



Farms, Food and
Families in
DOWNTOWN COPAKE
NY FORWARD
PROPOSAL
September 2023

Basic Information

Regional Economic Development Council: Capital Region

Program: New York Forward Round 2

Municipality Name: Town of Copake

Downtown Name: Downtown Copake

County Name: Columbia County

Applicant Contact: Jeanne Mettler, Town Supervisor

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Message from the Supervisor

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Hello Friends,

In the 1950’s, when Copake’s economy relied on dairy farms, we had a thriving downtown with a grocery store, drug store, bank and numerous professional offices. Like many upstate downtowns, we suffered in the 1990’s. Dairy farms sold out. Offices closed. Stores struggled. Buildings fell into disrepair. But over the past few years a rebirth has begun. Feisty longtime merchants fought their way through the pandemic. Today their restaurants, diner, pub, gas station, general store and pizzeria are thriving.

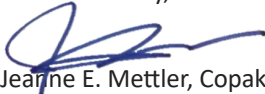
We’ve always had second homeowners, but their numbers have grown sharply since the pandemic. Many people work remotely and cherish their time in the country. We’re home to people who come here for what they find: a warm community, fields planted in corn and soy and a beautiful rural landscape. But still our hamlet needs help.

This is why we were so excited when we put out the call for new businesses for our NY Forward proposal in 2023. Young entrepreneurs and many women-owned companies want to start or expand farm stores and services, sell local flowers, teach about and savor NY grown wines and canned cocktails, open restaurants that cater to locals and visitors, produce and package organic foods, develop affordable year-round farmworker housing, and open their farm to the public for lessons, visits and events. It seems clear that Copake is going back to its agricultural roots. Farming was always Copake’s backbone. Now it’s our new face, as well.

As Copake heads into our third century, we are resilient and forward thinking. In the past four years the Town Board has made significant investments in infrastructure. We have constructed pickleball courts, paved parking lots, and built buildings. The Town Board has also sought to address the housing crisis facing our town, county and region. In September we adopted a far reaching and innovative affordable housing law. We hope this will qualify us to receive priority consideration for NY Forward as the Governor has described. Copake has submitted a letter of intent to NYS HCR requesting Pro-Housing Community status. On October 3, 2023, the Board will adopt the HCR’s model resolution and then we will submit our zoning map, zoning code and building permit data. We expect our Pro-Housing Community status will be in place shortly.

This is our second NY Forward application. We listened to the advice NYS offered in 2022. Our 2023 application is driven by residents and focused on job creation and job-generating economic development. We are excited because our 2023 application really comes full circle. We are back to our roots – farming, food and families. This feels authentic and right and we pledge to work tirelessly to make the best of this opportunity to transform our community for the families who call Copake home and those yet to come.

Most Sincerely,



Jeanne E. Mettler, Copake Supervisor

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Geographic Area & Justification

FARMS, FOOD AND FAMILIES LIVING IN A BEAUTIFUL PART OF COLUMBIA COUNTY



Copake is 100 miles north of New York City and 125 miles west of Boston, MA. Downtown sits ¾ mile east of Route 22 between Hillsdale and Millerton NY. State Route 22 connects a growing number of second homeowners and visitors (seasonal owners double our 3,485 population). Copake’s beautiful landscape, rolling hills, hidden lakes, waterways and wide-open vistas of breathtaking farmland with the Taconic Mountains are a stunning backdrop. Nearby Taconic State Park in Copake Falls hosts a campground and a popular swimming spot in an old ore mine, along with spectacular views of Bash Bish Falls – Massachusetts’ highest single drop waterfall. The Bash Bish Brook meanders through the core. A planned spur trail connects to the popular Harlem Valley Rail Trail that will reach from Wassaic to Chatham and can bring millions of dollars in trail-user spending annually. Copake is uniquely positioned to take advantage of the Capital Region, Catskills, Mid-Hudson Valley and the Berkshires to draw day trippers and longer-term visitors.

Copake’s NY Forward area is the **heart of our community – the economic, social, and cultural core and center of innovation and creativity**. Millions of dollars in recent and ongoing investment in businesses and community amenities in and around downtown (Alander Hotel and Restaurant, Copake Rapid Care, Catamount Ski Area, and the Harlem Valley Rail Trail, among others) make it ready for NYF investment.

With NYF and State support Copake will be transformed, both in the traditional meaning – it will change for the better, in appearance and quality of life – and also in a contemporary sense, by becoming a sustainable and resilient center and a more inclusive, socially connected place focused on wellness and equity where people of all ages, abilities and incomes can gather, enjoy time together, celebrate, work, live and visit.

JUSTIFICATION FOR OUR SELECTED NY FORWARD AREA

At multiple community engagement events for this and companion projects, **residents brought forward the projects included in this proposal** (some from young entrepreneurs, and many from women owned or operated companies). **They drew the boundary** through their actions to create and expand private businesses that form the foundation of a thriving farm hub: farm amenities, value-added agriculture and production, retail stores, wine bars, restaurants, farm stores and farm services, a community center at the Copake Grange and affordable rental and farmworker housing. Trails connect projects and a hamlet park adds additional public greenspace in the NYF area. Four-season family-oriented marketing and branding focuses on recreation (cycling and hiking), historic preservation, culture, and agricultural heritage. The boundary is consistent with advice from NYS and other partners to focus on the densest part of the core, which overlaps the long-awaited Main Street revitalization of Route 7A that will be complete in 2025. This project alone will leverage over \$8.0 million in county, State and federal complete streets and streetscaping funds. The Town has gradually saved \$2.0+/- million to add placemaking amenities (lighting, beautification and parking) that lay a critical foundation for Main Street to be the walkable central spine of the NYF Area.



The NYF boundary captures the hamlet’s **enduring charm and convenience** and locations where new projects (including affordable workforce housing) can catalyze growth. It’s active, with a robust mix of uses, where **long-time store owners operate alongside entrepreneurs and artists**. It’s full of historic architecture and agricultural heritage where people already live, work and play. Just outside of the NYF Area is a hotel, Rapid Care Center, Primary Care Office, Town Hall, the Copake Agriculture Center, Copake Rescue Squad, and Memorial Park. It’s home to 318 full time residents (US Census Designated Place (CDP) established in 2020) and an estimated 300 more part time or seasonal residents. If all of our NYF projects advance and can create the jobs they estimate, they can **double the population working and increase total annual earnings by 80%** in the Copake Census Designated Place (CPD).

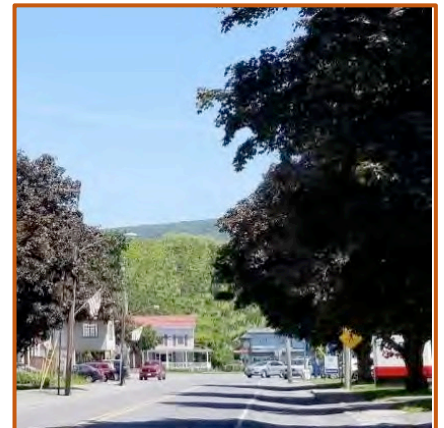


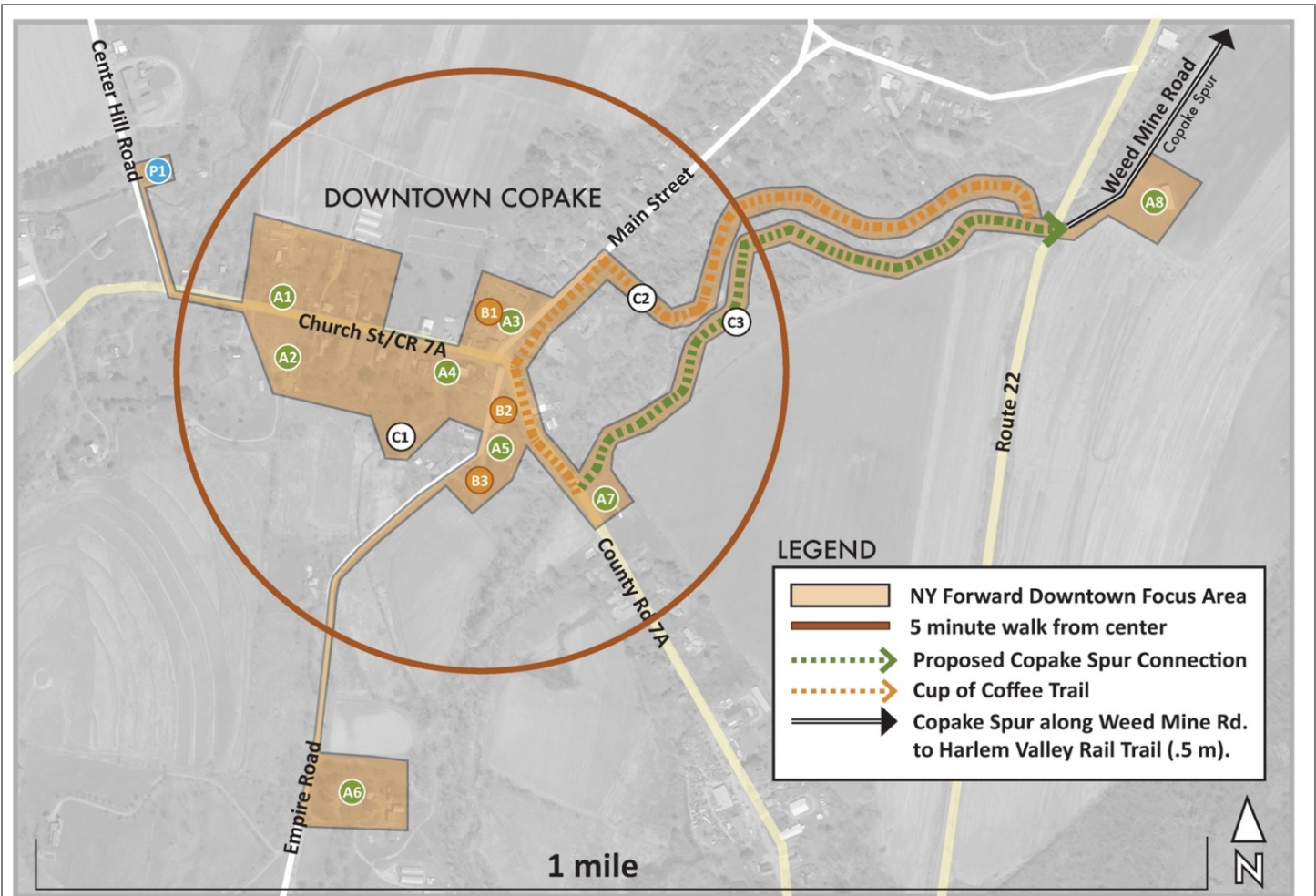
- The Copake Spur Trail is a driver of future economic growth.
- Kiernan’s Store is a planned farm succession to young women of the Kiernan Family.
- FarmOn! & the Copake Grange also target young farmers.
- Four-season recreation sustains year-round tourism.
- Our trails and bike routes connect the core.

The NYF area is very walkable, stretching one mile from east to west. The core is well-contained in a one-fourth mile or 5-minute walking distance. It focuses tightly on a 20-acre hub on both sides of Church St/CR 7A between Center Hill Road and Empire Road, plus a portion of Main Street. An extension aligns with the proposed Copake Spur to Kiernan Farm Store on Weed Mine Road (past that, the spur continues on Town roads to the intersection with the Harlem Valley Rail Trail, roughly 0.5 miles further). Two additional extensions reach to include an affordable housing project on Center Hill Road and a cowork (professional services) space and retail flower shop on Empire Road. Most projects are connected by sidewalks or new off road multi-use trails.

The NYF Boundary is the most dense, connected, and walkable part of downtown.

- Nearly all projects are within a five-minute (or ¼ mile) walk.
- It’s 5 minutes from the center to Farm On! on Empire Road.
- It’s 1 mile from end to end – Center Hill Road to Kiernan Farm Store.
- The core is less than 30 acres in total.





