit the entire community. Projects were selected because they demonstrate a high level of readiness and, when considered together, are transformational and visibly impactful. In summary the transformational projects include:

- Total value of \$30.4M with \$15.5M in NYF projects and \$14.9M in local match (50% match ratio).
- 20 projects/4 subprojects, including 9 new or significantly expanded from 2023 NYF submission.
- 39 affordable apartments that are being rehabbed in the project buildings.
- 10 projects that are woman owned or operated.
- 13 projects that are sponsored by the private sector, 3 by the nonprofit sector and 4 by the Town of Copake.
- 260 jobs that have resulted from this investment. 100+ jobs have been created recently by Catamount Ski Area, Alander Lodge and Restaurant, and other employers. There is \$82M in job-related spending power.
- \$110M documented in recent and impending investments (see detailed table by sector).

These projects were selected because they reflect our longstanding and widely shared vision, but also because they come directly from our community, which is clearly ready to enter public-private partnerships to deliver innovative and sustainable agricultural production, value-added local food and beverages and decent year-round farmworker housing – projects that appeal to full-time and seasonal residents as well as visitors to Copake and beyond. Our citizens provide the momentum and NY Forward provides the catalyst that will drive Copake forward – expanding on our heritage as a modernized agricultural center for Columbia County, the Capital Region and beyond.

*In downtown Copake you can walk comfortably from your home to daily Main Street services, grab a bite at friendly local bars and restaurants like Church Street Deli and the “coming soon” Purple Grape Restaurant. Stroll or bike along the accessible Cup of Coffee Trail by the Bash Bish Brook, which will soon meander across farm field easements connecting to the Harlem Valley Rail Trail. In the evening, imagine having a drink at the wine bar at the former Hub then attending a concert or event at the historic Copake Grange.*



The sponsors are a group of seasoned collaborators creating opportunities to grow the number of businesses; restore historic buildings; add more homes and apartments; develop new accommodations for visitors; expand recreation; and create art, cultural and entertainment venues in a way that reduces their carbon footprint, maintains historic character, and increases their climate resilience. Each project description lays out location, sponsor, budget and funding sources and scope. All projects meet these requirements: They are all public, private or nonprofit with the capacity to complete their project in two years (2026-2027) and who have site control or an option to purchase. Private projects provide at least 25% local match. Large projects (over 5,000 square feet) and new construction will meet decarbonization goals.



# Projects at a Glance

Copake Downtown 2024 NYF Projects	Sponsor	NYF Cost	Leverage (plus %)	Total	Jobs
<b>CATALYST PROJECTS</b>		<b>\$3,470,000</b>	<b>\$7,630,000</b>	<b>\$11,100,000</b>	<b>24</b>
1. Historic Rehab. of Copake Grange	Friends of Grange 935 (Non-Profit)	\$1,470,000	\$330,000 (20%)	\$1,800,000	24
2. Reconstruct Rte. 7A Complete St./Placemaking	Town of Copake	\$2,000,000	\$7,300,000 (78%)	\$9,300,000	0
<b>FARMS AND FOOD</b>		<b>\$4,661,800</b>	<b>\$1,956,300</b>	<b>\$6,618,100</b>	<b>116</b>
3. Construct Astor Court Agritourism & Wellness Retreat at FarmOn!	Farm On! Inc. (Non-profit)	\$2,650,000	\$1,000,000 (27%)	\$3,650,000	45
4. Construct Deep Roots Farm Store & Rehab. Farmworker Housing	Deep Roots Farm	\$595,000	\$225,000 (27%)	\$820,000	34
5. Expand Therapeutic Riding Center	Buckley Farms	\$277,500	\$277,500 (50%)	\$555,000	6
6. Construct Kiernan Farm Store at Copake Spur	Kiernan Family	\$750,000	\$250,000 (25%)	\$1,000,000	6
7. Rehab. Former Hub Restaurant at Copake Spur	Jim Walton	\$245,000	\$115,000 (32%)	\$360,000	10
8. Rehab. Purple Grape Restaurant	Maryanne Congi	\$144,300	\$88,800 (38%)	\$233,100	15
<b>NEW BUILDING &amp; REHAB WITH HOUSING</b>		<b>\$4,346,000</b>	<b>\$3,404,000</b>	<b>\$7,750,000</b>	<b>90</b>
9. Create Copake Connect Co-Work Center & Hsg	Copake Connect LLC	\$246,000	\$164,000 (40%)	\$410,000	20
10. Construct Center Hill Affordable Housing	Meir Benudis Contracting	\$480,000	\$160,000 (25%)	\$640,000	12
11. Rehab. Historic Copake Schoolhouse	Old Souls Company	\$120,000	\$80,000 (40%)	\$200,000	8
12. Copake Inn Mixed-Use w/Housing	David Lanoue, Lanoue Inc.	\$2,500,000	\$2,500,000 (50%)	\$5,000,000	50
13. Rehab. Mixed Use/Affordable Housing	Paul Saccoccio	\$1,000,000	\$500,000 (33%)	\$1,500,000	0
<b>14. SMALL PROJECT FUND</b>		<b>\$283,750</b>	<b>\$101,250</b>	<b>\$385,000</b>	<b>30</b>
14a. Rehab Copake Wine Works & Hamlet Hound Tasting Room/Distillery	Hudson Phoenix Mgmt.	\$10,000	\$10,000 (50%)	\$20,000	5
		\$60,000	\$30,000 (33%)	\$90,000	
14b. Rehab. Copake General Store	Seung Suh	\$18,750	\$6,250 (25%)	\$25,000	10
14c. Rehab. Church St. Deli & Pizza	Michael Valden	\$150,000	\$50,000 (25%)	\$200,000	15
14d. Rehab Bargain Barn Building	Bargain Shop (Non-Profit)	\$45,000	\$5,000 (10%)	\$50,000	0
<b>PUBLIC IMPROVEMENT PROJECTS</b>		<b>\$2,750,000</b>	<b>\$1,825,000</b>	<b>\$4,575,000</b>	<b>0</b>
15. Create Copake Hamlet Green Park & Trail	Town of Copake	\$500,000	\$250,000 (33%)	\$750,000	0
16. Big Loop Downtown Trail & Trailheads: Cup of Coffee Trail and Copake Spur Trail	Town of Copake	\$1,800,000	\$1,525,000 (46%)	\$3,325,000	0
17. Copake Downtown Wayfinding System & Marketing/Branding Initiative	Town of Copake	\$450,000	\$50,000 (10%)	\$500,000	0
<b>ALL PROJECTS</b>		<b>\$15,511,550</b>	<b>\$14,916,550 (51%)</b>	<b>\$30,428,100</b>	<b>260</b>

# CATALYST PROJECTS

## #1 Copake Grange Historic Restoration and Theater Modernization

628 Empire Road

Total Cost: \$1,800,000 Total Leverage: \$330,000 (20%)  
 NYF Funds Proposed: \$1,470,000

**PROJECT SCOPE:** It's impossible to overstate how important the Grange is to Copake: There is overwhelming support for this project. Building upgrades will bring the community together through dinners, arts, cultural experiences, entertainment, education, and wellness for families and children. Built in 1903, the prominent two-story wood frame building is the only active Grange Hall in Columbia County. With its 94-seat theater and meeting spaces, it's the NYF area's civic center. Building rehabilitation must comply with standards for National Register Listed Buildings. Construction totals \$630K including full interior rehab, exterior siding, windows and roof with solar panels; new well and septic, and contingency. Theater upgrades total \$510K including state-of-the-art rigging, curtains, lighting, power, sound and stage floor with audio-visual installation/live-stream. Soft costs including historic preservation, design, and utility consultant total \$330K.

- **Sponsor:** Friends of the Copake Grange.
- **Jobs:** Two dozen local small businesses and performers annually.
- **Readiness & Timeframe:** A contractor's opinion of cost is complete and a preservation architect is preparing a building assessment and code review.
- **Decarbonization:** Design will consider electrifying system, rooftop solar, heat pump, energy efficient windows, and sustainable plantings – creating a benchmark solution for historic venues.

## #2 Reconstruct Route 7A Complete Streets & Placemaking

CR 7A and Empire Road

Total Cost: \$9,300,000 Total Leverage: \$7,300,000 (\$6.3M County and \$1.0M Town) NYF Funds Proposed: \$2,000,000

**PROJECT SCOPE:** Enhancing CR 7A is a clear priority with strong public support. **NY Forward:** \$2.0 million for sidewalks, lighting, furnishings, receptacles, lighting, banners, plantings, landscaping on CR 7A and Empire Road. **Local Match:** 1) Reconstruct and pave 1.74 miles of travel lane through the center of the NYF Area, add 2,000 linear feet of new stormwater drainage, add 3,000 linear feet of curbing and add 1,500 linear feet of sidewalk (\$6.1 million, Columbia County). On Empire Road: Construct 400 linear feet of sidewalk (\$200,000 from Columbia County). 2) Improve walkway from Church Street lot to Empire Road, add additional off-road pathways, construct sidewalks on Empire Road, install street lighting on CR 7A and Empire Road, create greenspace around relocated Copake Memorial Clock. (\$1.0 million, Town of Copake). These improvements promote walkability, increase safety for people of all ages and abilities, and reduce stormwater runoff.

- **Sponsor:** Town of Copake.
- **Jobs:** Construction period jobs.
- **Readiness & Timeframe:** Multi-year design, opinion of costs, permitting, and public input complete. Barton and Loguidice is helping with construction management and designing Town-funded elements.
- **Decarbonization:** Complete streets encourage people to walk for short-distance trips, reducing automobile use and emissions. Gardens will reduce heat island impacts and mitigate emissions levels and air pollution.



Transformative Impacts

- Restores a **landmarked historic building** with urgent needs that also provides essential services
- Attracts visitors who **support business and jobs** that in turn grow taxable sales
- Brands Copake as a **creative arts, culinary arts, and tourism destination** focused on the CRAFT cluster
- Promotes **green building practices** and models energy-efficiency in a historic building
- Celebrates **local history and culture**

*Historic renovation & theater upgrades to only active Grange Hall in Columbia County*



Transformative Impacts

- Defines **public realm**, creating healthy, accessible, and inclusive spaces connected by on- and off-road paths
- Anchor of Town's proposal for **AARP Age Friendly Community** designation
- Creates **safer travel routes** between NYF projects, calms traffic and increases street activity and business visibility
- Increases **pedestrian & bicyclist safety**
- Reduces auto usage in/around downtown, promoting a more active lifestyle and **reducing carbon emissions**

# FARMS & FOOD

## #3 Astor Court Gardens Agritourism & Wellness Retreat at FarmOn!

556 Empire Road

**Total Cost:** \$3,650,000 **Total Leverage:** \$1,000,000  
**NYF Funds Proposed:** \$2,650,000

**PROJECT SCOPE:** The Capital Region, Hudson Valley and Berkshires are renowned for their natural beauty, historical sites, cultural attractions and agricultural heritage. Rising interest in local food and sustainable ways of living draw residents and visitors. Astor Court Gardens at Empire Farm sponsored by FarmOn! Foundation will be a premier agritourism destination with unique lodging, farm-to-table experiences, wellness services and educational workshops with access to nearby NYF restaurant projects. The use of plant-based hempcrete construction (a sustainable alternative to concrete) and off-grid power position the project as a model of sustainability. FarmOn! has invested \$300,000 in this project to date. Components: 24 bed & breakfast rooms alongside the Bash Bish Brook in retrofitted silo grain bin structures; a wellness spa offering classes and treatments; fitness programs; and educational offerings; event space; a farm market; a flower shop and gardens, pathways and trails.

**NY Forward:** \$2.65M request from NYF includes 1) Construction labor and materials, atrium structure, geodesic dome, well, finishes, and fixtures (\$1.56M); 2) Marketing and outreach, programming and community development, landscaping, parking and roadways, power, plumbing, electric, and HVAC (\$1.09M).

**Local Match:** Project management, design and administration (\$150K) and payroll, staffing, and training (\$850K).

**Annual Expense:** \$3,000,000.

**Annual Revenue:** \$5,525,000. The project will attract an estimated 15,000 visitors annually, occupying an estimated 7,400 bed nights for an annual estimated occupancy rate of 84.5% by year 2026-2027. Rooms will rent between \$450 and \$650 per night based on the season. Revenue derives from:

- Hotel (24 rooms) (\$4.18M) with 15,000 guests annually (84.5% occupancy)
- Spa (\$1.18M) with 3,725 guests spending \$300 on average (80% capacity)
- Food Market (\$165K) with 7,500 guests spending \$22.00 on average
- **Sponsor:** FarmOn! Foundation.
- **Jobs:** Will create 30-45 FTE jobs in agritourism, wellness, event space, market, flower shop and gardens.
- **Readiness & Timeframe:** Conceptual plan and opinion of cost has been shared. FarmOn! Executive Director Tessa William has extensive experience in food service and accommodations.
- **Decarbonization:** Agritourism will promote sustainable farming practices, protect natural resources, and contribute to a healthier environment. The sponsor is committed to using hempcrete plant-based construction and off-grid power.



