



Village of Dolgeville
NY Forward
Local Planning Committee
Meeting #3

August 16, 2023



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 discussing 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.

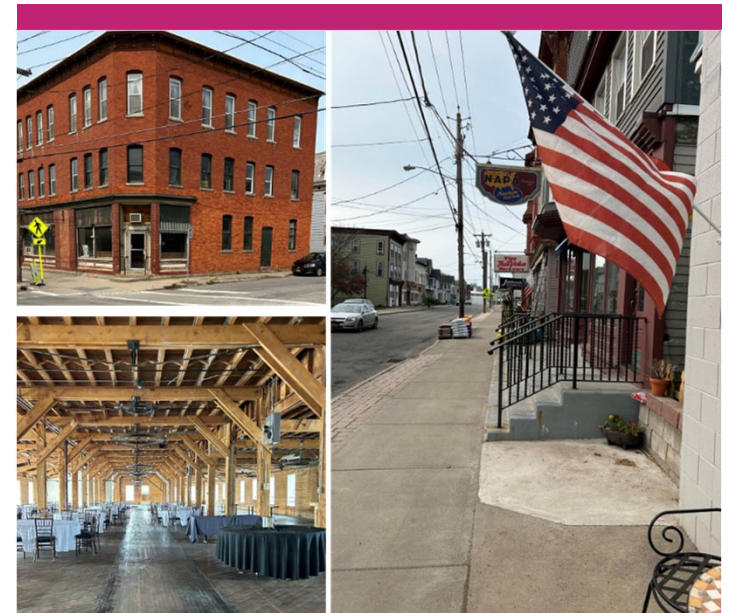
The Rules of Recusal

- Recusal forms are required from anyone with a real or perceived conflict.
- Recused LPC members are not permitted to vote or opine on the project of conflict.
- Reasons for Recusal:
 - You or a relative/family member have a financial interest in the project.
 - You or a relative/family member have an interest as a board member, owner, officer, employee, or investor in the project sponsor.
 - You or a relative/family member have an interest as a board member, owner, officer, employee, or investor in a potential competitor of the project.

Welcome

Agenda

- Welcome and Recap 4:30-4:35
- Open House & Survey Summaries 4:35-4:45
- Review Vision, Goals, & Strategies 4:45-4:55
- Project Evaluation Criteria 4:55-5:15
- Summary of Proposed Projects 5:15-5:55
- LPC Work Session(s) 5:55-6:05
- Next Steps 6:05-6:15
- Public Comment 6:15-6:30



Open House & Survey Highlights

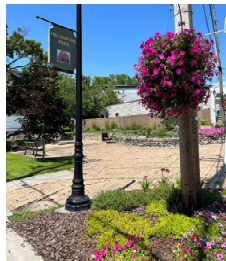
Open House Highlights

- **Public Meeting #1**
- **Held on July 13th from 4 – 8**
- **Attended by 39 Participants**
- **Major NY Forward themes:**
 1. There is a need to improve walkways and connections into downtown
 2. Need for low interest loan (HUD) to support residential renovation for necessary items.
 3. Loan interest loan to support commercial acquisitions on Main Street.
 4. Remediate creek flood zones, turn into recreation.
 5. Need for playground space for children under 5.
 6. Bring back Annual Village trash day.
 7. The residents would like a Survey of Village Trees for health.
 8. Bring back our “Welcome Wagon” Program.
 9. Map out walking routes by milage and difficulty, exercise stations with water fountains.
 10. Specific historic buildings and businesses were called out for renovation and improvements, additional businesses.



NY Forward





Vision, Goals, & Strategies

What are our aspirations?

How do we get there?

Vision Statement

The Village of Dolgeville strives to be a safe, inclusive community that draws on being a gateway to the Adirondacks and advantages of the location of the Main Street district relative to the natural beauty of East Canada Creek. Building upon its storied history, the Village's vision is to restore economic, commercial, cultural, and artistic vibrancy to the Main Street district, leading the Village into a prosperous, sustainable future.