A INNOVATIVE AGRICULTURE

- A1** Deep Roots Farm Store & Housing (1639 & 1643 County Rte 7A)
- A2** Buckley Farms Therapeutic Riding Ctr (1630 County Rte 7A)
- A3** The Hamlet Hound Tasting Room (177 County Rte 7A)
- A4** SoCo Grow Supply (1676 County Rte 7A)
- A5** Copake Grange 935 (628 Empire Rd)
- A6** FarmOn! Flower Shoppe & Greenhouse (566 Empire Rd)
- A7** MTG Wine Bar (Former Hub) (138 County Rte 7A)
- A8** Farm Market (Weed Mine Rd & Rte 22)

C RECREATION-BASED TOURISM

COPAKE PARKS & TRAILS NETWORK

- C1** Fire Pond Park & Trail
- C2** Cup O' Coffee Trail
- C3** Copake Spur

B HOMEGROWN BUSINESSES

SMALL PROJECTS FUND (DOWNTOWN-WIDE)

- B1** Copake Wine Works (177 County Rte 7A)
- B2** The Purple Grape (636 Empire Rd)
- B3** Copake Schoolhouse (624 Empire Rd)

P PLACEMAKING

- P1** Center Hill Affordable Housing (372 Center Hill Rd.)

DOWNTOWN WIDE PROJECTS

- *** Complete Streets Plus
- *** Recreation and Cycling Tourism Branding



The projects we propose are holistic and transformational. Our projects are catalysts that accelerate community health and quality of life. They build equity by benefiting people of all ages, races, abilities and incomes. They forge collaborations, engaging project sponsors and partners in common cause and collective action to support each other's businesses. Projects are consistent with the Capital Region Economic Development Council's Magnet, Core and Talent strategies and with the statewide focus on workforce, placemaking and revitalization.

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Copake Downtown Vision

COMMUNITY MEMBERS CREATED A VISION STATEMENT AND ECONOMIC TRANSFORMATIONAL GOALS

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.**

We relied on community members to frame our vision and goals. We followed an inclusive and engaging process building on work in 2021 and 2022 NYF and DRI proposals, with ideas from NYF webinars. The effort was led by Town Supervisor Jeanne Mettler and Copake Economic Development Advisory Committee member Roberta Roll who spoke to dozens of residents, many of whom responded with business plans and financial projections. We used community networks and maximized participation through in-person events, virtual meetings, online surveys, walk and talks, and open houses. We posted a website at www.copakewaterfronts.com. An online survey was conducted for the 2021 LWRP, 2021 DRI, and 2022 and 2023 NYF proposals, which received over two hundred responses. Outreach included a save the date postcard, flyers and posters and detailed stories in the Copake Connection newsletter. A Times Union story focused on local food and farm projects proposed. A community meeting on Saturday, September 9, 2023 was well attended and participants were full of great ideas.

The visioning process reflects our values, addresses our needs and builds on our unique assets. It integrates ongoing community engagement activities undertaken by other Copake committees, including work related to Mohican allyship, economic development, conservation and smart growth, affordable housing, historic preservation, agriculture innovation and succession. The vision statement considers what Copake will be like as **a result of NYF transformational investment** in carefully selected revitalization projects.

***Wonderful things are happening in Copake.** Downtown is a **thriving economic and social center** lined with restored historic buildings. Savvy entrepreneurs invest and strengthen our tax base to **create home-grown businesses**. Residents invest in an **accessible and affordable place to call home**. A **new generation of farmers and agriculture enterprises innovate in an emerging food hub** to produce locally sourced food, crops and products. Our successful companies create demand for workers and **lift wages**. We celebrate Columbia County's rural beauty and **leverage our cultural and agricultural heritage to be a four-season destination for family-oriented tourism based on wellness, recreation, historic and culinary themes**. A network of trails and bikeways **link creative assets to our rebounding downtown**. Placemaking through complete streets and trails, climate-adaptive infrastructure, and preservation transform a **smart and sustainable core**. NY Forward took a chance on Copake – helping us to become a new hamlet filled with life – in a beloved downtown with a great big heart.*



Three economic development transformation goals emerged from outreach, the workshop and survey. They lay out a path to meet need, reach aspirations, and identify action-oriented approaches and projects. The four goals include:

- **Goal One: Support Home Grown Entrepreneurship.** Entrepreneurs are making a living and providing local goods and services. The NYF area provides for new and expanding companies that create local jobs, train workers, raise wages and meet the needs of a growing population and visitor base in newly constructed and restored historic buildings.
- **Goal Two: Expand Wellness and Recreation Tourism.** Accessible open space and recreation improves wellness and increases social gathering in close connection to nature. The NYF area connects 4-season destinations by a park, trail and complete streets network (centered on cycling and walking) to downtown shopping and services with wayfinding and tourism marketing.
- **Goal Three: Advance Innovative Agriculture.** The next generation is carrying our agricultural heritage forward to increase farm access, affordable local food, safe farmworker housing, farm to table events, and restaurants and wine bars featuring NY Foods and spirits. The NYF area includes legacy farms managing succession, value-added enterprises, and culinary entrepreneurs.
- **Goal Four: Invest in Placemaking.** To achieve success, we invest in placemaking including resilient infrastructure, complete streets, historic preservation, and affordable housing development. The NYF area is the focus of multiple major infrastructure projects including reconstruction of Route 7A and designation of a National Register Listed Historic District.

BUILDING ON CAPITAL INVESTMENT IN THE PAST DECADE

Downtown's **competitive business climate** helps companies make connections and thrive in a vibrant marketplace. Innovative entrepreneurs – old and new – are **collaborating to make the NYF core more vibrant**. Public, private, nonprofit and philanthropic partners are implementing projects that make Copake a wonderful place to live, work and play.

ESTIMATED LEVERAGED FUNDING – PUBLIC	
Ongoing: Rte. 7A: Cty. (\$290K); Town (\$2.0M); Fed./State (\$5.51M)	\$7,800,000
2023-2024 Town Budget: Paving, cold storage, signage, pickleball, etc.	\$928,650
2023-2024 Municipal Parking Lots: Acquire and Prepare (Town)	\$200,000
2023-2024 HVRT: Paving, Rte. 22 Bridge, Philmont to Chatham Ext.	\$3,150,000
2022 NYS EFC Engineering Grant	\$28,000
2022: Bash Bish Brook Bridge (County)	\$75,000
2021 ARPA COVID 19 Recovery Community Funding	\$348,000
2021 DOS LWRP Revitalization Strategy Component EPF Grant	\$80,000
2019 Resilient Culvert (with Trout Unlimited)	\$96,000
2014 Zoning Update and Downtown Design Plan Grant	\$130,000
Past Decade: NYS DEC and Partner Research Studies	\$500,000
Past Decade: Building Permits Value (In and nearby the 2023 NYF Area)	\$7,000,000
Past Decade: Donated Professional & Consulting Time	\$100,000
ESTIMATED LEVERAGED FUNDING – PRIVATE	
2023 Rheinstrom Hill Foundation Bicentennial	\$35,000
2023 Pomeroy Family Railroad	\$260,000
2023 Affordable Housing Site Acquisition (Tax Foreclosure)	\$500,000
2022 Alander Restaurant and Hotel	\$1,000,000
2021 Catamount Ski Area Infrastructure investments 2021-2022	\$15,000,000
2021 Little Cat Lodge at Catamount (In Copake)	\$1,000,000
Past Decade: Business Investment as Reported by Past CEDAC Survey	\$3,000,000
Past Decade: Copake Rapid Care Start Up	\$375,000
Past Decade: Farmland Conservation Easement Value	\$8,000,000
Past Decade: Empire Farm/FarmOn! The Grange; NE Farm Access	\$6,100,000
ESTIMATED FUNDING – FUTURE	
Town Budget 2024-2025 (paving, events, Comp Plan Update)	\$1,000,000
Ongoing: Municipal Water and Wastewater System	\$5,000,000
Projected: Annual Spending from HVRT Users Spending (5 yr. total)	\$18,750,000
Estimated Total Leveraged Recent and Future Investment	\$80,455,500

Columbia County noted that Copake had one of the highest rates of acquisitions of homes and buildings among all county communities during and following the pandemic. While this domestic migration may have contributed to housing affordability challenges, it has also brought many new families to the community, which is a testament to Copake's character, livability, planning and investments. 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, providing thirty new jobs in recent years. These nascent developers, old and new, laid the groundwork for this application and the Town is ready to support them.

Copake has invested in plans, codes, local laws, policies, education and public works including Memorial Park improvements, two retaining walls constructed at Copake Lake, and improved other recreation amenities, sidewalks, roads and bridges, walkability and accessibility, beautification, wayfinding signage, historic preservation, business support and branding of events like the Roe Jan Ramble.

There is a high level of leadership and collaboration among economic development, education, business, community development and civic leaders to achieve this vision and

maintain the Copake hamlet's vibrancy. New partners like the **Copake Improvement Society** have a mission to advance the quality of life, health and welfare of the citizens of Copake through charitable works, support services, programs, events and public works.

The table summarizes over \$80 M in recent investments, with businesses investing more every day. The indicators of our success are:

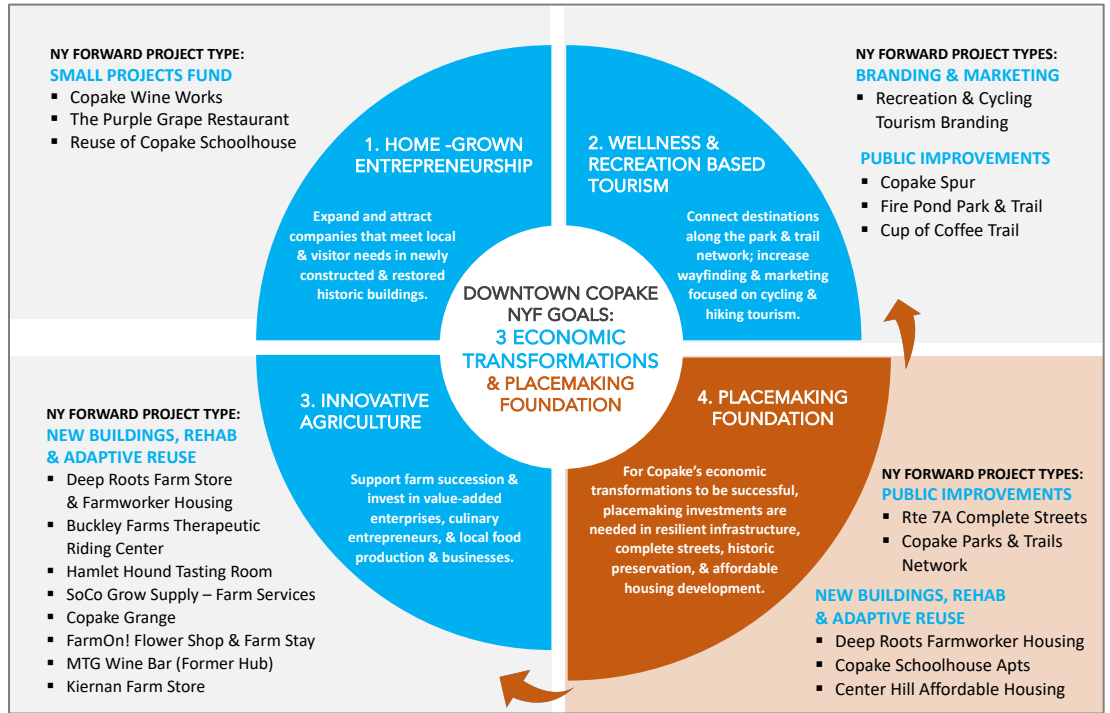
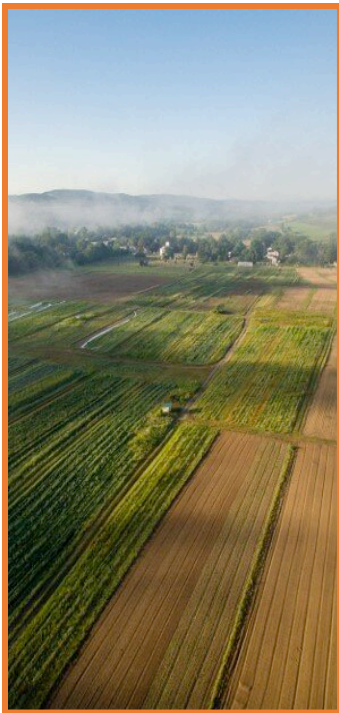
- A diverse and growing economy offering **good paying jobs and career development**.
- A safe, healthy downtown with **historic buildings, agricultural heritage and cultural resources**.
- A thriving place reflecting our **commitment to invest locally, preserve our heritage and protect the natural environment**.
- A **growing reputation** as an area where people want to live, work, play, visit and invest.

