



Housing &  
Beautification



Safety &  
Comfort



Inter-  
connection



Economy &  
Culture



Recreation &  
Public Space



## Revitalize Black Bear Inn with Façade, Patio, Rooftop, and Kitchen Improvements



**Project Location**  
310 19th St.

**Project Type**  
Redevelopment/  
Renovation

**Project Sponsor**  
The Black Bear Inn

**Property Ownership**  
Joseph Skumurski

**Total Project Cost**  
\$725,000

**NY Forward Request**  
\$540,000

**Sponsor Match**  
26%

### Project Overview

The project will revitalize the Black Bear Inn at 310 19th Street through exterior, hospitality, and building-system improvements. Work will include a new front façade with direct access to a 6-by-20-foot outdoor patio for seasonal dining, a new 20-by-40-foot rooftop deck, kitchen renovations, and HVAC upgrades. Kitchen work will remove a load-bearing wall and reconfigure the space to improve functionality. The project will increase visibility, operational capacity, energy efficiency, customer comfort, and downtown community engagement.

## Comments

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## Existing Site Conditions

The Black Bear Inn at 310 19th Street has undergone extensive renovations since 2005 but has outgrown its existing space, with kitchen and HVAC capacity limiting further growth. The business is restricted to conventional expansion within the parcel, while the roof remains underused.

## Capacity & Partners

The sponsor brings over 20 years of experience renovating and operating the Black Bear Inn, including managing contractors, costs and schedules while maintaining business operations. Although new to public grant administration, Sponsor plans to engage qualified professionals and coordinate with City and State partners to meet design, construction and grant compliance requirements.

## Alignment with Vision & Goals

The project aligns with Watervliet’s goals by improving the storefront, activating 19th Street with outdoor dining, and creating a rooftop gathering space that attracts residents and visitors.

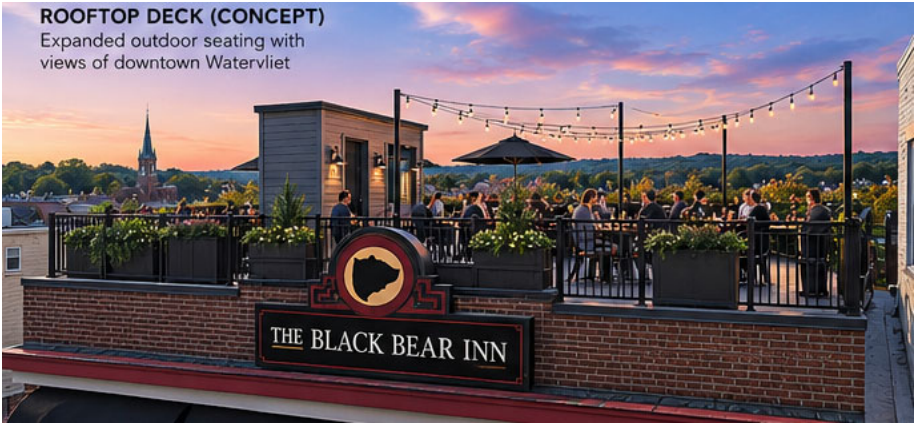
## Readiness & Timeframe

The project is in preliminary planning, with concepts and renderings developed and initial financing discussions held with Pioneer Bank.

| Project Category                                                                                                  | Project Size                                                                                  | NYF Funds Requested                                                                              |
|-------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|
| <br>Redevelopment / Renovation | <br>Medium | <br>\$540,000 |



Above: Rendering of proposed conditions (AI-generated)



Above: Rendering of proposed roof deck (AI-generated)