Goals & Strategies

Goal 1:

Create a Vibrant and Active Village Center that is attractive to new businesses and grounded in the historic and natural backdrop of Dolgeville.

Strategies:

- Encourage adaptive reuse and rehabilitation of historic structures.
- Expand workforce development opportunities by improving access to child care.
- Create a cohesive and recognizable sense of place through coordinated public realm design, branding, and wayfinding signage.
- Increase public access to East Canada Creek for viewing and recreation.
- Create meaningful growth of the local tax base to ensure maintenance of new shared infrastructure.

Goals & Strategies

Goal 2:

Create attractive and desirable downtown living opportunities for visitors and residents.

Strategies:

- Promote infill multi-family, senior, and energy efficient housing development on vacant or underutilized properties.
- Encourage the development and restoration of mixed-use buildings with upper story residential and active first level storefronts.

Goals & Strategies

Goal 3:

Engage in a meaningful recovery process that builds flood and climate change resilience while enhancing the natural assets of the East Canada Creek.

Strategies:

- Increase public access to the East Canada Creek, by improving and expanding pocket parks where possible.
- Create a minimum standard for the bulkhead wall on the East Canada Creek that protects buildings on North Main Street from flood damage.
- Incorporate green infrastructure with native plantings into projects in the public right of way and public parks to increase water retention, provide beautification, and buffer traffic impacts.

Goals & Strategies

Goal 4:

Improve alternative transportation access (walking, biking, etc.) to create more usable and pleasant connectivity between destinations within the NY Forward Area.

Strategies:

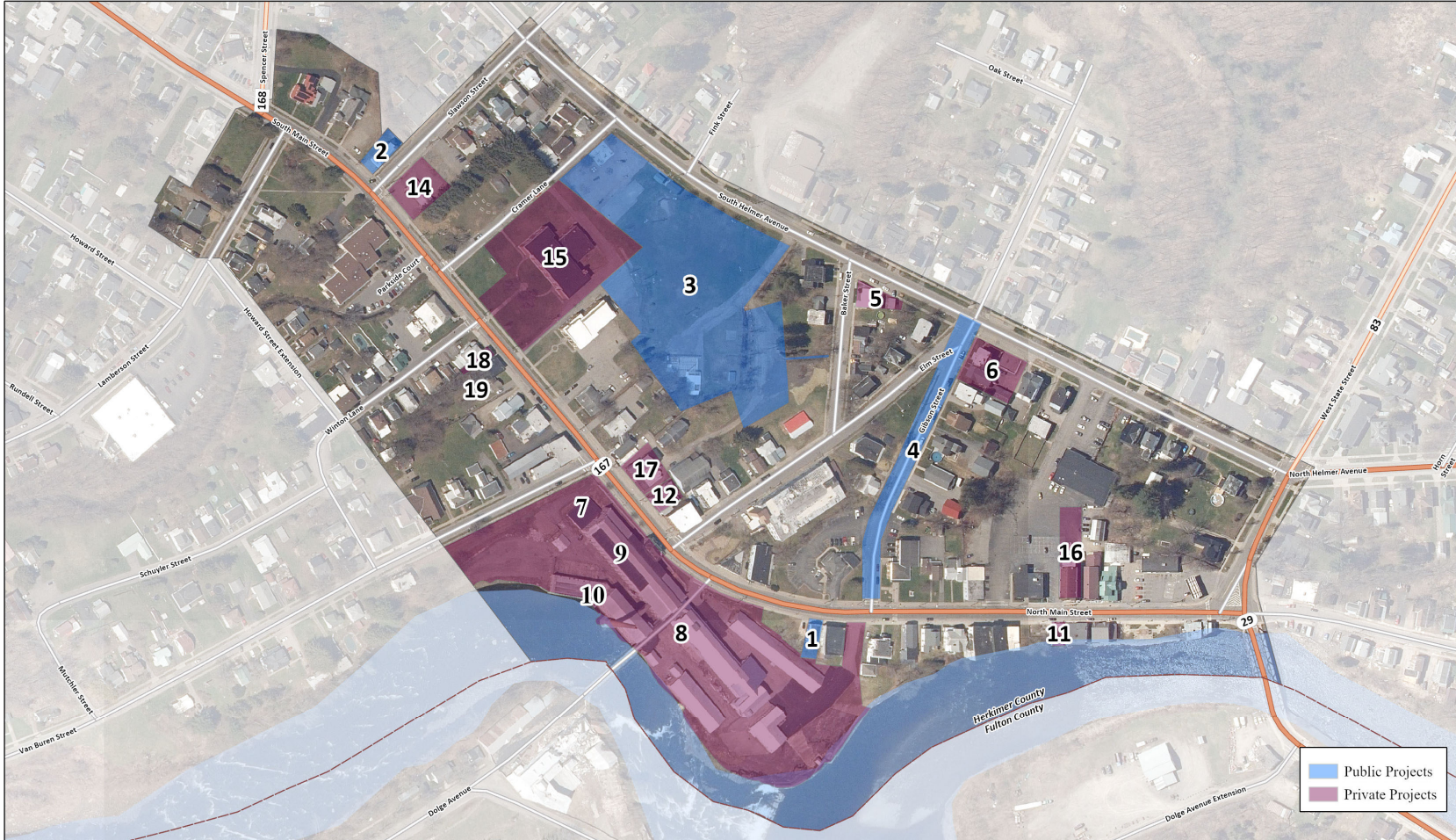
- Resolve gaps in the pedestrian network and strengthen pedestrian connections between key destinations.
- Redevelop Main Street and others as true complete streets to provide a safe and enjoyable pedestrian experience, with traffic calming features, shade trees, curb bump outs, benches, place-making features, and other pedestrian and cyclist amenities.
- Address handicapped accessibility on the street, ensuring safe environments for all residents and visitors.

