



**Village of Dolgeville, NY**  
**New York Forward Public Workshop #2**  
**October 4, 2023 4:00 PM – 7:00 PM**  
**83 North Main Street, Dolgeville NY**

**I. Meeting Overview**

The Dolgeville New York Forward (NYF) Public Workshop #2 was held on Wednesday, October 4, 2023, from 4:00 PM to 7:00 PM at the former Southern Girl Diner located at 83 North Main Street in Dolgeville, NY. The purpose of the meeting was to solicit input on proposed projects.

The meeting was open to the community-at-large and attended by 21 participants, including representatives from Laberge Group and Highland Planning, Village of Dolgeville representatives, members of the Local Planning Committee (LPC), representatives from New York State agencies such as the Department of State (DOS), and the general public. A list of attendees is included as Appendix A.

The meeting was promoted through different channels, including announcements, press releases, flyers, social media posts, and email blasts. Various promotional materials, as per the Public Engagement Plan, were distributed to ensure widespread awareness of the meeting.

The meeting used an open house format. A series of display boards were used to explaining the NYF process, identify the boundaries and share the Dolgeville New York Forward vision, goals and strategies. Additionally, 18 boards were displayed describing each project submitted for funding consideration. One board provided an opportunity for attendees to review other potential projects and provide feedback on smaller projects.

A flyer with an online survey was distributed to participants to share with those who could not attend the meeting. The online survey was open from September 20<sup>th</sup> to October 6<sup>th</sup>.

Throughout the event, representatives from NYSDOS, Laberge Group and Highland Planning staff were present to assist and guide participants, answering questions related to the NYF process and encouraging visitors to explore different stations and provide their input using project feedback forms.

The project team arranged the room and began meeting setup at 3:00PM. This included the refreshments table, sign-in table, and easels with boards. From 4:00PM to 7:00PM, the open house occurred, with participants arriving, signing in, and circulating among the various stations. The consultant team welcomed participants and staffed the stations. Members of the Local Planning Committee engaged with attendees, discussing needs and opportunities. At 7:00PM, the meeting concluded, during which completed paper surveys, the boards and comments were collected. Meeting images are included as Appendix C.

## Appendix A: Meeting Attendees

### Local Planning Committee:

- Fred DeLuco, R.E. Agent, Coldwell Banker Faith Properties
- Brenda Gehring, owner, Dolgeville Bread Basket
- Geoff Grace, Dolgeville Mill
- Robert Maxwell, Fmr. Special. E.d. Teacher, Upstate Cerebral Palsy
- Chris Reynolds, Dolgeville Forward
- Dr. Renee Shevat, REDC co-chair & Owner Herkimer Diamond Mines
- Marilyn Williams, Community Event Organizer

### Project Team Member:

- Stefan Lutter, NYS Department of State
- Patrick Coyle, Highland Planning
- Anne Redmond, Highland Planning
- Susan Roth, Laberge Group

### Attendees:

- Tammy L. Chmietewski
- Margaret Collado
- Donna Delucco
- Amber Kraszewski
- Justin Kraszewski
- Bruce T. Lyon
- Elaine Ruggier
- Bruce A. Smith
- Carla and Ken Sweet
- Marilyn Williams

## Appendix B: Presentation Boards

### Public Projects

(Shown as project #1 on Map and Spreadsheet)

**22 N. Main Street**  
**George C. Ward Addition**

Project Sponsor: Village of Dolgeville

**PROJECT DESCRIPTION**

The project will renovate and expand an existing building to create community meeting space and/or used for child care and small business development. The project is next to the public library and would create a focal point of activity in the middle of the NY Forward Area. The addition is sized to accommodate up to 50 people, with bathrooms, and warming kitchen facilities.

