

Proposal for an Arts District in Liberty and Parksville

Today we are here to discuss creating an arts district within Liberty that leans on the creative community already thriving in Parksville.

There are broader discussion points about Parksville for the wider comprehensive plan — and some of those topics do correspond with today's conversation. But for today, we want to introduce ourselves and our proposal to bring a larger focus on the arts within Parksville and Liberty.

This is meant to be an open discussion, not a one-way presentation — we want to hear your ideas about what arts in Liberty can become.

The Parkville Priorities Committee

Active since 2012 — professionals with real credentials in arts, entertainment, and creative industries.

Adrian Perlmutter

President — PAC, Laughing Cat Café

Kim Rayevsky

Secretary — Double Up

Rob Rayevsky

Vice President — Double Up

Marcus Brooks

Conflux Galleries, New Memories

Ali Azios

New Memories

Todd Perlmutter

PAC, Laughing Cat Café

Creative credentials include: Blue Man Group, School of Visual Arts, professional live entertainment production, visual arts curation, creative technology, hospitality, and over a decade of community organizing.

About the Presenter: Jordan Harvey

A creative professional who chose Parksville as home for his family and his business.

Professor at the School of Visual Arts

in NYC — students go on to Pixar, ILM, Sony Pictures

20 years at globally renowned creative agencies and studios in New York City

Founded Remote Control Enterprises (RCX) — creative technology agency working with Meta, Peloton, Nvidia

Moved family and company to Parksville in 2023 because of the spirit of creativity here

Volunteering to join the Arts, Historical, and Cultural Committee

What's already here

A creative community built through private investment — not government programs.

New Memories — Live music & entertainment

Conflux Galleries — Visual arts & exhibitions

Parksville Arts Center — Nonprofit for local artists

Remote Control Enterprises — Creative tech, global clients

Laughing Cat Café — Opening 2026, daytime anchor

Double Up — Regional dining destination

Pillars of Parksville — Wellness & community

Somewhere in Time Farm — Local farm

1 Cooley Road — Newly renovated, awaiting tenants

O&W Rail Trail — 1.3 mi through Parksville

Events are already happening. People are already here.

B'Kwak — Chicken festival, live music, vendors

Decrepit Ghouls — Immersive Halloween theater — growing every year

Too Short To Suck — Film festival — sold out this year

First Fridays — Monthly, consistent strong turnout

Holiday Markets — Spring & winter, three years running

All Things Good — Community wellness festival

Programming we'd like to build

- Arts education partnerships with Liberty schools — battle of the bands, workshops, internships
- Youth arts camp — summer creative program for kids across the Town of Liberty
- Senior creative wellness — painting, music, storytelling at LMAC and senior centers
- Artist mentorship pipeline — connecting emerging artists with established professionals
- Community mural initiative — artist-led public art on Main Street and in Liberty
- Cultural tourism marketing — coordinating with SCVA to position Liberty as an arts destination
- Creative small business incubator — supporting arts-focused startups in the district
- Cross-community arts exchange — programming partnerships with other Sullivan County hamlets

One community, one vision

Community building through arts & entertainment

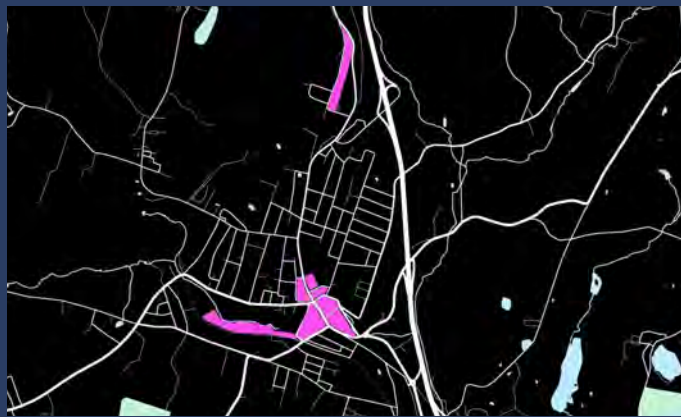
Parksville Arts District Overlay

Main Street corridor, DOT transfer land, O&W Rail Trail. Where the creative business cluster and cultural programming live.



Liberty Arts District Overlay

Anchored by the Liberty Museum & Arts Center, the Liberty Theater, and the performance pavilion near the Senior Center.





Arts District Zoning Overlay

An overlay is a set of supplemental zoning provisions that apply on top of existing base zoning — it adds flexibility for arts-focused uses without replacing current designations.

What it enables:

Special provisions for galleries, performance spaces, artist studios, community arts centers, public art installations and creative workspaces that might otherwise require lengthy variance processes.

What an arts district doesn't change:

Existing base zoning remains in place. Parksville Main Street stays Service Commercial. Surrounding areas stay Rural Development. The overlay adds a layer on top.

What we need:

To work with the zoning committees and planning team to define the overlay boundaries and determine which provisions make sense for Parksville and for downtown Liberty.

Why this works

Arts and culture are already driving economic growth in communities like ours.

The opportunity is right now. Sullivan County's visitor economy topped \$1 billion in 2024, driven largely by arts and culture. Towns that invest in creative identity see measurable returns — more visitors, higher property values, activated storefronts, and a community brand that attracts residents and businesses. Liberty has the assets. Parksville has the momentum. An arts district formalizes what's already working and unlocks the financial benefits for the entire Town.