PLACEMAKING FOUNDATION SUPPORTING ECONOMIC TRANSFORMATION GOALS

Economic Transformation Goal One: Support Home Grown Entrepreneurship – Entrepreneurs are making a living and providing local goods and services. **High Quality of Life in An Active, Historic & Connected Core:** The core is an eclectic mix of 19th and early 20th century buildings: homes and businesses, shops and restaurants, churches and public facilities, legacy farms and new nonprofits connected by walkable streets and off-road pathway with a fire pond proposed to become a downtown art park and community green. We have three restaurants, a general store/market, two banks, an insurance company, a church, real estate business, post office, gas station and convenience store, wine and liquor store, laundromat, two auto repair businesses, and a beauty salon.

Economic Transformation Goal Two: Expand Wellness and Recreation Tourism – Accessible open space and recreation improves health, social gathering, and wellness from close connection to nature. **Wellness, Recreation and Visitor Services:** The NYF area’s trails and bike routes connect into the Capital Region, Mid-Hudson Valley, the Catskills and the Berkshires. We are increasing passive and active access that is inclusive and accessible for seniors, children, people with disabilities, visitors and young families. The Copake Spur will draw from 150,000 annual HVRT users to shop and dine (estimated \$3.75 million in annual spinoff). Many projects are physically linked by reconstructed complete streets and streetscapes, trails and waterways that connect to regional and State assets like the Roe Jan Kill, Bash Bish Brook, Harlem Valley Rail Trail, Empire State Trail, Taconic State Park and amenities in the State of Massachusetts like Bash Bish Falls. Downtown plans mirrored EPA’s Recreation Economy for Rural Places and AARP Age-Friendly Communities programs. During the pandemic, job generators like Catamount Ski Area (half in Copake) made improvements. The Alander Hotel (just outside NYF Area) and restaurant is drawing rave reviews. FarmOn! is planning a farm stay accommodation.

Economic Transformation Goal Three: Advance Innovative Agriculture. The next generation is carrying our agricultural heritage forward into innovative new enterprises, local fresh food products and community. **Farm and Food Succession:** Agriculture is growing and diversifying – reinvigorating the industry while protecting rural character. We have three agriculture anchors proposing projects – the Copake Grange, Walt’s Dairy, and Empire Farm/FarmOn! **Kiernan’s Farm Store** is proposed by the next generation of the Kiernan family, and it will anchor the Copake Spur, which connects to the Harlem Valley Rail Trail (HVRT), offering an easy walk/ride to Taconic State Park. **FarmOn!** is proposing a flower shop and greenhouse. Rehabilitation of the **Copake Grange** proposes to expand their NYS Ag. and Markets licensed commercial kitchen available to culinary entrepreneurs.



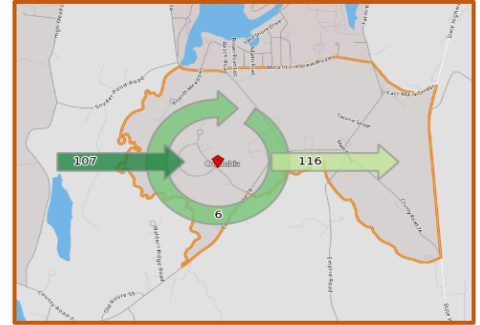
Economic Transformation Goal Four: Invest in Placemaking – To reinforce the success of Copake’s economic transformations, we make placemaking investments in resilient infrastructure, complete streets, historic preservation, and affordable housing development. **Center Hill Affordable Housing** project brings 6 new affordable housing units onto the market in the highly walkable compact core. Downtown buildings waiting to be restored are character defining and exceptional examples of their architectural styles. **Reuse of the Copake Schoolhouse** simultaneously preserves a historic building and expands housing and office options downtown. The NYF area is the focus of multiple major infrastructure projects at various stages of readiness, including reconstruction of County Route 7A, flood mitigation for downtown structures, and construction of water and wastewater infrastructure.

5 Recent and Impending Job Growth

We expect growth, expansion and business recruitment. New businesses report creating over thirty jobs since the 2020 Census was taken. The US Census and BLS document 112 jobs in the Copake Census Designated Place, which is slightly larger than the NYF area. Note that the Census does not count seasonal residents or individuals working remotely whose business location may be elsewhere. The largest employers in the Town (outside the NY Forward area) are Taconic Central School System, Camphill Village, the Rescue Squad and local government. When the six summer camps are open nearly 1,800 additional people are in residence.

Downtown draws on the year-round population of 3,485, which doubles to account for seasonal residents – close to 7,000 people. This includes 318 people living in the Copake CDP, which is slightly larger than the NY Forward area. Columbia County recently reported that there are 4,625 people within five miles of downtown and 14,729 people within ten miles of downtown. The Census reports that 31% of downtown residents lived in a different county in 2010, represents a **large in migration of people during and following the pandemic.**

Just outside of the boundary, Alander Restaurant and Hotel and Catamount Ski Area continue to add jobs for a workforce that will be drawn to Copake to live, shop and enjoy themselves. The NYF area will be connected via the Copake Spur to the **Harlem Valley Rail Trail and can draw a share of the 150K annual users** who shop, recreate, dine, drink and stay. Maximizing workforce and residential population supports Copake as an emerging food hub. When people buy local the money stays local and supports new jobs. Copake’s recently adopted affordable workforce zoning will help make homes more available and affordable, which will draw residents and workers who can live in a walkable place without transit. Growing downtown adds energy, vibrance, security and social cohesion.



US Census LED On the Map Job In migration/Out migration is nearly equal.

COPAKE CDP - EMPLOYMENT OF RESIDENTS 2023

2020 NAICS Classifications	Average Wage in Columbia Cty. (2020)*	Count	Current Jobs 2023		Estimated NYF Jobs	
			Total Jobs/ Wage Value/ Year (Without NYF Jobs)	%	NYF Jobs Count	NYF Jobs/Wage Value/Year
Agriculture, Forestry, Fishing, Hunting	\$38,567	7	\$269,969	6%	45	\$1,735,515
Manufacturing	\$54,352	36	\$1,956,672	31%	0	
Retail Trade	\$34,834	8	\$278,672	7%	10	\$348,340
Finance and Insurance	\$55,334	1	\$55,334	1%	0	
Real Estate and Rental Leasing	\$34,083	1	\$34,083	1%	0	
Management of Companies	\$60,810	3	\$182,430	3%	10	\$608,100
Admin./Support Waste Management	\$40,657	2	\$81,314	2%	0	
Health Care and Social Assistance	\$46,536	8	\$372,288	8%	34	\$1,582,224
Arts Education and Recreation	\$38,211	1	\$38,211	1%	6	\$229,266
Accommodation and Food Services	\$26,365	14	\$369,110	13%	52	\$1,370,980
Public Administration	\$53,821	31	\$1,668,451	27%	0	
		112	\$5,306,534	100%	157	\$5,874,425

Note: https://data.census.gov/profile/Copake_CDP,_New_York. * Quarterly census of Employment and Wages, NYS DOL 2020

Eleven of the NY Forward-funded projects create a total of 157 direct jobs. Using Columbia County data from NYS DOL for 2020 we determined the annual value of new wages created by NYF project jobs is \$5,874,425. The current 112 jobs in the Copake CPD have an annual wage value of \$5,306,534. If all estimated NY Forward jobs are created, we would double the number of jobs and wages earned in the NYF area. That estimate will increase significantly as more properties are revitalized and redeveloped.



6 Quality of Life

COPAKE QUALITY OF LIFE: FARMS, FOOD AND FAMILIES

Great quality of life is our core mission.

Copake’s quality of life comes from being in a beautiful place full of hard-working people who help and engage with each other, and it has been for two hundred years. We celebrate our history and are enthusiastic about our prosperous future. Our approach is holistic and aligned to a vision of building a downtown we want for ourselves, our children, grandchildren and beyond. We focus on placemaking by cultivating an engaging public realm animated by a range of businesses activities and programs about farms, food and families. **We have a vision to provide economic opportunity through innovation**, promote agriculture production, and preserve our community’s natural resources through conservation, healthy private working lands, rare forests, and clean waterways. We promote social interaction and trust among residents, workers, and business owners. We create a hometown quality of life in a great location where we live, work, incubate, shop, eat and drink, enjoy each other, recreate, visit and learn.



LOCATION, LOCATION, LOCATION – In the 1950’s, to create a faster, more direct connection, Route 22 relocated to its current alignment, which bypasses downtown Copake. This decision devastated and had a long-lasting impact on our businesses. We’re located at the junction of secondary roads instead of Route 22, and that is both an opportunity and a constraint. While downtown can be bypassed, once discovered, **its distinctiveness tells a story worth hearing and visitors return to enjoy its charms**

A GREAT PLACE TO LIVE – Copake is a wonderful place to live, whether it has been for generations or for months. There has always been a blend of full-time families and seasonal or second homeowners. **Downtown is a mixed-use place.** Most buildings are beautifully restored historic homes, while a few are waiting for attention. Some single-family homes have majestic mountain views and others are apartments and accessory dwelling units mixing with stores, services and community spaces nearby.

WORK, INCUBATE, SHOP, EAT AND DRINK - Copake is alive with historic buildings that house a wide array of essential and boutique services. From the Octagon House to the Copake General Store the architecture is a magnificent example of a rural Columbia County farm hamlet. A walk through the NYF area and just beyond presents historic buildings which include the Copake Grange built in 1902 and the United Methodist Church, built in 1853-1854. NY Forward projects will build a walkable spine with \$8.0 million invested in Route 7A reconstruction and a package of streetscape and complete streets amenities including lighting, sidewalks, beautification and signage, a downtown greenspace and pond and trails connecting multiple NYF projects to other assets. **The sponsors, largely young entrepreneurs, independently offered to be part of an incubator without walls – taking strategic advantage that comes from supporting each other and planning together.**

FARM – Few NY Forward areas have multiple working farms in their core – Copake’s Deep Roots Farm and Buckley Farm are across the street from each other enjoying majestic views of the Berkshire hills next to the future Fire Pond Hamlet Park. The NY Forward projects will expand access to local food by adding assets including farm stores, local food restaurants and wine bars, farm to table events, culinary facilities and business incubation and many more. **Our Agricultural Sector Has Exploded In Recent Years.** Our 2014 Agricultural and Farmland Protection Plan improves and preserves important farmlands and maintains open lands as part of the scenic landscape. Camphill Village, one of the largest self-sufficient communities in the country for people with special needs, is expanding. Hundreds of acres have been conserved thanks to Columbia Land Conservancy. FarmOn! and Empire Farm is a 220-acre working farm offering a Community Supported Agricultural (CSA) program. Copake Agricultural Center is the “pioneer of a multi-farmer agricultural project that became the model for future centers. It’s a showplace of diversified, sustainable agriculture.”



ENJOY EACH OTHER AND OUR SPECIAL PLACE – Our Grange Hall, built in 1903, with its 94-seat theater and meeting spaces brings the community together through lectures, plays and performances, and advances initiatives that benefit our rural community. The Grange’s NY Forward proposal meets a core goal: “To maintain and update the historic Copake Grange and to provide a meeting place for community dinners, performing and visual arts, private parties, public forums, and other events.” With two new restaurants, two wine bars and a gathering place at the Fire Pond Park, more venues will host art and events. The Grange will also create a new kitchen that will support local culinary entrepreneurs.

HOUSING AFFORDABILITY

- Sales prices skyrocketed during the pandemic.
- Affordability fell by over 50%.
- Median price for a Columbia County home is over \$375,000 – out of reach for hamlet families.
- Copake recently passed a law mandating that 20% of new units in a subdivision meet affordability standards.
- Two NYF sponsors propose affordable housing:
 - Deep Roots Farms is creating ten year-round farmworker units.
 - A private developer is building six affordable rental units on two acres.
- Other developers are making plans to produce more units.
- Copake’s Short-Term Rental law ensures units stay permanently affordable.

VISIT, RECREATE, BE WELL – Copake markets and promotes itself a hub of a network of biking and trails recreation. The Empire Trail underscores the importance recreation trails can play if they are designed to link active downtowns and recreation. In 1989, New York State bought the right of way of the former **New York & Harlem Railroad** to create a linear park following a 46-mile rail trail connecting Wassaic, NY to Chatham, NY. A segment that passes through Copake runs roughly five miles but bypasses the hamlet.