NY Forward request: \$502,000 Match: \$0 Total Project Cost: \$502,000





NY Forward



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### Public Project

#### GEORGE C. WARD ADDITION

Project Sponsor: Village of Dolgeville

##### Initial Assessment

**Alignment with LPC Goals:**

- ✓ Activate the Village Center
- ✓ Create Desirable Downtown Living
- Increase Resilience
- Improve Alternative Transportation

**Regulatory Considerations:**

- Coordination with SHPO

**Budget/Financing Considerations:**

- **Eligible Project Type** – Yes
- **Realistic Estimate** – Yes
- **Viability without Funding** – Low

**Project Readiness:**

- **Site Control** – Demonstrated
- **Design/Engineering** – Conceptual
- **Implementation Capacity** – Full
- **Timeline** – Feasible

##### Materials Submitted

-  Project Form
-  Professional Cost Estimates
-  Existing Conditions Pictures
-  Renderings or Drawings
-  Bank / Financial Statements
-  Documented Support

## Public Projects

(Shown as project #2 on Map and Spreadsheet)

### 74 S. Main Street, Alfred Dolge Hose Company #1

Project Sponsor: Village of Dolgeville

#### PROJECT DESCRIPTION

The Project building is owned by the Village and is the home of the Dolgeville Historical Society. The building was built c. 1880, and is also listed on the National Register of Historic Places. The Historical Society is open to the public, and staffed by part-time workers and volunteers, and is located at the entrance to the downtown coming from the south. The project would replace the roof and renovate the exterior of the building.



NY Forward request: \$190,000 Match: \$0 Total Project Cost: \$190,000



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## Public Project

### ALFRED DOLGE HOSE COMPANY #1

Project Sponsor: Village of Dolgeville

#### Initial Assessment

##### Alignment with LPC Goals:

- ✓ Activate the Village Center
- Create Desirable Downtown Living
- Increase Resilience
- Improve Alternative Transportation

##### Regulatory Considerations:

- Clearance needed from SHPO office

##### Budget/Financing Considerations:

- **Eligible Project Type** – Yes
- **Realistic Estimate** – Yes
- **Viability without Funding** – Low

##### Project Readiness:

- **Site Control** – Demonstrated
- **Design/Engineering** – Conceptual
- **Implementation Capacity** – Full
- **Timeline** – Feasible

#### Materials Submitted

-  Project Form
-  Professional Cost Estimates
-  Existing Conditions Pictures
-  Renderings or Drawings
-  Bank / Financial Statements
-  Documented Support



# Public Projects

(Shown as project #3 on Map and Spreadsheet)

## Center Park Renovation

Project Sponsor: Village of Dolgeville

### PROJECT DESCRIPTION

This public project would implement the improvements developed in the adopted Center Park Improvement Plan. In addition, this project has the potential to assist with community resiliency as it is located in a flood zone. The improvements would include:

- Pavilion with Bathrooms, meeting rooms, and kitchen;
- the Splash Pad
- Multi-Use Trail following Helmer Avenue.



NY Forward request: \$1,519,000 Match: \$611,000 Total Project Cost: \$2,130,000



# Public Project

## CENTER PARK RENOVATION

Project Sponsor: Village of Dolgeville

### Initial Assessment

#### Alignment with LPC Goals:

- ✓ Activate the Village Center
- ✓ Create Desirable Downtown Living
- ✓ Increase Resilience
- ✓ Improve Alternative Transportation

#### Regulatory Considerations:

- Ensure fulfillment of other grant conditions: OPRHP CFA Grant, County grant

#### Budget/Financing Considerations:

- **Eligible Project Type** – Yes
- **Realistic Estimate** – Yes
- **Viability without Funding** – Low

#### Project Readiness:

- **Site Control** – Demonstrated
- **Design/Engineering** – Plans Available
- **Implementation Capacity** – Partial
- **Timeline** – Feasible

#### Materials Submitted

- Project Form
- Professional Cost Estimates
- Existing Conditions Pictures
- Renderings or Drawings
- Bank / Financial Statements
- Documented Support



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## Public Projects

(Shown as project #4 on Map and Spreadsheet)

### Gibson Street Pedestrian Safety Improvements

Project Sponsor: Village of Dolgeville

#### PROJECT DESCRIPTION

This public improvement project would address pedestrian and car conflicts caused by uncontrolled access to a parking lot at the side of Village Hall, and correct unsafe pedestrian environment where Helmer Ave, Gibson, and Elm Street meet. In addition, this project will create an attractive and walkable atmosphere with street furnishings and landscaping.



