



Housing &
Beautification



Safety &
Comfort



Inter-
connection



Economy &
Culture



Recreation &
Public Space



Construct Mixed Use Housing and Bicycle Shop at 813 19th St



Project Location
813 19th St.

Project Type
New Development

Project Sponsor
Jacob Sherretts

Property Ownership
Jacob Sherretts

Total Project Cost
\$1,495,000

NY Forward Request
\$1,121,000

Sponsor Match
25%

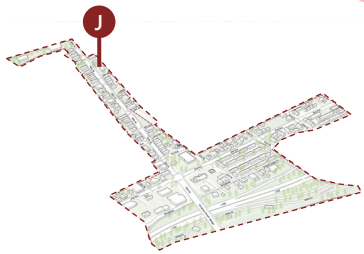
Project Overview

The project will construct a new three-story mixed-use building with a full basement at 813 19th Street. The building will include approximately 1,200 to 1,300 square feet of ground-floor commercial space for a full-service bicycle shop and three upper-floor residential units.

The project will provide accessible commercial space, a new storefront, bicycle parking, high-efficiency building systems, and a brick and masonry façade along 19th Street. By adding housing and a bicycle-oriented business, the project will activate the streetscape and strengthen downtown connections to the Empire State Trail.

Comments

Construct a Mixed-Use Housing and Bicycle Shop at 813 19th St.



813 19th St.

Existing Site Conditions

813 19th Street contains an existing duplex and undeveloped remaining lot. Development feasibility remains subject to a land survey, preliminary site evaluations, subdivision approval, and site plan and final design review.

Capacity & Partners

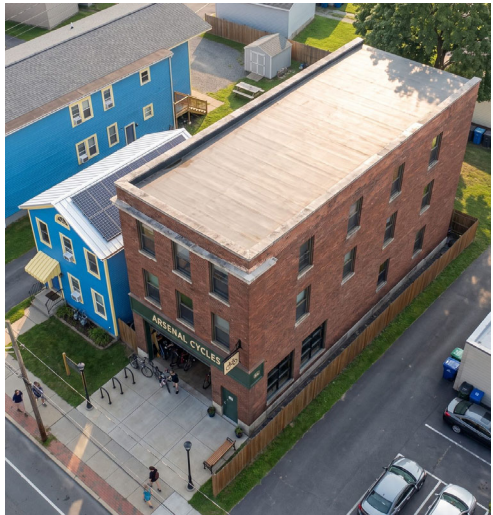
The sponsor brings significant grant administration experience and manages two duplex properties, including one they own. Their experience includes planning improvements, coordinating contractors, managing costs, and overseeing maintenance and construction.

Alignment with Vision & Goals

The project aligns with Watervliet’s goals by adding three housing units and an active bicycle shop, improving the streetscape and strengthening connections between downtown businesses, residents and recreational amenities. The shop would support local cyclists and Empire State Trail users, encouraging downtown visits and economic activity while expanding the tax base.

Readiness & Timeframe

Early planning includes consultations with contractors and potential lenders, outreach to bike shop operators, and contact with the City Manager regarding subdivision requirements.



Above: Renderings of proposed building

Project Category	Project Size	NYF Funds Requested
		
New Development	Large	\$1,121,000