## Transformative Impacts

- Creates a premier **agritourism, arts and cultural destination** serving visitors from multiple regions
- Supports businesses (on farm and off) in the **CRAFT cluster**, increases jobs and grows taxable sales
- Improves the downtown environment by preserving **historic farm buildings**
- Promotes **green building** practices including sustainable hempcrete construction
- Improves **energy-efficiency** of a historic building, reducing carbon emissions

*Revitalize part of Empire Farm into a thriving agritourism destination, preserving its historical significance while creating new economic opportunities.*



# FARMS & FOOD

## #4 Construct Deep Roots Farm Store & Rehabilitate Farmworker Housing

1639 & 1643 County Route 7A

**Total Cost:** \$820,000 **Total Leverage:** \$225,000 (owner equity \$150K & farmer equity \$75K; 27% match ratio)  
**NYF Funds Proposed:** \$595,000

**PROJECT SCOPE:** Deep Roots is a 53-acre, year-round, organic hyper-local vegetable farm. The owner bought the property at tax foreclosure (\$200K). Deep Roots sells at multiple farmers markets. NYF funds are requested to expand on-farm businesses including education, farm-to-table events, store, culinary kitchen and apothecary. A new pole barn will be built for the farm store. Driveway and parking area redesign will create safe separation of public areas and active farming (\$85K). Investment planned: excavation (\$35K); farm store pole barn (\$75K); foundation (\$12K); kitchen (\$60K); supplies and equipment (\$95K); historic farmhouse restoration (\$170K); driveway repairs (\$38K). A 2,000 SF building will be rehabilitated to safe farmworker housing (\$250K). The 6-10 units of affordable housing help the farm retain workers year-round. The farmers also operate a greenhouse construction company in the winter that will provide more local jobs. Over \$500,000 has been invested to date.

- **Sponsor:** Owner Jim Walton and Farmers Scott and Stormie O'Rourke.
- **Jobs:** Will create 34 FTE jobs.
- **Readiness & Timeframe:** Conceptual plan and opinion of cost provided by landscape architect.
- **Decarbonization:** The project includes installation of bike racks and an EV charging station to encourage multiple modes of transportation.



### Transformative Impacts

- Offers convenient, equitable and affordable access to **fresh food and products** from local producers
- Safe **farmworker housing** enables year-round operation
- Supplies **existing restaurants** and NYF projects including Buckley Farm, Wine Works, Purple Grape and Astor Court Gardens
- Promotes a **healthier diet**, in a NYS County facing challenges in access to health care

## #5 Expand Buckley Farms Therapeutic Riding Center & Farm Access

1630 County Route 7A

**Total Cost:** \$555,000 **Total Leverage:** \$277,500 (owner equity; 50% match ratio) **NYF Funds Proposed:** \$277,500

**PROJECT SCOPE:** Buckley Farms is a woman-operated family farm and equestrian center in the heart of the NYF area, with 71 acres held by the Columbia County Land Trust Conservancy. Buckley Farms has 10 horses that train for therapeutic riding. The farm has a barn with electricity, heat, and running water; several paddocks with sheds; and other infrastructure including paths, roads, parking and a studio apartment farmworker housing. In 2024, sponsors invested \$78K to construct an outdoor riding ring and add 4 horses to the herd.

Buckley Farms helps people struggling with health issues, including veterans and young adults facing drugs, alcohol, and other mental health concerns that have increased post pandemic. Therapeutic riding is an approved therapy for multiple diagnoses and can be prescribed by a doctor. Working with Camphill Village - a renowned local community of adults with special needs - creates bonds between diverse stakeholders. A range of livestock will be accessible in an interactive setting. NYF tasks include adding an indoor arena (\$460k); 5 paddocks for additional livestock (\$75k) and storage sheds (\$20k). The expanded center will provide services year-round, especially for those who require and thrive in a sensory-friendly environment.

- **Sponsor:** Owner Karen Agnifilo and daughter Alexandra Conescu.
- **Jobs:** Will create 6 FTE jobs.
- **Readiness & Timeframe:** Conceptual plan and opinion of cost is complete.
- **Decarbonization:** Does not meet 5,000 sq.ft.threshold for decarbonization.



### Transformative Impacts

- Offers transformational experience of **therapeutic riding** for young people and adults with disabilities
- Offers a **sliding scale** for local residents; therapeutic riding can also be prescribed by a physician
- Highlights the **capacity of people with disabilities**

*Therapeutic riding offers unique mental health benefits to residents and visitors*

# FARMS & FOOD

## # 6 Construct the Kiernan Farm Store on the Copake Spur

Weed Mine Road & Route 22

**Total Cost:** \$1,000,000 **Total Leverage:** \$250,000  
**NYF Funds Proposed:** \$750,000

**PROJECT SCOPE:** The site is a 5-generation family farm on 475 acres, 365 of which are under conservation easement. This project will build a year-round retail farm shop offering fresh food, beverages, artisanal crafts, and events along the Copake Spur, where families and cyclists connecting from the Harlem Valley Rail Trail can gather and enjoy the beautiful view. It adds a new revenue stream for the farm, creates local jobs and adds an agricultural destination. The market will feature fresh local food and products from other farms plus a corn maze, petting zoo and farm tours. NYF total costs are \$750K include site work (\$100k); roadways and pathways (\$50k); utilities (\$50k); farm store construction with ADA compliant bathrooms and accessways (\$500k); furnishings and equipment (\$50k). Leverage totals \$250k with utilities (\$25k); well and septic (\$25k); landscaping and plantings with outdoor dining areas (\$100k) and furnishings and inventory (\$100k).

- **Sponsor:** Kiernan Family.
- **Jobs:** Will create 6 jobs.
- **Readiness & Timeframe:** Cost estimates were provided by the project sponsor, based on discussions with local contractors. Conceptual plan and opinion of cost have been prepared.
- **Decarbonization:** The project connects via the Copake Spur trail to HVRT, catering to pedestrians and bicyclists with mile-zero food that has not been transported long distances.



- Supports **farm succession and diversification** and a **woman-owned** family agricultural enterprise
- Offers a variety of **value-added products** from local and regional producers to strengthen the food system
- Strengthens **"farm-to-table"** connections which help other NYF projects
- Trains and retrains workforce for work in **CRAFT cluster jobs**
- Promotes a **healthy diet**, in a NYS County facing challenges in access to health care

## #7 Restore the Iconic Hub Restaurant and Wine Bar at the Copake Spur

138 County Route 7A

**Total Cost:** \$360,000 **Total Leverage:** \$115,000 (*owner equity*) **NYF Funds Proposed:** \$245,000

**PROJECT SCOPE:** Rehabilitate a landmark building long fallen into disrepair and add a small plate restaurant and wine bar. With a high visibility location at the hamlet end of the Copake Spur and Cup O' Coffee trail, the Hub will welcome HVRT users and locals alike, serving NYS wine, distilled liquor, beer and cider and small plates locally sourced from nearby farms. The "small bites" concept supports local farms by featuring a changing, seasonal menu of locally sourced ingredients. Local artisan pottery and artwork will be available. The Hub will offer entertainment from wine tastings and trivia nights to live musical performances. A planned deck boasts a spectacular view. NYF funding of \$245k will build out the space (\$160k), buy opening inventory (\$65k), and buy furniture and furnishings (\$20k). The sponsor will contribute \$115k to the project startup costs including utilities, furniture and furnishings, and inventory.

- **Sponsor:** Owner James Walton.
- **Jobs:** Will create up to 10 jobs.
- **Readiness & Timeframe:** Conceptual plan and opinion of cost have been prepared.
- **Decarbonization:** Does not meet 5,000 sq. ft. threshold for decarbonization.



- Supports **NYS vintners, brewers and cidemakers**
- Supports local farms by featuring a changing, seasonal menu using **locally sourced ingredients**
- Provides a place for **local artisans** to display and sell their work
- Updates a **prominent historic building**, improving structure and site aesthetics
- Provides **additional gathering/meeting** space for the community and local organizations

## FARMS & FOOD

### #8 Restore and Preserve Historic Building as the New Purple Grape Restaurant 636 Empire Road

**Total Cost:** \$233,100 **Total Leverage:** \$88,800 (*owner match 38%*) **NYF Funds Proposed:** \$144,300 (*exterior and interior rehabilitation*)

**PROJECT SCOPE:** Rehabilitate, reuse and preserve a 3,750 SF historic building for a new restaurant by an accomplished chef at a highly visible parcel fronting CR7A and Empire Road. The project is a woman-owned and operated small plate restaurant that has formed partnerships with other NYF projects to sustain small farms and distilleries. Menu items will be available at the Copake General Store, Deep Roots Farm, Wine Works and Astor Court Gardens. On and off-site catering will be available. Local crafters' and artists' work will adorn the interior walls. Musicians will enhance the ambiance. The building also contains 4 apartment units and a rented cottage. The front porch with outdoor dining will overlook the renewed NYF Area. Improvements include: exterior improvements (\$60.7K); interior improvements (\$83.6K); furniture, furnishings and equipment and soft costs (\$88.8K, owner match).

- **Sponsor:** Owner: Chap Management, Inc. and Chef: Maryann Congi.
- **Jobs:** Will create 15 FTE jobs in addition to construction period jobs.
- **Readiness & Timeframe:** Conceptual designs and opinion of cost complete. Owner approves project, and sponsor is leasing the space.
- **Decarbonization:** Elements including electrification, window replacement and similar activities reduce carbon emissions.



### Transformative Impacts

- Maintains **four apartments** addressing needs for housing within walking distance from work and shopping
- Restores mixed-use historic building with **façade improvements** to preserve and enhance a prominent location
- Provides **jobs, taxable sales, and more dining opportunities** for those visiting and living in the area
- Identifies Copake as an **arts and cultural destination**
- Enhances the **Town's tax base** through a significantly upgraded property

## BUILDING REHAB & REUSE/HOUSING

### #9 Create the Copake Connect Co-Work Center and Affordable Apartments 1676 County Route 7A

**Total Cost:** \$410,000 **Total Leverage:** \$164,000 (*owner equity*) **NYF Funds Proposed:** \$246,000

**PROJECT SCOPE:** Connect CoWork Center is in the heart of downtown next to the municipal parking lot. It will improve a highly visible building including rehabilitation of two 1-bedroom affordable apartments and a new co-working space to bring people into the NYF area and facilitate a greater mentoring community for job creation (e.g., access to work hybrid or remotely). The ADA compliant coworking space will offer three zoom rooms, one conference room, and 12 co-working open desks with printing and internet capability. Scope of work totals \$410K. The NYF request of \$246K includes replacing exterior siding, window trim, soffits (\$50K), repaving parking lot and adding new deck for community events, landscaping and fencing to shield surrounding uses (\$60K). Two affordable apartments will receive interior repairs, painting, accessibility, upgrades in appliances, bathrooms and general conditions (\$136K from NYF; \$164K match). Facility will host mentoring and networking events.

- **Sponsor:** Stephanie Rabin and Copake Connect LLC.
- **Jobs:** Will create up to 20 jobs.
- **Readiness & Timeframe:** Conceptual plan and opinion of cost have been provided.
- **Decarbonization:** Does not meet 5,000 sq. ft. threshold for decarbonization.



### Transformative Impacts

- Rehabilitation of large building improves **street aesthetics** with significant impact on downtown
- Provides additional **gathering/meeting space** for the community and local organizations
- Creates **2 affordable housing units downtown**, providing more housing walking distance from work
- Supports workforce with local mentoring and networking opportunities
- Enhances **shared deck** with an improved streetscape and additional outdoor space
- Enhances the **Town's tax base** through a significantly upgraded property

# BUILDING REHAB & REUSE/HOUSING

## #10 Center Hill – Eight Unit Affordable Housing Project

372 Center Hill Road

**Total Cost:** \$640,000 **Total Leverage:** \$160,000 (*owner equity*) **NYF Funds Proposed:** \$480,000

**PROJECT SCOPE:** This project will add 8 affordable apartments that accept Section 8 rents. The 2-acre site's houses and outbuildings are uninhabitable. The sponsor is a licensed contractor in NYS with over 35 years' experience in construction, affordable housing and Section 8. The sponsor purchased the site in 2023 for \$285K and has spent \$180K to shore up structures. All buildings will be gut rehabbed at a cost of \$80K each for a total of \$640K. The scope will transform the on-site two-family structure into affordable apartments and transform the single-family structure into two studios of affordable housing. Parking will be added. Outbuildings will be rehabbed for storage and an onsite laundry room will be built for residents.

