

CITY OF PEEKSKILL, NY

ARTIST LOFT DISTRICT
RESOURCE GUIDE



Department of Planning, Development
and Code Assistance
Office of Economic Development
Peekskill Artist Certification Committee

In partnership with
Peekskill Arts Council
Peekskill Business Improvement District
Hudson Valley Gateway Chamber of Commerce

Table of Contents

Introduction

Background on Artists Loft District

Description of Artist Loft District

District Goals

Definition of Artist

Procedure to Apply for Certification

Property Listings in Artist District

Address, owner/contact, and description of existing, proposed, and available units of Live/Work Space

Support Organizations for the Artist Community

Galleries

Education

Art/Community Support Associations

Introduction

On behalf of the Common Council, the residents, and businesses of Peekskill, I would like to thank you for considering our city as your future place not only to live, but to work.

For the past 18 years, Peekskill has benefitted from the contribution of the arts community and in turn the arts community has flourished putting Peekskill on the map as a place where artists want to be.

This resource guide will help you identify possible locations for your new home, as well as artistic, business, and civic associations which can help facilitate your transition into the community.

Again, I welcome you to Peekskill and look forward to having you as part of our community.

Mary F. Foster
Mayor

Background on the Artist Loft District

Peekskill is about 50 miles north of New York City. In the early 90s, the population was dwindling and the downtown area was becoming more vacant. The Common Council decided to make artist studios and galleries an important part of the City's revitalization strategy.

The city wanted to turn its unused downtown spaces into something useful. Similar to Lowell, MA's strategy, in order to have a vibrant downtown area one must have a population living there, so that the activity does not only happen from nine to five. In creating spaces where artists both live and work, the city created a situation in which there would always be people downtown, 24 hours a day.

At the same time the Common Council wanted to get people into downtown Peekskill, rising real estate prices in New York City were driving artists to move further away from even the outer boroughs. Peekskill took an active role in pursuing displaced artists by taking out advertisements in So Ho art magazines and offering them low interest rates. This helped artists buy buildings and convert them into useful spaces. Once a few artists had moved to Peekskill, a buzz was created and more artists made the move north.

As an economic development incentive, landlords can be offered tax incentives, grants, facade improvements, and loans to renovate buildings that can be used as live-work spaces by artists.

To lease one of these artist lofts for living and working, the City's Artist Certification Committee must certify an individual as an artist.

The City of Peekskill Department of Planning, Development and Code Assistance currently manages the developmental process to maintain and grow live-work spaces for artists on the upper floors of commercial buildings.

Description of the Artist Loft District

The goals of the Artist Loft, Historic, and Central Commercial (C-2 zone) Districts.

(1) This district is designed to provide for office buildings and the great variety of large and small retail stores and related activities which occupy the prime retail frontage in the Central Commercial District and which serve the entire area. The district regulations also preserve, protect and enhance the character of the Central Commercial District as a center of retail trade and services for the City and surrounding region and thereby justify and protect the major public investments made and being made toward the revitalization of the retail core. This district should encourage the concentration of retail stores, restaurants and related activities and achieve continuity of frontage devoted to such purposes which strengthen and complement one another and thereby enhance the area's attractiveness to shoppers and business persons and promote the most desirable use of land in the retail core, and thus conserve the value of land and buildings and thereby protect and enhance a vital part of the City's tax base.

(2) The Common Council finds that certain artistic and creative endeavors may be safely and appropriately located in conjunction with other C-2 commercial uses where such artistic endeavors do not create excessive noise or additional safety hazards.

(3) Another goal of the C-2 District is to provide expanded opportunities for such artists and craftspersons and to provide the necessary incentives for such persons. In order to achieve this objective, accessory living space may be permitted on a limited basis to those persons who are certified as artists by a qualified arts organization and upon a finding that the practice of an art form or craft is deemed to be compatible with adjacent uses and further deemed not to be hazardous or obnoxious.

