



**City of Yonkers
Hudson Gateway Connector
Downtown Revitalization Initiative (DRI)**

**Local Planning Committee Meeting #1
August 31, 2026**



**Department of State
Downtown Revitalization
Initiative & NY Forward**

I. Welcome by the City of Yonkers - 5:30 PM

II. Introductions – 5:45 PM

III. Presentation – 6:00 PM

- a. Code of Conduct (DOS)
- b. DRI Program Overview (DOS)
- c. Roles and Responsibilities (DOS)
- d. Open Call for Projects (DOS)
- e. Hudson Gateway Connector DRI (NPV)
- f. DRI Boundary (NPV)
- g. Public Engagement (NPV)

IV. Vision and Goals Discussion – 6:30 PM

V. Public Comment – 7:00 PM

VI. Next Steps



Code of Conduct

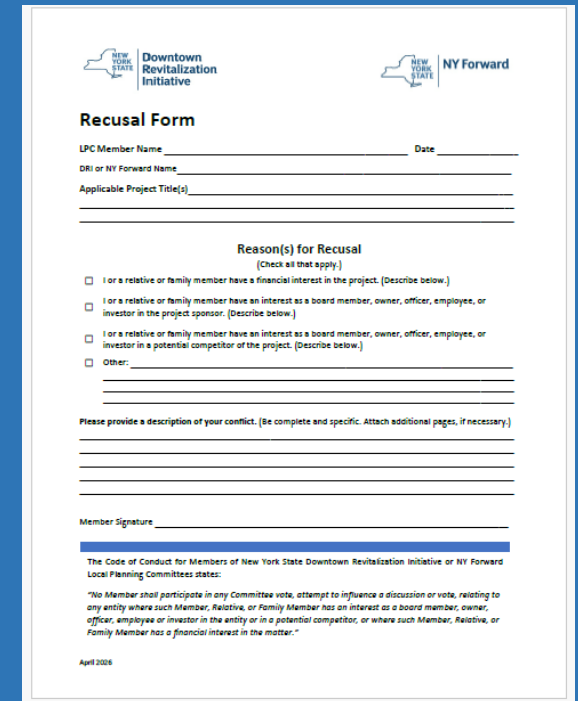
Each Local Planning Committee Member is reminded of their obligation to disclose potential conflicts of interest with respect to projects that may be discussed at today's meeting. If you have a potential conflict of interest regarding a project you believe will be discussed during the meeting, please disclose it now and recuse yourself from any discussion or vote on that project. For example, you may state that you, or a family member, have a financial interest in the project, or you are on the board of the organization proposing the project.

If recusals exist, add: The conflicts of interest we have on file include (insert list of LPC members names, affiliation, and project with the conflict).

Do any LPC members need to make a disclosure to the Committee?

Disclosures and Recusals

- The CoC preamble will be read by an LPC Co-Chair at the beginning of every meeting.
- Members must identify to the committee if they have a potential conflict at the first meeting in which the matter giving rise to the conflict is discussed.
- When a conflict is identified, LPC members must submit a Recusal Form to a member of the consultant or State team.
- A public list of recusals will be updated at each meeting and maintained for the duration of the planning process.
- LPC members may not vote, or attempt to influence, a discussion or vote on any project(s), where a conflict of interest exists.



The image shows a 'Recusal Form' template for the Downtown Revitalization Initiative. The form includes fields for 'LPC Member Name', 'Date', 'DRI or NY Forward Name', and 'Applicable Project Title(s)'. It also has a section for 'Reason(s) for Recusal' with checkboxes for various conflict scenarios: financial interest, board member/owner/officer/employee/investor interest, and potential competitor interest. There is a section for 'Please provide a description of your conflict' and a 'Member Signature' line. At the bottom, it references the 'Code of Conduct for Members of New York State Downtown Revitalization Initiative or NY Forward Local Planning Committees' and includes a disclaimer: 'No Member shall participate in any Committee vote, attempt to influence a discussion or vote, relating to any entity where such Member, Relative, or Family Member has an interest as a board member, owner, officer, employee or investor in the entity or in a potential competitor, or where such Member, Relative, or Family Member has a financial interest in the matter.' The date 'April 2018' is printed at the bottom.

Recusal Form

LPC Member Name _____ Date _____

DRI or NY Forward Name _____

Applicable Project Title(s) _____

Reason(s) for Recusal
(Check all that apply.)