NY Forward request: \$110,000 Match: \$0 Total Project Cost: \$110,000



## Addressing Pedestrian Safety



# Public Project

## GIBSON ST. PEDESTRIAN IMPROVEMENTS

Project Sponsor: Village of Dolgeville

### Initial Assessment

#### Alignment with LPC Goals:

- ✓ Activate the Village Center
- ✓ Create Desirable Downtown Living
- Increase Resilience
- ✓ Improve Alternative Transportation

#### Regulatory Considerations:

- Examination of Right of Way

#### Budget/Financing Considerations:

- **Eligible Project Type** – Yes
- **Realistic Estimate** – Yes
- **Viability without Funding** – Low

#### Project Readiness:

- **Site Control** – Yes
- **Design/Engineering** – Conceptual
- **Implementation Capacity** – Partial
- **Timeline** – Feasible

### Materials Submitted

-  Project Form
-  Professional Cost Estimates
-  Existing Conditions Pictures
-  Renderings or Drawings
-  Bank / Financial Statements
-  Documented Support



# Public Projects

Potential Small Project Fund Total NYF Request: \$300,000

## PROJECT DESCRIPTION

The Small project fund would be administered locally, and would be a funding pool available to the NY Forward Area. Applicants that did not get selected for the SIP would have to re-apply for funding, and the Village would be able to solicit for more applicants once funding was received. Actual limits on funding and match requirements would be set by the LPC. Participants must meet minimum programmatic match of 25%.

NY Forward request: \$300,000



## Public Project

### POTENTIAL SMALL PROJECT FUND

Project Sponsor: Village of Dolgeville

#### Initial Assessment

##### Alignment with LPC Goals:

- ✓ Activate the Village Center
- ✓ Create Desirable Downtown Living
- Increase Resilience
- Improve Alternate Transportation

##### Regulatory Considerations:

- Would vary with application
- A need to set guidelines for use of money

##### Budget/Financing Considerations:

- **Eligible Project Type** – Yes
- **Realistic Estimate** – Yes
- **Viability without Funding** – Low

##### Project Readiness:

- **Site Control** – N.A.
- **Design/Engineering** – N.A.
- **Implementation Capacity** – N.A.
- **Timeline** – Feasible

#### Materials Submitted

-  Project Form
-  Professional Cost Estimates
-  Existing Conditions Pictures
-  Renderings or Drawings
-  Bank / Financial Statements
-  Documented Support



## Private Projects

(Shown as project #5 on Map and Spreadsheet)

### 14 Baker Street, Former Food Basket

Project Sponsor: James M. Harpis

#### PROJECT DESCRIPTION

The building was open until 1999 as the Food Basket, and was shuttered after a fire in the kitchen in the building. The applicant seeks funding to repair and re-side the exterior of the building. In addition, funds are requested to assist in the interior fit-up to recreate the deli and food shop. The project sponsor recently renovated the 3-bedroom residential unit on the second floor. The requested funds would fully activate this mixed use building.



NY Forward request: \$105,000 (75%) Match: \$35,000 (25%) Total Project Cost:\$140,000





## Private Projects

### 14 BAKER STREET, FORMER FOOD BASKET

Project Sponsor: James M. Harpis

#### Initial Assessment

**Alignment with LPC Goals:**

- ✓ Activate the Village Center
- ✓ Create Desirable Downtown Living
- Increase Resilience
- Improve Alternate Transportation

**Regulatory Considerations:**

- Local Building Permit if needed

**Budget/Financing Considerations:**

- **Eligible Project Type** – Yes
- **Realistic Estimate** – Yes
- **Viability without Funding** – Medium

**Project Readiness:**

- **Site Control** – Partial
- **Design/Engineering** – N.A.
- **Implementation Capacity** – Ready
- **Timeline** – Feasible

**Materials Submitted**

-  Project Form
-  Professional Cost Estimates
-  Existing Conditions Pictures
-  Renderings or Drawings
-  Bank / Financial Statements
-  Documented Support



## Private Projects

(Shown as project #6 on Map and Spreadsheet)

### 2 N. Helmer Ave., Laundromat

Project Sponsor: James M. Harpis

#### PROJECT DESCRIPTION

This property is currently a mixed-use building. The applicant is seeking funds to complete the renovation of exterior of building, which was damaged during a storm. The commercial space also has space for expansion of the commercial use.