Our goal is to connect to the 150,000 people estimated to use the trail annually who will put feet on the street to spend money through the Copake Spur Trail – a public benefit of great local significance. Various economic impact reports consistently report return on investment between 7:1 and 9:1 for every dollar spent on connected recreation. Proposed trail segments link assets to downtown. Expanding use of Fire Pond Park for events and recent upgrades at Memorial Park position Copake to be a recreation and event destination year-round. In the proposed branding project, we will develop a suite of materials tailored to trail users and cyclists highlighting what the Town and region have to offer.

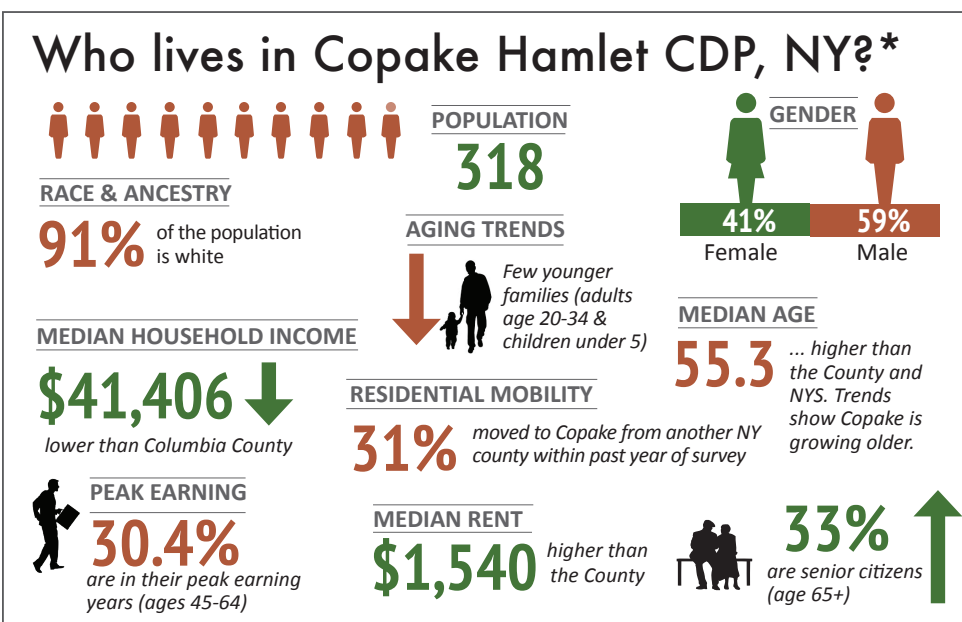
BIKING DESTINATION

- The annual **Roe Jan Ramble** was held on Sept. 23, 2023.
- A fundraiser for the Harlem Valley Rail Trail, the Ramble is a fun, non-competitive ride sponsored by the Towns of Copake, Ancram and Hillsdale.
- There are 7 routes to choose from, from an easy flat 10-mile route to the new 100-mile route for expert riders.
- The Ramble shows Copake’s **growing identity as a biking destination** – This year it attracted **630 registrants**.
- Each spring an Antique Bike Auction at the Copake Auction,
- attracts enthusiasts from across the world.
- Copake promotes an Antique Bike Ride with penny farthings and classic bicycles.

LIFELONG LEARNING – Multiple projects including Copake Wine Works, Hamlet House Tasting Room, SoCoGrow Supply, Deep Roots Farm-to-Table events, the Buckley Farm Therapeutic Riding Center – and especially the Copake Grange – offer integrated classes and education that put Copake on the map and offer a center of lifelong learning. For example, Copake Wine Works, a woman-owned boutique wine and spirits shop will offer a robust, custom wine education program that is a “must-visit” wine industry amenity. Copake Wine Works will provide globally recognized qualification courses with the Wine and Spirits Educational Trust (WSET.) Currently there are no WSET training locations between NYC and the Finger Lakes. This will help position Copake as a wine and food hub in the region.

OPPORTUNITY WAITING TO HAPPEN – Copake NYF area has great potential for growth, redevelopment and complementary infill on a transformational scale by public, private, nonprofit and NYF partners. Downtown has plenty of room to expand mixed-use buildings, including infill and upper stories. In 2023, the Church St. Deli began planning renovation of its upper floor for apartments. The old Copake Inn is empty and primed for mixed use. There are buildings available for workforce housing and people willing to create it. The Grange has been a strong center for community engagement and the camaraderie that people seek, especially after the pandemic, and especially for people who have recently moved to downtown full-time. The Grange is eager to expand their capacity for membership and programming, as well as increase offerings to value-added farm and food producers.

Town Board, residents, business owners and nonprofits work through standing committees including **Copake Economic Development Advisory Committee** to encourage and support existing businesses and attract new business, and the **Copake Improvement Society** to facilitate collaboration to make Copake a better place to live, and work.



*All data based on 2020 Census and 2019-2021 American Community Survey 5-Year Estimates for Copake Hamlet Census Designated Place

NYF Area became a Census Designated Place in 2020.

Total year-round Census population of 318 is artificially low given seasonal residents. Census says that **31% of residents moved from another county within a year of the 2020 census.**

CREDC 2021 Strategic Plan concludes:

- “Columbia County lagged the region in key economic indicators and sustained -9.7% private sector job loss.”
- With over 16% of jobs in hospitality and leisure, a “-17.9% year-over-year drop was experienced in small business employment”.
- Over 14.4% of Copake residents live in poverty up from 9.6% in 2020 - above the regional average of 10.4%.

7 Supportive Local Policies

COPAKE HAS BEEN A PART OF DOZENS OF IMPORTANT PLANS. NOW ITS TIME TO ACT.

For downtown revitalization to be inclusive, equitable and transformative it **needs to advance supportive local policies** that address economic, environmental, health and social needs.

In 2024 Copake will begin updating a **Sustainability and Smart Growth based Comprehensive Plan and Downtown Design and Development Plan** which placed emphasis on resilience and climate adaptation. Soon after Copake will **update its zoning, land use, design and subdivision codes**. We are an early adopter of innovative land use including a scenic overlay, flexible lot subdivision and rural design standards. The last zoning update carefully considered the right size lots in the NYF area maximum increased density and walkability.

As we celebrate our bicentennial in 2024, we're coming full circle to rediscover that it's our proud agricultural legacy that carries the NYF area to success. The outpouring of interest in farm and food projects has encouraged us to undertake a **Food Hub Feasibility Study** in 2024-2025 as part of the Comprehensive Plan update. In 2013 and 2014 Columbia County and Copake adopted Agricultural and Farmland Protection Plans that improve agriculture, preserve farmlands, and maintain scenic landscape. As a result, lands were put into conservation easements at High Valley Farm Complex, Walt's Dairy, Farmland Renewal, LLC and FarmOn! Foundation.

In 2023 the Conservation Advisory Committee's **Climate Smart Communities Task Force** was awarded the status of a Clean Energy Community, by completing four high impact actions (LED streetlights, Code Enforcement Officer Training, Energy Audit and Benchmarking). In 2023 they held two public education and outreach events: 1. "Nature's Best Hope" to educate about the important role native plants play on private properties and 2. Energy Efficient Home Open House. They plan to host a "Planning for Nature in Your Community Workshop" in 2024.

Copake has requested **Pro-Housing Community Status** through HCR. We have submitted the letter of intent and on October 3, 2023, will adopt the model resolution. Then we will provide the zoning map, zoning code and building permit data. **Copake is well ahead of the pack on this critical issue**. Columbia County reports that between 2018 and 2021, the price of a home in Columbia County increased 55%, while at the same time the inventory of available homes decreased 59% and the median home price rose by 18%. The median price of a home in Columbia County is now \$375,000, which is out of reach of many. Over 30% of renters in Copake pay rents considered unaffordable - even families with two working parents working are unable to find a home to rent or buy. In January 2023, the Town Board appointed an ad hoc working group to recommend changes in our zoning code to address these issues. In February, the Board passed a six-month moratorium on major subdivisions. In September 2023, we adopted a new law that either requires developers build affordable homes as part of their n their project or on a different site. The law also streamlines approval of accessory dwellings which may now be permitted by the Code Enforcement Officer in any zoning district. It also requires developers undertaking major subdivisions (5+ lots) and/or building new multi-family dwellings to rent or sell at least 20% of the units to eligible residents at affordable rents or sale prices. The Town is consulting with the NYS Division of Local Government Services to maximize the effectiveness of the law.

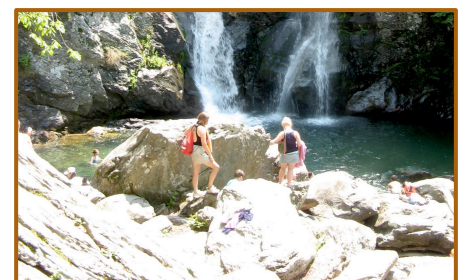
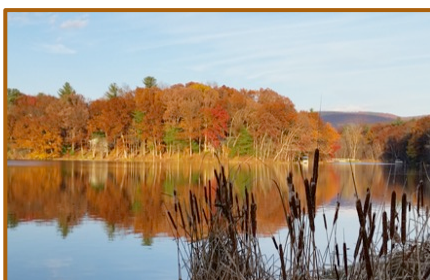
short-term rental in Copake. The proposed law would require each STR owner to register with the Town and obtain a permit, renewable annually. An STR permit would cap at 120 the total number of days an owner may provide short-term rentals per year. The Town plans to hire a host compliance company to manage the permitting process and monitor compliance.

In addition, Copake has adopted and advanced the following and the supportive plans in the box above:

- **Complete Streets** - Complete Streets policy and Route 7A access/ age friendly hamlet improvements funded by the Town.
- **Flood Hazard Prevention** - Updating Flood Hazard Prevention Plan using State model.
- **Cultural Heritage** - Multiple buildings including Copake Grange listed.
- **Maintain Partnerships** - Trout Unlimited, Hudson Valley Greenway, Hudson River Estuary Reserve, Scenic Hudson, Cornell, Water Resources Institute, and NYS DEC, Columbia Land Conservancy.
- **Water Quality Protection** - Implemented Sole Source Aquifer Protection on waterways and waterbodies.

SUPPORTIVE PLANS

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



8 Public Support & Engagement

THERE IS BROAD AND DEDICATED SUPPORT FOR OUR NYF PROPOSAL.

The Town Board's unanimous resolution reflects our strong commitment and readiness. A well-attended September 9, 2023, workshop generated input on vision and projects and surfaced new projects from experienced sponsors. In 2021 and 2022 ESD staff visited Copake and provided feedback which we have integrated into the 2023 proposal.

In 2023 the Town Supervisor Jeanne Mettler and Copake Economic Development Advisory Committee member Roberta Roll reached out to dozens of community members who operate businesses, own commercial buildings with spaces ready to rent, own buildings that could be rehabilitated or adaptively reused and who bought recently foreclosed hamlet properties. They asked people to encourage others wanting to start or relocate a business to reach out to them, AND THEY DID. Nearly all new or expanded projects are related to healthy living, innovative agriculture, value added farming, local food and beverage production, farm support services and farmworker housing. Two projects develop affordable housing. Each sponsor was asked to submit a brief business plan and all complied.

Our outreach used mailed postcards, posters and fliers in addition to emails, save the date announcements, piggybacking on local mailings, postings on the website, status updates and thank you emails. Multiple issues of the Copake Connection newsletter focused on the 2023 proposal and in September 2023 the Times Union ran an article focused on Copake's rich local food heritage (see [Copake wants to become a food hub \(timesunion.com\)](https://www.timesunion.com)). A full featured website called www.copakewaterfronts.com/nyforward is live and provides a platform for residents to provide feedback on the NY Forward proposal.

MOST POPULAR IDEAS 2023

- Engage our farms
- Plan for farm succession
- Add farm to table options
- Add places to eat and drink
- Beautify with banners/ flowers
- Improve sidewalks on 7A
- More access to locally grown food
- Connect sidewalks and trails
- Attract living wage jobs
- Meet the dire need for affordable homes and apartments
- Complete Rail Trail/Copake Spur
- Build Fire Pond Park
- Bring more visitors downtown

The collage features several key pieces of information:

- SAVE the DATE:** Copake Hamlet \$4.5 Million NY Forward Proposal Community Workshop, September 9, 2023, 9:00 AM - 11:00 AM at Copake Town Hall.
- Workshop Announcement:** "Share your ideas to make the Copake Hamlet the region's most desirable place to live, work and play for our NY Forward proposal to NYS."
- Community Workshop Details:** September 9, 2023, 9:00 - 11:00 AM at Copake Town Hall, 230 Mountain View Road, Copake NY 12516.
- Survey Information:** "HOW WOULD YOU INVEST \$4.5 MILLION IN COPAKE HAMLET DOWNTOWN?" with QR codes for surveys.
- Timeline:** A vertical timeline showing milestones from 2021 DRI Proposal to the 2023 NYF Application.
- Workshop Agenda:** "DOWNTOWN COPAKE Workshop: Saturday, September 9, 2023 Help Shape Copake's Proposal for up to \$4.5 Million!"