Definitions

ARTIST -- An individual who practices one of the fine, design, graphic, musical, literary, computer or performing arts; or an individual whose profession relies on the application of the above-mentioned skills to produce creative product; i.e., an architect, craftsman, photographer, etc.

ARTIST LOFT -- The work space of an artist that includes an accessory residential space intended only for the artist utilizing the work space.

ARTIST STUDIO -- The work space of an artist in which art is produced. Artwork that is produced within an artist studio may be sold at that artist studio.

Artist Lofts Criteria

(a) When an action will result in one building containing three or more artist lofts, the artist loft shall be subject to the issuance of a special permit by the Common Council. If the action results in one building containing not more than two artist lofts, then the artist loft shall be subject to the issuance of a special permit by the Planning Commission.

(b) Development standards.

[1] No artist loft may exist on the first floor of the structure in which it is located. This provision may be waived by the Planning Commission or Common Council only if all of the following conditions are satisfied:

[a] That artist loft is arranged in such a fashion that the residential portion is located on the second floor of the building.

[b] That retail functions occur on the first floor of the artist loft.

[c] That the appearance of the loft from the street shall be consistent with the retail nature of the surrounding area.

[d] That the entrance to the artist loft, including retail, studio and residential areas, is exclusive and shall not be shared with any other use in the building.

2] Each artist loft shall be separated from other artist lofts or other uses within a particular building. Access to artist lofts may be provided from common access areas, halls or corridors.

[3] Each artist loft must be individually equipped with an enclosed bathroom containing a bathroom sink, water closet, shower and appropriate venting.

[4] Each artist loft must be individually equipped with a kitchen that contains a four-burner stove and oven, with a range hood vented to the exterior of the unit. Each unit must provide a minimum of five feet of countertop, a kitchen sink, and a minimum of 10 linear feet of storage cabinetry. Each unit must contain a garbage compactor and garbage disposal unit.

[5] Each artist loft must contain a livable floor area of no less than 800 square feet and no greater than 2,000 square feet.

[6] No more than 30% of the livable floor area of the artist loft may be devoted to residential space. In no event may said residential area exceed 600 square feet. Direct access between living and working areas must be provided, and no separate access/egress to the residential area is permitted except for emergency access/egress.

[7] Sprinkler systems must be provided in all common hallways and areas of any building containing an artist loft if the loft contains only one legal means of egress. Hard-wired smoke detectors with battery backups must be provided for all units.

(c) Other requirements.

[1] In order to ensure that the use is consistent with the other commercial uses, artist lofts shall not be used for mercantile classroom instructional uses with more than two pupils at any one time; storage of flammable liquids or hazardous materials; welding; or any open-flame work. Further, the creation of art shall be so conducted as not to cause noise, vibration, smoke, odors, humidity, heat, cold, glare, dust, dirt or electrical disturbance which is perceptible by the average person located within the first-floor space or any other commercial or residential unit within the structure or beyond any lot line.

[2] The artist loft must be occupied by at least one person who is registered as an artist by the City of Peekskill.

[3] The artwork that is to be created within the artist loft must be compatible with other uses which occur or are to occur within the building in which the artist loft is to be located.

[4] No more than one person per 300 square feet of residential floor area may reside within an artist loft. No more than two persons may reside within an artist loft.

[5] Only one nonresident employee may be employed within an artist loft. This requirement may be waived for artist lofts that occur on the first floor of a structure that provide retail space on that first floor.

[6] Other than in a first-floor retail-oriented area, articles offered for sale within an artist loft must include those produced by the artist occupying said artist loft and may be offered with other like items.

[7] Air conditioners, clotheslines and other objects or equipment shall be prohibited from projecting from any window that is visible from a public street.

[8] One flush-mounted nonilluminated sign attached adjacent to or near the street entrance door to the artist loft may be used to identify the artist. This sign may list only the name of the artist with a one- or two-word description of the type of artwork or craft that is to be conducted within the artist loft. Where two or more artist lofts occur within the same building, the signs must be placed in an orderly fashion in relation to each other and must be part of a coherent directory in which signs are ordered in a horizontal fashion.