NY Forward request: \$74,542.50 (75%) Match: \$24,847.50 (25%) Total Project Cost: \$99,390



## Private Projects

### 2 N. HELMER AVENUE

Project Sponsor: James M. Harpis

#### Initial Assessment

**Alignment with LPC Goals:**

- ✓ Activate the Village Center
- ✓ Create Desirable Downtown Living
- Increase Resilience
- Improve Alternate Transportation

**Regulatory Considerations:**

- Local Building Permit if needed

**Budget/Financing Considerations:**

- **Eligible Project Type** – Yes
- **Realistic Estimate** – Yes
- **Viability without Funding** – Medium

**Project Readiness:**

- **Site Control** – full
- **Design/Engineering** – N.A.
- **Implementation Capacity** – Yes
- **Timeline** – Feasible

**Materials Submitted**

-  Project Form
-  Professional Cost Estimates
-  Existing Conditions Pictures
-  Renderings or Drawings
-  Bank / Financial Statements
-  Documented Support



## Private Projects

(Shown as project #11 on Map and Spreadsheet)

### 66 N. Main, Liquor Store Rehab

Project Sponsor: S&T Ventures, LLC

#### PROJECT DESCRIPTION

The building has been vacant for 3 years. The applicant would renovate the retail liquor store space and two second-floor vacant rental apartments. The Applicant intends to run the liquor store, and rent the apartments, which would reactivate this mixed use building in the central location on Main Street.



NY Forward request: \$56,250 (75%) Match: \$ 18,750(25%) Total Project Cost: \$75,000



## Private Projects

### 66 MAIN STREET

Project Sponsor: S&T Ventures, LLC

#### Initial Assessment

##### Alignment with LPC Goals:

- ✓ Activate the Village Center
- ✓ Create Desirable Downtown Living
- Increase Resilience
- Improve Alternative Transportation

##### Regulatory Considerations:

- Local Building Permit if needed

##### Budget/Financing Considerations:

- **Eligible Project Type** – Yes
- **Realistic Estimate** –
- **Viability without Funding** – Low

##### Project Readiness:

- **Site Control** – full
- **Design/Engineering** – N.A.
- **Implementation Capacity** – Yes
- **Timeline** – Feasible

#### Materials Submitted

-  Project Form
-  Professional Cost Estimates
-  Existing Conditions Pictures
-  Renderings or Drawings
-  Bank / Financial Statements
-  Documented Support



## Private Projects

(Shown as project #12 on Map and Spreadsheet)

### 8 S. Main, Sullivan and Snyder Building

Project Sponsor: Sullivan and Snyder Law Office

#### PROJECT DESCRIPTION

The property is currently a mixed-Use building. The Applicant has requested funds to renovate the exterior of the building, including handicapped access into the commercial space, and renovate the upstairs to create a two-bedroom apartment.



NY Forward request: \$72,435 (75%) Match: \$(24,145%) Total Project Cost: \$96,580



## Private Projects

### SULLIVAN AND SNYDER BUILDING

Project Sponsor: Sullivan and Snyder Law Office

#### Initial Assessment

##### Alignment with LPC Goals:

- ✓ Activate the Village Center
- ✓ Create Desirable Downtown Living
- Increase Resilience
- Improve Alternative Transportation

##### Regulatory Considerations:

- Local Building Permit if needed

##### Budget/Financing Considerations:

- **Eligible Project Type** – Yes
- **Realistic Estimate** – Not Confirmed
- **Viability without Funding** – Low