☐ I or a relative or family member have a financial interest in the project. (Describe below.)

☐ I or a relative or family member have an interest as a board member, owner, officer, employee, or investor in the project sponsor. (Describe below.)

☐ I or a relative or family member have an interest as a board member, owner, officer, employee, or investor in a potential competitor of the project. (Describe below.)

☐ Other: _____

Please provide a description of your conflict. (Be complete and specific. Attach additional pages, if necessary.)

Member Signature _____

The Code of Conduct for Members of New York State Downtown Revitalization Initiative or NY Forward Local Planning Committees states:

"No Member shall participate in any Committee vote, attempt to influence a discussion or vote, relating to any entity where such Member, Relative, or Family Member has an interest as a board member, owner, officer, employee or investor in the entity or in a potential competitor, or where such Member, Relative, or Family Member has a financial interest in the matter."

April 2018

If you have questions regarding a potential conflict of interest and need advice, contact the New York State Department of State Ethics Officer:

Anais Vasquez
Office of General Counsel
New York Department of State
(518) 948-0275
Anais.Vasquez@dos.ny.gov

What is the Downtown Revitalization Initiative (DRI)?

- The DRI was launched in 2016 as an innovative “Plan then Act” community and economic revitalization program, now in its 9th round.
- One DRI area in each NYS REDC region per round is awarded a \$10 million DRI award in a competitive process.
- The program provides support from a planning consultant selected by NYS and a State team who will support the implementation of the Strategic Investment Plan until selected projects are complete.

Previous Mid-Hudson DRI Communities:

Round 1 – Middletown

Round 2 – Kingston

Round 3 – New Rochelle

Round 4 – Peekskill

Round 5 – Haverstraw & Ossining

Round 6 – Port Jervis

Round 7 – White Plains

Round 8 – City of Poughkeepsie

Round 9 – City of Yonkers

DRI Program Goals



**Create an
active downtown
with a mix of uses**



**Enhance
downtown
living and
quality of life**



**Provide enhanced
public spaces that
serve those of all
ages and abilities**



**Create diverse
housing options
for all income
levels**



**Encourage the
reduction
of greenhouse
gas emissions**



**Provide diverse employment
opportunities for a variety of
skill sets and salary levels**



**Grow the local
property tax base**



APPLICATION + SELECTION **September 2025 - July 2026**

- Communities prepared and submitted applications to REDCs
- REDCs nominated communities
- State announced winners



PLANNING

August 2026 - February 2027

- Local Planning Committee is established
- Community vision and goals are refined
- Projects are identified + developed
- LPC recommends projects to State
- Participate in the preparation of the Strategic Investment Plan

YOUR FOCUS IS HERE!



PROJECT IMPLEMENTATION **2027 - 2032**

- Final Strategic Investment Plan is submitted to the State
- Selected projects are awarded DRI grant contracts
- Projects break ground within 2 years of award

The Strategic Investment Plan

The plan includes:

- An assessment of the DRI area
- The community vision and goals for the area
- Actionable revitalization strategies
- A summary of public engagement
- Projects proposed for DRI funding
- A downtown roadmap for future revitalization



Local Planning Committee

LPC Co-Chairs

Deputy Mayor Susan Gerry
Dr. Marsha Gordon

Members

Joseph Apicella	Richard Nightingale
AJ Chiarella	Mike Oates
Robert Halmi	Katori Walker
Dr. James Hassell	Sam Wallis
Marisol Mancebo	Sheza Waseem
Luis Muniz	

- Participate in LPC meetings
- Provide direction on planning efforts
- Provide feedback to the consultant team and State
- Review documents
- Assist with community engagement and outreach

City of Yonkers Team

Mike Spano, Mayor

Susan Gerry, Deputy Mayor

Akeem Jamal, Assistant Deputy Mayor

Melissa Kaplan, Deputy Commissioner of Planning

Abby Dedman, Mayor's Office Coordinator

Adrian Djonbalaj, Administrative Assistant to the Mayor

Nick Chiarella, Head of Social Media and Digital Strategy

- Provide existing data to assist with the development of the downtown profile and assessment
- Help develop City-sponsored Projects
- Help secure space and advertise for public events and meetings
- Serve as a local point of contact during the DRI planning process.