Summary of Proposed Projects



Summary of Proposed Projects

| | |
|---|--|
| Village Public Projects <ul style="list-style-type: none">• 22 N. Main, George C. Ward Building Addition• 74. S. Main, Alfred Dolge Hose #1 Renovation• Center Park Renovation• Gibson Street Enhancement | New Development/Rehabilitation Projects <ul style="list-style-type: none">• 2 N. Helmer (Laundromat & Residential Uses)• 14 Baker (Former Food Basket)• 8 S. Main (Sullivan and Snyder, residential units)• 31-33 S. Main (Tanning Salon, Fitness Center)• 1 N. Main (Graystone, 4 potential projects)• 38 S. Main (Parking lot at former school)• 66 N. Main (Liquor Store & Residential units)• 72 S. Main (J&M Carwash) |
| Potential Small Project <ul style="list-style-type: none">• 12 S. Main (Cakery Café)• 35 S. Main (Scott Signs)• 73-77 N. Main (Hardware Store) | Branding & Marketing <ul style="list-style-type: none">• None submitted |



Public Projects
Private Projects

Proposed Projects

Public Project

1. 22 N. Main Street, George C. Ward Addition

PROJECT DESCRIPTION

Renovation and expansion of building to create community flex space that could be used for child care and small business development within the Village. Renovations of the building would also create handicapped accessibility for a public meeting room within the downtown.



NY Forward request: \$680,000 Match: \$0 Total Project Cost: \$680,000

Proposed Projects

Public Projects

2. 74 S. Main Street, Alfred Dolge Hose #1

PROJECT DESCRIPTION

Renovation of building to repair wood siding and deck, improve energy efficiency. The property is listed on the National Register of Historic Places.



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

Proposed Projects

Public Projects

3. Center Park Renovation

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.