##### Project Readiness:

- **Site Control** – full
- **Design/Engineering** – Conceptual
- **Implementation Capacity** – Yes
- **Timeline** – Feasible

#### Materials Submitted

-  Project Form
-  Professional Cost Estimates
-  Existing Conditions Pictures
-  Renderings or Drawings
-  Bank / Financial Statements
-  Documented Support



## Private Projects

(Shown as project #13 on Map and Spreadsheet)

### 31-33 S. Main Street, Fitness Center

Project Sponsor: Timothy and Jamie Hanthorn

#### PROJECT DESCRIPTION

The property is currently a mixed use building and apartments are occupied. Applicant proposes to expand an underutilized commercial space to create a fitness center, renovate the exterior of building, and purchase equipment. The project would fully activate this mixed use building.



NY Forward request: \$109,500 (75%) Match: \$36,500(25%) Total Project Cost: \$146,000



## Private Projects

### 31-33 S. MAIN STREET

Project Sponsor: Timothy and Jamie Hanthorn

#### Initial Assessment

##### Alignment with LPC Goals:

- ✓ Activate the Village Center
- ✓ Create Desirable Downtown Living
- Increase Resilience
- Improve Alternative Transportation

##### Regulatory Considerations:

- Local Building Permit if needed

##### Budget/Financing Considerations:

- **Eligible Project Type** – Yes
- **Realistic Estimate** – Not Confirmed
- **Viability without Funding** – Low

##### Project Readiness:

- **Site Control** – full
- **Design/Engineering** – N.A.
- **Implementation Capacity** – Yes
- **Timeline** – Feasible

#### Materials Submitted

-  Project Form
-  Professional Cost Estimates
-  Existing Conditions Pictures
-  Renderings or Drawings
-  Bank / Financial Statements
-  Documented Support



## Private Projects

(Shown as project #14 on Map and Spreadsheet)

### 72 S. Main Street, Car Wash

Project Sponsor: J&M Carwash

#### PROJECT DESCRIPTION

This is an existing car wash in the village downtown, and is a self-service facility. The applicant would like to renovate the building, replace sewer and water connections and install heated floors in the bays.



NY Forward request: \$52,650 (90%) Match: \$5,850 (10%) Total Project Cost: \$58,500





## Private Projects

### 72 S. MAIN STREET, CAR WASH

Project Sponsor: J&M Car Wash

#### Initial Assessment

##### Alignment with LPC Goals:

- Activate the Village Center
- Create Desirable Downtown Living
- Increase Resilience
- Improve Alternative Transportation

##### Regulatory Considerations:

- Local Building Permit if needed

##### Budget/Financing Considerations:

- **Eligible Project Type** – Undetermined
- **Realistic Estimate** – Yes
- **Viability without Funding** – Medium

##### Project Readiness:

- **Site Control** – full
- **Design/Engineering** – N.A.
- **Implementation Capacity** – Yes
- **Timeline** – Feasible

#### Materials Submitted

-  Project Form
-  Professional Cost Estimates
-  Existing Conditions Pictures
-  Renderings or Drawings
-  Bank / Financial Statements
-  Documented Support



## Private Projects

(Shown as project #16 on Map and Spreadsheet)

### 73-77 N. Main Street, Hardware Store

Project Sponsor: P.E. & M Hardware, Inc.

#### PROJECT DESCRIPTION

The Applicant requests funds to upgrade the building by modernizing the front façade. In addition the project includes the replacement of the heating system to create energy efficiency for the business and apartments on the second floor.



NY Forward request: \$24,316 (75%) Match: \$8105(25%) Total Project Cost: \$32,421



## Private Projects

### 73-77 S. MAIN STREET

Project Sponsor: P.E. & M Hardware, Inc.