Planning Consultant Team

Nelson Pope Voorhis (NPV)

Valerie Monastra, AICP

William Brady, AICP

Danielle Dreyer

Sub-Consultant Team

Nexus Creative Design

Kevin Dwarka, LLC

Planning4Places, LLC

STC Design

Sharp Lens Photography

Homeland Language Services

- Lead all public engagement
- Prepare program documents
- Assist LPC with identification, development, and evaluation of potential projects
- Conduct research, as necessary

State Agency Team

Department of State

Amanda Wild

Amanda.Wild@dos.ny.gov

Empire State Development

Eric Warren

Eric.Warren@esd.ny.gov

NYS Homes & Community Renewal

Adrian Halvorsen

Adrian.Halvorsen@hcr.ny.gov

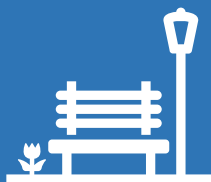
- Provide guidance and support for the DRI planning process
- Manage and assist the consultant team
- Participate in the preparation and review of DRI documents
- Engage other State agencies, when needed

Open Call for Projects

- The Open Call for Projects provides an opportunity for eligible applicants to submit projects for consideration
- Submission period will be open five weeks from **September 10 – October 16**
- Eligible applicants are **legal entities** (not individuals) who have, or are in the process of securing, **site control**
- Project must have a minimum Total Project Cost of **\$75,000**
- **Private sponsors** must **match** a minimum of **25%** of the **Total Project Cost**

We are looking for projects that are shovel ready, transformational, feasible and catalytic!

Projects Eligible for DRI funds:



Public Improvement Projects

- Streetscape and transportation improvements
- Recreational trails
- Parks, plazas, public realm projects
- Public art
- Green infrastructure



New Development and/or Rehabilitation of Existing Downtown Buildings

Development and redevelopment of real property for mixed-use, commercial, residential, non-profit, or public uses. For projects with a private sponsor, there is a minimum match requirement of 25% of the total project cost.



Small Project Fund

A locally managed Small Project Fund for:

- Façade improvements, public art
- Building renovations, upper story activation
- Business assistance (permanent equipment)

The total DRI request for a SPF is capped at \$600,000. Matching requirement is 25% of the total cost per project.



Branding and Marketing

A DRI area branding and marketing campaign that targets residents, tourists, investors, developers and visitors. Project Sponsor must have site control (City, BID, etc.).

Ineligible Project Types

- **Property Acquisition**
- **Pre-award Costs**
- **Operations and Maintenance**
- **Standalone Planning Activities**
- **Training and Program Expenses**
- **Expenses Related to Existing Programs**

DRI Project Requirements

- **Location:** Within the DRI area. Projects outside may apply for consideration.
- **Timing:** Must be ready to break ground within 2 years of receiving funding
- **Size & Scale:** Must be transformative. Minimum Total Project Cost of \$75,000. Smaller Projects may submit a letter of interest for the *Small Project Fund*.
- **Site Control:** Must have or identify a clear path toward site control.
- **Funding & Match:** Must show a clear path to securing full financing. Private Sponsors are subject to a 25% minimum match from non-DRI sources. There is no match requirement for Public and Non-Profit Sponsored projects.
- **Sponsors:** Open to public, private, and non-profit legal entities. Membership-only or religious organizations must propose projects open to the general public.
- **Decarbonization Standards:** Required for all new construction, substantial renovations, or additions.
- **M/WBE Goals:** Typically, 30% of DRI Award.
- **SEQR** and **SHPO** determinations required.

Project Evaluation Criteria

- **Alignment with Local and State Goals.** Projects must advance the goals established by the LPC and the State for the DRI community.
- **Catalytic Effect.** Projects must have a significant positive impact on the revitalization of downtown.
- **Project Readiness.** Projects should be well-developed and ready to proceed as soon as possible upon the award of funding.
- **Eligible Project.** Projects must be one of the eligible project types.
- **Cost Effectiveness.** Projects must represent an effective and efficient use of public resources.
- **Co-Benefits.** Projects must result in benefits to the community, beyond just the project developer, such as: additional economic activity and improved quality of life.