<p>MOST POPULAR IDEAS</p> <ul style="list-style-type: none"> • Renovate and upgrade buildings downtown • Hang banners • Hang flowers • Improve parking • Paint buildings, improve storefronts • Pedestrian-friendly • Connect sidewalks and trails • Attract businesses that create jobs • Affordable housing • Reduce flood issues • Complete local Rail Trail (HVRT) Spur • Build Fire Pond Park • Expand cultural offerings • Promote and protect natural resources 	<p>DOWNTOWN'S GREATEST ACCOMPLISHMENTS</p> <ul style="list-style-type: none"> • Strong community spirit • Supported each other through the pandemic • Attracting & supporting wonderful diverse businesses • Sensitivity to needs of all demographics • Community Park and associated events • Agricultural commerce (e.g., Empire Farm, farmers market, small farm CSAs, organic farms) • Revitalization of the Copake Grange • Rapid Care Center • Comprehensive Plan and Zoning Code
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Well over two hundred year-round and part-time residents participated in design and visioning workshops as part of the 2022 and 2023 NYF and 2021 DRI proposal development process and for the Copake Downtown Design and Development Plan. These efforts along with extensive engagement for the Downtown Design and Development Plan and the Waterfront & Community Revitalization Strategy represent an extensive outreach campaign. Input from various meetings related to vision, goals, assets and needs and projects closely mirrored each other across the work of Copake's standing committees:

- **2022 Non-profit Copake Improvement Society Formed:** Its mission is to advance quality of life, health and welfare of citizens of Copake and the surrounding area through charitable works that provide and support services, programs, events and public works.
- **Economic Development Advisory Committee:** The committee supports the NYF Application and is currently focusing on identifying a buyer or developer for the Roeliff Jansen School.
- **2023 Copake Bicentennial Committee:** The Bicentennial Committee meets monthly to plan the Bicentennial Celebration beginning in April 2024. The finale will be a parade through the new streetscape in 2025.
- **2023 Historic Preservation Committee:** A 2023 Committee was formed to identify the area of effect for a nomination of individual properties and a district to the State and National Register of Historic Places.
- **2023 Mahican Allyship Committee:** A committee to explore Copake's Mohican roots was designated in February 2023. Copake lies within the unceded homelands of the Mohicans. Today, despite multiple forced-removals, tremendous hardship, and misinformation, Mohican descendants are a thriving, sovereign nation known as the Stockbridge-Munsee Community in Wisconsin. The committee's mission is to pay honor and respect to past, present, and future Mohicans.

9 Transformative Project Opportunities

WHY THESE PROJECTS?

Copake has selected these projects 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 an agricultural center for Columbia County and the Capital Region. Nine of the eleven project sites are owned by the sponsor and two are rented from owners supporting the NYF program. The owners 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.

Copake Downtown 2023 NYF Projects	Sponsor	Total Cost	NYF Cost	Leverage	Jobs
NEW DEVELOPMENT, REHABILITATION OR ADAPTIVE REUSE					
INNOVATIVE AGRICULTURE					
A1. Develop Farm-To-Table Businesses & Farmworker Hsng.	Deep Roots Farm	\$460,000	\$460,000	\$0	33
A2. Build Buckley Farms Therapeutic Riding Ctr	Buckley Farms & Journey Equestrian	\$585,000	\$385,000	\$200,000	8
A3. Rehab Copake Wine Works: Hamlet Hound Tasting Room	Hudson Phoenix Mgmt.	\$90,000	\$67,500	\$22,500	3
A4. Rehab SoCoGrow Supply Retail Store	SoCoGrow Supply, NNR Enterprise	\$124,000	\$63,000	\$61,000	9
A5. Rehab Copake Grange and Kitchen	Friends of the Grange 935	\$800,000	\$500,000	\$300,000	30
A6. Rehab Astor Flower Shoppe & Greenhouse	FarmOn! Fdn & Herbs of Elysium	\$338,000	\$175,000	\$163,000	10
A7. Rehab MTG Wine Bar at the Copake Spur	Lyndsay J. Acri	\$360,000	\$288,000	\$72,000	10
A8. Build Kiernan Farm Market	Kiernan Family	\$1,000,000	\$750,000	\$250,000	6
PLACEMAKING					
P1. Build Affordable Center Hill Multi-Family Units	Meir Benudis, Contractor	\$1,200,000	\$960,000	\$240,000	34
SMALL PROJECTS FUND (HOME-GROWN BUSINESSES)					
B. Small Projects Fund (downtown-wide)	Consultant TBD	\$300,000			
B1. Rehab Copake Wine Works: Wine Education	Hudson Phoenix Mgmt.	\$20,000	\$15,000	\$5,000	2
B2. Reuse: The Purple Grape Restaurant	Maryanne Congi	\$137,700	\$95,700	\$42,000	10
B3. Reuse Copake Schoolhouse: Co-Work Space & Housing	Stephanie Sharp	\$450,000	\$350,000	\$100,000	2
PUBLIC IMPROVEMENTS & BRANDING AND MARKETING (RECREATION-BASED TOURISM)					
C. Copake Trail & Park Network	Town of Copake	\$1,725,000	\$900,000	\$825,000	0
C1. Fire Pond Park & Trail	Town of Copake	\$500,000	\$250,000	\$250,000	0
C2. Cup O' Coffee Trail Along Bash Bish Brook	Town of Copake	\$225,000	\$150,000	\$75,000	0
C3. Copake Spur	Town of Copake	\$1,000,000	\$500,000	\$500,000	0
* Complete Streets Plus (downtown-wide)	Town of Copake	\$8,800,000	\$2,000,000	\$6,800,000	0
* Recreation & Cycling Tourism Branding	Town of Copake	\$200,000	\$200,000	\$0	0
		\$18,089,700	\$8,109,200	\$9,905,500	157

NEW DEVELOPMENT, REHAB & ADAPTIVE REUSE PROJECTS: INNOVATIVE AGRICULTURE

A1 DEEP ROOTS FARM: FARM-TO-TABLE BUSINESSES AND AFFORDABLE FARMWORKER HOUSING

Project Sponsor	Deep Roots Farm
Readiness	Start ASAP on award/complete 24 mos.
Total Cost	\$460,000
Total Leverage	\$0
NYF Funds Proposed	\$460,000
Jobs Created	33



- **Transformation:** Enhancing the local food system and educating residents and visitors, Deep Roots Farm moves Copake to be more sustainable with convenient, equitable and affordable access to fresh food. Having safe farmworker housing enables year-round operation.
- **Sponsor:** Deep Roots Farm is a 53-acre organic farm owned by the O'Rourke family in the heart of downtown. They grow vegetables and sell at three downstate farm markets.

- **NYF Scope of Work: Farm to Table Business:** Deep Roots will expand on-farm businesses to include education, farm-to-table events, store, culinary kitchen and apothecary. The sponsor will improve the roadway and parking (\$60k) and rehabilitate farm store/market with a learning kitchen (\$100k). **Affordable Housing for Farmworkers:** At 1641 Cty Route 7, Deep Roots will rehab the building to create 10 units of affordable farmworker housing in a derelict 1800s era home bought through tax foreclosure.
- **Impact:** Deep Roots farm y provides high quality, local organic food to the community and staff. The farm will supply existing restaurants as well as NYF projects (Purple Grape, Hamlet Hound, and MTG Wine Bar). They will plan events with Buckley Farm. Farm-to-table events and community dinners establish an agrotourism destination that will bring residents and visitors to Copake’s downtown.
- **CREDC/STATE Strategies:** The project advances CREDC and State policies and strategies related to CRAFT businesses, placemaking, value added agriculture and downtown revitalization.



Adjacent home will be renovated for farmworker housing

A2 BUILD BUCKLEY FARMS THERAPEUTIC RIDING CENTER AND FARM ACCESS

Project Sponsor	Buckley Farms, LLC & Journey Equestrian, LLC (with Camphill Village)
Readiness	ASAP on award. Complete 12 mos.
Total Cost	\$585,000
Total Leverage	\$200,000
NYF Funds Proposed	\$385,000
Jobs Created	5 FTE and 3 PTE



- **Transformation:** Therapeutic riding is a transformational experience for young people and adults with disabilities. The project offers a holistic approach that is comfortable and inclusive. Buckley Farms will draw customers from the larger region.
- **Sponsor:** Buckley Farms is a woman-operated family farm and equestrian center in the heart of Copake, with 71 acres held by the Columbia County Land Trust Conservancy. Buckley Farms has 4 horses that are trained or being trained for therapeutic riding. The farm hosts a barn with electricity, heat, and running water; several paddocks with sheds; and other infrastructure including paths, roads, parking and a studio apartment designated for farm worker housing.
- **NYF Scope of Work:** Buckley Farms will work with Camphill Village, a renowned local community of adults with special needs, to provide therapeutic riding and farm- and animal-related experiences adjacent to Fire Pond Park. The project will serve local children and adults who are intellectually and physically disabled, and the community. Buildout of a therapeutic equestrian center will allow the farm to board horses, provide lessons, and tailor therapeutic experiences based upon individual needs. A range of livestock will be accessible to the community in an interactive setting. Camphill will be involved in the selection, training and care of the animals at the farm. NYF tasks include adding an indoor arena (\$460k) and outdoor arena (\$30k). Five paddocks will be required for additional livestock (\$75k) with storage sheds (\$20k). Once complete, the expanded center will provide the riding service year-round in all types of weather, especially for those who require and thrive in a sensory-friendly environment.
- **Impact:** The farm is uniquely positioned to serve the community while also attracting a large customer and visitor base benefitting local businesses. It will make interaction with horses and livestock more affordable and accessible.
- **CREDC/STATE Strategies:** Project advances CREDC & State policies related to CRAFT, placemaking and downtown revitalization.

A3 REHABILITATE COPAKE WINE WORKS: THE HAMLET HOUND COCKTAILS & TASTING ROOM

Project Sponsor	Hudson Phoenix Management Corp.
Readiness	ASAP on award. Complete 12 mos.
Total Cost	\$90,000
Total Leverage	\$22,500
NYF Funds Proposed	\$67,500
Jobs Created	2 FTE and 1 PTE



- **Transformation:** The project represents the transformational success of NYS’s craft distillery sector. By simplifying regulations, reducing fees, allowing for off-site tastings and sale, and establishing a new license category for operations qualifying as farm distilleries, NYS enables small businesses like Copake Wine Works and Hamlet Hound to compete in the Ready-to-Drink (RTD) category, one of the fastest growing sectors in the beverage alcohol business.
- **Sponsor:** Copake Wine Works and Hamlet Hound Distillery are woman-owned businesses. Hamlet Hound Canned Cocktails is a premium, canned cocktail brand launched in 2021 operating under a NY Farm Distillery License. The product uses liquor from the Finger Lakes and is produced and distributed in Saratoga. Hamlet Hound recently launched in Massachusetts and has nationwide direct to consumer distribution.

- **NYF Scope of Work:** This project transforms the existing licensed distillery space into a tasting room and wine bar. The multi-use space will showcase NYS products and generate brand growth for Hamlet Hound canned cocktails. Other New York Farm products, including wine, cider, beer, meads, and spirits will be featured. It will create a welcoming wine-focused bar downtown. Pop-up dinners curated with Deep Roots will further showcase wine and cocktail pairings. Green space will become outdoor seating with landscape and fencing. Using NYF funds, rehabilitation will include ADA compliant restrooms (\$15k); buildout for a service and prep station (\$40k); refrigerator including underbar fridges and reach-fridges (\$10k); entrance and front porch (including new door) (\$5k); painting, décor, furnishings (\$5k); landscaping and fencing for the outdoor service area (\$15k).
- **Impact:** Copake Wine Works is already positioned as a wine hub within the area, and these improvements will enhance the draw of the hamlet as a wine-tasting destination. Pop-up events will support local vendors and chefs, serving as an incubator for entrepreneurs testing out dining concepts.
- **CREDC/STATE Strategies:** The project advances CREDC and State policies and strategies related to CRAFT businesses, placemaking, value added agriculture and downtown revitalization.

