



# LOCAL PLANNING COMMITTEE (LPC)

Meeting #4 | September 17, 2024







# WELCOME & CODE OF CONDUCT REMINDER



## NY FORWARD PREAMBLE

Each Local Planning Committee Member is reminded of their obligation to disclose potential conflicts of interest with respect to projects that may be discussed at today's meeting. If you have a potential conflict of interest regarding a project you believe will be discussed during the meeting, please disclose it now and recuse yourself from any discussion or vote on that project. For example, you may state that you, or a family member, have a financial interest in the project, or you are on the board of the organization proposing the project. At this time, are there any recusals that need to be noted?

Please inform the LPC co-chairs during the meeting if the need to disclose a conflict arises unexpectedly, and then recuse yourself from discussion or voting on the project.

As we continue through the planning process, recusal forms will be required from anyone with an identified potential conflict to be kept on file with the Department of State.

# AGENDA

Welcome & Code of Conduct Reminder

Project Schedule Update

Refined Projects List Discussion

- Projects Ready to Advance
- Projects Needing More Information
- Projects Not for NY Forward

Next Steps

- Public Engagement
- LPC Meeting #5

Public Comment

***Thank you for serving  
on the Local Planning  
Committee for your  
community!***



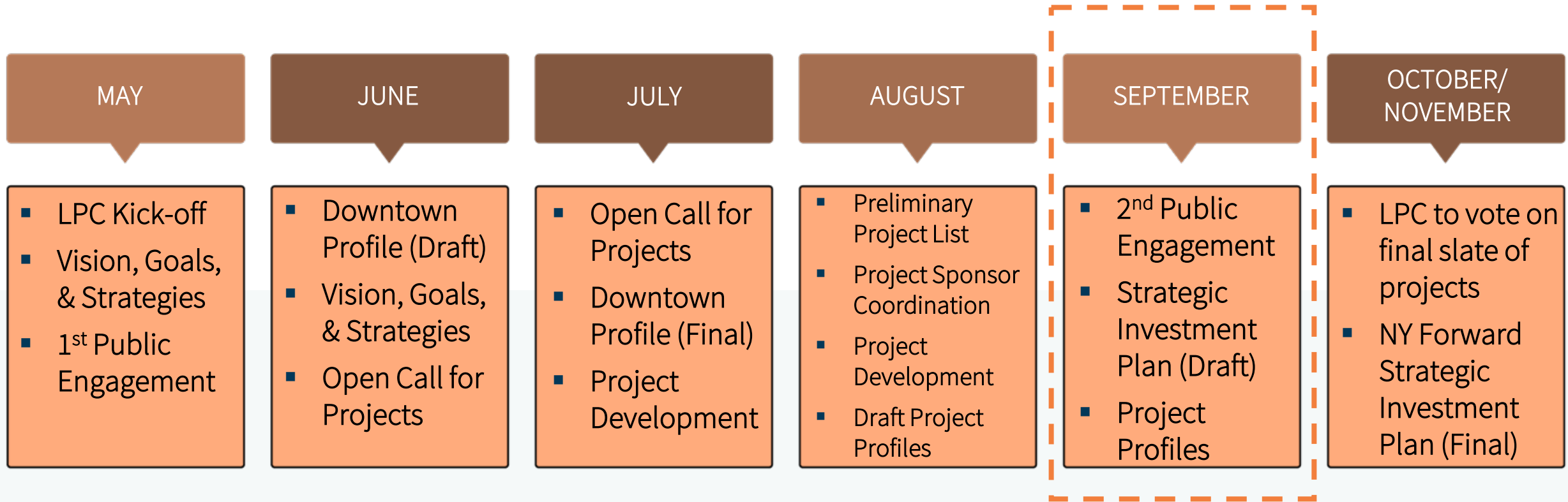




# PROJECT SCHEDULE UPDATE



# PROJECT SCHEDULE







# REFINED PROJECTS LIST DISCUSSION

# NY FORWARD PROGRAM GOALS



Create an active downtown with a mix of uses



Create diverse housing options for all income levels



Provide diverse employment opportunities for a variety of skill sets and salary levels



Grow the local property tax base



Provide enhanced public spaces that serve those of all ages and abilities



Enhance downtown living and quality of life



Encourage the reduction of greenhouse gas emissions



# WHAT ARE ELIGIBLE PROJECT TYPES?



## Public Improvement Projects

Streetscape and transportation improvements, recreational trails, new and upgraded parks, plazas, public art, green infrastructure, and other public realm projects.



## New Development and/or Rehabilitation of Existing Downtown Buildings

Development and redevelopment of real property for mixed-use, commercial, residential, not for profit, or public uses. Development / redevelopment should result in employment opportunities, housing choices or other community services.



## Small Project Grant Fund

A locally managed matching small project fund (up to \$600,000) for small downtown projects, such as façade improvements, building renovations, business assistance, or public art.



## Branding and Marketing

Downtown branding and marketing projects that target residents, tourists, investors, developers and visitors.

# INELIGIBLE PROJECT TYPES/ACTIVITIES

- **Planning Activities.** All NYF funds must be used to implement projects.
- **Operations and Maintenance.** Funds cannot be used for on-going or routine expenses, such as staff salaries and wages, rent, utilities, and property up-keep.
- **Pre-award Costs.** Reimbursement for costs incurred before the completion of the Strategic Investment Plan and the announcement of funding awards is not permitted.
- **Property Acquisition.** NYF funds cannot be used for property acquisition.
- **Training and Other Program Expenses.** NYF funds cannot be used to cover continuous costs, such as training costs and expenses related to existing programs.
- **Expenses related to Existing Programs.** NYF funds cannot supplement existing programs or replace existing resources.
- **Stand alone parking projects.**



# PROJECT MATCH AND DECARBONIZATION

- 25% minimum project match for private projects (per NY Forward Program)
  - \*Proposed projects with a greater sponsor match may be more competitive during the project evaluation process
- No match requirement for public or non-profit projects
- Total project cost must be a minimum of \$75,000 (except small project fund)
- New construction, building additions over 5,000 SF and some substantial renovation over 5,000 SF will be required to meet decarbonization standards

# DOWNTOWN CANTON VISION

“Nestled along the Grasse River, Canton’s historic downtown is the crossroads connecting the St. Lawrence River Valley. As the heart of Canton, downtown is an accessible, year-round economic hub and regional destination centered around its walkable streets, diverse housing options, art and cultural attractions, variety of local businesses, recreational offerings and community events. Abundant educational opportunities and an active entrepreneurial spirit supports downtown Canton as a thriving, welcoming environment for all to live, learn, work and play.”