- **Sponsor:** Meir Benudis Contracting.
- **Jobs:** Will create 12 jobs in addition to construction period jobs.
- **Readiness & Timeframe:** Conceptual plan and opinion of cost provided by the sponsor who is a contractor.
- **Decarbonization:** The sponsors will use foam insulation and thermal windows and doors, solar and heat pumps.



### Transformative Impacts

- Addresses a critical need for **affordable, high-quality, year-round housing** for people of varied ages and incomes
- Revitalizes an abandoned, blighted and unsafe property
- Helps local businesses **attract more workers** with availability of housing
- The site is walkable, a roughly two-block walk to the Copake Memorial Clock at the center of the NYF area, which **promotes a healthier lifestyle** and decreases the environmental footprint of future residents

## #11 Copake Schoolhouse Roof Replacement, Rehabilitation and Retail/Event Space Development 624 Empire Road

**Total Cost:** \$200,000 **Total Leverage:** \$80,000 (*owner equity*) **NYF Funds Proposed:** \$120,000

**PROJECT SCOPE:** The three-story historic Schoolhouse sits on a 2-acre parcel near the Grange and Astor Court Center. The project includes restoring the original 1920s slate roof (\$100K) and rehabilitating and converting the 900 sq ft former gymnasium to an ADA-compliant event venue (providing food, beverage, retail) with bathrooms (\$100K). The sponsor has invested nearly \$600K to rehab four affordable apartments. Most of the work has been completed by local contractors. Extensive exterior restoration is complete, along with new electrical, HVAC and plumbing.

- **Sponsor:** Stephanie Sharp, Old Souls Company.
- **Jobs:** Will create up to 8 jobs.
- **Readiness & Timeframe:** Conceptual plan and opinion of cost provided by the developer.
- **Decarbonization:** A new high efficiency heat pumps, new windows, insulation, hot water heater and appliances have been installed in apartments.



### Transformative Impacts

- Adds a **retail/entertainment space** in the center of the NYF area
- Preserves a **beautiful historic building** that is meaningful to many locals who went to school there
- Facilitates **high-quality, year-round housing** that serves residents of varied ages, incomes, and housing types
- Activates **mixed-use buildings** through renovation that adds residential space to the market

*Restore historic schoolhouse as downtown event and retail space*

# BUILDING REHAB & REUSE/HOUSING

## #12 Copake Inn Housing and Retail Mixed Use Rehabilitation/Reuse

170 Main Street

**Total Cost:** \$5,000,000 **Total Leverage:** \$2,500,000  
**NYF Funds Proposed:** \$2,500,00

**PROJECT SCOPE:** The Copake Inn is a highly visible building with a strong influence on downtown’s character. Community members are strongly supportive and excited that the sponsor is proposing a complete restoration. The 5,000 sq. ft., two-story historic building was an inn and restaurant for decades. It has been in disrepair for many years and requires extensive renovation. The project sponsor has an option to purchase the building from a willing seller. The sponsor has the intention to renovate it for adaptive reuse as a high-quality restaurant/tavern and adding hotel rooms and residential units on the upper floors. Exhibition, meeting, and gathering space will also be included. The renovation consists of structural repairs; upgrades to the plumbing, HVAC, and electrical systems; façade improvements; and renovation of interior space. One of the sponsors, Lanoue Inc. is a frame-to-finish design and build general contracting firm specializing in the restoration and replication of traditional architecture. Their team of architects, engineers, designers and builders has over 40 years of experience specializing in heirloom-quality homes and structures. The firm strives to implement quality craftsmanship, modern functionality, and durable, high-end design throughout each project.

- **Sponsor:** Olivier Morel & Pilar Bauta with David Lanoue, Lanoue Inc.
- **Jobs:** As a fullscale restaurant with hotel rooms project will create 50 FTE jobs.
- **Readiness & Timeframe:** Conceptual plan and opinion of cost provided by the sponsor who is an architect and a developer. Complete in 3 years.
- **Decarbonization:** Project will meet the Stretch Energy code and integrate high insulation values, heat pumps, recycled materials, charging stations, roof-mounted solar, air-tight envelope and sustainable building practices and materials.



### Transformative Impacts

- Preserves **historic Village architecture** & downtown anchor building
- Stimulates **downtown economy** with jobs in construction, hospitality and food services
- Attracts visitors to the area with a “white tablecloth” restaurant
- Encourages longer stays in and **exploration** of the NYF area
- Sustainably renovates existing structure
- Attracts **businesses in craft, food & beverage**
- Builds a stronger community through placemaking in the **creative arts and tourism** of the craft cluster
- Enhances the overall appeal of the area, **increasing property values** and attracting future investment
- Serves as a **social hub** for locals and visitors alike
- Promotes **networking and collaborative opportunities** through events, workshops, gathering space

## #13 Affordable Housing/Mixed-Use Rehabilitation (Fire-Damaged Building) 1662 County Route 7A

**Total Cost:** \$1,500,000 **Total Leverage:** \$500,000 (33% match) **NYF Funds Proposed:** \$1,000,000

**PROJECT SCOPE:** The historic building experienced a fire recently displacing tenants in four apartments in August 2024. An influx of new residents in the wake of the pandemic, has resulted in a loss of available housing stock for longtime residents and an inability of local workers to find housing. The NYF Area cannot afford to lose 4 affordable units making this a critical project. The sponsor proposes to rebuild and expand the structure to the rear of the site to add 4 additional apartments for a total of eight units. This building is located next to the Bank on CR 7A and is highly visible and accessible. The scope of work is being developed to stabilize the structure for the upcoming winter. The sponsor is a long-time seasonal resident who owns and manages multiple rental properties.

- **Sponsor:** Paul Saccoccio.
- **Jobs:** Will create construction period jobs.
- **Readiness & Timeframe:** Conceptual plan and opinion of cost being prepared currently.
- **Decarbonization:** The project will meet the Stretch Energy Code.



### Transformative Impacts

- Rehabilitates **high-quality, year-round housing** that serves residents of varied ages, incomes, and housing types
- Supports and promotes development of **residential options** that appeal to year-round residents
- Immediately addresses a **critical need for affordable housing**
- Revitalizes fire-damaged building in core NYF area
- Increases year-round residential population, creating **larger customer base** for local businesses

# SMALL PROJECT FUND

## #14 Transform Copake Small Project Fund (Downtownwide)

**Total Cost:** \$385,000 **Total Leverage:** \$101,250 (equity from grant fund users) **NYF Funds Proposed:** \$283,750

**PROJECT SCOPE:** The Town has a number of buildings that require attention – from façade improvements to full restoration. Some have been vacant for years and others need TLC. To document need and interest, five small businesses have requested assistance under the proposed small project fund to make capital improvements and improve aesthetics, energy efficiency, equipment and environmental impact. The fund will be available to commercial tenants. Specific criteria will be set by the Town. Copake will hire a consultant to manage the fund. A selection committee will review applications received through a competitive process.

- **Copake Wine Works:** Copake Wine Works is a woman-owned boutique wine and spirits shop. The core space will be enlarged to create a classroom to provide classes through the Wine and Spirits Educational Trust (WSET). There are currently no WSET trainings between NYC and the Finger Lakes. This will help position Copake as a wine and food hub in the region.
- **Hamlet Hound Tasting Room:** Co-located with Wine Works, Hamlet Hound is a woman-owned premium canned cocktail brand launched in 2021 under a NY Farm Distillery License. The sponsor will develop a tasting room and wine bar. The space will showcase NYS wine, cider, beer, meads, and spirits.
- **Copake General Store:** Copake General Store is a woman-owned business and source of goods and services year-round. It occupies an important historic building at the NYF core. Sponsor Seung Suh proposes to expand to the second-floor to include apparel and crafts highlighting local artisans who can showcase their work.
- **Church Street Deli Rehabilitation:** The project will improve a highly visible anchor business to meet growing demand. It will renovate the storefront, repair facade, replace roof, improve outdoor seating, make interior renovations, and add energy-efficiency and accessibility improvements.
- **Bargain Barn Building Rehabilitation:** The project will restore a small business that meets diverse retail needs of local residents. Scope includes improving roofing, siding, windows and making utility upgrades to reduce carbon emissions.
- **Sponsor:** Town of Copake. (Public project, businesses assisted will need to have site control.)
- **Jobs:** To be determined based upon businesses assisted. The businesses requesting assistance to date would produce over 30 jobs.
- **Readiness & Timeframe:** Each business that has applied for assistance has detailed opinions of cost. The Town will hire a consultant to assist with the administration of the fund.
- **Decarbonization:** The small projects funded through this project are not expected to meet the 5,000 sq. ft. threshold for decarbonization. In selecting projects, the Town and its consultants will emphasize projects such as window replacement, solar installation, and similar activities that reduce carbon emissions.



## Transformative Impacts

- Renovated space provides **jobs, taxable sales, and more shopping and dining opportunities** for all
- Preserves and **enhances prominent locations** and provides a better experience for residents and visitors
- Promotes a **healthy lifestyle** and decreases the environmental footprint of future residents and the carbon footprint of existing buildings through **energy-efficiency upgrades**



# PUBLIC IMPROVEMENT PROJECTS

## #15 Create Copake Hamlet Green Park & Trail

*Municipal Lot/Park between 1672 & 1676 County Route 7A*

**Total Cost:** \$750,000 **Total Leverage:** \$250,000

**NYF Funds Proposed:** \$500,000

**PROJECT SCOPE:** The proposal will transform the firepond into a downtown hamlet green that will revitalize the heart of the NYF area as its primary downtown outdoor public event space. This project will construct a compact community park, with portable stage, sail shade structure, and outdoor theater equipment and other passive park amenities. The pond will be dredged to ensure that an adequate water supply is available for firefighting as a climate adaptation response to extended periods of extreme heat and to help mitigate annual flooding. The existing topography makes it a great site for a simple earthen amphitheater with a small stage/overlook. An easement along the western property line provides a dedicated fire access lane to the pond, eliminating any pedestrian conflicts.

- **Sponsor:** Town of Copake. (Public project, site control secured.)
- **Jobs:** Will support construction period jobs.
- **Readiness & Timeframe:** Conceptual plan and opinion of cost provided by a landscape architect. Complete 2026-2027.
- **Decarbonization:** Although not subject to decarbonization requirements, the hamlet green is a walkable amenity that reduces auto usage downtown, promoting a more active lifestyle and reducing carbon emissions.



### Transformative Impacts

- Harnesses **scenic opportunity**, with central green that provides magnificent views of agricultural landscape
- Designs desirable **multi-purpose public space** for outdoor pop-ups and larger scale events, complementing the Grange & Community Schoolhouse
- Creates the **only downtown public green space in NYF area** for quiet gathering
- Makes **climate adaptation improvements** to maintain the pond as a reliable source of water for firefighting
- Links to Copake's network of trails, pathways and green space

## #16 Big Loop Downtown Trails and Trailheads:

### Cup of Coffee Trail and Copake Spur Trail

*Connecting Downtown along Main Street & County Route 7A to Scenic Trails, Kiernan's Farm Stand & Harlem Valley Rail Trail*

**Total Cost:** \$3,325,000 **Total Leverage:** \$1,525,000

**NYF Funds Proposed:** \$1,800,000

**PROJECT SCOPE:** Copake proposes to construct the Big Loop Trail to unify and link NYF projects. This includes two segments along the Bash Bisk Brook that can draw enormous visitation from the 176,000 annual users of the Harlem Valley Rail Trail and other destinations. Participants and survey respondents use HVRT, Bash Bisk Trail and Taconic State Park trails for walking, biking, hiking, riding and snowshoeing year-round.

#### Segment 1: Cup of Coffee Trail along Bash Bisk Brook

**Segment Cost:** \$2,025,000 **Leverage:** \$925,000 (*local match*) **NYF Funds Proposed:** \$1,100,000 (*46% match ratio*)

The Town will develop a 6,600 foot, 1.25-mile-long loop trail "just long enough to drink a cup of coffee" on Town and donated land. It begins north of Dad's Diner on Route 7A and ends at the planned Hub restaurant. From the Hub, it wanders along the east side of Bash Bisk Brook, crosses a rustic bridge, meanders behind houses on Route 7A - emerging opposite the Octagon House (193 CR7A) and continuing back to the Hub. The trailhead also serves the Copake Spur and will be an outdoor living room with street furniture, furnishings, lighting, pavers, accessibility amenities and a kiosk to share information and welcome visitors.



