

### Freight Yard Decentralized Wastewater System: Impact Within and Beyond Village

The 8,000 GPD decentralized wastewater system the Community Partnership installed in 2006 in the Freight Yard continues to advance the potential of a central commercial node in the Village of Cambridge. Nine buildings are now 'hooked onto' the system. It services two restaurants (Country Gals, Canteen Coffee), one brewery (Depot), four second floor residential units, multiple offices/retail establishments and Hubbard Hall Center for the Arts and Education—including its new dorm in the Lovejoy for visiting artists. WOW!

The success of the model and its impact on the vibrancy of this Village block has drawn attention from other communities. In July, the University of Vermont (UVM) Extension Office led by Chris Callahan organized a study tour on wastewater systems for colleagues from the Windham (VT) Regional Commission, UVM Leahy Institute for Rural Partnerships and Office of Engagement and UVM Extension office. This November, members of the Argyle Improvement Association toured CP's Freight Yard and Owlkill Commons projects seeking ideas to 'create an improved future' for Argyle.

### Local Contractors make 9 West Main Come Alive

It's well known that Cambridge and Southern Washington County has a plethora of talented contractors that construct, fabricate and rehabilitate structures. We'd like to shout out to and thank an amazing group of them that has worked over the course of the last year+ to transform 9 West Main Street. Of special note is general contractor **Cory Record Carpentry** including Cory Record, Chad Burr and Riley Stefanovich who anchored the project from start to finish.

#### Others include:

- Dave Clark Excavating
- Motsiff Plumbing & Heating
- Cambridge Valley Machining
- Viking Fabrication
- Doxsee Roofing Company
- Jack Hall Plumbing & Heating
- Air-Tite Insulation
- Eastern Casting
- Estate of Mind Landscaping
- Badaloni's Masonry & Landscape
- Endee Electric
- Rogers Drywall
- Patten Insulation
- Greenwich Flooring
- Nolan Electric
- Allerdice
- Nadeau Concrete
- Alexander's Barnwell
- Lee Foster
- Mattson Concrete Cutting

Most inspiring was the number of next-generation contractors who worked alongside veterans to rehab 9W: relatively recent CCS graduates Riley, Tyler Endee, Andrew Clark and Jeremy Hommel!



9 West building, almost complete

### Expanding Commerce: 9 West Main Street Attracts Start-Up Business

The Community Partnership is delighted to announce that an innovative start-up—The Valley at 9 West—will be an anchor commercial tenant in 9 West Main. The Valley, a co-working space and learning center, will occupy the two northern front units of the nearly 3,000 SF first floor. Andrew Flynn, a 2004 Cambridge Central School graduate and successful growth marketing advisor, is the founder. (See his letter below).

In the southwest unit, Mandy Mckillop's Studio 3, will offer massage therapy and energy healing. (Check out her website at <https://www.studio3mt.com/> for more info). AND Henry's Barber Shop will return to the southeast unit. These three diverse businesses will enhance Village's economic base. **Thanks Andrew, Mandy and Henry for your investments in our community!!!**

#### *The Valley at 9 West: Bridging the Digital Divide and Inspiring Innovation in Our Community*

*I'm thrilled to announce the upcoming December launch of The Valley at 9 West—a co-working space and learning center designed to bridge the digital divide and create new economic opportunities for our community. The Valley is here to support remote workers, freelancers, and small business owners, offering high-speed internet, 24/7 keyless access, professional workstations, bookable conference rooms, and essential amenities (including positive vibes). This modern workspace will bring a level of productivity and collaboration that hasn't been available in our area before, helping us retain local talent and attract fresh ideas to make Cambridge a vibrant hub for innovation.*



*Our learning center at The Valley will focus on enhancing digital skills and job readiness through interactive workshops, tech talks, and educational resources. In partnership with local schools and industry professionals, we'll offer free courses ranging from basic digital literacy to advanced coding and entrepreneurship. These programs aim to cultivate a skilled workforce, empowering residents of all ages to pursue tech-driven careers and supporting the long-term growth and digital inclusion of our community.*

*I've envisioned this project for nearly a decade, and the support of the Community Partnership has been instrumental in bringing it to life. I truly believe that creating opportunities for people to build their careers locally and stay engaged with our community will be transformative for every business in town. See you at 9 West soon!*

Andrew Flynn  
andrew@thevalleyhub.com

**Come Celebrate the Opening of 9 West Main:  
Dec. 7<sup>th</sup> 3:45-4:45pm and Dec. 8<sup>th</sup> 11am-12:30pm**

Tour the building, meet the business owners,  
enjoy cider and snacks.