Phase 1: Pavilion, Utilities, & Splash Pad

Phase 2: Parking, Hardscape, Landscaping, Lighting & Drainage

Phase 3: Athletic Field, Basketball/Pickleball Court



NY Forward request: TBD Match: \$684,922 Total Project Cost: \$3,535,000

Proposed Projects

Public Projects

4. Gibson Street Pedestrian Safety and Beautification

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.

In addition, this project will create an attractive and walkable atmosphere with street furnishings and landscaping.



NY Forward request: \$1,350,000 Match: \$0 Total Project Cost: \$1,350,000

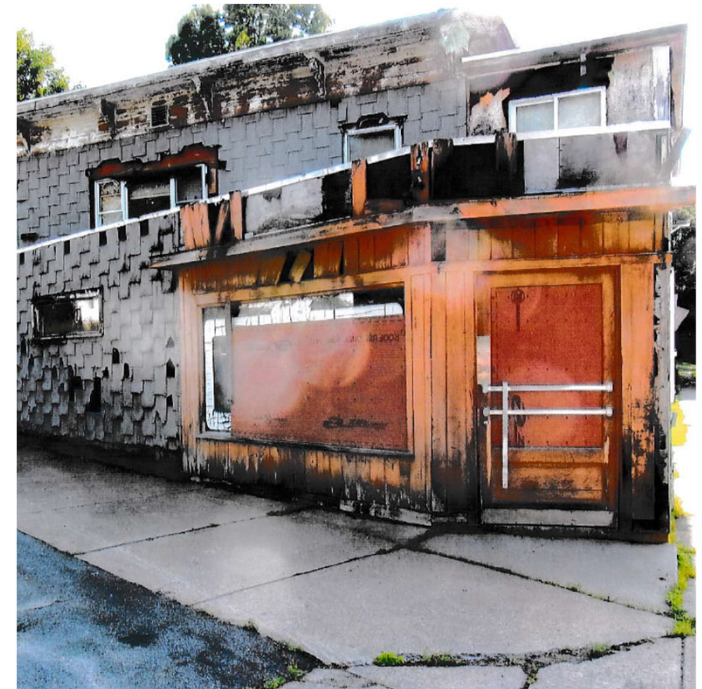
Proposed Projects

New Development and/or Rehab of Existing Buildings

5. 14 Baker Street, Former Food Basket

PROJECT DESCRIPTION

The Applicant seeks funding to repair and replace exterior of the building. In addition, funds are requested to assist in the interior fit-up to create deli and food shop.



NY Forward request: \$140,000 (100%) Match: \$0 Total Project Cost:\$140,000

Proposed Projects

New Development and/or Rehab of Existing Buildings

6. 2 N. Helmer Ave., Laundromat

PROJECT DESCRIPTION

This property is currently a Mixed-Use Building. The applicant is seeking funds to complete the renovation of exterior of building.



NY Forward request: \$99,390 (100%) Match: \$0 Total Project Cost:\$99,390

Proposed Projects

New Development and/or Rehab of Existing Buildings

7. 1 N. Main Street, Graystone Deck

PROJECT DESCRIPTION

The applicant seeks funds to convert a rooftop adjacent to the Main Building on site to a viewing deck to overlook the East Canada Creek.



NY Forward request: \$87,000 (90%) Match: \$10,000 (10%) Total Project Cost: \$97,000

Proposed Projects

New Development and/or Rehab of Existing Buildings

8. 1 N. Main Street, Edison Walkway and Museum

PROJECT DESCRIPTION

Applicant wishes to create/or improve handicapped accessibility for viewing the first Hydroelectric Power generator (built by Thomas Edison). In addition, the applicant wishes to create a small interpretive museum that would also include the history of the building.



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

Proposed Projects

New Development and/or Rehab of Existing Buildings

9. 1 N. Main Street, Graystone Kitchen

PROJECT DESCRIPTION

The applicant seeks funds to finish the commercial kitchen on site that would be open to the Events Center and shared by other commercial buildings on the site.