### Transformative Impacts

- Improves **multi-modal connectivity** with emphasis on biking & walkability enhancements
- Supports existing trail network to **strengthen links both within the core & to nearby amenities**
- Creates a **sense of place** by integrating landscaping, street furniture, public art, & wayfinding elements
- Creates **green spaces & common plazas** like the planned trailhead
- Improves **walking conditions** throughout the NYF Area, making it more attractive, safer, & welcoming
- Creates **travel routes between NYF projects** increasing activity & visibility of shops, restaurants, etc.

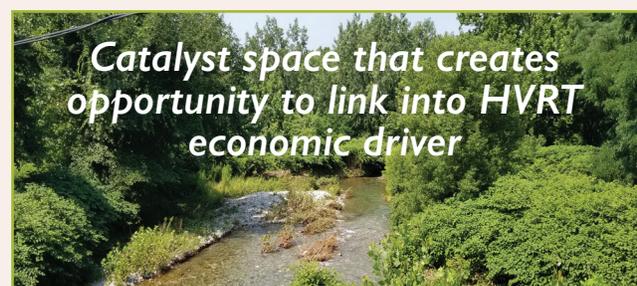
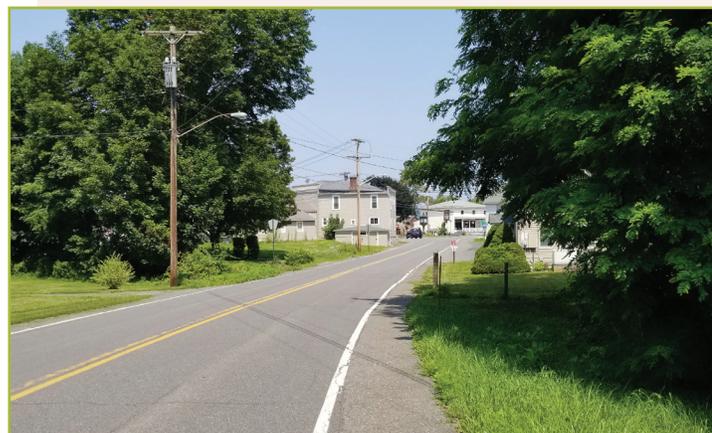
# PUBLIC IMPROVEMENT PROJECTS

## #16 Big Loop Downtown Trails and Trailheads: Cup of Coffee Trail and Copake Spur Trail *continued...* Segment 2: Copake Spur Trail

**Segment Cost:** \$1,300,000 **Leverage:** \$600,000 (*local match*) **NYF Funds Proposed:** \$700,000 (*46% match ratio*)

The Copake Spur will provide easy access from the HVRT and draw from its 176K annual users, resulting in millions of new visitor spending. The Spur aligns with the Cup of Coffee Trail eastern segment, which adds a 3,950 feet long, 0.75-mile (equal to 5.3 blocks) section with footbridge and trail amenities between downtown and Route 22. Once Route 22 is crossed, the final Copake Spur section passes the Kiernan Farm Shop and proceeds on-road for one mile on an enhanced right of way all the way to the HVRT. The trail will be on town owned land, donated land and donated easement.

- **Sponsor:** Town of Copake. (Public project, site control in place for both segments with Town lands, donated land, easement across farm field to Route 22 for Copake Spur.)
- **Jobs:** Will support construction period jobs.
- **Readiness & Timeframe:** Conceptual plan and opinion of cost developed for both segments by a landscape architect. Town has hired an engineer to determine the best option to cross NYS Route 22. Complete 2026-2027.
- **Decarbonization:** Although not subject to decarbonization requirements, the trails and trailheads add walkable amenities that reduce auto usage downtown, promoting a more active lifestyle and reducing carbon emissions.



## #17 Copake Downtown Wayfinding System & Marketing/ Branding Initiative *Downtownwide*

**Total Cost:** \$500,000 **Total Leverage:** \$50,000  
**NYF Funds Proposed:** \$450,000

**PROJECT SCOPE:** The Town will design and install wayfinding signage and develop a branding and marketing campaign. Copake will produce an integrated wayfinding signage system that will direct visitors to hiking and biking, heritage, culture and agritourism amenities as well as the downtown shopping and service center. The second element is development of a branding strategy. Downtown lacks a user-friendly way for visitors to navigate among its many assets both online and in-person. There is no cohesive branding or central source of community information, leading to conflicting marketing efforts. The branding project will create a marketing theme, including a new website, social media profiles, print and display ads. These multiple initiatives will facilitate tourism, increase retail sales, and enhance the image of the community to attract new residents and business to the area. The NYF award will cover the first-year launch of the marketing plan and Town will maintain components over the long term.

- **Sponsor:** Town of Copake. Signage placed on Town or private sites with a memorandum of agreement in place between Town & property owner.
- **Jobs:** Graphic design, marketing professional, sign fabrication & installation jobs.
- **Readiness & Timeframe:** Ready to start upon award.
- **Decarbonization:** Wayfinding signage encourages multiple modes that reduce auto usage downtown, promoting a more active lifestyle and reducing carbon emissions.



- Creates an **easy-to-navigate environment**, promoting a more welcoming environment for visitors
- Increases **foot traffic, street activity, and visibility of downtown** shops, restaurants, & cultural offerings
- Promotes a **cohesive Town brand** that can be expanded upon for enhanced tourism marketing efforts
- Links & **connects assets** with wayfinding signage to give downtown users an holistic experience
- Advances NYF Vision by helping Copake become a **four-season destination** for family tourism based on wellness, recreation (hiking & biking), historic, agricultural & culinary themes

# 5. Outstanding Quality of Life



Our quality of life comes from being in a beautiful place full of hard-working people who respect and help each other. Our approach is holistic and aligned to a vision of the downtown we want for ourselves, our children, our grandchildren and beyond. Keys to our quality of life include:

- **Copake Celebrates Diversity.** For generations residents of different ages, races, identities and abilities have been calling Copake home.
- **We Advance Broadband Access.** We advance broadband that makes downtown a “work from home” destination.
- **We Focus on Placemaking.** Our NYF area has potential for growth, reuse and infill on a transformational scale due to public realm investment.
- **Copake’s Historic Buildings Serve a Mix of Uses.** We’re a magnificent example of a rural Columbia County farm hamlet. New projects rehabilitate underutilized buildings, including the vacant and deteriorating Copake Inn and an apartment building on CR7A that recently suffered a devastating fire.
- **We’re Becoming an Even Greater Place to Live.** Downtown has room to expand and infill housing with 39 units proposed in this application. Affordability fell over 50% following the pandemic. A median-priced home in Columbia County is over \$375,000 - out of reach for many families.
- **We’re a Pro-Housing Community.** We’re an early adopter of pro-housing community standards through local law and certification in spring 2024. We also adopted laws requiring that 20% of units in a new subdivision must be affordable. We’re controlling short-term rentals.

**SUPPORTIVE PLANS**

- Roe Jan Kill Headwaters Plan
- Taconic State Park Plan
- Groundwater Protection Plan
- Copake Habitat Summary
- Habitat Management Plan
- Natural Resources Inventory
- Taconic State Park Trail Plan
- Harlem Valley Rail Trail Plan
- Hudson Estuary Conservation
- County Hazard Mitigation Plan
- Climate Resilience Summary

- **We’re Adding Affordable Scattered-Site Housing.** Center Hill Road, Deep Roots Farm, The Purple Grape Restaurant, Copake Co-work (with apartments), the Schoolhouse and the apartments at 1662 CR7A are adding 39 affordable units.
- **We’re Building on a Track Record of Agricultural Innovation.** Our projects expand access to local food by adding farm stores, distillery, restaurants and farm-to-table stores. Camphill Village’s Farm - one of the nation’s largest communities for people with special needs - is part of the plan.
- **We Preserve Natural Resources and Provide Healthy Recreation.** Copake advances conservation, working farmlands, world-rare plants and forests, and clean waterways via our growing trail network.
- **We Are Enhancing Multi-Modal Transportation.** We are connecting workplaces, recreation, hamlets and regional attractions. The \$9.3M project to rebuild CR7A as walkable spine adds complete streets’ amenities including lighting, sidewalks, beautification, signage, greenspace and trailheads.
- **We Can Make the Link.** We can link the 176,000 annual Harlem Valley Rail Trail users to spend money downtown by building the Copake Spur.

# 6. Supportive Local Policies

## TOWN OF COPAKE SUPPORTIVE LOCAL POLICIES

For the NYF area to be inclusive, equitable and transformative it needs to **advance supportive local policies** that address economic, environmental, health and social needs and increase livability and opportunity. Copake already embraces a wide range of policies and local laws to accomplish this goal and its NYF vision, including its Copake Hamlet Design and Development Plan. In addition, we have put in place:

<b>Certified Pro-Housing Community</b>	Certified Spring 2024. Law requires developers to 1) build affordable homes as part of their project or 2) build them on a different site. Code Enforcement Officer may permit ADUs in any zoning district. Developers of major subdivisions and new multi-family dwellings must rent or sell at least 20% of the units at affordable rents or sale prices.
<b>Designated Climate Smart (Bronze Level) &amp; Clean Energy Community</b>	Adopted practices to cut energy use, reduce emissions, and adapt to climate change. <b>Climate Smart Communities Task Force</b> in place.
<b>Modern Comprehensive Plan and Zoning</b>	Updated code right-sizes lots in NYF area for maximum density and walkability. 2026 Comprehensive Plan updates (below) will allow eligibility for <b>Age-Friendly Community Certification</b> .
<b>Smart Growth Comprehensive Plan (CFA-Pending for new 2026 plan)</b>	Plan to address mixed land uses, housing, prior development, sense of place, density, clean energy, climate change, resilience, green infrastructure, social diversity, regional planning, walkable/ bikeable design, mobility, public spaces.
<b>Ag and Farmland Protection Plan (Update underway)</b>	<b>Proud agricultural legacy</b> influences downtown success. 2014 plan enabled permanent conservation of hundreds of acres of land at High Valley Farm, Walt’s Dairy, Farmland Renewal, LLC and FarmOn!
<b>Waterfronts Revitalization Plan</b>	Adopted in 2021 with funding from the LWRP by NYS DOS.
<b>Complete Streets Policy</b>	Adopted 2024, Route 7A access/age-friendly hamlet improvements funded.
<b>Flood Hazard Prevention Law</b>	Updating Flood Hazard Prevention Plan using NYS model code.
<b>Cultural Heritage</b>	Updating State Register of Historic Places and National Register nomination for downtown Copake. Multiple buildings including Copake Grange currently listed.
<b>Rural Character and Environmental Protection</b>	Implemented scenic overlay, flexible lot subdivision, rural design standards. 12+ plans protect habitats, natural resources, scenic areas, ag and farmland, local, regional and State parks & address hazard mitigation.
<b>Water Quality Protection</b>	Protect watersheds, sole source aquifer, lakes, streams and tributaries, including through our <b>Groundwater Resources Protection Plan</b> .

# 7. Past Investments, Future Potential

We will capitalize on \$110 million in recent and pending investment and economic spinoff. Job and population growth and increased tourism support increased local spending. We’re building on nearby investments and leverage CREDC, County, State and Federal grants. Most recent investment has been by the private sector, but price escalation is interrupting their ability to take on more projects making NYF support critical.

The boundary is concentrated, compact, walkable and well-defined, centered on County Route 7A which is easily accessible to residents, workers and visitors. It contains 35 acres, and 40 parcels properly zoned as mixed-use sites. Anchors like the Deep Roots Farm, Buckley Farm, Center Hill Housing, Copake Inn, Copake Grange, Schoolhouse, CR 7A Apartment Building, and Astor Court Retreat occupy sites with significant expansion potential. Most projects are

zoned “H – Hamlet” or “HB - Hamlet Business,” which promotes higher-density, hamlet-scale, small businesses on smaller lots and uses compatible with a main street setting and allows uses that promote a sense of place and community with interconnected streets and blocks. A few edge parcels are zoned “RU- Agriculture and Rural Residential,” which protects rural atmosphere and allows farming and agribusiness.