A4 REHABILITATE SOCOGROW SUPPLY RETAIL STORE

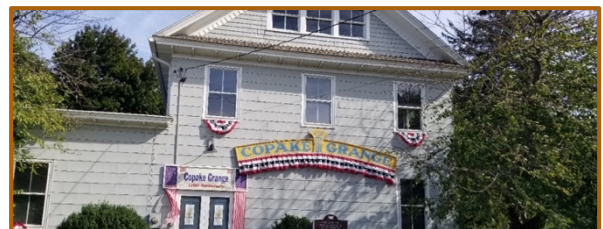
Project Sponsor	SoCoGrow Supply
Readiness	ASAP on award. Complete 12 mos.
Total Cost	\$124,000
Total Leverage	\$61,000
NYF Funds Proposed	\$63,000
Jobs Created	9



- **Transformation:** This project transforms Copake’s agricultural identity using product sales, consulting, education and community gardens to address food security and inclusive access; empower farming; foster connections; and improve community wellbeing through fresh produce and outdoor activities. The NY Forward retail space will be a vibrant hub for partners and enthusiasts, budding gardeners and eco-conscious consumers.
- **Sponsor:** SoCoGrow Supply will establish a retail space to promote and support sustainable agricultural practices. This innovative program, designed and operated by young entrepreneurs, will reinforce Copake’s Farm Hub, offering retail, services, consulting, aggregation and production of foods and beverages. It will offer organic and natural products and specialized consulting services to support farms and growers. SoCoGrow will sponsor educational and cooking demonstrations, act as a hub for the innovative agriculture community, develop community gardens, and install displays highlighting sustainable cultivation.
- **NYF Scope of Work:** The sponsor is leasing 1676 County Route 7A at the center of downtown. NYF funds will be used to rehab. the interior and exterior space and purchase furniture, equipment, furnishings and inventory (\$63k). Sponsor leverage includes processing equipment (\$30k), lighting, seed stock, fans, pots and planters, etc. (\$15.5k). SoCoGrow continues to establish an e-commerce platform, build an online presence, and establish local partnerships and has provided \$15.5k in cash working capital.
- **Impact:** The store will provide hardware store goods and services on a small scale focused on organic farming. They will establish partnerships across the community, from schools to local agriculture centers like FarmOn!, Copake Ag Center and Copake Grange.
- **CREDC/STATE Strategies:** The project advances CREDC and State policies and strategies related to CRAFT businesses, placemaking, value added agriculture and downtown revitalization.

A5 REHABILITATE THE HISTORIC COPAKE GRANGE AND ADD PROFESSIONAL CULINARY KITCHEN

Project Sponsor	Friends of the Copake Grange 935
Readiness	ASAP on award. Complete 24 mos.
Total Cost	\$800,000
Total Leverage	\$300,000 in Donated I Services/Labor
NYF Funds Proposed	\$500,000
Jobs Created	30 +/- Culinary Entrepreneurs



- **Transformation:** The project transforms the Grange into a modern community center and culinary training and production program. It builds on the Grange’s historic role by continuing to support agriculture, farmers and farmworkers, and in contemporary endeavors focuses on nurturing connections through art, culture, local food, and agricultural education.
- **Sponsor:** The Copake Grange 935 is a non-profit that supports and advances the life of rural communities. The Grange Hall, built in 1903, is individually listed on the National Register of Historic Places. With its 94-seat theater and meeting spaces, it is dedicated to bringing the community together through lectures, plays and performances, and serves as a civic center to advance local initiatives. The Grange has a certified kitchen in need of upgrades to support the growing number of culinary entrepreneurs in the area needing out of home licensed facilities.

- **NYF Scope of Work:** The Grange Board has prepared a detailed scope of work focused on desperately-needed repair and historic restoration of the building inside and out, improving accessibility (\$50k), adding an elevator (\$75k), rehabbing the commercial kitchen so it can be rented to more culinary entrepreneurs (\$300k), and purchasing digital theater equipment (\$75k). Additional improvements are needed such as window restoration, and second floor improvements to bathrooms and fire escape access. Options may exist to provide local artists with live-work space on the second floor. The Grange advances capital improvements, with over \$36,000 invested in accessibility, electrical and plumbing upgrades over the past year. They have committed \$300,000 in labor as leverage. The building is deteriorating rapidly and badly in need of rehabilitation.
- **Impact:** Rehabilitating the Grange is a landmark effort that will generate momentum and attract businesses and visitors.
- **CREDC/STATE Strategies:** The project advances CREDC and State policies and strategies related to CRAFT businesses, placemaking, value added agriculture and downtown revitalization.

A6 REHAB ASTOR FLOWER SHOPPE & GREENHOUSE

Project Sponsor	FarmOn! Fdn. & Herbs of Elysium, LLC
Readiness	4 Months
Total Cost	\$338,000
Total Leverage	\$163,000
NYF Funds Proposed	\$175,000
Jobs Created	5 FTE and 5 Seasonal



Flower shop project will be complemented by farm stay.

- **Transformation:** The FarmOn! Fdn. transforms small farms by demonstrating best practices of the food industry on a 220-acre organic farm and filling the farm succession gap by training the next generation of young farmers.
- **Sponsor:** FarmOn! Foundation is a registered 501c3 non-profit that hosts and trains young, beginning farmers for careers in sustainable agriculture accredited by SUNY. Operational partner Herbs of Elysium LLC will operate the retail flower store.
- **NYF Scope of Work:** Herbs of Elysium will add a new retail flower shop, situated on the farm property on Empire Road. The Astor Shoppe will sell a variety of fresh and dried flowers by the stem or bundle, in arranged bouquets, and by order. Patrons will be able to shop the retail store, tour the fields, as well as plan a luxury farm stay (a current project in development). The NYF-funded portion of this project will entail 1. the renovation the Astor Flower Shoppe with ADA restroom (\$65k) and construction of a winterized and mechanized greenhouse hi-tunnel (1800SF) for flower production (\$40k). The buildout will require plumbing/water access (\$30k), pump/irrigation (\$15k), electrical work (\$20k), and a new roof (\$5k). Leverage totaling \$163k is proposed as seed and production supplies (\$15k); equipment purchase or rental (\$40k); marketing (\$10k); packaging and sales equipment (\$10k); labor (\$80k) and utilities (\$8k).
- **Impact:** The flower shop will provide an additional venue for young agriculture enthusiasts and entrepreneurs to learn and develop skills. The flower enterprise will supply local outlets with flowers and serve Copake residents. The planned inclusive shop-tour-farm stay model will encourage tourists and weekenders to visit and stay overnight in Copake.
- **CREDC/State Strategies:** The project advances CREDC and State policies and strategies related to CRAFT businesses, placemaking, value added agriculture and downtown revitalization, workforce, veterans.

A7 MTG WINE BAR & RESTAURANT AT COPAKE SPUR

Project Sponsor	Lyndsay J. Aciri
Readiness	ASAP on award. Complete 24 mos.
Total Cost	\$360,000
Total Leverage	\$115,000
NYF Funds Proposed	\$245,000
Jobs Created	10



- **Transformation:** The new wine bar with small plate restaurant platform. With a high visibility location at the hamlet end of the Copake Spur and the Cup O' Coffee trailhead, the MTG wine bar and restaurant will welcome Harlem Valley Rail Trail (HVRT) users and locals alike, serving NYS wine, distilled liquor, beer and cider and small plates locally sourced from nearby farms.
- **Sponsor:** MTG (*Mmm, That's Good!*) Wine Bar will be a women-owned "small bites" concept restaurant that supports local farms by featuring a changing, seasonal menu of locally sourced ingredients. The sponsor's family-owned "Tony's Rolled Ice Cream Truck" will be featured seasonally at MTG. Local artisan pottery and artwork will be available for purchase. The wine bar will offer entertainment for the community, from wine tastings and trivia nights to live musical performances.
- **NYF Scope of Work:** The MTG wine bar will be located in a new building on the site of the beloved former Hub restaurant adjacent to the Copake Spur trailhead and Cup O' Coffee Trail along Bash Bish Brook. The space needs windows, drywall, electrical and plumbing installation that will be built to the tenant's needs. The building has a backyard space for additional

outdoor seating with a spectacular view. NYF funding totaling \$245K will be dedicated to building out and securing the space (\$160k), acquiring opening inventory (\$65k), and purchasing furniture and décor (\$20k). Sponsor will contribute \$115K to the project startup costs including labor, utilities, furniture and furnishings, ice cream truck, additional inventory and goods for sale.

- **Impact:** Project will support NYS vintners, brewers and cidemakers; it will support local farms by featuring a changing, seasonal menu using locally sourced ingredients. The establishment will provide a place for local artisans to display and sell their work.
- **CREDC/State Strategies:** The project advances CREDC and State policies and strategies related to CRAFT businesses, placemaking, value added agriculture and downtown revitalization.

A8 BUILD KIERNAN FARM STORE/ HVRT AND COPAKE SPUR SUPPORTIVE INDOOR FARM MARKET

Project Sponsor	Kiernan Family
Readiness	ASAP upon award. Complete 12 mos.
Total Cost	\$1,000,000
Total Leverage	\$250,000
NYF Funds Proposed	\$750,000
Jobs Created	3-6



- **Transformation:** The project is a transformational farm succession that will see the transfer of the Kiernan family farm to its younger generation, resulting in a woman-owned and family-operated agricultural enterprise among the family businesses in Copake and beyond. The market will provide opportunity to meet farmers and explore wholesome produce and a variety of added value products from local and regional producers.
- **Sponsor:** The Kiernan farm is a 5-generation family farm on 475 acres, 365 of which are under conservation easement, with an additional 745 acres of rented land. The Kiernan family is part owner and co-founder of the dairy cooperative Hudson Valley Fresh, based in Kingston, New York. The farm store will be built along Weed Mine Road north of its intersection with Route 22. The Copake Spur will intersect the store along Weed Mine Road, bringing cycling traffic from the rail trail past the farm market.
- **NYF Scope of Work:** This project will build a year-round retail farm shop – Kiernan Farm Store – 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, snack and eat ice cream while enjoying the beautiful view of the mountains and fields. It will enable the Kiernan family to diversify and establish a new revenue stream, offer local jobs and create an agricultural destination. The market will feature fresh grown food from the family farm and neighboring outlets. The farm store will support existing agrotourism enterprises at the farm, from the corn maze and petting zoo to farm tours. The Kiernans grow and supply grain for Tenmile Distillery, which could partner with the family to add the new farm store to its tours. Project costs totaling \$750,000 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 totaling \$250K includes utilities (\$25k); well and septic (\$25k); landscaping and plantings with outdoor dining areas (\$100k) and furnishings and inventory (\$100k).
- **Impact:** The Kiernan Family has farmed in Copake for generations and is currently diversifying their businesses. The store will provide an opportunity for the family’s fifth generation to succeed and carry on the agricultural tradition. This market will also partner with area producers and local businesses to strengthen our food system and provide affordable access to clean fresh food.
- **CREDC/State Strategies:** The project advances CREDC and State policies and strategies related to CRAFT businesses, placemaking, value added agriculture and downtown revitalization.

PLACEMAKING

P1 CENTER HILL AFFORDABLE HOUSING

Project Sponsor	Meir Benudis
Readiness	ASAP on award. Complete 24 mos.
Total Cost	\$1,200,000
Total Leverage	\$240,000
NYF Funds Proposed	\$960,000
Jobs Created	34



- **Transformation:** The Center Hill affordable housing project will rehabilitate a long-neglected property, renovating one existing home and constructing 6 new multifamily units, providing much-needed affordable housing in downtown Copake.
- **Sponsor:** Sponsor is a licensed contractor in NYC, Westchester and Connecticut, with real estate licenses in New York and Florida and over 35 years’ experience in construction, affordable housing projects and Section 8 housing. In August 2023, the sponsor purchased the property located at 372 Center Hill Road and renovations are underway on the abandoned single-family home on site (\$450K).

Sponsor is near completion with another home rehabilitation in downtown Copake. Materials and supplies were procured from local sources, injecting roughly \$300K into the local economy.