# CANTON GOALS & STRATEGIES

## GOAL 1: ECONOMIC VITALITY

Foster and preserve a strong, year-round economic environment with an interconnected, walkable downtown offering a mix of uses and amenities.

1. Foster a supportive business environment through inclusive and cooperative event and development planning.
2. Attract a variety of retail offerings (e.g., shopping and dining) along Main Street to create a strong, year-round market.
3. Encourage diverse business offerings in the downtown to welcome development beyond traditional retail.
4. Enhance the aesthetics of downtown by supporting improvements to existing buildings.
5. Establish consistent branding and a marketing approach reflective of the Village's culture and history.

## GOAL 2: SOCIAL INCLUSION & CONNECTIONS

Enhance social inclusion and community connections through improves accessibility, expanded community collaboration, and varied housing options throughout downtown Canton.

1. Diversify the housing stock to attract and accommodate all abilities and a range of incomes through the activation of mixed-use buildings.
2. Improve connections to and within downtown by enhancing the pedestrian environment through the prioritization of streetscape, traffic control, parking, lighting, ADA accessibility enhancements, signage and wayfinding.
3. Enhance collaboration and coordination among educational institutions, businesses, community-based organizations and other community stakeholders.

# CANTON GOALS & STRATEGIES

## GOAL 3: RECREATION & ENTERTAINMENT

Enhance community coordination and visibility for downtown events to create locally and regionally attractive entertainment and recreational opportunities.

1. Facilitate regular, year-round recreational and entertainment offerings to attract a wide range of audiences.
2. Design new or enhanced existing recreational and entertainment spaces to include various amenities, green spaces, functional areas (i.e., café seating or activity platforms) that are accessible to people of all abilities.
3. Utilize inviting streetscaping or design elements to connect recreational opportunities within downtown Canton.

## GOAL 4: HISTORY & CULTURE

Celebrate and expand Canton's historic and cultural presence.

1. Develop and promote year-round arts and cultural events to increase local and regional tourism.
2. Encourage businesses to sponsor and participate in events to create a vibrant atmosphere.
3. Improve key gateways into downtown Canton to create a welcoming environment reflective of local history and culture.
4. Celebrate local history, natural beauty, and cultural heritage to establish a consistent aesthetic and identity for downtown.



# WHAT MAKES A PROJECT IDEA INTO A VIABLE PROJECT?

- **Eligible project activities**
- **A project sponsor that has the legal authority and capacity to implement the project**
- **Clear project scope and plans and a detailed budget**
- **Sufficient financing**
- **Site control or demonstrated ability to acquire the property or receive permission to implement a project**
- **Readiness and capacity to implement the project within two years of NYF funding**

# COMPLETED/AWARDED PROJECT EXAMPLE:

## DRI ROUND 5

### C. RESTORE 70 PARK STREET



#### PROJECT TITLE

Restore 70 Park Street

#### DRI FUNDING REQUEST

Total DRI Funds: \$110,000 (35% DRI Ask)  
Total Project Cost: \$310,000

#### PROJECT DESCRIPTION

The Restore 70 Park Street project will bring life and energy to a longstanding gap in Uptown's commercial thoroughfare. Occupying a highly visible space in the street wall opposite the Village office building, 70 Park Street has been neglected for years.

The project includes full restoration of the two-story building at 70 Park Street. The first floor will feature retail space for Mountain Gem & Jewelry, while the second floor will feature a short-term vacation rental unit. The scope of work includes interior remodeling of the first and second floors, as well as exterior façade, siding, windows, doors, and deck work.

#### PROJECT LOCATION

70 Park Street, Tupper Lake, NY 12986



#### OWNER/SPONSOR

**Project Sponsor:** Mountain Gem and Jewelry LLC, Rachel King and Brandon Cooke

**Property Owner:** The Project sponsor intends to convert sole proprietorship of Earth Girl Designs to Mountain Gem and Jewelry LLC upon taking occupancy of commercial space at 70 Park Street. The project sponsor has a purchase agreement for the property at 70 Park Street.

#### CAPACITY

The project sponsors are proprietors of two local businesses, Earth Girl Designs, and Gahwista-Lagah Artistry. The two businesses will become Mountain Gem & Jewelry, which will occupy the first-floor commercial space. Project sponsors have secured a term sheet from Adirondack Regional Federal Credit Union for both a Commercial Real Estate Loan and a Commercial Line of Credit to finance the building restoration.

#### PROJECT PARTNERS

Adirondack Regional Federal Credit Union

#### STRATEGIES

The project aligns with the following DRI Goals & Strategies:

- **Four-Season Destination:** Accelerate efforts to reinforce Tupper Lake as a welcoming, four-season Adirondack community and destination with a variety of year-round activities, amenities, shopping, lodging, and dining.

#### STRATEGIES (CONTINUED)

- Support a variety of businesses and organizations to offer year-round convenience and amenities for visitors and residents.
- Bolster tourism by diversifying lodging and recreational opportunities for visitors.
- **Environment & History:** Celebrate and Interpret Tupper Lake's value for and connection to the natural environment and history.
- Reinforce Tupper Lake as a model for environmental sustainability in the region by encouraging green infrastructure, energy efficiency, and decarbonization techniques.
- Continue to support a variety of community and cultural activities for residents and visitors alike.
- **Energize The Economy:** Energize the Tupper Lake economy to attract and support businesses, entrepreneurship, and employment opportunities.
  - Provide new employment opportunities by attracting and cultivating a diverse range of new businesses
  - Retain existing and seasonal businesses and entrepreneurs by establishing a mechanism to provide supporting programs and resources.
  - Encourage the development of new and diverse housing opportunities to attract new employees, remote workers, and new consumers to Tupper Lake.
- **Quality of Place:** Enhance the "Quality of Place" in Tupper Lake to draw and retain residents, families, and businesses.
  - Encourage a variety of amenities, services, and digital infrastructure to support existing and future residents and businesses.
  - Enhance community gathering spaces to support local activities, events, and traditions.
  - Support expanded housing opportunities and enhance housing quality to provide for a range of income levels.