Corresponding with Christmas in Cambridge parade and Farmers Market



## Interested in Writing the Depot's Next Chapter?

In 2009 Community Partnership began to restore the historic Delaware & Hudson Passenger Depot, the architectural gem at 6 Broad Street—making extensive exterior repairs to the roof, soffit, fascia including painting the wood siding in the historic D&H color scheme of dark green on light green. Next the CP focused on the interior-- upgrading the heating systems, replacing rotted floor joists/flooring, remodeling restrooms to make them more accessible and sensitively cleaning the original wainscot and lobby floor. And finally the CP hooked the building up to the decentralized wastewater treatment system (which allows for the possibility of on-site food preparation).

### Reimagining the Owlkill Commons in 2025 The Community Partnership has three main goals for 2025.

**Rehabilitate the Red Barn:** The Community Partnership is excited to resume focus on revitalizing the Red Barn for commercial use. The neglected historic 2,237 SF building is situated in the Village center adjacent to nodes of manufacturing, entrepreneurship, innovation and artistry.

### Expand community recreation space and stabilize the Owl Kill channel adjacent to the Green Bridge

The CP will address the deteriorating condition of the stream corridor with the aim to improve safety, visitor access and recreational enjoyment; enhance the Owl Kill's sustainability, aesthetics and ecosystems/habitats; and bolster the area's flood resiliency. We will also expand park space for community recreation by removing two decaying barn structures east of the Owl Kill and initiate the head of the Owlkill trail.

The first half of 2025 will focus on developing detailed plans and getting permits for these initiatives with construction expected in late 2025 through 2026. These initiatives are supported in part by grants from New York State under the NY Forward program.

**Assess feasibility of decentralized wastewater treatment system** Additionally, the CP recognizes that buildings like the Village's Old Firehouse and the Co-op may require upgraded wastewater treatment systems to realize their potential. Hence, the CP plans to initiate a feasibility study for the development of a decentralized wastewater treatment system for the 'lumberyard' area so that--like in the Freight Yard— building owners or investors in/near the block can expand the range of possible commercial and residential options well into the future.

**Thanks to YOU, the CP continues our long history of partnering to advance the vibrancy of our community - we are so excited about what's next!**

### HELP US FURTHER THESE COMMUNITY PROJECTS

To donate by check:  
Community Partnership  
PO Box 72  
Cambridge NY 12816

Or pay by credit card on our website at  
[www.cambridgecommunitypartnership.org](http://www.cambridgecommunitypartnership.org).



*We are a 501(c) 3 organization so donations are tax deductible to the extent allowable by law*



For seven years **Argyle Brewing Company** has been a wonderful addition to the Village of Cambridge. Under ABC, the Depot became an important gathering place. Hundreds of musicians from the region and worldwide have performed there--attracted by the audiences and amazing acoustics. Trivia and open-mic nights have showcased emerging talents. Numerous food trucks (many run by budding entrepreneurs) from Iggy's Wicked Good Eats to Cut the Pie Pizza hooked up to the Depot to serve local chef's specialties to the delight of community members of all ages. Owners Chris Castrio and Richard Thomas have partnered with bike races, Hubbard Hall, the Farmers' Market, and the Balloon Festival to draw people into the Village. And, of course, the beer and welcoming atmosphere they, and people like David Van Pelt created, has been top notch. The Community Partnership is sad to see them go. We appreciate all they have done and wish them the very best as they focus on expanding their Greenwich location.

**Next Chapter:** We'd love to hear from you if you are interested in starting a business in the Depot. We are open to considering a long-term lease or sale of the structure. Our hope reflects that of the community, that this elegant historic structure remains a vibrant gathering space.

Please send an email to [sashton5@verizon.net](mailto:sashton5@verizon.net) to ask for a Request for Proposals (RFP). Proposals will be due on January 3, 2025 at 5pm.

**Visit our website: [cambridgecommunitypartnership.org](http://cambridgecommunitypartnership.org) for more information**