[9] Work space and accessory residential space shall not be rented separately or used by persons other than those people legally residing within the artist loft.

[10] A minimum of one off-street parking space per artist loft must be provided on site. This requirement may be waived pursuant to § 575-33G, Note 1, with the further requirement that the applicant obtain and maintain an annual parking permit in a designated municipal off-street parking facility.

Certification as an Artist in the City of Peekskill

To qualify to reside in an artist loft in the artist district of Peekskill, at least one of the household members must meet the definition of "Artist" as defined in § 300-57 of the City of Peekskill Zoning Ordinance.

Artist – *An individual who practices one of the fine, culinary, design, graphic, musical, literary, computer or performing arts; or an individual whose profession relies on the application of the above mentioned skills to produce creative product; i.e. an architect, craftsman, chef, photographer, etc.*

The Artist Certification Committee will review the following information, to be submitted by the applicant:

One page application form that provides an explanation of how and to what extent the loft will be used to support the artistic endeavor and what your immediate & future aspirations are in your artistic field.

At least three (3) letters of reference from professionals attesting to your artistic background and your recent work in the field.

Detailed resume identifying applicable education, work and other related experience (with dates) that demonstrate an ongoing involvement in an eligible field.

Portfolio or samples of work (slides, reproductions, disks, and websites are acceptable), including recent work with dates.

List of exhibits and shows

Any other illustrative materials (e.g., exhibit reviews, client lists, sales, commissions) supporting qualification in an eligible field.

The process, procedures, and/or materials used in the creative process must be compatible with surrounding uses and not be hazardous or obnoxious.

Please submit one copy of the application and supporting materials to: Jean Friedman, City Planner, Department of Planning, 840 Main Street, Peekskill, NY 10566. 914-734-4218.

Property Listings in Artist Loft District

To qualify as an artist in the City of Peekskill (i.e., painter, sculptor, designer, musician, computer graphics, chef, writer, actor, dancer, architect, craftsperson, photographer, etc.) the individual must produce a creative and original product. The artist should be currently active in his/her field, and should be pursuing a career in art (full or part time). The artistic endeavor should be more than a hobby. The artist should be working at his/her craft in the artist loft.

Updated 7.1.09

Peekskill's Artist Loft District



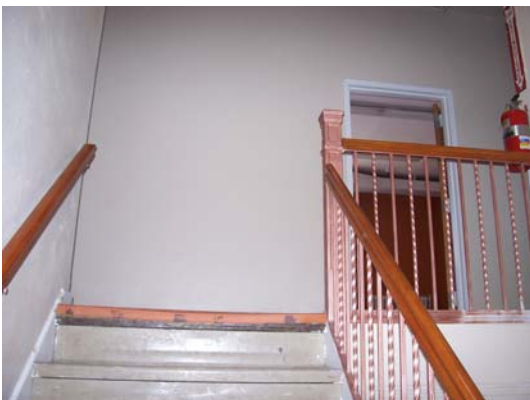
824 Main Street

Owner/Representative: Sam Sayegh
824 Main Street
Peekskill, NY 10566
914-953-6584

Building Description: Located at the entrance way to downtown historic Peekskill. This beautiful stone building can offer up to five artist loft spaces.

Live/Work Unit Description: Approx 1,500 sq. ft. Presently there is one space available on the second floor. This space is broken up into four rooms three of which face Main Street . The first room is a full bathroom.

Monthly Rent: \$3,000 + utilities



Peekskill's Artist Loft District



990 Main Street

Owner/Representative: Josh Wu
990 Main Street
Peekskill, NY 10566
718-710-9870

Building Description:
990 Main Street is a three story building located in the heart of downtown Peekskill. The first floor contains a restaurant Precious Garden

Live/Work Unit Description: Approx 1,600 sq. ft.
This loft is comprised of 3 rooms. A bedroom, kitchen, and work area which measures 43' x 34'. This 1,462 sq. ft. "work space" is located in the front building with lots of natural light provided by three windows facing Main Street and one rear window. There is no parking space, but one may be obtained through the purchase of a permit from the City of Peekskill. Unit heated through oil.