This project aligns with the following North Country REDC Strategies & Visions:

- Revitalize downtowns to create planned, vibrant, livable centers of commerce
- Activate tourism as a driver to diversify our economies by creating demand to accelerate investment

#### DECARBONIZATION STRATEGIES AND BENEFITS

Decarbonization is not required for this project, as the building size does not meet the 10,000 square foot standard for substantial rehabilitation projects. However, the project includes energy efficient activities such as window and insulation upgrades to contribute to decarbonization.



# COMPLETED/AWARDED PROJECT EXAMPLE:

## DRI ROUND 5

### ANTICIPATED REVITALIZATION BENEFITS

**Short-Term:** Transform an unsightly empty property in the heart of the Park Street business corridor.

**Medium-Term:** Expand the options for overnight guests in Uptown Tupper Lake with the addition of a second-floor vacation rental unit.

**Long-Term:** Increase property and business tax revenue in the Village. Contribute to the development of local arts & culture economy.

### PUBLIC SUPPORT

During a meeting in April 2022, local stakeholders identified addressing empty or abandoned properties as an important priority. Making aesthetic upgrades to the Park Street business corridor was consistently listed as a high priority among respondents to the DRI Project Questionnaire. A shortage of overnight accommodations in the Village has been emphasized during various public engagement efforts throughout the DRI process.

### JOBS CREATED

No new jobs are anticipated to result from this project, although it will involve the creation of a brick-and-mortar storefront to house two existing businesses which operate out of Tupper Lake.

### PROJECT BUDGET AND FUNDING SOURCES

Item	Cost	Source			Status of Funds
		Sponsor	Other Contribution	DRI Request	
Building	\$140,000		\$140,000		Secured
Front Façade	\$40,000			\$40,000	Requested
North Face Siding	\$30,000			\$30,000	Requested
Commercial Remodel	\$25,000		\$25,000		Secured
Residential Finishing	\$20,000		\$20,000		Secured
Rear Upper Deck	\$15,000		\$15,000		Secured
Garbage Removal and Cleanup	\$5,000			\$5,000	Requested
Labor Cost	\$35,000			\$35,000	Requested
<b>TOTAL</b>	<b>\$310,000*</b>		<b>\$200,000*</b>	<b>\$110,000*</b>	

\*Rounded to the nearest \$1,000

\* Combination of commercial real estate loan and commercial line of credit

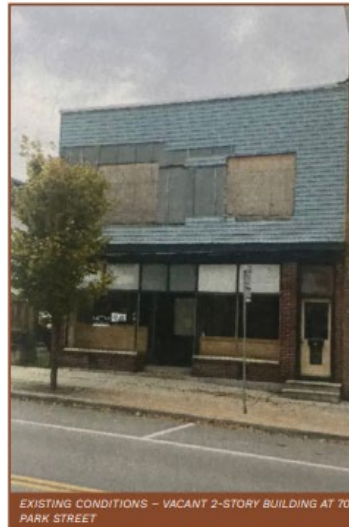
### FEASIBILITY AND COST JUSTIFICATION

The project sponsor provided itemized cost estimates from local building contractors for interior and exterior renovation work proposed at 70 Park Street. Overall construction cost estimates are reasonable and align with industry standards at the time of budget/cost preparation.

### REGULATORY REQUIREMENTS

The project will require Village building permits for construction and occupancy.

### IMAGES OF CURRENT AND PROPOSED CONDITIONS:



EXISTING CONDITIONS – VACANT 2-STORY BUILDING AT 70 PARK STREET



RENDERING OF PROPOSED RENOVATIONS TO 70 PARK STREET

### TIMEFRAME FOR IMPLEMENTATION

- Finalize purchase of property (Early Fall 2022)
- Secure building permits (Fall 2022)
- Begin building renovations (Fall 2022)
- Finish Construction (Early Summer 2023)
- Grand opening of Mountain Gem & Jewelry (Summer 2023)





# LPC EVALUATION



# PRELIMINARY PROJECTS LIST FROM LPC #3

- **15 Proposed Projects**
- **\$14.2 Million in NY Forward Requested Funds**
- **\$41.3 Million in Total Project Costs**

- **LPC to develop a slate of recommended projects for inclusion in the Strategic Investment Plan**
- **This slate of projects should represent a NYF request of between \$6 - \$8 Million**

# LPC WORK SESSION RECOMMENDATIONS

- **8 Projects Ready to Advance**
- **3 Projects Need More Information**
- **4 Projects Not for NY Forward**
- **\$9.7 Million in Requested Funds**  
\*Requested funds only include projects Ready to Advance and Need More Information
- **\$36.7 Million in Total Project Costs**  
\*Costs do not include Projects Not for NY Forward



## Projects Ready to Advance

- A01 - Upgrade Riverside Drive Streetscape and Gouverneur Street Gateway Signage - \$1,575,947
- A02 - Enhance Park Amenities in the Village Green - \$1,374,230
- B01 - Renovate 11 and 11 ½ Riverside Drive into a Commercial Fitness Center and Two Dance Studios - \$807,000
- B03 - Redevelopment of the Former Midtown Plaza - \$2,500,000
- B04 - Nature's Storehouse Expansion - \$496,654
- B08 - Renovations & Upgrades to The TAUNY Center - \$100,000
- C01 - Establish a Small Project Fund - \$300,000
- D01 - Canton Branding and Marketing Initiative - \$250,000