Project Evaluation Worksheet Examples

DOWNTOWN REVITALIZATION INITIATIVE NEWARK

PROJECT EVALUATION GUIDE

RFP CRITERIA

1. The project is visually prominent, and the proposed improvements will have a significant visual impact in the DRI target area. - Are façade improvements included? - Are visual improvements to the rear of the building included? - Are the visual improvements transformative for the Downtown?
2. Funds will be used to improve upper story residential units. - How many units impacted? - Are the improvements significant (\$ value, beyond maintenance, new layout, etc.)?
3. The project improvements will improve a historically significant building - architectural historic value and/or relationship to history of the area. - Will the project promote the building's architectural value? - Does the building have an important historic link to the Downtown?
4. The project will promote economic development. - New jobs? - Significant \$ investment? - Expansion of a business?
5. The project improves the Village's Quality of Life - Expansion of parks & greenspace - Expansion of trail system - Improved parking and circulation
6. The applicant has proof of other funding, and the project is ready to go. - Bank Statements? - Letters from banks or other financial institutions or investors? - Estimates received yet? - Consistent with zoning and required permits? - If improving a vacant space is there a tenant in place?
7. The project improves tourism and builds upon the community's heritage

AMITYVILLE

DOWNTOWN REVITALIZATION INITIATIVE

NAME:

EVALUATION CRITERIA WORKSHEET

Project No / Name	23 / 24 BACCA Dedicate Space + Amityville Gateway 210-214 Broadway			
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State Goals and Criteria Alignment				
1. Alignment with State Goals / Criteria	High	Med	Low	NA
Community Goals Alignment				
2. Alignment with DRI Vision Statement and Goals	High	Med	Low	NA
Project Readiness				
3. Implementation within near term ~2 years	High	Med	Low	NA
4. Sponsor / owner capacity and capability	High	Med	Low	NA
Catalytic Effect				
5. Transformative impact on revitalization	High	Med	Low	NA
6. Potential to attract new investment	High	Med	Low	NA
Co-Benefits				
7. Generates economic activity, tax revenue, and new jobs / employment	High	Med	Low	NA
8. Improves quality of life, sustainability, and healthier environment	High	Med	Low	NA

Typical Path Toward Project Selection

LPC #3: Project Screening & Selection

The Consultant screens projects and categorizes them by eligibility (Eligible, Potentially Eligible, or Ineligible). The LPC may remove projects from further consideration. Remaining Project Sponsors are invited to present to the LPC, and the Consultant helps sponsors to develop projects and gather any missing information.

LPC #4: Project Presentations

Sponsors present their projects and answer questions. The LPC may remove projects from further consideration. Remaining Project Sponsors are invited to present their projects to the public at the DRI Workshop.

LPC #5: LPC Discussion and Developing the DRI Project Slate

The LPC reviews feedback from the Public Workshop and Survey and begins to determine the final project slate (targeted at \$13M–\$16M in requested DRI funding).

LPC #6: Final Recommendations

The LPC finalizes its project selections and submits its recommendations to the State.

Final Slate of Recommended Projects

Final slate of projects takes into consideration feedback from the public and is finalized by the LPC

The LPC will recommend a final slate of projects with a total requested amount of DRI funds between \$13 – 16 million

\$9.7 million in DRI grant funds is available.

Funding
Requests
Received



Target
Range



DRI
Award





Application Video

Overview of Proposed Projects

Project	Cost	Timeline
City Pier Dock & Dine	\$2.5M	1 yr
Seasonal Dining Facility	\$3.5M	1-2 yrs
Mural Row Arts Corridor	\$1.2M	3-5 yrs
Waterfront Esplanade Extension	\$12M	1-2 yrs
New Boat Marina	\$4M	1-2 yrs
Hudson River Beach	\$2.5M	2-3 yrs
Immersive LED Theater	\$50M	3-5 yrs
Waterfront Access Bridge	\$5.3M	2 yrs
Nepperhan Community Center	\$8M	1-2 yrs
Warburton Streetscape	\$3M	3 yrs

- Coordinated catalytic projects
- Expand public access, recreation and tourism
- Support arts, entertainment and creative economy
- Improve neighborhood connectivity and equity
- Total portfolio value: ~\$92M