Monthly Rent: \$1,600 + utilities (electric)



Peekskill's Artist Loft District



1112 Main Street

Owner/Representative: Glen Markley
Markley Mechanical
424 Central Avenue
Peekskill, NY 10566
914-788-0536

Building Description: This building which sits on a lot of 39' x 150' offers residential and business tenants an opportunity to be in historic downtown Peekskill. The building's inside has been completely renovated.

Live/Work Unit Description: Be the first to rent this Green Renovated Live/work Artist/Space. Features kitchen w/granite counters ample closets & storage space. The bath a whirlpool tub & separate shower. Hardwood floors & central air for the hot summer nights. Intercom system for your convenience, exposed brick, & parking included in the rent. Walk to the supermarket, restaurants. Easy NYC commute on Metro North.

The 2nd floor unit is 1,000 sq. ft and the 3rd floor unit is 850 sq. ft.

**Monthly Rent: ~~2nd floor \$1,450 + electric~~ Leased
3rd floor \$1,300 + electric**

Peekskill's Artist Loft District



907-911 South Street

Owner: Frank Cimino Jefferson Valley, NY
(T) 914-879-6818 E-mail bilo410@aol.com

Building Description: 907-911 South Street sits on a lot that is 48' 7" x 100' and has two artist lofts and one office space on the second floor. It has two businesses at street level – Trattoria Valentia an Italian Restaurant and Retrovato Consignments and Collectibles. This building was fully renovated in 2004-2005 by its current owner. It is located one block from the historic Paramount Theater and other artist studios/businesses and the thriving Peekskill Coffee House.

Live/Work Unit Description: The available loft is located on the 2nd floor. The space has air conditioning, wood floors, and high ceilings. This loft is located toward the back of the building and has windows with abundant northern light exposure. The total space is 1,570 sq. ft. and includes garbage compactor & disposal, washer & dryer, dishwasher, four burner stove and oven, refrigerator, and bathroom with full bath.

(An adjacent 762 sq. ft. office/work space is also available for \$900 per month, plus utilities. Can be rented with the loft for package price)

Monthly Rent: \$1,200 + utilities (electric & gas) Available 7.1.09



Peekskill's Artist Loft District



23 North Division Street

Owner/Representative: Ken Laudon

Azimuth Interactive, Inc.

23 North Division Street, Peekskill, NY

914-739-5593 extension 11

Live/Work: This loft is a 3rd floor/4th floor duplex, 1,200 square feet, with the loft being a floor through with a lot of light and really superb shape. The space includes tall ceilings in Historic Landmark building. Totally new construction, new appliances, great views, awesome light, 12 foot ceilings in loft, brick wall, historic artist district in downtown Peekskill. Walk to train (NYC is 50 minutes away on the Metro North express train), plenty of no cost/low cost parking, lots of restaurants in a quiet, safe neighborhood.

More than 100 artists live in the Artist District located in downtown Peekskill. Westchester Community College - Center for Digital Arts next door. The Paramount Center for the Performing Arts is around the corner. Wine bar and three restaurants down the street, more in the neighborhood. Wired for high speed Internet and Cable. Only 3 lofts in this building and **yours could be one!**

Monthly Rent: \$1,495 with a 1 month security deposit. There is an appliance fee for an installed washer and dryer which the new tenant will have to negotiate with the out going tenant.

Available August 1



Peekskill's Artist Loft District



982 Main Street

Owner/Representative: Robert Josephs
Sav Mor Car Quest
982 Main Street, Peekskill, NY
914-737-7477

Live/work: This loft is on the 2nd floor and is 1,600 square feet. The space includes tall ceilings in Historic Landmark building. The loft has new heat and A/C, new lighting, refrigerator, compactor, electric oven. Heat and hot water are included in the rent. Tenant pays electric. Oil to heat building is part of rent. Shower in the bathroom. The loft is wired for high speed Internet and cable.