# LPC WORK SESSION RECOMMENDATIONS

## Projects Need More Information

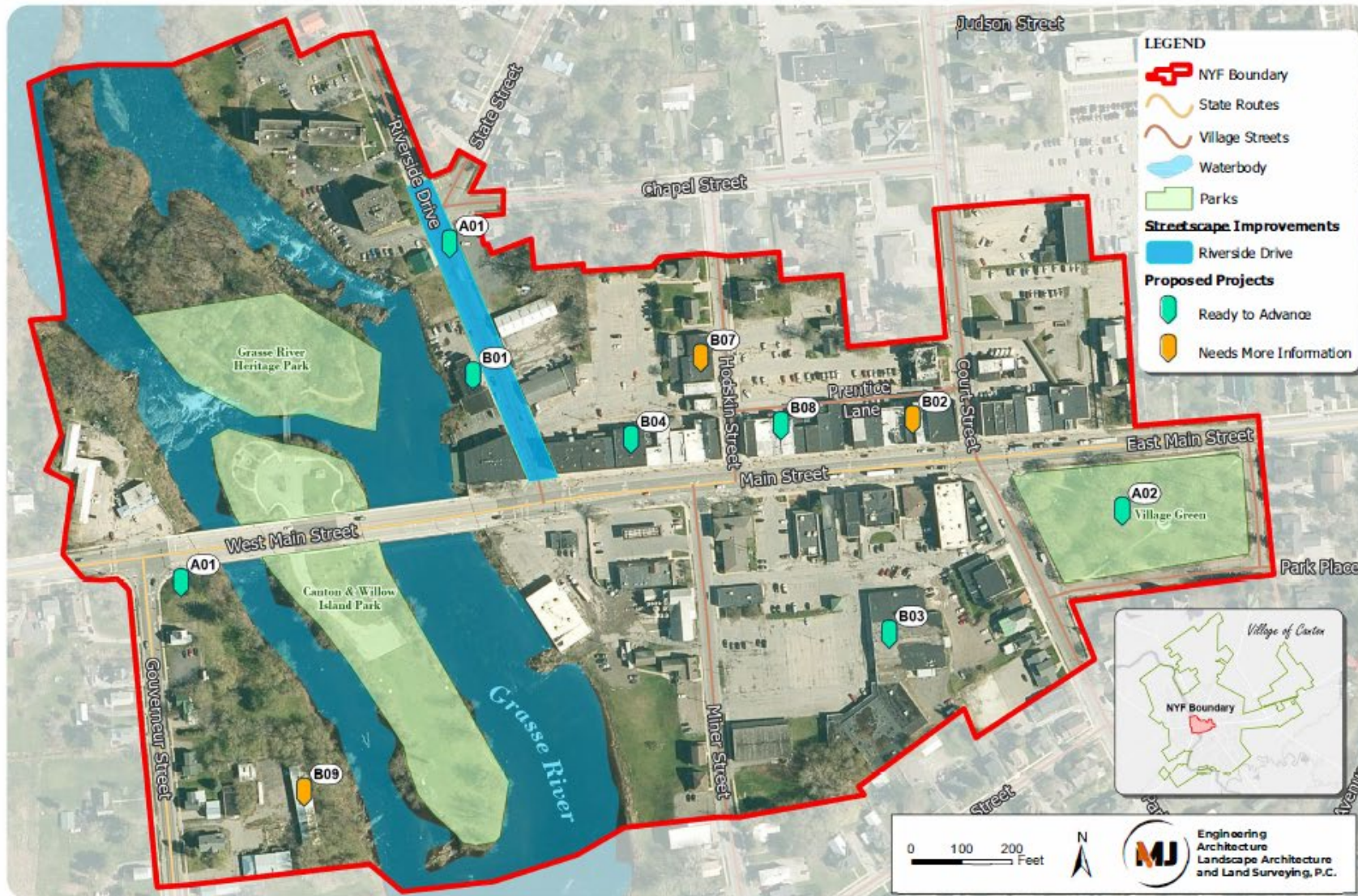
- B02 – Renovate 95 Main Street to Become Accessible, Historic, and Energy-Efficient - \$161,250
- B07 – The Tick Tock Revival - \$975,000
- B09 – Mixed-Use Redevelopment of 15 Gouverneur Street - \$1,147,503

## Projects Not For NY Forward/Pipeline Projects

- A03 – Enhancements to Willow Island Park
- B05 - Renovate 51 Main Street to Make More Desirable for Customers and Provide Affordable Housing
- B10 - Third Floor Renovation of 75 Main St into 3 Apartments
- B06 – Upgrade the Frozen Spoon



# PROPOSED PROJECTS MAP



## Proposed Projects September 2024

### Ready to Advance

#### Public Improvement Projects

- A01 – Riverside Drive Streetscaping (No Address – See Location on Map)
- A02 – Village Green Upgrades (17 Park St)

#### New Development and/or Rehabilitation

- B01 – 11 and 11 ½ Riverside Dr Fitness Center (11 and 11 ½ Riverside Dr)
- B03 – Midtown Plaza Redevelopment (19 Miner St)
- B04 – Nature's Storehouse Expansion (19 & 21 Main St)
- B08 – TAUNY Center Upgrades: (53 Main St)

#### Small Project Fund

- \*C01 – Establish a Small Project Fund

#### Branding & Marketing

- \*D01 – Canton Branding and Marketing Initiative

\* Not Site Specific - No label on map

### Needs More Information

#### New Development and/or Rehabilitation

- B02 – Renovate 95 Main Street (95 Main St)
- B07 – The Tick Tock Revival (9-11 Hodskin St)
- B09 – 15 Gouverneur St Redevelopment (15 Gouverneur St)



# KEY CONSIDERATIONS FOR DISCUSSION

- Does the project sponsor have capacity to implement the project?
- How do the project scope's compare in terms of downtown impact?
- Would the project be the best use of NY Forward Funding?
- Does a projects location make it more or less competitive?
- Does a project's budget clearly identify costs and estimates?
- Is the project ready to proceed?