Originally Proposed DRI Area

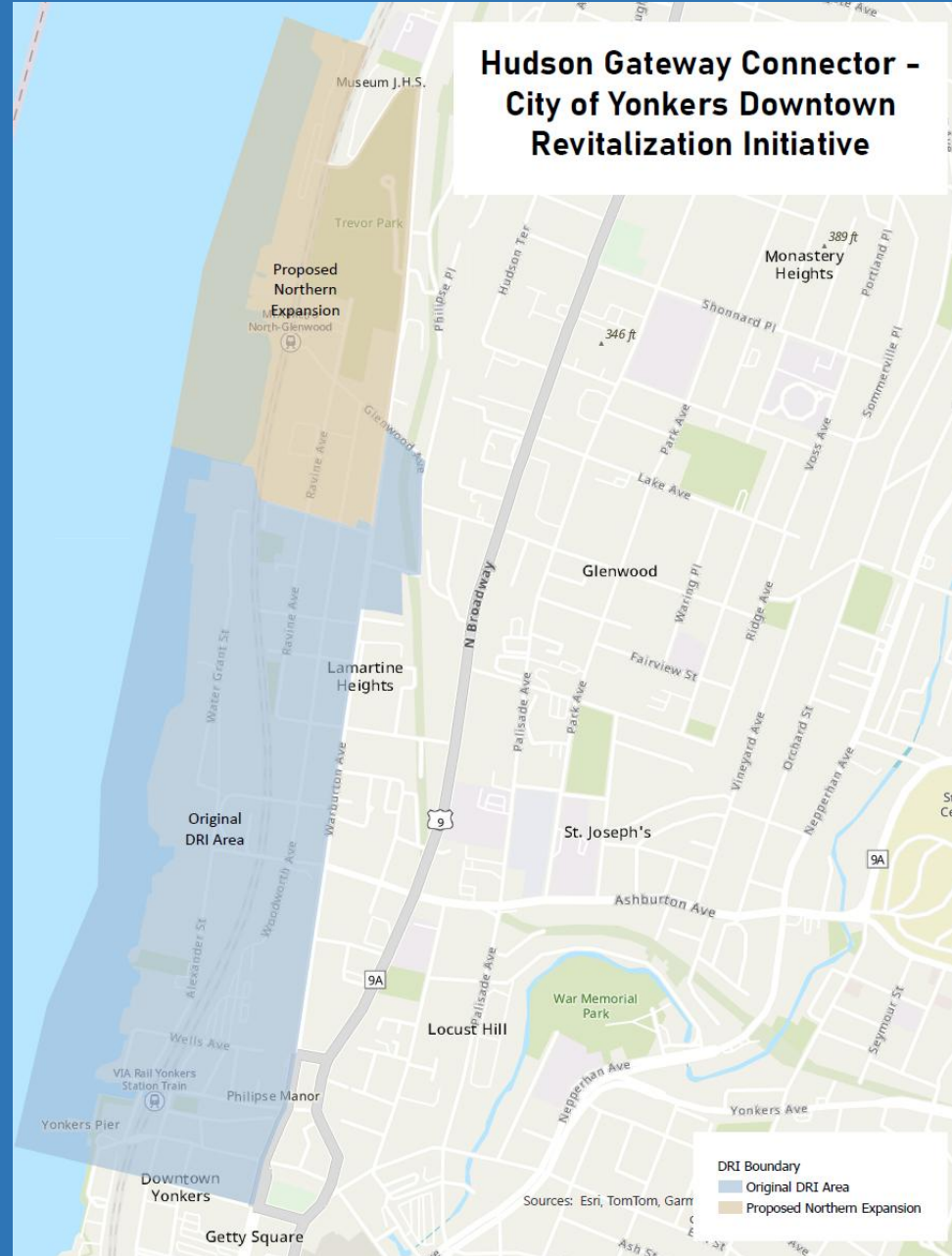
DRI Boundary Area establishes the geographic focus for DRI funding.

The DRI Area must be:

- Clearly identified as the boundary of the downtown/ focus area
- Concentrated, walkable area and may range from a corridor to a few blocks of a neighborhood or arts district to the municipality's traditional central business district.



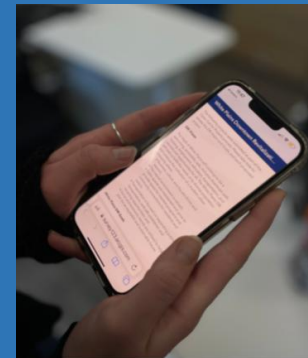
Review of Proposed Northern Expansion & Confirmation of DRI Area



- Does the proposed boundary capture key catalytic opportunity areas?
- Do we agree to adopt this boundary?