Key amenities including the Town Hall, Town Park, medical services and faith-based groups are a few blocks from the Copake Memorial Clock. Underutilized and vacant parcels available downtown and nearby ensure that momentum created by NYF investment can continue after the SIP is completed and NYF projects advance. Completing the Copake Spur connection to the Harlem Valley Rail Trail offers the biggest potential catalyst for economic spinoff by drawing hikers/bikers and generating \$5.3M in new annual spending. Columbia County reports over 14.5K residents within 10 miles of the NYF Area. As our population continues to grow (currently 7,000) and new workers (260 from NY Forward proposals alone) have a greater presence, their increased daily local spending will generate significant revenue.

**COPAKE NY FORWARD - RECENT & FUTURE INVESTMENT POTENTIAL (2019-2024 AND BEYOND)**

<b>PUBLIC INVESTMENT IN/NEAR NYF AREA (2019-2024):</b> Rebuild 7A Design (\$500K); Town Projects 2019 -2025; Paths, paving, storage, signage, pickleball, parking (\$2.45 M); Building permits Issued (\$24.4 M); Bicentennial (\$250K); Rheinstrom Hill Fdn. Grant (\$50K); Alander Lodge/Restaurant (\$1.2 M); Catamount Little Cat Lodge (\$8.5 M); Valley View Bridge (\$450K).	\$28.1M
<b>PRIVATE INVESTMENT IN/NEAR NYF AREA (2019-2024):</b> Alander Lodge/Restaurant (\$1.2 M); Catamount Little Cat Lodge (\$8.5 M); AFT Town Center Farmland Distribution (\$1.24 M); Affordable Housing Site Acquisition by Private Sponsors (Foreclosure) (\$1.1 M); Business Investment as reported by past CEDAC Survey (\$300K).	\$12.3M
<b>NON-PROFIT INVESTMENT IN/NEAR NYF AREA (2019-2024):</b> Reported nonprofit investment (\$1.2M); Empire Farm/ FarmOn!/Farm Access (\$8.0M); Farmland Conservation Easements Donated (\$6.0M); Rheinstrom Hill Fdn. (\$200K)	\$15.4M
<b>PRIVATE INVESTMENT IN PROPOSED PROJECTS (2022-2024):</b> Deep Roots Farm (\$950K): Acquisition, Restore Exterior; Copake Connects (\$500K): Acquisition, Siding, Deck; Center Hill Housing (\$495K): Acquisition; Community School (\$600K): Restore 4 Apartments; Purple Grape Restaurant (\$250K); Restore Aptmt. Building (\$600K); Buckley Therapeutic Riding Center (\$450K): Stock, Exterior Riding Ring; Kiernan Farm Market (\$400K): Value of Easement; The Hub (\$120K): Acquisition and Siding; Copake Inn (\$500K): Acquisition.	\$4.9M
<b>NONPROFIT INVESTMENT IN PROPOSED PROJECTS (2022-2024):</b> FarmOn! Astor Court Gardens (\$300K): Acquisition of Silos; Copake Grange (\$300K): Donated Member Work; Copake Grange Grants (\$1.2 M) (USDA).	\$1.8M
<b>PUBLIC INVESTMENT IN PROPOSED PROJECTS (2022-2024):</b> Complete Streets/7A (\$6.1M) Fed./State/County Grants; Recreation Grants (\$500K); Park, Trail, Waterway Grants.	\$6.6M
<b>NYF PROJECT MATCH BY ALL SOURCES:</b> NYF match committed by 2024 sponsors (\$14.9M).	\$14.9M
<b>NYF FUNDING REQUESTED FOR ALL PROJECTS:</b> NY funding requested by 2024 sponsors (\$15.5M)	\$15.5M
<b>PENDING/FUTURE PUBLIC LEVERAGE IN NYF AREA:</b> Comprehensive Plan (\$100K); Farmland Protection Plan (\$100K); NYS Grants (\$300K); Easement Purchases (\$500K); Private Donation (\$25K); Spur Engineering (\$100K); Town Projects (\$4.0M) Paving, Events, Park Improvements, Parking, Pathway, Road Improvement.	\$5.1M
<b>ECONOMIC SPINOFF FROM PROJECTS:</b> Copake's greatest opportunity is to attract 20% of the annual 176K users of the HVRT via the Copake Spur annually. If each of those 35,250 visitors spends \$150, additional annual revenue will exceed \$5.3M.	\$5.3M
<b>TOTAL RECENT INVESTMENTS AND LEVERAGE</b>	<b>\$109.9M</b>

There is a high level of collaboration among economic development, education, business, community and civic leaders. We work with historic preservation groups, conservation organizations, land trusts and groups like Trout Unlimited and Scenic Hudson. We have invested in plans, codes, local laws, policies, education and public works projects (parks, parking, trail and others) and branding events like the Roe Jan Ramble and Picklemania, Copake's annual pickleball tournament. Proposed projects advance multiple smart growth principles including mixing land uses; offering choice of housing; using previously developed sites; and creating strong sense of place. We have a 2024 CFA pending review with NYS DOS to develop a Smart Growth Comprehensive Plan.

Our housing laws and Pro-Housing Community certification expand housing choice and affordability including 39 units proposed by this application. Copake had one of the highest rates of acquisitions of homes and buildings among all Columbia County communities during and following the pandemic. While domestic migration may contribute to affordability challenges, it also brought new families drawn by our character, livability, planning and investments. Those families, whether full time or seasonal, are adding diversity and partnering with others, investing their own money in projects and starting businesses in their new hometown – most often in historic buildings and at well-loved locations.

The table above estimates leverage from all sources at \$110 million, including recent and planned investments by partners over the past five years.

## 8. Recent & Impending Job Growth

Innovative entrepreneurs – old and new – are collaborating to make the NYF core a more vibrant and smarter place to live, work and play and invest. Those families, whether full time or seasonal, are adding diversity and partnering with others in the community, investing their own money in projects and starting businesses in their new hometown – most often in historic buildings and at well-loved locations. Considering multiple sources in the table that follows we project \$82.0 million in spending will be available for the NYF Area through new jobs and growing population.

**In Migration:** Copake enjoyed a high rate of in-migration post pandemic with 31% of residents (1,085 people) living in a different county in 2010. Combining Copake's 2020 year-round population (3,485) with in migration (1,085) amounts to a year-round population of 4,570. Adding 3,500 seasonal residents brings the population to 8,070. If each resident spends \$2,000 each year downtown the spending pool would contribute \$16.4M annually.

**Population:** In 2020, 318 people lived in the Copake Census Designated Place (CDP) which is just slightly larger than the NYF area. It's estimated that 300 residents moved downtown to restored homes and apartments, bringing the resident total to 618. By creating 39 new apartments through NYF, Copake could attract 80 new residents and bring the population to 700 people. A share of the employees filling 260 jobs created by NYF projects will

Source *	Spenders	Spending	Annual Value	Explanation of Annual NYF Area Spending
Total Pop.	8,070	\$2,000	\$16,400,000	Town population occasional spending: \$2,000 annually.
NYF Area Pop.	700+	\$15,000	\$10,500,000	Full time pop. of NYF area spends more downtown daily: \$15,000 annually.
New Jobs	622	\$43,961	\$27,343.742	Annual wage pool (all sources): Median Per Capita Wage is \$43,961.
Nearby Pop.	14,729	\$2,000	\$29,450,000	Population in 10 mi. spending occasionally: \$2,000 annually.
<b>TOTAL (ROUNDED)</b>			<b>\$82,000,000</b>	

\*Numbers are not de-duplicated.

also seek to live downtown. Over \$10.5M would be generated if every resident living downtown spent \$15,000 downtown annually.

**Job Base:** In 2020 the Bureau of Labor Statistics reported 112 jobs in the Copake CDP. Over 100 jobs have been added by business expansion at the nearby Alander Lodge and Restaurant, Catamount Ski Area, Urgent Care and others. More than 100 seasonal residents and individuals working remotely live downtown. Over 50 new jobs have been added by existing small businesses in the past few years, bringing the job count to 362 in the NYF area. Adding 260 NY Forward jobs brings the total downtown labor pool to 622. If each of those workers earned the per capita median wage of \$43,961 labor spending alone would be over \$27.0M annually.

**Nearby population:** Nearby population contributes to the buying pool. In 2023, Columbia County reported 4,625 people live or work within 5 miles and 14,729 people live or work within 10 miles of Copake’s NYF Area. If 14,729 people each spend \$2,000 annually in the NYF Area, they represent spending power of \$29.45M.\*

## 9. Administration

### We’re Ready.

NYF will transform Copake – our downtown will change for the better in appearance and quality of life – into a more inclusive, socially connected place where people of all ages, abilities and incomes enjoy time together to celebrate, work, live, learn and play. We have redoubled community engagement and deepened our administrative capacity based on fresh ideas from partners and State evaluators of past efforts on past DRI and NYF proposals.

We’re confident we have the knowledge, experience and track record to manage NYF participation based on successful past efforts with NYS DEC, OPRHP, EFC, DOS, HRV Greenway, various County agencies and others. We have support from private entrepreneurs and our community foundation with decades of experience. We have overseen complex teams and provided support for engagement, administration, program delivery, consultations, M/W/SDVOB compliance, permitting and SEQRA on multimillion dollar/multi-year projects. In 2025 we are developing a new Comprehensive Plan and a new Farmland Protection Plan, which will support NYF Strategic Investment Plan efforts.

Administrative resources include existing Town staff with decades of public administration and related experience. Staff include Supervisor Richard Wolf; Deputy Supervisor Stanley Gansowski; Trustees Jeffrey Judd, Robert Haight and William Morningstar; Town Clerk Lynn M. DeRocha; Highway Superintendent Bill Gregory; and Code Enforcement Officer Erin Reis. Our NY committee includes Austin Urban, Bill Boris-Schacter, Meredith Kane, Todd Proper, Stephanie Rabin, and Roberta Roll, who will support implementation. We will engage with the NYS appointed Local Planning Committee, NYF consultants, partners from NYS DOS, ESD, HCR, EFC, A&G and other agencies, regional organizations and local groups. We will engage NYSERDA and other partners to help sponsors maximize decarbonation benefits. We will use our full function website and the mobile application Instant Input to monitor public feedback during and after implementation.

We maintain relationships with consulting firms who have worked in the DRI and NYF programs who will help us administer and implement projects including Barton & Loguidice, GPI, Community Planning & Environmental Associates, and River Street Planning & Development, among others. These partners expand our capacity in climate adaptation, mapping, online engagement, cost estimating, benchmarking and evaluation. We will hire a consulting planner to add more robust day-to-day staff. We will also retain a coordinator for the Small Project Fund.

We will expand public-private partnerships to work with sponsors to ensure that NYF projects are closely connected and contribute to a greater whole. Our standing committees (broadband, conservation, climate, historic, economic development, parks and recreation, and local roads) as well as local Chamber of Commerce, County IDA, and County Economic Development and Planning offices will support community engagement. We selected private and nonprofit sponsors who understand and will comply with NYF grant rules. We will help them to meet contract terms, keep projects on schedule, acquire permits, meet M/W/SDVOB requirements, communicate with NYS partners and meet the Town’s laws and financial standards regarding climate adaptation, smart growth, affordable housing laws and pro-housing policies, among others.

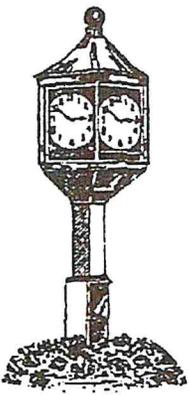
We will oversee contracts awarded for Town projects through design, bidding, construction, implementation, operation and long-term maintenance. Our Copake Highway Department has the capacity and equipment to maintain public amenities including plowing trails and sidewalks, seasonal flower planting tree trimming, and streetscape maintenance.

\*Note: [https://data.census.gov/profile/Copake\\_CDP,\\_New\\_York](https://data.census.gov/profile/Copake_CDP,_New_York). \* Quarterly census of Employment and Wages, NYS DOL 2020.

# 10. Letters of Support

Letters of support for the Copake Downtown 2024 NY Forward Application follow.





**Richard T. Wolf**  
SUPERVISOR  
TOWN OF COPAKE  
230 MOUNTAIN VIEW ROAD  
COPAKE, NEW YORK 12516  
(518)329-2591  
FAX (518)329-4049

October 17, 2024

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

Dear Mr. Yevoli,

I am writing to explain why I am so excited about Copake's application for a 2024 NY Forward grant. This is Copake's third submission. It combines the strongest project proposals from prior applications with nine new exciting projects to rehabilitate and repurpose historic, anchor buildings in the Hamlet center.