# PROJECTS READY TO ADVANCE

A01 - Upgrade Riverside Drive Streetscape and Gouverneur Street Gateway Signage - \$1,575,947

A02 - Enhance Park Amenities in the Village Green - \$1,374,230

B01 - Renovate 11 and 11 ½ Riverside Drive into a Commercial Fitness Center and Two Dance Studios - \$807,000

B03 - Redevelopment of the Former Midtown Plaza - \$2,500,000

B04 - Nature's Storehouse Expansion - \$496,654

B08 - Renovations & Upgrades to The TAUNY Center - \$100,000

C01 - Establish a Small Project Fund - \$300,000

D01 - Canton Branding and Marketing Initiative - \$250,000

TOTAL NYF REQUEST

\$7,403,830

# A01 UPGRADE RIVERSIDE DRIVE STREETScape AND GOUVERNEUR STREET GATEWAY SIGNAGE | MUNICIPAL PROJECT



**Location:** Along Riverside Drive

**Sponsor:** Village of Canton

**NYF Category:** Public Improvement Project

**Description:** This project proposes to implement public streetscaping elements along the portion of Riverside Drive within the NY Forward boundary, and roadway improvements to the Riverside, State and Chapel Street intersection, as well as gateway signage for Gouverneur Street. The goal of this project is to improve the pedestrian and vehicular experience and promote safe connections to downtown Canton by applying complete street principles.



**TOTAL PROJECT COST**

\$1,575,947

**RECUSALS**

None

**TOTAL NYF REQUEST**

\$1,575,947

**SPONSOR MATCH**

Not Required



# A01 UPGRADE RIVERSIDE DRIVE STREETScape AND GOUVERNEUR STREET GATEWAY SIGNAGE | MUNICIPAL PROJECT



## LPC DISCUSSION

- Create synergy to boost the area.
- Project will be refined to reduce costs.
- Coincides with project B01.
- Emphasis on pedestrian safety and accessibility.
- Opportunity for additional parking and development in the future.
- Potential partnerships with Safe Routes, Street trees funding from DEC, and Canton Rotary.

## PROJECT UPDATES

- Updated Budget
- Priority is creating safer transportation routes for pedestrians and non-motorized vehicles
- Sidewalk improvements
- Road resurfacing
- Green infrastructure elements/street trees to address stormwater drainage
- Remove intersection reconfiguration but propose crosswalks bridging the intersection



# A02 ENHANCE PARK AMENITIES IN THE VILLAGE GREEN

## | MUNICIPAL PROJECT

**Location:** Village Green, Main Street

**Sponsor:** Village of Canton

**NYF Category:** Public Improvement Project

**Description:** This project aims to renovate existing and incorporate new amenities to support existing and future programs within the Village Green. Spaces within the Green will have diverse types and scales to expand potential users and extend uses through the day and seasons. This project will also augment existing tree and lawn planting with a diverse perennial and low shrub palette that will support pollinators and create a soft edge at the street while preserving its existing historic character.



**TOTAL PROJECT COST**

\$1,374,230

**RECUSALS**

None

**TOTAL NYF REQUEST**

\$1,374,230

**SPONSOR MATCH**

Not Required

# A02 ENHANCE PARK AMENITIES IN THE VILLAGE GREEN

## | MUNICIPAL PROJECT

### LPC DISCUSSION

- Would positively impact the people who live and work in Canton.
- Is an important place to the Village and utilized by many.
- Center of the main downtown corridor.
- Capacity to impact the overall goals of NY Forward.
- Project will be refined to reduce costs.

### PROJECT UPDATES

- Updated Budget
- Internal park pathways are a priority
- Propose additional handicap parking
- Relocate playground to opposite side of park to activate the area
- Relocating bus stop
- Reducing/removing number of benches, proposed hardscaping areas, stage area, art installation, and movable furnishing
- Vegetated buffer should not obstruct views (3 ½ feet or shorter)
- Add lighting and electrical outlets near south side of Village Green to accommodate designated food truck location
- Modify proposed seating wall taking into consideration existing permanent seating

# B01 RENOVATE 11 AND 11 ½ RIVERSIDE DRIVE INTO A COMMERCIAL FITNESS CENTER AND TWO DANCE STUDIOS | PRIVATE PROJECT

**Location:** 11 and 11 ½ Riverside Drive

**Sponsor:** Isabella Sears LLC/ Susan Sears

**NYF Category:** New Development/Rehab

**Description:** Renovate an existing building into a commercial fitness center and add a second story that will house two leased dance studios.



**TOTAL PROJECT COST**

\$1,089,000

**RECUSALS**

None

**TOTAL NYF REQUEST**

\$807,000

**SPONSOR MATCH**

26%



# B01 RENOVATE 11 AND 11 ½ RIVERSIDE DRIVE INTO A COMMERCIAL FITNESS CENTER AND TWO DANCE STUDIOS | PRIVATE PROJECT

## LPC DISCUSSION

- Would create a long-term anchor property to coincide with project A01.
- Strength Training Equipment is ineligible for NYF reimbursement.
- Has an Environmental Assessment for the interior of the building been completed.
- Has the sponsor connected with interested parties regarding the Dance Studios.

## PROJECT UPDATES

- Updated Budget Table
- Detailed description of AE Fees/Owner Soft Costs
- Interest for Dance Studios
- Environmental Assessment of building interior

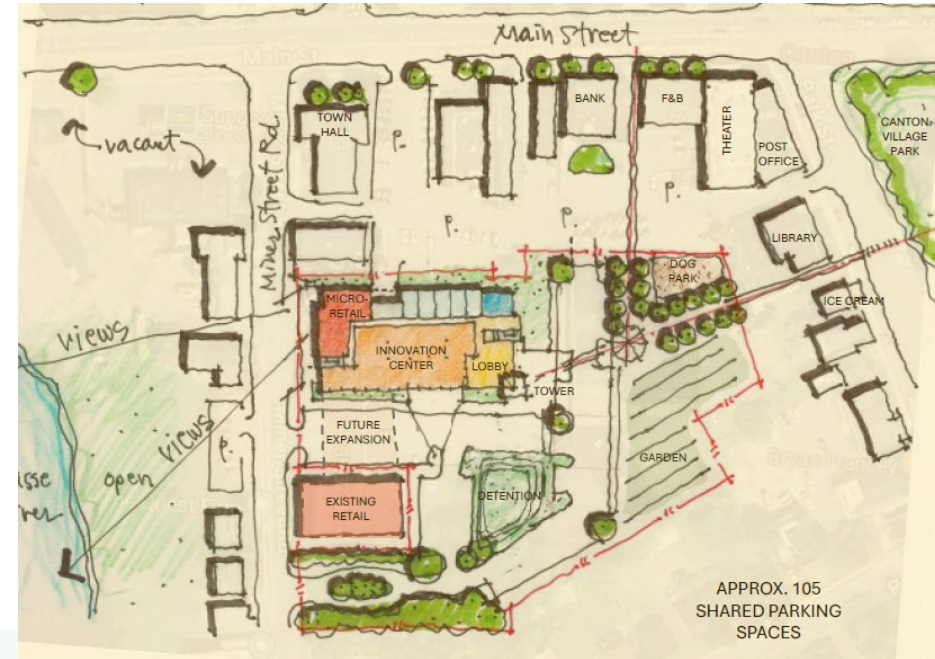
# B03 REDEVELOPMENT OF THE FORMER MIDTOWN PLAZA TO ESTABLISH NEW AFFORDABLE HOUSING AND SUSTAINABLE ECONOMIC DEVELOPMENT OPPORTUNITIES FOR THE VILLAGE AND THE REGION | PRIVATE PROJECT

