



**Village of Dolgeville**  
NY Forward  
Local Planning Committee  
Meeting #4

September 21, 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?

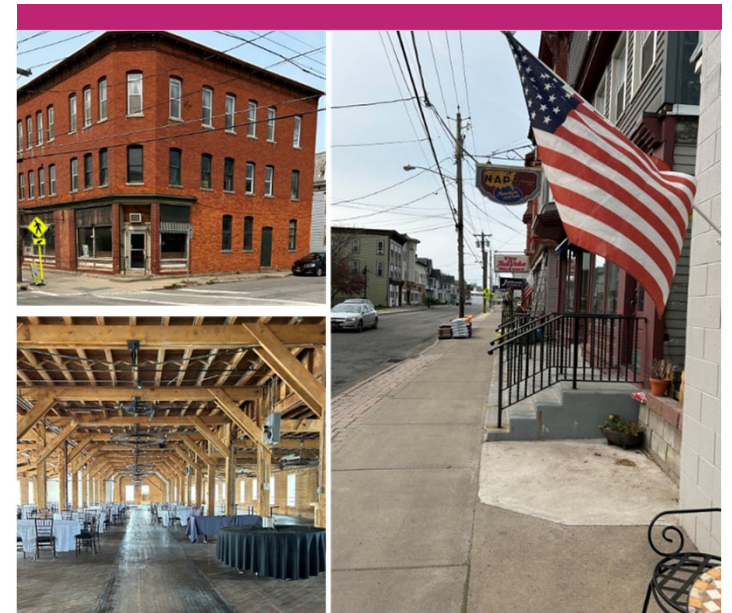
Please inform the LPC co-chairs during the meeting if the need to disclose a conflict arises unexpectedly, and then recuse yourself from discussing or voting on the project.

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.

# Welcome

## Agenda

- Welcome
- Rules of Recusal & Engagement
- Review of Preferred Match
- Evaluation Discussion Criteria
- Discussion of Proposed Projects
- Next Steps



# 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.



# LPC Rules of Engagement

- All individuals present will abide by rules of courtesy, decorum, dignity, and respect for others.
- All individuals will abide by the request and/or ruling by the LPC Co-Chairs.
- If you have projects before the LPC, you cannot discuss your own projects.

# Preferred Project Match Requirements

*Does this project have the potential to leverage additional private/public funds?*

- Publicly Sponsored Projects – 0% Match Required
- Privately Sponsored Projects – 25% Required
- Potential Small Projects – 25% Required
- Applies to all Projects: Higher match amounts will make the project more competitive.

# Questions for the LPC to Answer Today

1. Does the Local Planning Committee have enough information to evaluate this project?
2. What benefit does this project bring to the community?
3. Should this project be considered a Priority Project?
4. Should this project be considered for the Small Project Fund?
5. Is this a Pipeline Project?
6. Should this project be removed from consideration?

# Proposed Projects



# 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



# 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

# 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



# 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 SAFETY 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 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 apartment. The Applicant intends to run the liquor store, and rent the apartment, 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: \$8,105 (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: \$7,300 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

Note: this project and Kitchen Project may be combined.

### Materials Submitted



Project Form



Professional Cost Estimates



Existing Conditions Pictures



Renderings or Drawings



Bank / Financial Statements



Documented Support



# 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

## EDISON WALKWAY AND MUSEUM

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** – 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 #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

# 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



# 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

# Next Steps

# Next Steps

- Open House #2 Oct. 4th –83 N. Main Street.
- LPC #5: October 18th
  - Final decisions for project categories
  - Decision will affect the placement in the Strategic Investment Plan (Priority, Small, or Pipeline Project)