Taken together, the proposed projects will revitalize Copake, making it more attractive and walkable. A Pro-Housing Community, Copake's plan will increase affordable housing. The plan will expand existing businesses and will create new ones that will bring many more visitors to our town. In 2026, Copake's downtown intersecting roads will be reconstructed to make them safer and more pedestrian-friendly. With new sidewalks, plantings, benches, bicycle racks and other streetscape elements, Copake will have a freshened look, even as it retains its 200 year-old charm.

#### Building restorations and improvements

Copake's small-town charm will be preserved by the restoration of several old, important buildings including development of 39 units of affordable housing. Here are two examples, together with descriptions of the steps we already have taken to facilitate the expanded use of the buildings:

#### *Copake Grange No. 935*

Grange Hall, constructed in 1903, is listed on the National Registry of Historic Buildings. Copake is the only active Grange in Columbia County with its own Grange Hall. The building, on Empire Road, just down the block from the iconic Copake Memorial Clock, has become Copake's community center, where a wide range of activities bring townspeople together. But the building requires substantial repairs and renovations. Volunteers' sweat equity needs to be complemented by financial support.

To prepare for the increasing crowds attracted to Grange musical performances, plays, movies, lectures, and dinners, Copake constructed a walkway from the Church Street Municipal Parking Lot to Empire Road, a distance of a few hundred feet.

### *The Copake Inn*

It has long been the dream of Copake community leaders, business owners and residents to see the Copake Inn restored to its prominence as an integral component of downtown Copake. When CREDC representatives toured Copake last year, they asked whether the Town had plans for the building. We now do.

Located across from the Clock and opposite the Copake General Store, it is evident to all that revitalization of downtown Copake must include the Copake Inn. We were excited to learn that a developer has taken an option to purchase the building. With NYF assistance he will rehabilitate it, and reestablish it as an inn with a tavern, sit down restaurant, staff apartments and hotel rooms.

To provide parking for Inn patrons and shoppers in downtown Copake, we are constructing a second municipal parking lot, across the street from the Copake Inn. This new lot will be situated between two successful Copake businesses, the General Store and the Wine Works.

### Supporting businesses

Copake's application includes proposals to establish multiple small eating and drinking establishments and farm stores, thereby supporting the two pillars of Copake's economy: agriculture and tourism. Two of the many exciting projects are:

#### *Astor Court Gardens Agrotourism and Wellness Retreat at FarmOn!*

This project, to be sited just south the old Schoolhouse and Grange Hall on Empire Road, is envisioned as an upscale tourist destination. Converting three grain silo bins into 24 comfortable, modern hotel rooms along the Bash Bish Brook, Astor Court Gardens will offer a range of wellness and spa services, a flower shop, farm market, and access to paths and trails on historic Empire Farm.

#### *Buckley Farms Therapeutic Riding Center*

Therapeutic riding is a physician-approved therapy for people suffering from mental health and substance abuse. A project to construct an indoor riding center will enable this women-owned business to provide its valuable services to veterans, young adults, and others in need year-round.

Please note: In furtherance of Copake's reputation as an outdoor recreation tourism destination, our application includes a project to complete the Copake Spur to connect the Harlem Valley Rail Trail to Copake Hamlet. Although the Spur will be outside of the core NYF areas, it will bring many bicyclists and hikers into downtown who will patronize Copake's businesses with an early estimate of \$5.5 million annually at NYF businesses. To prepare for this project, we have hired transportation engineers to determine the safest way to cross State Route 22.

### Conclusion

Our grant application is filled with creative projects that will restore old buildings and beautify Copake, provide additional affordable housing, and add attractive new and expanded businesses that will grow the Town's economy – all in an eminently walkable Town center. Sponsors and townspeople are very excited about the projects, as am I!

I look forward to discussing our application with you, and am prepared to provide whatever additional information you may require.

Thank you.

Very truly yours,

A handwritten signature in blue ink that reads "Richard T. Wolf". The signature is written in a cursive style with a large, stylized "W" and "f".

Richard T. Wolf  
Copake Town Supervisor

**Town of Copake**

**RESOLUTION**

**Resolution Supporting Submission of a Proposal to the Capital Region Economic Development Council to Select the Copake Hamlet for up to \$4.5 Million of Strategic Investment Through the New York State New York Forward Program**

**WHEREAS**, the Town Board of the Town of Copake supports the NY Forward Program'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 NYF to:

- Build a strong foundation of placemaking
- Grow the local property tax base
- Build a diverse population, with affordable housing and accessible employment opportunities
- Create an active, desirable downtown with a strong sense of heritage
- 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](http://www.copakewaterfronts.com));

**WHEREAS**, the public and proposed project sponsors have come together to offer a suite of expanded and new business ventures focused on farms, agriculture, local food and beverages, farm stores and restaurants, therapeutic riding, farm access, affordable farmworker housing and farm stay accommodations.

**WHEREAS** these projects include farm succession, multiple ventures by woman owned companies and engagement of workforce and participants of all ages and abilities.

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

Roll Call Vote The foregoing Resolution, offered by Jeanne Mettler and seconded by Richard Wolf was duly put to a roll call vote as follows:

Resolution #28  
Dated September 10, 2024  
Copake, New York

Roll Call Vote.

  
Lynn M. Connolly, Town Clerk  
(seal)

yes Supervisor Wolf  
yes Councilperson Gansowski  
yes Councilperson Haight  
yes Councilperson Morningstar  
yes Councilperson Judd

**CHAIR**  
AGRICULTURE

**COMMITTEES**  
CULTURAL AFFAIRS, TOURISM,  
PARKS AND RECREATION  
ENERGY AND TELECOMMUNICATIONS  
ENVIRONMENTAL CONSERVATION  
FINANCE  
LOCAL GOVERNMENT  
TRANSPORTATION

THE SENATE  
STATE OF NEW YORK



**MICHELLE HINCHEY**  
Senator, 41<sup>ST</sup> District

**MEMBER**  
SUBCOMMITTEE ON CANNABIS  
JOINT SENATE TASK FORCE  
ON OPIOIDS, ADDICTION, AND  
OVERDOSE PREVENTION  
LEGISLATIVE COMMISSION ON  
RURAL RESOURCES  
LEGISLATIVE WOMEN'S CAUCUS  
SELECT MAJORITY TASKFORCE ON  
MINORITY AND WOMEN-OWNED  
BUSINESS ENTERPRISES

October 9, 2024

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

Re: Town of Copake 2024 NY Forward Grant Application

Dear Director Yevoli,

I am writing to express my strong support for the Town of Copake's 2024 New York Forward proposal requesting revitalization funds that will transform Copake's downtown, building on the town's unique assets. Copake's downtown offers a high quality of life in a compact, mixed-use, walkable and historic core with a range of home-grown amenities. The proposed NY Forward projects are interconnected, holistic and align with the Copake community's vision for a robust economy based on wellness and recreation tourism, home-grown entrepreneurship, and innovative agricultural enterprises.

Copake's proposed projects advance multiple NY Forward project categories – from rehabilitation of the historic Copake Grange to support local culinary entrepreneurs to the expansion of its parks and trails network that will serve as significant economic drivers by linking to the Harlem Valley Rail Trail and other state and regional assets. Numerous community members have come forward in response to 2024 NYF program outreach to propose downtown anchor projects related to food and agriculture establishments. Together these projects will transform Copake's economy, enhanced and supported by placemaking investments in complete streets, historic preservation, access to affordable homes and climate-adaptive infrastructure.

These investments will build on and complement the Town's reconstruction of Route 7A. The Town would use New York Forward funding to complete a slate of improvements including streetscape, pathways, parks and Main Street business investments. I ask that the Town of Copake's application for funding be given full and fair consideration, with my strong support.

Many thanks for your consideration. Should any further assistance be required, please do not hesitate to contact me or my District Director, Elisabeth Tavarez, at [tavarez@nysenate.gov](mailto:tavarez@nysenate.gov) or 845-331-3810.

Sincerely,

New York State Senate, District 41



**Didi Barrett**

Assemblymember 106<sup>th</sup> District  
Columbia County  
Dutchess County

THE ASSEMBLY  
STATE OF NEW YORK  
ALBANY

CHAIR  
Committee on Energy

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

October 18th, 2024

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 \$4,500,000 in funding from Empire State Development's NY Forward program. I believe the Town of Copake is an outstanding candidate for the NY Forward program. It has a charming historic hamlet with a handful of local businesses and is primed to attract new businesses, welcome smart growth housing, and connect visitors and residents alike to the area's robust local food and agriculture sector.

A rural community in eastern Columbia County, Copake has long attracted visitors with its stunning viewsheds and unique landscape. Located in close proximity to the Berkshires, the Litchfield Hills, and Taconic State Park, the Town of Copake is laced with a network of lakes attracting generations of seasonal residents. It is home to summer camps, ski resorts, farms and farm-to-table restaurants, as well as the popular Harlem Valley Rail Trail which draws bike riders of every age.

In keeping with the goals of the NY Forward program, the Town of Copake has prioritized supporting small, innovative business growth in the town's hamlet. This includes support for local entrepreneurs and small businesses, preserving Copake's deep agricultural roots, and expansion of the region's recreation-based tourism. To address the housing crisis in our region, the Town of Copake has committed to building more workforce housing, and was recently designated as a 'Pro-Housing Community'. Copake has crafted their NY Forward application to ensure that the town remains sustainable – both economically and environmentally – for generations to come.

I strongly support the Town of Copake's NY Forward application, and thank you for your consideration. Please don't hesitate to reach out with any questions or concerns.

Sincerely,

Didi Barrett  
Member of Assembly, 106th District

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

October 12, 2024

Dear Mr. Yevoli,

I am writing to express my support for Copake's NY Forward application. As you know, this is Copake's third year applying for this NY State program (in addition to previously applying for the DRI program). Each and every year, our application has become stronger. This year, I am delighted to see the perseverance that business owners, citizens and town government have sustained. People are invested in Copake, the residents love this town, and businesses owners are committed to success in our community.

Copake has so much potential, and it has taken many steps in the past several years to strengthen its existing businesses, grow new businesses, and expand opportunities for the arts, tourism and recreation. The Grange has become a central and vital community space, but it is in desperate need of external and interior renovations and preservation if it is to survive. It is the only remaining active Grange Hall in Columbia County. Copake needs this organization, which preserves agricultural heritage, inspires through its arts and educational programs, and provides deep community connection.

Existing and prospective business owners are excited about starting restaurants, building housing, and expanding their businesses. We want small local businesses; we need services and housing so we can stay here; we want the unique things that Copake can offer. I am particularly excited about the therapeutic riding center. The owner has made great strides since last year, but in order to operate and be successful year-round, she needs to construct an indoor ring. This center will address the mental health crisis in this county, which affects young and old, veterans, and many others. It will also be a fantastic partnership with Camphill Village residents, and has the potential to partner with the county mental health services.

Copake is the perfect fit for NY Forward this year. It's not easy for small, rural communities to thrive; NY Forward will give us the needed support to move forward in being strong, stable and dynamic - a unique and delightful place to live and work. Please consider our application most favorably this year.

Sincerely,

Roberta Roll

Why Copake,

For our family that is an easy question to answer.  
We have over a 30year Love for this town.

We were introduced to the area by a friend who at the time vacationed by the lake and recently purchased land to build a home off of Center Hill Rd.

Our family started camping at Waubeeka, enjoying the beauty of the area. We hiked up Bash Bish, went swimming at the Ore Pit and kayaked on the lake.

These are a few examples of why we never tired of the area and decided to purchase land to build our own 2nd home.

In the process we bought a house on Church St. which provided affordable apartments.

We continued to search for land to build on, which we did.

Our family continues to Love this town. We are so pleased to instill that same caring in our grandchildren.

Our original investment in Downtown Copake had a devastating fire this past summer.

It is our plan to rebuild and provide additional rental units with some help from this Grant.

In the meantime Copake is worth every dollar NY Forward can provide.

Thank you for your consideration.

Sincerely,

Paul & Margaret Saccoccio



NY FORWARD GRANT

Letter of Support for Copake NY Application

CC: Richard Wolf, Town of Copake Supervisor [rtwolf@townofcopake.org](mailto:rtwolf@townofcopake.org)

To Whom It May Concern:

I am writing to express my enthusiastic support for the NY Forward Grant application submitted by FarmOn! Foundation for the development of Astor Court Gardens at Empire Farm in Copake, New York.

As a hospitality expert with extensive experience in the Hudson Valley region, I believe this project represents a unique and promising opportunity to enhance agritourism, create jobs, and contribute to the economic vitality of the area.

Meeting the Growing Demand for Experiential Travel: The Astor Court Gardens project aligns perfectly with current trends in the hospitality industry, which show a growing demand for experiential travel that combines unique lodging, authentic local experiences, and a focus on wellness.