**Location:** 19 Miner Street

**Sponsor:** Vecino Group New York, LLC

**NYF Category:** New Development/Rehab

**Description:** The proposed use and vision for the former Midtown Plaza is a 3-story mixed-use development to include 56 residential units, a 10,350 sf SUNY Canton Entrepreneurship Center, 2,500 sf of commercial space, and a community garden and dog park, with about 105 parking spaces for tenants, customers and the community at large.



**TOTAL PROJECT COST**

\$27,673,357

**RECUSALS**

None

**TOTAL NYF REQUEST**

\$2,500,000

**SPONSOR MATCH**

91%

# B03 REDEVELOPMENT OF THE FORMER MIDTOWN PLAZA TO ESTABLISH NEW AFFORDABLE HOUSING AND SUSTAINABLE ECONOMIC DEVELOPMENT OPPORTUNITIES FOR THE VILLAGE AND THE REGION | PRIVATE PROJECT

## LPC DISCUSSION

- Significant need for this type of project and has long-term value.
- The Village has been working to improve/develop this specific site.
- Has significant potential to improve the downtown.
- Will this project leverage local expertise.

## PROJECT UPDATES

- Leveraging Local Expertise
  - Preference to Canton-based and North Country-based companies
  - Implement ACTION Program
- Decarbonization
  - 100% Electric Development
  - Follow 202 Energy Star + requirements
- Site Control Secured



# B04 NATURE'S STOREHOUSE EXPANSION: BRIDGING COMMUNITY & COMMERCE ON MAIN ST | PRIVATE PROJECT

**Location:** 21 Main Street

**Sponsor:** Clark Maine, YC Consulting/ Clark Maine

**NYF Category:** New Development/Rehab

**Description:** The Nature's Storehouse Expansion project aims to transform and unify the properties at 19 and 21 Main Street into a vibrant, multifunctional community hub. The expanded space will feature an enhanced deli, coffee bar, and a diverse range of health supplements and natural remedies. The expansion will also include a dedicated space for customers to sit and enjoy meals. This project also plans to renovate the upstairs apartments, creating two additional modern, comfortable, residential units.



<b>TOTAL PROJECT COST</b>	<b>RECUSALS</b>
\$662,205	None
<b>TOTAL NYF REQUEST</b>	<b>SPONSOR MATCH</b>
\$496,654	25%

# B04 NATURE'S STOREHOUSE EXPANSION: BRIDGING COMMUNITY & COMMERCE ON MAIN ST | PRIVATE PROJECT

## LPC DISCUSSION

- Popular business in the downtown.
- Project Sponsor has the capacity to implement the project.
- What is the current status of site control for the neighboring building.
- Decarbonization may be required for this project.

## PROJECT UPDATES

- Ownership of 19 Main Street
  - Awaiting final closing date
- Updated Budget Table
- Supporting Cost Estimates
- Existing Conditions Images

# B08 RENOVATIONS & UPGRADES TO THE TAUNY CENTER AT 53 MAIN STREET | NON-PROFIT

**Location:** 53 Main Street

**Sponsor:** Traditional Arts in Upstate New York (TAUNY)/

Joshua Vink

**NYF Category:** New Development/Rehab

**Description:** This project aims to implement renovations including window replacements, door upgrades, façade repairs, and interior enhancements to improve accessibility and functionality. This project builds on previous upgrades, ensuring the TAUNY Center better serves the public with enhanced arts and cultural programming.



<b>TOTAL PROJECT COST</b>	<b>RECUSALS</b>
\$188,753	Joshua Vink
<b>TOTAL NYF REQUEST</b>	<b>SPONSOR MATCH</b>
\$100,000	47%



# B08 RENOVATIONS & UPGRADES TO THE TAUNY CENTER AT 53 MAIN STREET | NON-PROFIT

## LPC DISCUSSION

- TAUNY is a critical part of the downtown community.
- Improve the appearance and function of the downtown.
- TAUNY is well-established and financially supported.
- Clarification on specific budget line items and if they are appropriate for state funds.

## PROJECT UPDATES

- Updated Budget Table with NY Forward request costs
- Renderings/Proposed Conditions

# C01 ESTABLISH A SMALL PROJECT FUND | MUNICIPAL PROJECT

**Location:** Not Site Specific

**Sponsor:** Village of Canton

**NYF Category:** Small Project Fund

**Description:** This project will establish a locally managed matching fund to undertake a range of smaller downtown projects including façade enhancements, building renovation to commercial or mixed-use spaces, business assistance, and public art. Applicants to this small projects fund will be required to provide a minimum of 25% of the overall project cost as a matching contribution, leveraging private funds to achieve an even greater transformative impact in downtown Canton.



**TOTAL PROJECT COST**

\$390,000

**RECUSALS**

None

**TOTAL NYF REQUEST**

\$300,000

**SPONSOR MATCH**

25%

## C01 ESTABLISH A SMALL PROJECT FUND | MUNICIPAL PROJECT

### LPC DISCUSSION

- Clearly demonstrated support/need for the fund.
- Improve the appearance and consistency of the downtown.
- A separate review process will be conducted by the Village and HCR to establish eligible activities.
- A smaller committee will be formed should the project advance and be funded through the State.