NY Forward request: \$65,000 (90%) Match: \$32,000 (10%) Total Project Cost: \$97,000

Proposed Projects

New Development and/or Rehab of Existing Buildings

10. 1 N. Main Street, Graystone Renovation

PROJECT DESCRIPTION

The applicant seeks funds to renovate and convert the foundry building on the site into a commercial space.



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

Proposed Projects

New Development and/or Rehab of Existing Buildings

11. 66 N. Main, Liquor Store Rehab

PROJECT DESCRIPTION

Applicant requests funds to renovate the Liquor Store and 2 second floor vacant rental apartments. Applicant intends to run the Liquor Store.



NY Forward request: \$60,000 (100%) Match: \$0 Total Project Cost \$: 60,000

Proposed Projects

New Development and/or Rehab of Existing Buildings

12. 8 S. Main, Sullivan and Snyder Building

PROJECT DESCRIPTION

The property is currently a Mixed-Use Building. The Applicant has requested funds to renovate the building's apartments as well as to create a handicapped access to the bottom floor apartment.



NY Forward request: \$85,000 (90%) Match: \$10,000 (10%) Total Project Cost: \$95,300

Proposed Projects

New Development and/or Rehab of Existing Buildings

13. 31-33 S. Main Street, Fitness Center

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.



NY Forward request: \$146,000 (100%) Match: \$0 Total Project Cost: \$146,000

Proposed Projects

New Development and/or Rehab of Existing Buildings

14. 72 S. Main Street, Car Wash

PROJECT DESCRIPTION

Applicant seeks funds to renovate the exterior of the Carwash to improve water and sewer connections, add heated floors in bays, and improve the structure.



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

Proposed Projects

New Development and/or Rehab of Existing Buildings

15. 38 S. Main Street, Town Center Parking lot

PROJECT DESCRIPTION

The project would create a parking lot in front of the former Dolgeville School.



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

Proposed Projects

Potential Small Project

16. 73-77 N. Main Street, Hardware Store

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: \$32,421 (100%) Match: \$0 Total Project Cost: \$32,421

Proposed Projects

Potential Small Project

17. 12 S. Main Street, Cakery Café

PROJECT DESCRIPTION

The Applicant seeks funds to upgrade electrical systems, install new cooling/HVAC equipment required for their business, and improve energy efficiency. In addition, the applicant would like to install a drive through window.



NY Forward request: \$30,800 Match: \$0 Total Project Cost: \$38,000

Proposed Projects

Potential Small Project

18. 35 S. Main Street, Scott Signs

PROJECT DESCRIPTION

The Applicant seeks funds to renovate the exterior of building.



NY Forward request: \$29,650 (100%) Match: \$0 Total Project Cost: \$29,650



NY Forward



Proposed Projects

Small Projects

Potential Small Project Fund: \$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 would have to re-apply for funding, and the Village would be able to solicit for more applicants once funding was received. The following applications would have the characteristics for small project funding, actual limits on funding and match requirement would be set by the LPC. As proposed, required match would be a minimum of 25%.

- 12 S. Main (Cakery Café)
- 35 S. Main (Scott's Signs)
- 73-77 N. Main (PE&M Hardware)

NY Forward request: \$300,000 (75%) Match: \$75,000 (25%) Total Project Cost: \$375,000

Preliminary Evaluation Guidance

Preliminary Guidance on SPF Administration

- **Available Funding:**

- **Building Renovations**

- Village may award program funds, per building, not to exceed 75% of total eligible cost.

- **Signage and Awnings**

- Village may award Program funds, not to exceed 75% of the total eligible project cost.

- **Small Business Assistance**

- Village may award Program funds, per project, not to exceed 75% of the total eligible project cost. Small Business Assistance funds may be used for permanent machinery and equipment.

