



Housing &
Beautification



Safety &
Comfort



Inter-
connection



Economy &
Culture



Recreation &
Public Space



Expand Essential Services and Create a Coffee Lounge in Watervliet



Project Location

1507 + 1533 2nd Ave.

Project Type

New Development

Project Sponsor

Paul Ashline and Shakil
Virjee

Property Ownership

Clean Machine of Troy,
LLC & Shakil Virjee

Total Project Cost

\$1,200,000

NY Forward Request

\$900,000

Sponsor Match

25%

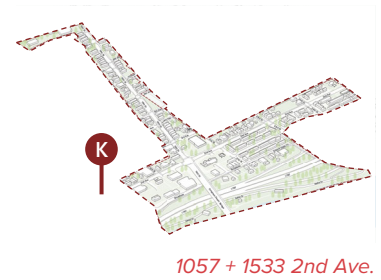
Project Overview

The project will expand existing laundromat and dental-clinic facilities and construct a new two-story building for a coffee lounge in Watervliet. Each existing building will receive a 500-square-foot addition. The new building is currently planned at approximately 40 by 37.6 feet, with potential for additional square footage subject to zoning approvals.

The project will expand essential local services, including the only dental clinic in Watervliet, while creating a coffee-lounge destination intended to provide entertainment options, employment opportunities, and an attraction for residents and visitors from surrounding communities.

Comments

Expand Essential Services and Create a Coffee Lounge in Watervliet



Existing Site Conditions

The site contains older laundromat and dental clinic buildings separated by land that has remained undeveloped for years along one of the town’s busiest streets. Both businesses need additional space to expand capacity and serve residents from the local community and surrounding towns.

Capacity & Partners

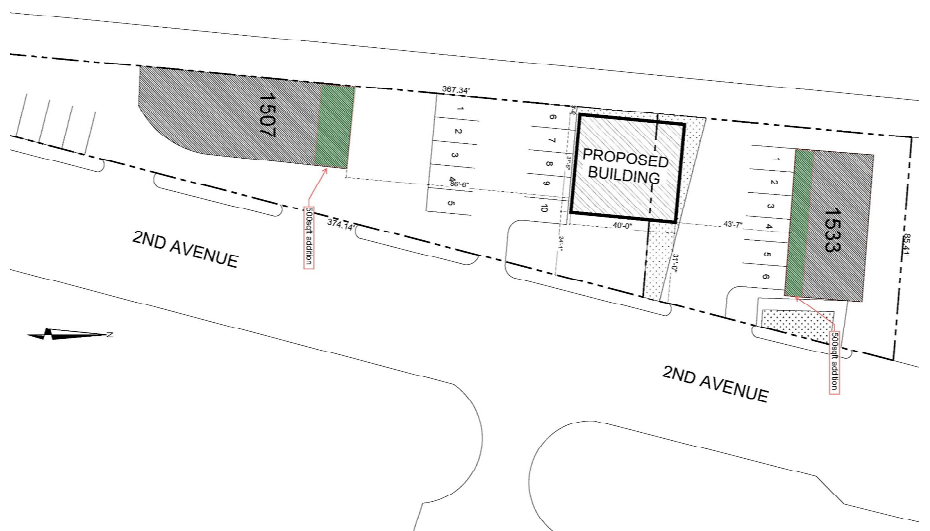
Both project sponsors have been involved in real estate projects similar in scope and complexity.

Alignment with Vision & Goals

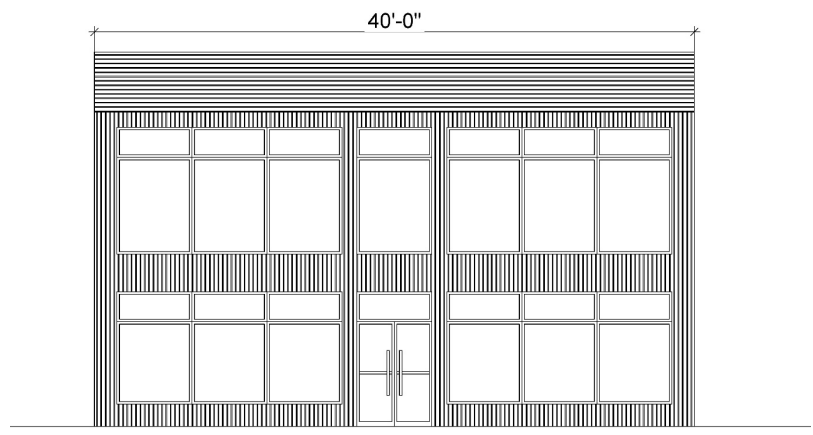
The project supports community and economic development goals by expanding essential services, creating an entertainment space, and generating jobs and local economic activity.

Readiness & Timeframe

No work is underway.



Above: Proposed site plan



Above: Front elevation of proposed new building

Project Category	Project Size	NYF Funds Requested
 New Development	 Large	 \$900,000