### PROJECT UPDATES

- No additional information has been gathered for this project.



# D01 CANTON BRANDING AND MARKETING INITIATIVE

## | MUNICIPAL PROJECT

**Location:** Not Site Specific

**Sponsor:** Village of Canton

**NYF Category:** Branding & Marketing

**Description:** The marketing and branding initiative for the Village of Canton is a comprehensive strategy designed to enhance the visibility and appeal of the Village as both a prime tourist destination and an attractive place to live. This project will be executed in three phases to develop a cohesive brand that celebrates and promotes Canton's distinct identity.

**TOTAL PROJECT COST**

\$250,000

**TOTAL NYF REQUEST**

\$250,000

**RECUSALS**

None

**SPONSOR MATCH**

Not Required

## D01 CANTON BRANDING AND MARKETING INITIATIVE

### | MUNICIPAL PROJECT

#### LPC DISCUSSION

- Would help further advance the aesthetics of downtown.
- A professional consultant may be hired and a public input process will need to be completed.

#### PROJECT UPDATES

- No additional information has been gathered for this project.

# PROJECTS NEED MORE INFORMATION

B02 – Renovate 95 Main Street to Become Accessible, Historic, and Energy-Efficient - \$161,250

B07 – The Tick Tock Revival - \$975,000

B09 – Mixed-Use Redevelopment of 15 Gouverneur Street - \$1,147,503

TOTAL NYF REQUEST

\$3,530,000



# B02 RENOVATE 95 MAIN STREET TO BECOME ACCESSIBLE, HISTORIC, AND ENERGY-EFFICIENT | NON-PROFIT

**Location:** 95 Main Street

**Sponsor:** The Arc Jefferson – St. Lawrence/Michelle Quinell-Gayle

**NYF Category:** New Development/Rehab

**Description:** The goal of this project is to create an accessible, well-maintained, historic building at 95 Main Street in Canton to improve social inclusion and connections for all people, as well as restore the beautiful historic district of Canton. Improvements include installation of a handicapped-accessible entryway, lighting, facade, and window replacements.



<b>TOTAL PROJECT COST</b>	<b>RECUSALS</b>
\$215,000	None
<b>TOTAL NYF REQUEST</b>	<b>SPONSOR MATCH</b>
\$161,250	25%

# B02 RENOVATE 95 MAIN STREET TO BECOME ACCESSIBLE, HISTORIC, AND ENERGY-EFFICIENT | NON-PROFIT

## LPC DISCUSSION

- Compelling project and there is a need for an ADA-accessible entryway.
- Located within the historic district.
- Would improve the appearance of the downtown.
- Possibility of other funding sources.

## PROJECT UPDATES

- Supporting Cost Estimates
- Existing Conditions Images

# B07 THE TICK TOCK REVIVAL: MODERNIZING A HISTORIC DOWNTOWN LANDMARK | PRIVATE PROJECT

**Location:** 9 – 11 Hodskin Street

**Sponsor:** Red Sky Realty Group/Will Peña

**NYF Category:** New Development/Rehab

**Description:** The project aims to restore and modernize the Tick Tock restaurant/bar, as well as develop four professional apartments, transforming it into a vibrant, multi-generational dining, entertainment, and living space.



**TOTAL PROJECT COST**  
\$1,510,000

**RECUSALS**  
None

**TOTAL NYF REQUEST**  
\$975,000

**SPONSOR MATCH**  
35%



# B07 THE TICK TOCK REVIVAL: MODERNIZING A HISTORIC DOWNTOWN LANDMARK | PRIVATE PROJECT

## LPC DISCUSSION

- Important business for retaining and attracting students.
- Would create more dining and entertainment options.
- Could have a catalytic effect.
- Is there documentation of financial capacity.
- Which line items will be utilizing NY Forward funds.
- What is the status of other funding sources.

## PROJECT UPDATES

- Demonstration of Financial Capacity
  - NYF Business Plan, CAT, Inc Profit & Loss, Pro-forma, Real-estate Appraisals
- Updated Budget Table
- Architect Plans/Site Plans

# B09 MIXED-USE REDEVELOPMENT OF 15 GOUVERNEUR STREET

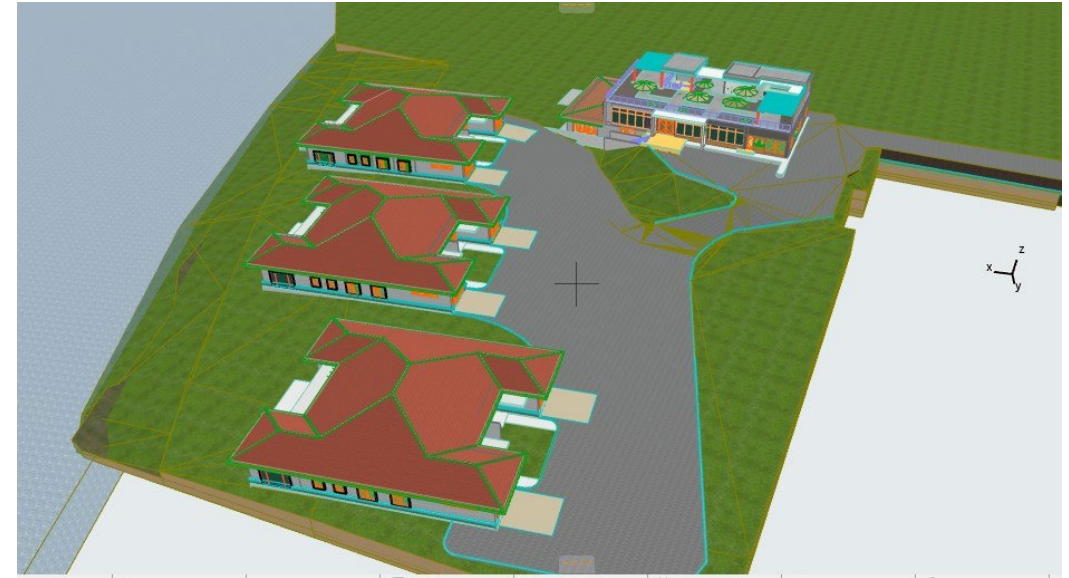
## | PRIVATE PROJECT

**Location:** 15 Gouverneur Street

**Sponsor:** Financial Services International, LLC/ John Fay

**NYF Category:** New Development/Rehab

**Description:** The Mixed-Use Redevelopment of 15 Gouverneur Street proposes to redevelop the abandoned Triple A lumber yard site in downtown Canton. The proposed plan is to create a communal, natural waterfront space, build six waterfront residential townhouses and a multi-function office and event space overlooking the Grasse River.