- **NYF Scope of Work:** The project will build a new building offering 6 one- and two-bedroom affordable housing units. The construction will be prefabbed and put together on site with local contractors. Construction cost includes \$960,000 NYF and \$240,000 private leverage for foundation work with excavation and site prep, construction phase and landscaping.
- **Impact:** The project will add affordable housing that is sought after. In September 2023 the Town passed a local law amending zoning to encourage similar projects.
- **CREDC/State Strategies:** The project is consistent with the Town’s requested Pro-Housing Community status. CREDC and State policies and strategies related to placemaking, affordable housing development and downtown revitalization.

SMALL PROJECTS FUND

The Town has a number of buildings that require attention – from facade improvements to full restoration. Some have been vacant for years and others need TLC. Specific requests have been made by Copake Wine Works, which has also submitted a standalone tasting room rehabilitation project; the Purple Grape wine bar and small plates restaurant; and the Copake Schoolhouse, which will transform part of a larger housing project into a co-work space with the tenant to be determined. NYF investment will spur private investment at these opportunity sites or others identified, improving vibrancy and sense of place in our historic downtown district.

B1 REHABILITATE COPAKE WINE WORKS: WINE EDUCATION PROGRAM SPACE

Project Sponsor	Hudson Phoenix Management Corp.
Readiness	24 Months
Total Cost	\$20,000
Total Leverage	\$5,000
NYF Funds Proposed	\$15,000
Jobs Created	2



- **Transformation:** Rehabilitating Copake Wine Works, a woman-owned boutique wine and spirits shop in the center of the hamlet, so the space can accommodate a robust, custom wine education program will enhance its already renowned reputation as a “must-visit” wine industry destination. Copake Wine Works will provide globally recognized qualification courses with the Wine and Spirits Educational Trust (WSET.) Currently there are no WSET trainings between NYC and the Finger Lakes. This will help position Copake as a wine and food hub in the region.
- **Sponsor:** Hudson Phoenix Management Corporation owns Copake Wine Works and Hamlet Hound Canned Cocktail Brand. Copake Wine Works founder, Christy Frank, is recognized as a leader in the independent wine retail scene. Since its purchase in 2015, the sponsors have turned the shop into one of the area's most well-respected wine shops with a selection that is recognized as one of the best in the Hudson Valley/Berkshires.
- **NYF Scope of Work:** To expand into a full schedule of wine education, the shop’s layout must be reconfigured to create separate classroom space and wine shipment staging area (\$10k). The shop will purchase inventory including glassware, tables and chairs (\$2k) and install a glasswashing machine and refrigerator (\$8k).
- **Impact:** Reconfiguring the shop to allow for a robust wine education program will result in increased economic, social and cultural vibrancy. Christy Frank’s work with Copake Wine Works has positioned the shop as a wine hub within the area, drawing interest from both customers and fellow trade people. As an Approved Program Provider (APP), the wine shop will be able to offer upgraded wine educational experiences involving local winery visits as add-ons to the typical syllabus.
- **CREDC/State Strategies:** The project advances NYS strategies related to CRAFT businesses and distilleries, downtown revitalization and placemaking. It addresses CREDC Magnet, Core and Talent strategies.

B2 ADAPTIVE REUSE: THE PURPLE GRAPE RESTAURANT

Project Sponsor	Maryann Congi
Readiness	24 Months
Total Cost	\$119,200
Total Leverage	\$42,000
NYF Funds Proposed	\$77,200
Jobs Created	10



- **Transformation:** The Purple Grape restaurant is based on forming partnerships with other Copake businesses, including local farms. Sponsors will rehabilitate a building in need of repair, beautifying downtown and adding a unique small plate appetizer and dessert, wine and cocktail

bar that complements full-service restaurants. Cuisine will be inspired by local seasonal resources. The wine selection will be developed collaboratively with Copake Wine Works.

- **Sponsor:** Sponsor has significant experience in food service and management. Conceptual designs are complete. The sponsor is leasing the space and will work with the property owners to improve the building to meet code for food service.
- **NYF Scope of Work:** The new restaurant will feature appealing light fare complemented by fine wines. Indoor and outdoor seating will be available. The front porch overlooking the renewed downtown will be the perfect place to relax. The intimate setting will offer both off and on-site catering. Building improvements needed include sidewalk improvements, patio expansion, ADA ramp, lighting and landscaping (\$35.2k); interior renovations (\$62.8k); and startup furnishings (\$21.2k). Leverage total includes design and management and improvements to parking, roads, pathways and landscaping (\$42k).
- **Impact:** Wine and food will be sourced locally, benefitting nearby downtown businesses and local farms. Foot traffic will benefit other businesses in Copake’s downtown. Small dishes will be designed to stimulate appetites, sending customers to enjoy a larger meal at other restaurants in town – and welcoming them back for an after-dinner drink or coffee.
- **CREDC/State Strategies:** The project aligns with Magnet, Core, talent, craft, Downtown revitalization, placemaking, workforce and veterans’ strategies.

B3 ADAPTIVE REUSE: THE COPAKE SCHOOLHOUSE AS CO-WORK SPACE & HOUSING

Project Sponsor	Stephanie Sharp
Readiness	24 Months
Total Cost	\$450,000
Total Leverage	\$100,000
NYF Funds Proposed	\$350,000
Jobs Created	2



- **Transformation:** Adaptive reuse and renovation of the historic Copake Schoolhouse expands downtown housing options as well as office and/or co-work space downtown while preserving a unique historic building.
- **Sponsor:** Sponsor is deeply committed to historic preservation. Sponsor purchased the former schoolhouse in 2022, beginning renovations to create 4 mixed income/affordable apartments with common areas. Apartment renovations on one unit are underway (approx. \$150k invested to date). Exterior renovations include removal of vinyl siding, addition of new deck/fire escape, and restoration of original wood siding, trim and windows.
- **NYF Scope of Work:** NYF funding will be used to renovate the former teacher’s rooms into an affordable, centrally located office space with foyer/co-workspace for meeting with clients (\$70k). A fourth affordable unit will be built out (\$180k), along with exterior restoration of the historic slate roof (\$200k). Conceptual designs and floor plans for the office are complete.
- **Impact:** Project preserves one of Copake’s historic buildings while adding sought-after housing, along with the unique addition of office/co-workspace available for rent to the community.
- **CREDC/State Strategies:** The project is consistent with the Town’s requested Pro-Housing Community status. CREDC and State policies and strategies related to placemaking, affordable housing development and downtown revitalization.

PUBLIC IMPROVEMENTS

C1-3 COPAKE TRAIL AND PARK NETWORK

Project Sponsor	Town of Copake
Readiness	24 Months
Total Cost	\$1,725,000
Total Leverage	\$825,000
NYF Funds Proposed	\$900,000
Jobs Created	0



- **Transformation:** Recent opening of the Empire Trail underscores the importance that recreation trails play in making Copake resilient. Parks and trails safely connected to vibrant downtowns have an even greater, more transformative public benefit.
- **Sponsor:** The Town of Copake.
- **NYF Scope of Work:** Build out the trail network anchored in downtown and create Fire Pond Hamlet Park, providing a significantly expanded free outdoor public recreation network. The Trail and Park Network includes:
 - **Copake “Cup of Coffee” Trail:** Develop a 1.25-mile loop trail from north of Dad’s Diner to the Hub Restaurant on donated property at a cost of \$225,000 including \$75,000 in local leverage and \$150,000 in NYF funds.

- **Copake Spur:** Connecting the hamlet to the Harlem Valley Rail Trail (HVRT), the project is estimated at \$1,000,000 with \$500,000 in donated land and local grants and \$500,000 in NYF funds.
- **Copake Downtown Fire Pond Hamlet Park:** The Fire Pond, its access road and parking area have magnificent views of the agricultural landscape. The project will construct portable stage, sail shade structure, outdoor dining and entertainment, etc. Estimated cost is \$500,000 with leverage of \$250,000 and \$250,000 in NYF funds.
- **Impact:** The new park and trails offer free recreation to all residents. The Copake Spur connection to the Harlem Valley Rail Trail is a major focus and currently Copake’s biggest opportunity to capture economic spinoff.
- **CREDC/State:** The projects advance CREDC Magnet and Core Strategies by constructing the amenities employers say they need to attract and retain workers. Spinoff from the Copake Spur connection is likely to fall within the CRAFT cluster businesses in retail and restaurants/provisioners. The project will advance strategies for placemaking and revitalization.

*** COMPLETE STREETS PLUS (DOWNTOWN-WIDE)**

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



- **Transformation:** Reconstruction of CR 7A will leverage 8 million in funding including Town commitment and requested NYF funds to add sidewalks, lighting, street furnishings to the core of Main Street.
- **Sponsor:** Copake Roads Advisory Committee is engaged in the Route 7A Reconstruction Project to improve road conditions and enhance safety for all route users. The project is coordinated by Columbia County Department of Public Works.
- **NYF Scope of Work:** The project will go to bid in early 2024 and be complete in 2025. The cost is approximately \$6.8 million in town, county, state and federal funds. Copake has pledged at least \$1.0 million for lighting and some street furniture. NYF funds of \$2.0 million are needed to add placemaking amenities, welcome signs, info. kiosks, banners, etc.
- **Impact:** Improvements will calm traffic, increase pedestrian safety, and support special attributes including age-friendliness. It will define the public realm and create spaces that are safe, healthy, accessible, and inclusive including pedestrian safety amenities like high visibility crosswalks, clear branded signage, curb extensions and bollards.
- **CREDC/State:** This project is a model project under the CREDC Core Strategy. NYF funds are needed to layer amenities on top of traditional roadway reconstruction. It is consistent with statewide strategies for placemaking and downtown revitalization.

BRANDING & MARKETING PROJECTS

*** RECREATION & CYCLING TOURISM BRANDING (DOWNTOWN-WIDE)**

Project Sponsor	Town of Copake
Readiness	24 Months
Total Cost	\$200,000
Total Leverage	\$50,000
NYF Funds Proposed	\$150,000
Job Creation	0



- **Transformation:** Copake has actively positioned itself as a biking and trails destination for over a decade. This project will amplify the town’s allure as a heritage and trails tourism destination by developing a strategy that markets and promotes downtown as the hub.
- **NYF Scope of Work:** NYF funds (\$150k) will be used to assess, market and develop appropriate marketing to advance the Bike and Trail destination brand and Roe Jan Ramble. Based on the market analysis, Copake will develop a suite of marketing materials tailored to trail users and cyclists highlighting regional offerings. In addition, historical interpretive signs will be installed throughout the NYF Area to tell the story of local history through its heritage architecture, sites, and landscapes.
- **Impact:** Bicycling is one of the fastest growing types of outdoor recreation and tourism nationwide. It’s estimated that 48 million people bicycle recreationally each year, contributing \$96.7 billion to the economy annually. Running, including jogging and trail running, is even higher: it was the most popular activity among Americans when measured by number of participants and total annual outings. This project will take advantage of popular recreational activities and establish Copake as a biking and trails destination. In the bicentennial celebration Copake will raise awareness about its unique history as a commercial, agricultural and residential center.

- **CREDC/State Strategies:** The CREDC Magnet Strategy is advanced by improving safe bicycling infrastructure and by visitors frequenting businesses within the CRAFT cluster. The Core Strategy is advanced by promoting an available, largely free recreation amenity that can draw visitors from the region and beyond.

10 Administrative Capacity

Copake will take the lead on implementation of the planning process and the Strategic Investment Plan, working closely with NY Forward consultants, and NYS DOS, ESD, HCR and EFC in spearheading activities and catalyzing projects happening simultaneously like restoration of Route 7A. We have the capacity and partnerships to lead and sustain multiple projects and the track record of success in administering grants from NYS DEC, OPRHP, EFC, DOS, Hudson River Valley Greenway and others. We have attracted major agriculture projects like Northeast Farm Access and FarmOn! Our advocacy expanded local health care and recreation. Efforts are adding affordable housing and managing short term rentals. Our team will manage and guide projects. The team includes:

- **Leadership:** The Supervisor will oversee the process with support of the Deputy Supervisor, Trustees, Town Clerk and Town Attorney. The Town team will meet with developers and stakeholders to ensure contracts are complied with, keep projects on track, coordinate permitting and regulators, and maintain communication between local sponsors and State agency partners.
- **Copake EDAC:** The Copake Economic Development Advisory Committee will continue to assist with community engagement.
- **Local Planning Committee Members:** We will find a continuing role for the members of the appointed LPC.
- **NY Forward Project Manager:** The Town will hire a planner to interface with State agencies and the NY Forward Consultants assigned to the project and retain other specialists as needed to supplement generous resources provided by New York State.
- **Small Business Fund Administration:** The Village will hire a project administrator to implement the small business fund.
- **Complete Streets Clerk of the Works:** The Town recently hired a professional Clerk of the Works to represent the Town's interests in the Route 7A Reconstruction which will assist with the NY Forward Complete Streets Initiative as well.