Rosendale, Ulster County

Same story as ours. A hamlet of ~1,200 people. Cement industry left in the 1970s, Main Street went dormant. Artists moved in, restored buildings, built a creative identity. Today: street festival draws thousands, two community theaters, population grew 25%, home values \$510K+.

25%

Rosendale pop. growth

\$510K+

Home values

Sullivan County arts economy

Bethel Woods — 3M+ guests, \$560M+ spending, \$5.1M local wages, #1 amphitheater in the U.S. Also: Hurleyville PAC, DVAA Narrowsburg, Forestburgh Playhouse, Liberty Museum & Arts Center.

\$560M

Bethel Woods impact

\$1B+

SC visitor spending



Special Use Permits

Within the overlay, certain arts-focused uses could be designated as special use permit categories — streamlining the process for creative businesses.

What this means in practice:

Arts-related businesses and cultural facilities get reviewed with criteria specific to the arts district's mission, rather than general commercial standards that may not fit.

Examples of arts district uses:

- Art galleries and exhibition spaces
- Live performance and music venues
- Artist studios and maker spaces
- Community arts centers and workshop facilities
- Creative coworking and technology studios
- Artist residency housing
- Arts-focused retail (bookshops, craft supply, galleries)

Oversight & Committee Approval

Protecting the integrity of the arts district — making sure special provisions are used as intended.

Why oversight matters:

If the arts district creates special zoning benefits, there needs to be a mechanism to ensure those benefits go to genuinely arts-focused projects — not to someone using the designation as a shortcut around standard zoning.

The role of the Arts, Historical, and Cultural Committee:

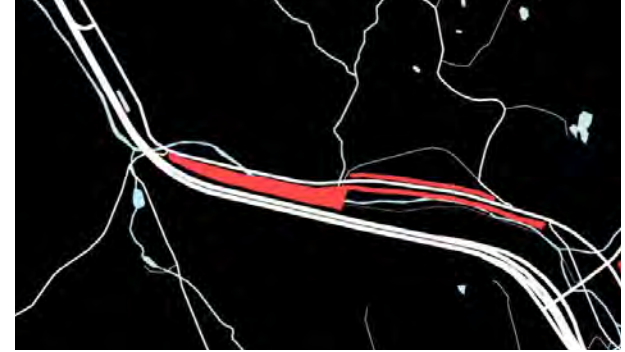
- Review applications for arts district special use provisions
- Advise the planning board on whether projects align with the district's mission
- Provide ongoing community input into how the district develops
- Ensure accountability and transparency in the approval process

DOT land opportunity

State DOT land transferring to local ownership — what do we want to do with it?

West side (adjacent to PAC)

- **Municipal parking**
— public parking for Main Street, events, rail trail users
- **Pedestrian pathway**
— connecting parking to Main Street walkable loop
- **Bridge to O&W Rail Trail**
— direct trail access, coordinate with Recreation Committee



East side (developing ideas)

- Outdoor sculpture trail / art installation walk
- Community amphitheater for performances and events
- Artisan workshop village / maker spaces
- Nature-art hybrid installation trail
- Seasonal event grounds (arts fairs, festivals)
- Creative playground / youth art park
- Disc golf course with art at each hole
- Artist housing or studio cabins



Programming Collaboration

We're invested in building programming for all of Liberty — not just Parksville.

Who can we get involved?

- Committee service — Arts, Historical, and Cultural
- LMAC partnerships — artists, curations, Shine the Light
- Liberty Theater collaboration — performances, screenings
- Professional creative network across the Town
- Liberty school partnerships — internships, workshops

What can we do?

- Parksville Arts Walk — seasonal open studios
- Youth & Senior workshops across Liberty
- Artist-in-Residence program
- Battle of the bands with schools
- Art & Technology events — experiential art
- Seasonal festivals & trailhead art

The Wider Comprehensive Plan for Parksville

We're focused on arts today — but it connects to the bigger picture.

The broader comprehensive plan process will address:

- Infrastructure improvements — wastewater, water supply, utilities capacity
- Environmental stewardship — watershed protection, stormwater management, green building
- Transportation and connectivity — road improvements, sidewalks, trail connections, signage
- Housing — density planning, affordable options, zoning for residential development
- Economic development — business attraction, workforce development, commercial zoning
- Community services — recreation facilities, public spaces, emergency services
- Land use and zoning reform — comprehensive rezoning aligned with community vision

What do we need to do?

- 1 Define the Liberty Arts District** boundaries and the requirements for what qualifies within the district.
- 2 Work with the zoning and development teams** to secure an arts district overlay in downtown Liberty and Parksville so we can do this together.
- 3 Establish what oversight looks like** — making sure projects and initiatives are truly arts-focused, not a trojan horse for sidestepping zoning regulations.
- 4 A vision for the DOT land transfer** and make sure we are ready with a vision in the comprehensive plan for that land.
- 5 A community collaboration** — including the establishments already focusing on the arts in Liberty and Parksville.
- 6 We need guidance on the formal requirements** of laws, regulations, zoning requirements, overlay requirements, and the technical details that must be included to make this successful.

Thanks for the consideration.

Full Community Proposal available as a leave-behind.