**TOTAL PROJECT COST**

\$1,805,000

**RECUSALS**

None

**TOTAL NYF REQUEST**

\$1,147,503

**SPONSOR MATCH**

36%

# B09 MIXED-USE REDEVELOPMENT OF 15 GOUVERNEUR STREET

## | PRIVATE PROJECT

### LPC DISCUSSION

- Project area was identified in the Canton Brownfield Opportunity Area (BOA).
- Provides jobs and housing.
- Could have a catalytic effect and drive investment.
- Project location is farther away from synergies that might exist.
- Total project cost seems low.

### PROJECT UPDATES

- Demonstration of Financial Capacity
  - Bank Statement, Balance Sheet, Financial Forecast
- Supporting Cost Estimates
  - Estimated in collaboration with Trackside 21, Inc.
- Updated Budget Table
  - Increased overall project cost due to increased contingency
- Renderings/Proposed Conditions



# PROJECTS NOT FOR NY FORWARD/PIPELINE PROJECTS

A03 – Enhancements to Willow Island Park

B05 - Renovate 51 Main Street to Make More Desirable for Customers and Provide Affordable Housing

B06 – Upgrade the Frozen Spoon

B10 - Third Floor Renovation of 75 Main St into 3 Apartments

# A03 ENHANCEMENTS TO WILLOW ISLAND PARK

## | MUNICIPAL PROJECT

**Location:** 1 W Main Street

**Sponsor:** Village of Canton

**NYF Category:** Public Improvement Project

**Description:** The proposed project for Willow Island Park aims to create a unique waterfront performance space to draw residents and visitors to downtown Canton. Improvements made to the Willow Island Park will help connect the park to the downtown area.



<b>TOTAL PROJECT COST</b>	<b>RECUSALS</b>
\$1,200,000	None
<b>TOTAL NYF REQUEST</b>	<b>SPONSOR MATCH</b>
\$1,200,000	Not Required

# B05 RENOVATE 51 MAIN STREET TO MAKE MORE DESIRABLE FOR CUSTOMERS AND ALSO PROVIDE AFFORDABLE HOUSING

## | PRIVATE PROJECT

Location: 51 Main Street

Sponsor: Cathy L Cullen

NYF Category: New Development/Rehab

Description: The proposed use of 51 Main Street is mixed-use (downstairs retail; upstairs residential). The improvements included in this project include repairs to the building exterior and renovations to the apartments.



**TOTAL PROJECT COST**  
\$181,500

**RECUSALS**  
None

**TOTAL NYF REQUEST**  
\$136,125

**SPONSOR MATCH**  
25%



# B06 UPGRADE THE FROZEN SPOON | PRIVATE PROJECT

**Location:** 10 Park Street

**Sponsor:** Alexa Scanlin

**NYF Category:** New Development/Rehab

**Description:** The work of this project is intended to be commercial, public improvement and mixed use. The goal is to continue operating a beloved staple of the Canton community, and complete needed structural and equipment upgrades. The scope of this project includes renovating the front porch, repairing and replacing flooring, and purchasing new soft serve equipment.



<b>TOTAL PROJECT COST</b>	<b>RECUSALS</b>
\$167,710	None
<b>TOTAL NYF REQUEST</b>	<b>SPONSOR MATCH</b>
\$125,783	25%



# B10 THIRD FLOOR RENOVATION OF 75 MAIN ST INTO 3 APARTMENTS | PRIVATE PROJECT

**Location:** 75 Main Street

**Sponsor:** Sarah Franklin

**NYF Category:** New Development/Rehab

**Description:** The main goal of this project is to renovate the third floor to accommodate three one-bedroom apartments. Improvements include the replacement of the interior walls, ceilings, and floors. Electric subpanels and wiring will need to be done for each apartment as well as a new boiler.



<b>TOTAL PROJECT COST</b>	<b>RECUSALS</b>
\$343,975	None
<b>TOTAL NYF REQUEST</b>	<b>SPONSOR MATCH</b>
\$257,981	25%

# PROJECTS READY TO ADVANCE - DISCUSSION

A01 - Upgrade Riverside Drive Streetscape and Gouverneur Street Gateway Signage - \$1,575,947

A02 - Enhance Park Amenities in the Village Green - \$1,347,230

B01 - Renovate 11 and 11 ½ Riverside Drive into a Commercial Fitness Center and Two Dance Studios - \$807,000

B03 - Redevelopment of the Former Midtown Plaza - \$2,500,000

B04 - Nature's Storehouse Expansion - \$496,654

B08 - Renovations & Upgrades to The TAUNY Center - \$100,000

C01 - Establish a Small Project Fund - \$300,000

D01 - Canton Branding and Marketing Initiative - \$250,000

TOTAL NYF REQUEST

\$7,403,830





## NEXT STEPS



# LPC VOTE ON SLATE OF PROJECTS

## Voting Process (expected to take place at LPC #5)

- Completed ballots will be signed and submitted to MJ Team
- Mark box to recuse from individual project
- Complete Recusal Form



## NEXT STEPS

- Outreach to project sponsors for additional information and materials (MJ)
- Consultant review of projects/project sponsor coordination – September
- Public Engagement #2 – September 26<sup>th</sup> 5:30 – 7:30 PM
- LPC #5 – October 8<sup>th</sup> 12:30 – 2:30 PM
  - Potential vote on slate of projects to recommend for NY Forward
- Draft Strategic Investment Plan – September - October

**Visit the Canton NY Forward website to stay up-to-date, view meeting summaries, presentations and materials, fill out a project form and get involved!**

**[www.CantonNYForward.com](http://www.CantonNYForward.com)**





PUBLIC COMMENT  
THANK YOU!

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