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Project Evaluation Criteria

Potential Criteria for Consideration

- Is the project eligible?
- Alignment with Vision & Goals?
- Alignment with local and regional plans?
- Alignment with ongoing activities?
- Transformative potential?
- Catalytic potential?
- Level of public support?
- Project readiness?
- Site control issues?
- Regulatory challenges that may hinder implementation?
- Capacity of responsible parties to implement the project?
- Availability of alternative funding sources that are more appropriate than NY Forward?
- Does the project include a housing component?

Dolgeville NY Forward
SAMPLE Project Evaluation Worksheet

NEW YORK
STATE OF OPPORTUNITY

NY Forward

Project ID Number: _____ Project Name: _____

Instructions: The Village of Dolgeville NY Forward Local Planning Committee (LPC) is tasked with reviewing and evaluating a slate of projects for inclusion in the NY Forward Strategic Investment Plan. The LPC is asked to provide their initial "screening" of proposed projects. This worksheet is intended to assist LPC members evaluate and refine proposed NY Forward projects. To the extent you can, please complete by circling your response and be prepared to discuss the findings for each project. Note that not all criteria listed below may be ready for evaluation at this stage of the process but may be considerations moving forward. Criteria are based on guidance provided by New York State partners.

| Evaluation Criteria | | Evaluation Assessment | | |
|--|--|-----------------------|-----------|----------------|
| 1 | Does the project align with the NY Forward Area Vision & Goals? | Yes | No | Need more info |
| 2 | Does the project align with local and regional plans? | Yes | No | Need more info |
| 3 | Does the project align with ongoing activities? | Yes | No | Need more info |
| 4 | Are there alternative funding sources available that may be more appropriate for this project? | Yes | No | Need more info |
| 5 | Does this project have the ability to implement quickly upon award? | Yes | No | Need more info |
| 6 | Does this project have any site control issues? | Yes | No | Need more info |
| 7 | Are there any regulatory challenges that may hinder implementation and should be addressed? | Yes | No | Need more info |
| 8 | Do the responsible parties have the capacity to implement the project? | Yes | No | Need more info |
| 9 | Does the project include a housing component? | Yes | No | Need more info |
| Transformative Potential: Does the project contain elements that fundamentally change downtown and the way it is perceived? | | | | |
| 10 | Are there anticipated community and economic benefits associated with this project? | Strong/Moderate | Weak/None | Need more info |
| 11 | Does this project have an adequate level of public support? | Strong/Moderate | Weak/None | Need more info |
| 12 | Does this project have the ability to make other things happen? | Strong/Moderate | Weak/None | Need more info |
| 13 | Does this project reduce greenhouse gas emissions or increase climate resilience downtown? | Strong/Moderate | Weak/None | Need more info |
| 14 | Does this project include a housing component? | Strong/Moderate | Weak/None | Need more info |

Potential Project Match Requirements

There are no programmatic minimum match requirements for the NY Forward program, however, the LPC may set matching requirements as part of its planning process.

State Agency Reference Points for Matching Funds:

- Typical DRI = 60/40
- ESD = 90/10
- NY Main St. = 75/25
- LGE = 50/50; 90/10
- DOT = 80/20
- EPF = 50/50
- Restore NY = 90/10 or \$75k/housing unit or \$150k/affordable unit

LPC Work Session Discussion

LPC WORK SESSION(S)

- If LPC members are interested in diving deeply into a topic, a work session may be held as an Executive Session.
- Since work sessions are not required to be open to the public, no decision-making should occur during these sessions.
- Work session topics would include the review of project proposals and an in-depth discussion of major challenges/opportunities.
- A summary of each session shall be presented at the subsequent LPC meeting.
- **Format:** In-Person, Virtual, or Combination
- **Potential Dates:** TBD

Next Steps

Next Steps

- LPC Meeting #4 (Sept. 20th)
- Work Group Sessions (TBD)
- Open House #2 (Oct. 4th)



Public Comment