The project's vision to transform repurposed silo grain bins into distinctive lodging options is both innovative and appealing to travelers seeking something out of the ordinary.

Combining this with farm-to-table food & experiences including educational workshops & immersive farm activities will create a multifaceted destination that caters to a wide range of interests.

Capitalizing on the Hudson Valley's Agritourism Potential: The Hudson Valley is already recognized for its scenic beauty, historic charm, and thriving agricultural scene. However, there is significant untapped potential to further develop

agritourism in the region.

Astor Court Gardens will capitalize on this potential by providing visitors with an authentic taste of Hudson Valley life, showcasing local products, and fostering a deeper appreciation for sustainable farming practices. This will not only benefit the project itself but will also have a positive ripple effect on other businesses and attractions in the surrounding area.

#### A Strategic Approach to Sustainability and Economic Growth:

The project's commitment to sustainability is particularly noteworthy. The use of hempcrete and plant-based construction materials, along with the integration of off-grid power solutions, demonstrates a forward-thinking approach to minimizing environmental impact.

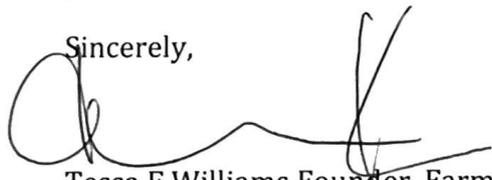
Furthermore, Astor Court Gardens' focus on creating 30-45 new jobs, with a priority given to local residents and SUNY students, is a testament to the project's commitment to fostering economic growth within the community.

The project's comprehensive business plan, informed by thorough market research and fiscal responsibility, further strengthens its likelihood of success.

**A Premier Agritourism Destination:** I am confident that Astor Court Gardens has all the essential elements to become a premier agritourism destination in the Hudson Valley. The project's unique lodging concept, immersive experiences, commitment to sustainability, and focus on community engagement will undoubtedly attract visitors from across the region and beyond.

By supporting this project, the NY Forward Grant program will be investing in a venture that will not only revitalize Empire Farm but also make a lasting and positive contribution to the Hudson Valley's economy and tourism landscape.

Sincerely,



Tessa E Williams Founder, FarmOn! Foundation & Empire Farm & Resident, Copake NY



## NY FORWARD GRANT

Letter of Support for Copake NY Application for Astor Court Gardens at Empire Farm

CC: Richard Wolf, Town of Copake Supervisor [rtwolf@townofcopake.org](mailto:rtwolf@townofcopake.org)

To Whom It May Concern:

As President of the Board of Directors for FarmOn! Foundation, I am writing to express my wholehearted support for the NY Forward Grant application submitted for the development of Astor Court Gardens at Empire Farm in Copake, New York.

This exceptional project, spearheaded by FarmOn! Foundation, exemplifies a perfect alignment with the grant's objectives of fostering sustainable economic growth, promoting job creation, and revitalizing communities.

The proposed Astor Court Gardens at Empire Farm is a visionary undertaking that will transform a 220-acre property into a vibrant hub of agritourism and wellness. The project's innovative use of repurposed silo grain bins as unique lodging accommodations showcases a creative and sustainable approach to development.

FarmOn! Foundation's commitment to environmental responsibility is further evident in their decision to utilize hempcrete and plant-based construction materials and to incorporate off-grid power solutions through "Silo Cloud."

Revitalizing the Hudson Valley's Economy, Astor Court Gardens holds immense potential to revitalize the economy of the Hudson Valley. This region, known for its natural beauty, historical significance, and agricultural heritage, is poised to become a premier agritourism destination.

By offering farm-to-table experiences, educational workshops, and immersive farm activities, the project will attract visitors from near and far, generating substantial

revenue and stimulating the growth of local businesses.

The project's commitment to job creation is commendable. Astor Court Gardens is projected to create 30-45 new jobs, with a focus on employing local residents and SUNY students pursuing careers in hospitality, agriculture, and business. This influx of employment opportunities will significantly benefit the community, providing sustainable livelihoods and fostering a sense of economic empowerment.

Astor Court Gardens will distinguish itself as a destination that promotes holistic well-being. By offering a range of wellness services, including spa treatments, fitness programs, and educational workshops, the project will provide visitors with opportunities to nurture their physical and mental health.

Furthermore, the project's dedication to sustainable practices, from its construction methods to its energy solutions, sets a commendable example for environmentally responsible development.

A Project Deserving of Strong Support: I am confident that Astor Court Gardens at Empire Farm will become a shining example of successful agritourism development, bringing significant and lasting benefits to the Hudson Valley. The project's innovative approach, commitment to sustainability, and focus on community engagement make it a truly exceptional endeavor deserving of the NY Forward Grant's support.

I urge you to give FarmOn! Foundation's application for Astor Court Gardens with the Town of Copake your full and enthusiastic consideration.

Sincerely,

A handwritten signature in black ink that reads "Joyce Varvatos". The signature is written in a cursive style with a large, looped initial "J".

Joyce Varvatos

President, Board of Directors, FarmOn! Foundation

Resident, Copake NY

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

Dear Mr. Yevoli,

I write to support the Copake Downtown application to the NY Forward program. I have lived in the Copake/Hillsdale/Ancram community of Columbia County since 1990, visiting the region since 1976. I am former Executive Director of Columbia County Council on the Arts, 2002-08, funded by New York State Council on the Arts to insure that all of Columbia County's 67000 residents received the same access to the arts. For most of that period, we were also funded by I LOVE NY and New York State Tourism for the *Art in a Landscape, the Sculpture & Nature Tour*, linking public sculpture gardens from North Adams, Massachusetts to Socrates Sculpture Park in New York City. We were also funded to manage the Hudson Valley Arts Education Roundtable, to coordinate art education efforts in 7 counties of the Hudson Valley. From 2008 - 16 I was Executive Director of the Clemente Soto Véllez Cultural and Educational Center in Manhattan, which received New York State Regional Economic Council funding to link Lower East Side (Manhattan) for-profit and not-for-profit organizations with local youth for permanent and long-range job training. I was later a panelist for REDC, reviewing applications from throughout New York State for projects very closely related to the NY Forward program.

Copake is unusual. It has achieved the near-miracle of erasing the divide between people in the community for generations, and those more recently arrived, mostly from New York City. This resulted in an exciting place to live, where farmers, seniors, environmentalists, traditional artists, avant-garde artists, Indian Americans, LGBTQ people (even in town leadership positions), seniors, historic preservationists, and so many other people are welcomed. The Copake Grange is unique in providing a home for EVERYONE willing to contribute to the healthy development of community, a rare commodity in the rugged individualist mentality which can sometimes dominate the national character. In fact, later today, I will visit the vibrant, inclusive community library there for a reading by a local 98-year-old doctor and memoirist, then dine at the

Indian-American run Clock Tower pub. I'll get my eggs from the visionary Empire Farm with its honor-system roadside stand. And I forward this letter through a friend who is a community activist, yoga teacher, and founder of the community-run, vitally needed local grocery store.

This community is ripe for support of this vision, which it is vitally and inclusively realizing.

Your questions are welcomed, at

Jan Hanvik (he/him)

Founder/Director Crossing Bridges LLC (NYS)/Puentes y Redes S.C.  
(Mexico)

255 Poole Hill Road

Ancram NY 12502 347 393 4257 [janhanvik1@gmail.com](mailto:janhanvik1@gmail.com)

[www.crossingbridges.nyc](http://www.crossingbridges.nyc)

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

October 15, 2024

Dear Mr. Yevoli,

I am writing in support of the application for a NY Forward grant for the Town of Copake. As it celebrates 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 begins its third century.

Very truly yours,

*LB*

Leonard Barham

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

Dear Mr. Yevoli,

My husband and I moved to Copake NY barely two months before the word Covid was invented. When the pandemic finally lifted, we were amazed at all the level of communal good will and energy we found in what we thought was a sleepy, very charming, rural town.

After the lockdown ended, I joined The Copake Grange in search of fellowship, and to look for ways in which to contribute to life in Copake. I quickly found opportunities to both explore and participate in my new community through the many Grange programs. An unanticipated and delightful surprise was the discovery of the lively interest in activities such as the monthly Open Mics in the lovely small Grange Theater, which also hosts concerts and productions that help keep up the budget needed to maintain and improve our historical building. The Forward Grant would go a long way towards easing ongoing building repairs costs, and free us up to increase our community outreach and participatory programs.

Additionally, improving and beautifying the town of Copake with sidewalks and sidewalk repairs would benefit both locals and tourists. We have many local farms that, with a bit of help, could contribute much in terms of food outreach and farm market presence, and many businesses that would also benefit from further town development and improvements.

I could go on, but I will stop now to thank you for your attention!

Sincerely,  
Ann Strohmeier



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

October 15,

2024 Dear Mr.

Yevoli,

I am writing to support the Copake Downtown application to the NY Forward program. As a local business owner and a member of the Copake Economic Development Advisory Committee, I have seen firsthand the dedication and hard work of the business and political leaders of Copake. Everyone is focused on helping to create a vibrant business environment in downtown Copake that serves the needs of all, and you will see in the proposal the many ideas that are hoped to be pursued. However, it is clear to me that although everyone is willing to invest time and money to help make these dreams reality, very little will be possible without significant financial support from the State.

As a part-time resident of 6 years, and a full-time resident of 5 years, who runs a consulting business out of my house, I have been impressed to see the amount of leadership, care and attention the Town Board and our business leaders give to our Town. Everyone sees the potential and the amount of progress that has been made since I moved here has been impressive. Receiving the NY Forward grant is now a critical next step to keeping the momentum. The investment will pay off by helping to create a downtown area that is sustainable, nurturing, attractive and commercially successful.

Based upon all of this, I strongly endorse Copake's application! Sincerely,

*William Boris-Schacter*

William Boris-  
Schacter Founding  
Partner  
Tonic Consulting Group LLC

## **Al Noel Fair**

Tue, Oct 15,  
5:08 PM (1 day  
ago)

We support Copake's application for a NY forward grant.

The Copake Grange now has over 150 members and is an active part of the community. It could use part of the money to restore its 120-year-old building that has a wonderful theater and common room used by many groups.

It would be great if some of the older building around the circle could be rehabilitate and brought to life; like the former Copake Inn. Also affordable housing could be added to some of the second floors.

Connecting the rail trail to the town would also be an asset.

Thank you for your consideration  
Noel & Al Fair  
548 Breezy Hill Rd



# Choose Columbia

Columbia Economic Development Corporation

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

Re: Town of Copake, Columbia County  
NY 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

Lori Bodinizzo  
2260 CR-7  
Copake, NY 12516  
[nycnriley@gmail.com](mailto:nycnriley@gmail.com)

Dear Michael Yevoli and Capital Region Development Council,

I am writing a letter of support for NYS NY Forward Program funding to revitalize and improve the lovely Hamlet of Copake, New York. Our town of Copake is the perfect town for revitalization. We have many tourists that visit the famous rail trail for biking, Bash Bish Falls for hiking, the historic Copake iron works with well preserved furnace from 1860. The iron works was a hub of community and business until 1888, and the original quarry is currently the ore pit. Which is a great for a day of swimming. We have the wonderful Copake Grange which is a hub of community support, outreach, theater, fund raising, and the arts and carries the original spirit of the farming community that established it in 1902. We have many local farms like Empire farm with their wonderful farm store, great farm to table events, and the founders of Farm On.

Which created the Milk Money program where they've partnered with Hudson Valley Fresh Dairy to provide fresh, subsidized, quality milk to over 25,000 students. This is just one of many farms in Copake that are keeping the strong tradition of farming, community and fresh, wholesome food. If we were able to expand our downtown we could offer more options for the many tourist we have visiting the falls, ore pit and rail trail. And offer more employment opportunities for locals and support our local farming community. We are often a location people drive through to get to the Berkshires but with the revitalization funding Copake could be a destination!

Copake is becoming a sought after place and is growing every year. It is ripe to be a Farm and Food Hub. Small businesses like The Copake General store which sell local produce, products and meats from local farms are growing and families are moving in Copake must develop to accommodate the growth and to fulfill its potential to be the best town in Columbia County to live and work. The funding and implementation of

this plan will attract tourists, business and families to the area and improve the quality of life for all of the residents of Copake.

Copake is the perfect place to invest the 4.5 million dollars. The residents are organized, and committed to the betterment of the community. The Town Board submitted a detailed plan to activate the downtown, create housing and employment, attract diverse populations, bring new shopping, reduce greenhouse gas emissions, and create public spaces for arts and cultural events . The town is organized, prepared and has good leadership. There is also overwhelmingly positive community support for this plan. Check out the details again at: [copakewaterfronts.com](http://copakewaterfronts.com)

I ask you to nominate and choose Copake for the 4.5 million dollar award so that we can become a magnet for growth, opportunity and quality of life. We are ready to become better and accommodate our prosperity.