#### Initial Assessment

##### Alignment with LPC Goals:

- Activate the Village Center
- Create Desirable Downtown Living
- Increase Resilience
- Improve Alternative Transportation

##### Regulatory Considerations:

- Local Building Permit if needed

##### Budget/Financing Considerations:

- **Eligible Project Type** – Yes
- **Realistic Estimate** – Yes
- **Viability without Funding** – Medium

##### Project Readiness:

- **Site Control** – full
- **Design/Engineering** – Not provided
- **Implementation Capacity** – Yes
- **Timeline** – Feasible

#### Materials Submitted

- Project Form
- Professional Cost Estimates
- Existing Conditions Pictures
- Renderings or Drawings
- Bank / Financial Statements
- Documented Support



## Private Projects

(Shown as project #17 on Map and Spreadsheet)

### 12 S. Main Street, Cakery Café

Project Sponsor: Cakery Café, LLC.

#### PROJECT DESCRIPTION

The Applicant seeks funds to upgrade electrical systems, install new cooling/HVAC equipment required for their business, and improve energy efficiency. Improved cooling is necessary for their business and allow them to expand.



NY Forward request: \$10,300. Match: \$3,434 Total Project Cost: \$13,734



## Private Projects

### CAKERY CAFÉ

Project Sponsor: Cakery Café, LLC.

#### Initial Assessment

##### Alignment with LPC Goals:

- ✓ Activate the Village Center
- ✓ Create Desirable Downtown Living
- Increase Resilience
- Improve Alternative Transportation

##### Regulatory Considerations:

- Local Building Permit if needed

##### Budget/Financing Considerations:

- **Eligible Project Type** – Yes
- **Realistic Estimate** – Unconfirmed
- **Viability without Funding** – Low

##### Project Readiness:

- **Site Control** – full
- **Design/Engineering** – Not provided
- **Implementation Capacity** – Yes
- **Timeline** – Feasible

#### Materials Submitted

-  Project Form
-  Professional Cost Estimates
-  Existing Conditions Pictures
-  Renderings or Drawings
-  Bank / Financial Statements
-  Documented Support



## Private Projects

(Shown as project #18 on Map and Spreadsheet)

### 35 S. Main Street, Scott Signs

#### PROJECT DESCRIPTION

The Applicant seeks funds to renovate the exterior of building.



NY Forward request: \$21,900 (75%) Match: \$73,000 Total Project Cost: \$29,200



## Private Projects

### SCOTT SIGNS

Project Sponsor: Scott Moore

#### Initial Assessment

##### Alignment with LPC Goals:

- ✓ Activate the Village Center
- Create Desirable Downtown Living
- Increase Resilience
- Improve Alternative Transportation

##### Regulatory Considerations:

- Local Building Permit if needed

##### Budget/Financing Considerations:

- **Eligible Project Type** – Yes
- **Realistic Estimate** – Unconfirmed
- **Viability without Funding** – Low

##### Project Readiness:

- **Site Control** – full
- **Design/Engineering** – Not provided
- **Implementation Capacity** – Yes
- **Timeline** – Feasible

#### Materials Submitted

-  Project Form
-  Professional Cost Estimates
-  Existing Conditions Pictures
-  Renderings or Drawings
-  Bank / Financial Statements
-  Documented Support



## Private Projects

(Shown as project #7 and #9 on Map and Spreadsheet)

### 1 N. Main Graystone Events

#### Renovation

Project Sponsor: Grace Mill, LLC

#### PROJECT DESCRIPTION

The applicant seeks funds to convert a rooftop adjacent to the main building on site to outdoor event space and renovations to complete a commercial kitchen necessary for the function of the overall events business. These changes would allow the business to host events up to 400 people.