DRI Public Engagement

- Led by the consultant team with assistance and input from the community
- Tailored specifically to each community's needs
- Designed to encourage participation from a broad and diverse population
- Helps to refine the downtown's vision, goals, and strategies
- Provides information to the LPC and state about community needs and support for proposed DRI projects and their transformative potential for the downtown



Public Engagement DRI Requirements

- 6 LPC Meetings
- Open Call for Projects and Technical Assistance for Project Sponsors
- Public Workshop Projects
- Local Outreach Activities (4+ events)
- Local DRI Website
- Online Engagement (social media, survey)

**Are there important
community groups or
stakeholders we should
reach out to?**

**Do you have any advice on
meeting locations, specific
activities, notification
methods, etc.?**

Proposed Public Outreach Plan

Ongoing Throughout:

- Website
- Social Media
- Email Campaigns
- Promotional Materials
- QR Codes

September/ October

1. Riverfest outreach (9/19)
2. Yonkers Train Station (TBD)
3. Library information session (TBD)
4. Virtual Office Hours for Open Call for Projects

November

1. Yonkers Public Library (TBD)
2. Yonkers Train Station (TBD)

December

- 1.DRI Projects Public Workshop (12/17)
- 2.DRI Project Survey



Draft Vision Statement

The Hudson Gateway Connector envisions a downtown that completes Yonkers' evolution into a fully connected, inclusive, and innovative river city. By restoring historic infrastructure and reimagining the waterfront for public life, the initiative will strengthen the physical, social, and cultural connections that define Yonkers' identity. New spaces for recreation and creativity will showcase the city's leadership in transforming its industrial past into a model of urban innovation and sustainable waterfront design.

The district's true potential lies not only in redevelopment but in integration, ensuring that the prosperity along the waterfront is open to everyone. Yonkers will strengthen these connections, transforming its riverfront into a shared civic front porch that reflects the community's greatest strengths: its diversity, creativity, and enduring sense of place. Each project demonstrates that progress here doesn't erase history; it evolves from it.

Draft Goals

- 1) Create a vibrant, year-round riverfront destination that activates retail and community space for recreation, dining, entertainment, experiential retail, and public art.
- 2) Make pedestrian connections between inland neighborhoods and the water, a walkable riverfront, and inclusive public amenities.
- 3) Expand pedestrian access to the water, water recreation, docking infrastructure, and attract boaters.
- 4) Retain and grow the number of young people and families who call Yonkers home.
- 5) Activate underused parcels to promote redevelopment that supports new economic opportunities and reinvestment.

Draft Goals Based on Opportunities and Challenges



Now think about the opportunities and challenges. What are your thoughts about the goals for the DRI Area?

Public Comment Period

- **Open Call for Projects** opens
September 10, 2026
- **First Outreach Event: Riverfest**
September 19, 2026
- **Second LPC Meeting**
September 24, 2026 at 5:30 PM
- **Open Call Forms Due**
October 16, 2026

Program resources:

NYS DRI Website

www.ny.gov/programs/downtown-revitalization-initiative

Yonkers DRI Website:

<https://yonkers-dri-11.tiiny.site/>

LPC Activity Outlook

- **August 31, 2026** LPC Meeting #1: Review the DRI area, Vision, Goals, Open Call form
- **September 24, 2026**
LPC Meeting #2: Refine Vision and Goals for DRI Area
- **October 26, 2026**
LPC Meeting #3: Review responses to Open Call for Projects
- **November 30, 2026**
LPC Meeting #4: Presentations from LPC selected project sponsors
- **December 17, 2026:** Public Workshop - LPC attendance encouraged
- **January 25, 2027**
LPC Meeting #5: Project discussion/evaluation
- **February 22, 2027**
LPC Meeting #6: Vote on final slate of projects



— THE NEXT CHAPTER —
for Downtown Yonkers
— HUDSON GATEWAY CONNECTOR —

LPC Meeting Schedule

@ 5:30 – 7:30 PM
Riverfront Library

- Meeting #1 – 8/31/26
- Meeting #2 – 9/24/26
- Meeting #3 – 10/26/26
- Meeting #4 – 11/30/26
- Meeting #5 – 1/25/27
- Meeting #6 – 2/22/27