Walk to train (NYC is 50 minutes away on the Metro North express train), plenty of no cost/low cost parking, lots of restaurants in a quiet, safe neighborhood.

More than 100 artists live in the Artist District located in downtown Peekskill. Westchester Community College - Center for Digital Arts right around the corner.

**Monthly Rent: \$1550 + utilities with a 1 month security deposit.
Available July 1**

Peekskill's Artist Loft District



801-817 Central Avenue

Owner: Peekskill Art Loft Owners Housing Development Fund Corp.
www.PeekskillArtLofts.com

Building Description: This 3 building 1.4 acre limited cooperative complex was constructed in 2002 and contains 28 lofts. There are 1.5 parking spaces per unit. At the street level the unit is a 1 bedroom work/live loft, FHA handicapped accessible. The 2nd and 3rd floors are comprised of 2 bedroom work/live loft on 2 levels via stairs from grade.

Live/Work Unit Description: Lofts range from 1,250 sq. ft. to 2,000 sq. ft.

Monthly Rent: A limited equity cooperative limits the profit making ability of the seller in order to keep it affordable. Leases run from \$1,050 to \$1,600/month and includes the monthly maintenance and underlying mortgage.

Representative: Grace Patalano
River Towns GMAC Real Estate
983 Main Street, Peekskill, NY 10566
(C) 914-552-1560
(W) 914-739-2667 extension 221

Peekskill's Artist Loft District



802-804 South Street

Owner: Peekskill Art Loft Owners Housing Development Fund Corp.
www.PeekskillArtsLofts.com

Building Description: This 3 building 1.4 acre limited cooperative complex was constructed in 2002 and contains 28 lofts. There are 1.5 parking spaces per unit. At the street level the unit is a 1 bedroom work/live loft, FHA handicapped accessible. The 2nd and 3rd floors are comprised of 2 bedroom work/live loft on 2 levels via stairs from grade.

Live/Work Unit Description: Lofts range from 1,250 sq. ft. to 2,000 sq. ft.

Monthly Rent: A limited equity cooperative limits the profit making ability of the seller in order to keep it affordable. Leases run from \$1,050 to \$1,600/month and includes the monthly maintenance and underlying mortgage.

Representative: Grace Patalano
River Towns GMAC Real Estate
983 Main Street, Peekskill, NY 10566
(C) 914-552-1560
(W) 914-739-2667 extension 221

Peekskill's Artist Loft District



812-814 South Street

Owner: Peekskill Art Loft Owners Housing Development Fund Corp.
www.PeekskillArtLofts.com

Building Description: This 3 building 1.4 acre limited cooperative complex was constructed in 2002 and contains 28 lofts. There are 1.5 parking spaces per unit. At the street level the unit is a 1 bedroom work/live loft, FHA handicapped accessible. The 2nd and 3rd floors are comprised of 2 bedroom work/live loft on 2 levels via stairs from grade.

Live/Work Unit Description: Lofts range from 1,250 sq. ft. to 2,000 sq. ft.

Monthly Rent: A limited equity cooperative limits the profit making ability of the seller in order to keep it affordable. Leases run from \$1,050 to \$1,600/month and includes the monthly maintenance and underlying mortgage.

Representative: Grace Patalano
River Towns GMAC Real Estate
983 Main Street, Peekskill, NY 10566
(C) 914-552-1560
(W) 914-739-2667 extension 221