Sincerely,

Lori Bodinizzo  
Resident of Copake

Michael Yevoli, Director  
Capital Region Economic Development

Dear Michael Yevoli

I am writing in support of the application at NY Forward/Town of Copake.

I have been a resident of the Copake area since 1979 and have enjoyed its gifts and enjoyed its amazing growth over these decades.

The town supports the participation of both part timers, and new and decades old full timers . It offers a variety of interests and programs for the most active to the most relaxed resident and visitor. Its natural beauty surrounds and stimulates interest in Nature as well as the sports of ball games, bike riding, water activities. The local library which supports the Town has non stop activities from tots to the Octagon group of over 80 yrs.

To reflect the energizing of the Town, the local Copake Grange has become the place to go for music, farm table dinners, and active Service to the local Food Pantry and Emergency Closet at the Taconic Hills School.

The Town of Copake has become a destination point for visitors as well as a hub for its residents. It's vital to give support to such a forward thinking leadership and support the NY Forward project.

I whole heartedly endorse the project  
Elayne M. Dix

Nicole Riley  
2260 CR-7  
Copake, NY 12516  
[nycnriley@gmail.com](mailto:nycnriley@gmail.com)

Dear Michael Yevoli and Capital Region Development Council,

I am writing a letter of support for NYS NY Forward Program funding to revitalize and improve the lovely Hamlet of Copake, New York.

My wife and I have lived here for three years and it is a truly magical place. The beauty is astounding. As a gay couple we are welcomed by our neighbors. (This is not always the case when you get outside of NYC.) Here in Copake there are farms, lakes, rivers, wildlife, birding, bike trails, Copake Falls, history, the quarry, golf course, camps, and small business, all of which make this place the best kept secret in the Hudson Valley.

We are constantly discovering new and exciting things about this place. All of our visitors can't get over the beauty and the location right between NYC and Boston. They always want to know how we found Copake and ask when they can come back for another visit.

Copake is becoming a sought after place and is growing every year. It is ripe to be a Farm and Food Hub. Small businesses are growing and families are moving in. Copake must develop to accommodate the growth and to fulfill its potential to be the best town in Columbia County to live and work. The funding and implementation of this plan will attract tourists, business and families to the area and improve the quality of life for all of the residents of Copake.

Copake is the perfect place to invest the 4.5 million dollars. The residents are organized, and committed to the betterment of the community. The Town Board submitted a detailed plan to activate the downtown, create housing and employment, attract diverse populations, bring new shopping, reduce greenhouse gas emissions, and create public spaces for arts and cultural events . The town is organized,

prepared and has good leadership. There is also overwhelmingly positive community support for this plan. Check out the details again at: [copakewaterfronts.com](http://copakewaterfronts.com)

I ask you to nominate and choose Copake for the 4.5 million dollar award so that we can become a magnet for growth, opportunity and quality of life. We are ready to become better and accommodate our prosperity.

Sincerely,

Nicole Riley  
Resident of Copake

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

Greetings:

I am writing this letter in support of Copake's grant application for the New York Forward.

I was introduced to Copake in 1971 when I started visiting my College friend who lived in Copake Falls. Together we would bike through this magnificent Roe Jan Community. Through the subsequent years, I continued to visit and when I was set to retire, I knew I needed to become a resident of Copake.

And so, in late 2016, I moved into my new home here in Copake. Each day I feel so lucky to have made that decision as I simply adore this community. I have never lived someplace that has brought me more joy.

Early on, I joined Copake Grange #935, when it began its resurgence after years of dwindling membership. I am now a very active Grange member and head up the Friends of Copake Grange #935, which is the 501 ( c ) 3 fundraising component of the Grange. I am aware of how desperate our historic landmark building, Grange Hall, needs 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 has steadily increased its program offerings to the community, and we have become known for the quality performances and events held here. Our building is in more use now than in decades, which makes the need for renovations even more urgent. And our Grange Hall is just a microcosm of the entire Hamlet of Copake.

The Copake community has increasingly become a lively and vibrant group of people who care about their environment, their neighbors, and their hometown. But, in driving around the Hamlet, this vibrancy is hardly expressed in what one sees in the buildings and road. To an outsider, the Hamlet of Copake is a "sleepy", and rather run down little former farm town that is just a place to stop to get gas, or to pass through to get to another destination. An award to Copake from NY Forward would allow us to repair structures, create more space for people to comfortably visit our Hamlet, shop, and enjoy this "Land of Rural Charm" while helping us to grow our economy. Thank you for your consideration.

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

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

Dear Mr. Yevoli:

I am writing to support the 2023 proposal of the Town of Copake under the current NY Forward Program 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 Secretary of the Friends of Copake Grange #935, a Board member and a member of its Fund-Raising Committee, as well as a member of Copake Grange, #935. The Grange recently increased its membership to about 140 from a low of 6 seven years ago.

Previously I was active with various Copake Town committees and continue to be an active volunteer and 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 at the center of the Hamlet. Because the Grange building is almost 125 years old, it needs extensive work. The Friends also conducts a number of fund-raising activities for member and community programs.

We can only do so much without the help of significant funding from NY Forward. Because the Town is two hundred years old, it is evident that costly improvements must be made to the our infrastructure, to neglected outdoor spaces, and to recreational spaces. No doubt, our plans will enhance Town and regional economics and employment.

Copake is a community where much of its operations and activities are supported by volunteers, whether for Town activities or community organizations such as the Grange and the Library. 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, New York 12516

Michael Yevoli, Director

Capital Region Economic Development Council

433 River Street

Troy, New York 12180

Dear Sir,

We are writing this letter to support the Town of Copake's grant application for the NY Forward Program.

More than 20 years ago we moved to Copake and selected a home that was in walking distance to the downtown hamlet. During these 20 years we have witnessed several advances in the hamlet including the revitalization of the Copake General Store, the rebuilding of the Clock Tower building and the change in ownership of both Dad's diner and Church Street Deli.

In addition the two local banks are thriving and the drug store has been replaced by a terrific wine store. We have had floods ( Hurricane Irene) and local Tornados where a state of emergency was declared and many trees were downed. Throughout all of the weather changes and retail turnover the town has thrived and now is on the verge of becoming a dream location. Real estate values are increasing and the town is engaged in many activities to enhance the lives of its residents.

We need this grant and hope that your office will recognize the tremendous benefits that could be provided to the town if awarded this grant.

Please consider strongly our application for this grant. As 20 year Copakians we sincerely hope you will fund our request.

Sincerely yours

Alan and Kathy Friedman

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

Re: NEW YORK STATE'S NY FORWARD PROGRAM

The town of Copake is deserving of this grant. We, and others we know, have chosen to settle here because it is a warm, supportive community. The natural wonders we enjoy and the start of improvements made to our downtown make Copake even more appealing than it was over 10 years ago when we purchased our home.

A small business fund will capture many more small businesses and advance the reuse of vacant buildings for commercial and residential use including multiple projects to create sorely needed affordable housing. Copake's agricultural roots are alive today, and initiatives focused on local food and agriculture will not only enrich the lives of locals and provide job opportunities but will also make our town even more attractive to visitors. The Copake spur of the Harlem Valley Rail Trail will bring bicycling enthusiasts from all over.

As a member of the Copake Grange #935, I have seen how this community comes together to actively support those in need, support our local students and to encourage participation of residents.

I encourage you to help Copake continue to grow - we all benefit from the improvements that this grant will finance.

Sincerely,  
Madeline Silverman  
51 Miles Road  
Copake Falls, NY

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

To Whom It May Concern:

I am a member of Copake Grange #935, the most important community entity in downtown Copake, NY. The Grange has existed since 1903 as a center for agricultural advocacy, community service, entertainment and more. Our aging facility is kept in working order through small grants and donations from Grange members, with emergency repairs often done by local volunteers. Despite our best efforts, the building needs major restoration to improve safety and maximize its use by the community. Raising sufficient funds for upgrades, including window replacement, painting, installation of safety systems, and more, is beyond the means of members alone.

In recent years, the Grange has become the heart and soul of Copake – a place for education, celebration, and camaraderie, with membership doubling to nearly 150 in the past 18 months. Our Open Mic nights, square dances and cupcake celebrations draw hundreds of people from the surrounding area to gather, laugh and share the diverse experiences we offer. Grass roots efforts to revitalize the Grange in the past five years have contributed significantly to Copake on the map as an inviting destination.

Copake would benefit enormously through the restoration and enhancement of Grange Hall, along with numerous other well-designed plans that would raise the spirit and recognition of our proud, historic hamlet by increasing business, tourism, and the overall quality of life. We look forward to offering even more.

Other towns in our region may have significant charm and interest, but in my mind, none holds the potential or relevance that the Copake, and none is more deserving of NY State's consideration for support and the opportunity to move it forward.

Thank you.

Sincerely,

Rita Jakubowski  
304 Snyder Pond Rd.

Dear Mr Yevoli,  
Director Capitol Region Economic Development Council

After being invited to take part in a chili tasting contest at the Grange this past winter, I became a member. I was impressed by people who are active believers in community and making this world a better place.

Activities abound. Something is happening at the Grange most weekends from chili tasting contests to jazz concerts. It is a welcoming and vibrant place, embracing all, the newcomer to the region and the person whose ancestors grew up here. It is a great addition to Copake and it will only get better with additional funding.

Sincerely,  
Hannah Letterman Mandel  
1110 county Rt 7A

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

Dear Mr. Yevoli,

Copake would be a wonderful choice for downtown revitalization. It is in a beautiful area which attracts many second homeowners and tourists. A very nice balance with the local residents.

The community offers access to a wonderful library, a bicycle trail, lakes for summer and winter recreation, hiking trails, skiing and zip lines. The town features very nice restaurants (Dad's Copake Diner, Church Street Deli and the Clock Tower Pub and Restaurant) and best of all -- The Copake Grange which offers all kinds of entertainment - plays, dances, open-mic night, plant sales, a cupcake fund raiser, etc. etc.

I hope you will give Copake serious consideration. It is THE CENTER to access to all of the above.

Sprucing up would make us very proud and happy.

Lois Lovisolo  
71 Island Drive  
Copake, NY 12516

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

RE: Copake NY Forward Grant Application

To Whom It May Concern:

I am writing to you to give my support to the Town of Copake NY. For this letter I will keep it focused on a few important areas. My husband and I and dog have lived in Copake for over 20 years. We have seen the modest growth in our beautiful small town, such as: Copake Wine Works, Copake General Store with the newest owner, the growth of Farm On! and a few other establishments. However, in order to grow our town to attract new businesses and grow current businesses we need the grant that we have applied for.

Copake Grange Rehab • FarmOn Accommodation • Hamlet Hound Canned Cocktails • Deep Roots Farm - Farm Store • Deep Roots Farm - Farmworker Housing • Kiernan's Dairy Store.

To me, one of the important projects is the Copake Grange Rehab. I am a member of this non-partisan community center. The Grange has programming but can be expanded with a building rehab. The building is in desperate need of an upgrade. We are currently doing what we can to keep the building and to have programs including Open Mic Night (once a month), music on special occasions; one my favorite program is the Ice Cream Social and square dance.

In addition, we need to create new opportunities for employment and housing. This grant would be a major driving force to accomplish this goal. The residents of Copake are committed to making Copake better. Our community has many volunteers that work very hard on various projects.

Please consider Copake's application!

Sincerely,

Linda Senk  
98 Julianna Drive, Copake NY 12516

From desk of  
Frederique Abramovici  
Member and Friend of the Copake Grange in NY  
[babbi@fairpoint.net](mailto: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 **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 **2023 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 **2023 New York Forward (NYF) Program**.

Sincerely,

Stephen Sanborn & Constance Lopez

2254 County Route 7, Copake NY. 12516

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

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

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***

*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](http://www.emilyrubin.net)  
<https://taconictradingco.com>

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

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

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 Jakubow  
304 Snyder Pond RD, Box 12  
Copake, NY 12516

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,*

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

Dear Mr. Yevoli:

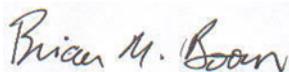
I am writing in support of the Town of Copake's proposal for a 2022 NY Forward grant that would enable the downtown of Copake to be revitalized so it can realize its full potential as an economically and ecologically sustainable community. A grant from CREDC would help position Copake as a place that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

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

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

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

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

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

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

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