NY Forward request: \$145,500 (75%) Match: \$48,500 (25%) Total Project Cost: \$194,000



## Private Projects

### GRAYSTONE EVENTS RENOVATIONS

Project Sponsor: Grace Mill, LLC

#### Initial Assessment

**Alignment with LPC Goals:**

- ✓ Activate the Village Center
- ✓ Create Desirable Downtown Living
- Increase Resilience
- Improve Alternative Transportation

**Regulatory Considerations:**

- Local Building Permit
- SHPO clearance needed

**Budget/Financing Considerations:**

- **Eligible Project Type** – Undetermined
- **Realistic Estimate** – Yes
- **Viability without Funding** – Medium

**Project Readiness:**

- **Site Control** – full
- **Design/Engineering** – Conceptual
- **Implementation Capacity** – Yes
- **Timeline** – Feasible

**Materials Submitted**

-  Project Form
-  Professional Cost Estimates
-  Existing Conditions Pictures
-  Renderings or Drawings
-  Bank / Financial Statements
-  Documented Support

Note: this project and Kitchen Project may be combined.



## Private Projects

(Shown as project #8 on Map and Spreadsheet)

### 1 N. Main Street, Edison Walkway and Museum

Project Sponsor: Grace Mill, LLC

#### PROJECT DESCRIPTION

This building houses a Hydroelectric Power generator that was built by Thomas Edison and is still in use, and is important to the history of engineering. The applicant would like to create handicapped accessibility to the utility room from the Events Space, and open up the generator to the public for viewing. Longer range plans would include an interpretive display of the generator and the building's history. The building is part of a complex listed on the National Register of Historic Places.



NY Forward request: \$72,000 (87%) Match: \$10,000 (13%) Total Project Cost: \$82,000





## Private Projects

(Shown as project #10 on Map and Spreadsheet)

### 1 N. Main Street, Graystone Riverfront Building Renovation

Project Sponsor: Grace Mill, LLC

#### PROJECT DESCRIPTION

This foundry building is an unused building behind the current events building and is part of the Graystone Complex. This space has beautiful views of the existing waterfront and could be used for a variety of commercial retail and restaurant spaces. The project would renovate this building into commercial space.



NY Forward request: \$89,000 (90%) Match: \$9,000 (10%) Total Project Cost: \$98,000



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## Private Projects

### GRAYSTONE RIVERFRONT BUILDING

Project Sponsor: Grace Mill, LLC

#### Initial Assessment

##### Alignment with LPC Goals:

- ✓ Activate the Village Center
- Create Desirable Downtown Living
- Increase Resilience
- Improve Alternative Transportation

##### Regulatory Considerations:

- Local Building Permit
- SHPO Clearance

##### Budget/Financing Considerations:

- **Eligible Project Type** – Yes
- **Realistic Estimate** – Yes
- **Viability without Funding** – Medium

##### Project Readiness:

- **Site Control** – full
- **Design/Engineering** – Conceptual
- **Implementation Capacity** – Yes
- **Timeline** – Feasible

#### Materials Submitted

- Project Form
- Professional Cost Estimates
- Existing Conditions Pictures
- Renderings or Drawings
- Bank / Financial Statements
- Documented Support



## Private Projects

(Shown as project #15 on Map and Spreadsheet)

### Town Center Parking Lot

Project Sponsor: Town Center Parking Lot, LLC

#### PROJECT DESCRIPTION

The project would create a parking lot in front of the former Dolgeville School. The applicant would allow use of the parking lot by other businesses, but it is being built to support the Graystone events center.



NY Forward request: \$95,000 (70%) Match: \$40,000 (30%) Total Project Cost: \$135,000



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## Private Projects

### TOWN CENTER PARKING LOT

Project Sponsor: Town Center Parking Lot, LLC

#### Initial Assessment

##### Alignment with LPC Goals:

- Activate the Village Center
- Create Desirable Downtown Living
- Increase Resilience
- Improve Alternative Transportation

##### Regulatory Considerations:

- Local Building Permit if needed

##### Budget/Financing Considerations:

- **Eligible Project Type** – Undetermined
- **Realistic Estimate** – Not Confirmed
- **Viability without Funding** – Medium

##### Project Readiness:

- **Site Control** – full
- **Design/Engineering** – Not provided
- **Implementation Capacity** – Yes
- **Timeline** – Feasible

#### Materials Submitted

-  Project Form
-  Professional Cost Estimates
-  Existing Conditions Pictures
-  Renderings or Drawings
-  Bank / Financial Statements
-  Documented Support