**Support Organizations
for the Artist Community**

GALLERIES

Flat Iron Gallery

105 S. Division St.
Peekskill, NY 10566
www.flatiron.qpg.com

Driftwood Gallery

44 No. Division Street
Peekskill, NY 10566
914-788-4650

The Standard House Gallery

Sponsored by the Peekskill Arts Council

50 Hudson Street
Peekskill, NY 10566
www.peekskillartscouncil.org

Maxwell Fine Arts

1204 Main Street
Peekskill, NY 10566
www.maxwellfinearts.com

**Hudson Valley Center for
Contemporary Arts**

1701 Main Street
Peekskill, NY 10566
www.hvcca.org

Peekskill Coffee House and Gallery

101 South Division Street
Peekskill NY 10566
www.peekskillcoffee.com

Brown Street Studios

1006 Brown Street, 2nd Floor
Peekskill, NY 10566
www.brownststudios.com

Steel Imaginations

1 South Division Street
Peekskill, NY 10566
www.steelimaginations.com

Bean Runner Café Gallery

201 South Division Street
Peekskill, NY 10566
www.beanrunnercafe.com

Upper Gallery at the Paramount Center

1008 Brown Street
Peekskill, NY 10566
www.paramountcenter.org

EDUCATION & SUPPORT ORGANIZATIONS

Westchester Community College

Center for Digital Arts

27 North Division Street, Peekskill, NY 10566

914-606-7385

Dr. Sherry Mayo, Director

Lise Prown, Lab Manager & Gallery Coordinator

The Peekskill Extension Center is located in the downtown artist district within the City of Peekskill surrounded by many fine art galleries, the Hudson Valley Center for Contemporary Art and the Paramount Arts Cultural Center (PAC). The Peekskill Extension Center operates a store front gallery, ongoing public lectures, community programs and exhibitions.

Peekskill Business Improvement District

16 South Division Street, Peekskill, NY 10566

(T) 914-737-2780

(F) 914-737-4268

www.downtownpeekskill.com

Peekskill Arts Council

P.O. Box 2268, Peekskill, NY 10566

www.peekskillartscouncil.org

Larry D'Amico, Executive Director

The Peekskill Arts Council's mission is to educate the general public about the arts and serve as community resource in Peekskill for the artists and arts community. That mission is fulfilled by developing artistic events and installations, establishing public gallery space, strengthening arts in education in the local schools, promoting and disseminating information on the arts and supporting the needs of artist in the community.

**Hudson Valley Gateway
Chamber of Commerce**

One South Division Street, Peekskill, NY 10566

(T) 914-737-3600

(F) 914-737-0541

www.hvgatewaychamber.org

Ron Forehand, CEO

The Hudson Valley Gateway Chamber of Commerce is an organization of businesses and civic members joined to promote and open opportunities for its members by exchanging ideas, educating and advocating on behalf of businesses in order to foster the growth and well-being of its members, and to enhance the quality of life in the communities we serve.

Paramount Center for the Arts

1008 Brown Street, Peekskill, NY 10566

(T) 914-739-2333

(F) 914-736-9674

www.paramountcenter.org

Arts Westchester

31 Mamaroneck Avenue, White Plains, NY 10601

(T) 914-428-4220

www.westarts.com

Janet T. Langsam, Executive Director

The county's link between the arts, business, and culture, was established in 1965 as a private, not-for-profit program organization. It is the County's designated arts council and the largest of its kind in New York State. In partnership with county and municipal governments, and business and community leaders, the Arts Council works to weave the arts into the fabric of Westchester life, strengthen the county's cultural institutions, and enrich the quality of life for all of Westchester's residents.

CITY OF PEEKSKILL, NY

**ARTIST LOFT DISTRICT
RESOURCE GUIDE**

**City of Peekskill
Common Council**

Mary F. Foster, Mayor

Donald F. Bennet, Jr.
Deputy Mayor

Drew Claxton
Catherine Pisani

Patricia Riley

Joseph Schuder
Andrew Torres

Peekskill Artist Certification Committee

Larry D'Amico, Chairperson

Edward Burke
Linda Jean Fisher
Wendie Garber

Roger Hamilton
Brian Havranek
Wilfredo Morel



City of Peekskill—Office of Economic Development
840 Main Street
Peekskill, NY 10566
<http://www.cityofpeekskill.com>

Phone: 914-293-0916
Fax: 914-737-2688
E-mail: cmarra@cityofpeekskill.com