Administration of private projects involving construction and rehabilitation of properties will be managed by the local project sponsor through direct contract with an overseeing NYS agency. We have selected projects that are sponsored by individuals who have experience administering State and Local grant programs. We will continue to integrate policy decisions like advancing affordable housing through our recently adopted law into selected and companion projects. The SIP will be an enormous help to the Village. By setting out a clear vision, goals and objectives the strategy will provide a guide for economic development that optimizes the return on State investments. It will be completed at the same time as our new Comprehensive Plan to be developed in 2024 and subsequent zoning update. Our goal – given the response of sponsors of a dozen local farm and food initiatives is to use the NY Forward process to transform the hamlet and also build a food hub in and around downtown Copake. Throughout the SIP process we will work to advance a set of long-term economic development goals townwide that also apply to the NYF area:

- **ECONOMICS OF QUALITY OF LIFE** - Enhance quality of life to improve business climate and to retain and attract a workforce including quality of downtown residential neighborhoods, schools, cultural assets, preservation, architecture, natural resources and recreation. Attract private investment, enhance utilities, transportation and workforce development.
- **WORKFORCE DEVELOPMENT** - Devote additional resources to workforce development to create inclusive prosperity that provides meaningful quality employment opportunities with career paths and a livable income. Retain wealth by investing in people.
- **LEAD IN SUSTAINABLE SECTORS** – Engage local county and State leaders implement selected strategies related to agricultural succession, local food policies, affordable housing and community affirming tourism.
- **USE LAND STRATEGICALLY** - Refine land use and permitting and support major residential, commercial and mixed-use projects. Meet and exceed State Clean Energy and Decarbonization Goals.



11 Letters of Support

Letters of support for the Copake Downtown 2023 NY Forward application follow.



Town of Copake
RESOLUTION
Number 28 of September 14, 2023

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 Round 2 of 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 ORI 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);

WHEREAS, in 2023 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 Supervisor Mettler and seconded by Councilperson Wolfwas duly put to a roll call vote as follows:

Resolution #28
Dated September 14, 2023
Copake, New York

Roll Call Vote.

Supervisor Mettler	yes
Councilperson Wolf	yes
Councilperson Gansowski	yes
Councilperson Judd	yes
Councilperson Sullivan	yes



Lynn M. Connolly, Town Clerk

(seal)

September 14, 2023

CHAIR
AGRICULTURE

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

MEMBER
JOINT SENATE TASK FORCE ON OPIOIDS,
ADDICTION AND OVERDOSE PREVENTION

THE SENATE
STATE OF NEW YORK



MICHELLE HINCHEY
Senator, 41ST District

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PHONE: (845) 331-3810
FAX: (845) 331-2083

E-MAIL ADDRESS:
HINCHEY@NYSenate.GOV

September 8, 2023

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

Re: Town of Copake 2023 NY Forward Grant Application

Dear Director Yevoli,

I am writing to express my strong support for the Town of Copake's 2023 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 2023 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 in time for its 2024-2025 bicentennial celebrations. I ask that the Town of Copake's application for funding be given full and fair consideration, with my strong support. Please do not hesitate to contact me with any questions about Copake's efforts.

Should you require any additional information or assistance, please feel free to contact my District Director Donna Verteramo at verteram@nysenate.gov or 845.331.3810.

Sincerely,

Michelle Hinchey

Michelle Hinchey/New York State Senate, District 41



THE ASSEMBLY STATE OF
NEW YORK ALBANY

CHAIR
Energy

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

Didi Barrett

Assemblymember 106th District
Columbia County
Dutchess County

September 20, 2023

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 NY Forward application administered by Empire State Development. The Town of Copake is an outstanding candidate for the innovative NY Forward program as it is primed to make critical improvements to its charming hamlet, attracting new businesses, creating affordable housing, and connecting visitors and residents alike with the area's robust local food and agriculture sector.

The Town of Copake, a largely rural community in Columbia County, has for generations attracted visitors from far and wide drawn to the area's unique landscape and stunning viewsheds. Located in close proximity to the Berkshires, the Litchfield Hills, and Taconic State Park, the Town of Copake is home to a vibrant network of lakes with many seasonal residents, in addition to many summer camps, farm-to-table restaurants, and recreational facilities, including the popular Harlem Valley Rail Trail. 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 downtown area.

Investing in Copake is essential for the Town's transformational revitalization which will unquestionably ripple out to the other towns along the often overlooked eastern side of the Hudson Valley. This includes support for local entrepreneurs and small businesses, preserving Copake's deep agricultural roots, and expansion of the region's recreational-based tourism. To address the housing crisis our region, and state, faces, Copake recently adopted changes to their zoning laws to streamline the construction of affordable housing and 'accessory dwelling units' (ADUs). The Town of Copake has committed to prioritizing these key community pillars in their NY Forward application, and to fostering sustainability – both economically and environmentally – for generations to come.

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

Sincerely,

A handwritten signature in black ink that reads 'Didi Barrett'.

Didi Barrett
Member of Assembly, 106th District



230 Mountain View Road Copake, New York 12516
Tel: 518-329-1234

September 20, 2023

Re: Pro-Housing Community Program
Letter of Intent
Town of Copake

To whom it may concern:

The Town of Copake hereby expresses its intent to seek approval as a certified Pro-Housing Community.

Earlier this month, the Town Board was unanimous in its adoption of an innovative law intended to address the housing crisis in our Town. This law was prompted by our recognition of the shortage of affordable housing which was supported by the findings of the Columbia County Housing Brief, a study and report completed by Hudson Valley Patterns for Progress at the request of the Columbia County Board of Supervisors.

Our new law was inspired by a law passed in a Dutchess County Town, but other than that, it was largely unprecedented. In January 2023 a three person committee was appointed by the Town Board and tasked with recommending changes to our zoning which would encourage the creation of affordable housing. The ad hoc task force was comprised of Planning Board Chair Bob Haight, ZBA Vice Chair Dale Peterson and Meredith Kane, an attorney recently retired from Paul Weiss and a member of the Columbia County Housing Committee.

In February 2023 the Town Board passed a moratorium on major subdivisions in the Town while the task force studied the Code. Upon receiving their recommendations, the Town Board met repeatedly with the Task Force and our attorney to draft this novel law. After hearing comments from our County Planning Board, our own Planning Board and interested residents, the Town Board passed the new law on September 5, 2023. (A copy of the new law is attached to this email.)

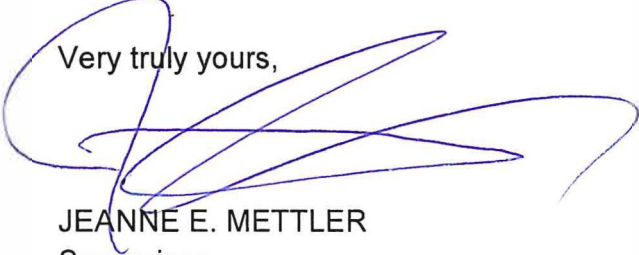
Letter of Intent
Town of Copake
Page two

In essence the law places a responsibility on developers to create affordable housing. The law gives density incentives for developers who comply. The housing can be part of the subdivision or located elsewhere in the Town. Additionally, the Law streamlines the permitting process for Accessory Dwellings.

This law, which reflects eight months' work on the part of the Town, is cutting edge. It demonstrates the commitment of the Town to address a serious problem in Copake. Although the County report showed the housing shortage in Copake was less severe than in most of the County, the Town Board still recognizes that many rents much less purchase prices are out of reach for families. This is a situation which we want to address, and we look forward to working with the Pro-Housing Community Program in moving forward.

We are having a Special Town Board meeting on October 3, 2023 and intend to pass the Resolution on that date.

Very truly yours,



JEANNE E. METTLER
Supervisor



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
2022 New York Forward Grant Application

Dear Mike Yevoli:

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

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

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

Sincerely,

F. Michael Tucker
President & CEO
Columbia Economic Development Corporation

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

September 20, 2023
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

www.crossingbridges.nyc

Lori Bodinizzo
2260 CR-7
Copake, NY 12516
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

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

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

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

September 18, 2023

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

September 18, 2023

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

September 18, 2023

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

September 18, 2023

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

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

My husband and I are Grange members and supporters and think the NY Forward Grant would be a wonderful thing for Copake. The Grange is an historic building built in 1901 and needs many updates. We have managed to install a new furnace and well pump just this year. But new windows are needed and updates to the kitchen, which is used by local food preparers.

The town itself could use a more walkable downtown and more parking.

We have an involved community that is actively trying to make Copake a better place to work and live and visit.

Thank you for your consideration.

Noel and Albert Fair town residents and grange members

September 16, 2023

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

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

Dear Mr. Yevoli,

I have been a citizen of Copake since 1991 and, over the years, have become very involved in the workings and activities of the town. Currently, I serve on the Economic Advisory Development Committee and am president of the Copake Grange.

Our application to NY Forward this year marks the third time Copake has applied for the DRI and NY Forward programs. We have grown slowly but steadily in the last several years and have seen a huge influx of people since the pandemic. With that influx has come a surge of interest in historic preservation, new business and sustainable farming, as well as people who want to become involved in the civic and community life of the town.

The Grange is an outstanding example of an institution which has undergone a kind of renaissance in the past few years. We have had a huge increase in membership, doubling in the past year and a half. Music and theatre events, workshops, open mic nights, square dances, talks and community dinners draw a diverse group of people. Our events attract people to town and create a place for camaraderie, learning and fun for both children and adults. In order to continue into the future, the Grange needs help. The building itself is 120 years old and in dire need of repair and restoration. Although generous members contribute time and talent to the maintenance and repair of the building, the major repairs cannot be done without a great deal of monetary assistance.

Copake's long-awaited road reconstruction in the hamlet will begin construction in 2024. This is an important step in the revitalization of the town. Walkable, safe roads and sidewalks and aesthetically pleasing green spaces will attract visitors and vastly improve the quality of life for citizens. Funds from NY Forward will make it possible to complete walking paths, sidewalks and other links between the various businesses and institutions in town.

The exciting element in our NY Forward application this year is the unexpected interest in creating new businesses in Copake. This is a relatively new development and there seems to be a great deal of momentum, dedication, and true talent behind the ideas. There are proposals for four food and beverage business, as well as a sustainable farming supply and education business that are being proposed. The business owners are smart, experienced and committed to Copake; they just need the extra funds to make their dreams realities. They will bring a whole new level of vitality to the town, contributing to sustainable growth and overall quality of life in the town and the Roe Jan area.

These business deserve a chance to thrive, to grow, to spark a renewal of life in Copake. We are hopeful that Copake will be awarded a grant this year. Copake deserves this chance to move forward. Thank you for your consideration.

Sincerely,

Roberta Roll

September 22 2023

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 • So Co Grow – Farm Services Business

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

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

Dear Mr. Yevoli,

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

Very truly yours,



Leonard Barham

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

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

Director Mike Yevoli,

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

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

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

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

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

Sincerely,
FA

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

Dear Mike,

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

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

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

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

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

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

Sincerely,

Stephen Sanborn & Constance Lopez

2254 County Route 7, Copake NY. 12516

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
<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:

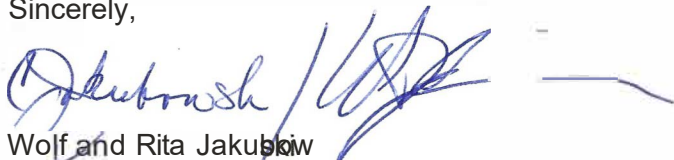
We have been homeowners in the 200-year-old Hamlet of Copake for 15 years. It is a wonderful place with a wonderful, growing population, but its infrastructure has deteriorated badly over the years and the downtown center and its surrounds are in need of major upgrades. A growing list of needs has remained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

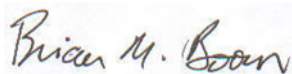
I am writing in support of the Town of Copake's proposal for a 2022 NY Forward grant that would enable the downtown of Copake to be revitalized so it can realize its full potential as an economically and ecologically sustainable community. A grant from CREDC would help position Copake as a place that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