



# Village of Dolgeville

NY Forward  
Local Planning Committee  
Meeting #2

June 29, 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 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.

# Welcome

## Agenda

- Planning Process
- Public Engagement Review
- Overview of Public Meeting #1
- Open Call for Projects
- Downtown Profile – Preliminary Findings
- LPC Visioning
- Next Steps
- Public Comment



# Planning Process

“Where we are in the NYF process.”

# Planning Process

	May	Jun	Jul	Aug	Sept	Oct	Nov
Kick-Off Site Visit							
Local Planning Committee Meetings	#1	#2		#3	#4	#5	
Community Meeting			#1		#2		
Downtown Profile & Assessment	Start	Draft	Revised	Final			
Vision, Goals, Strategies	Start		Draft	Final			
Project Profile Development		Start		Skeleton	Draft	Final	
Call for Projects							
Strategic Investment Plan				Outline	Draft	Draft	Final



# Public Engagement Plan

“Enables the NYF community to work towards a shared vision for a more vibrant downtown.”

# Public Engagement Plan

- Local Planning Committee Meetings
- Project Identification
  - Open Call Office Hours
  - Office Hours
- Public Workshops
  - Public Workshop #1: Vision and Goals
  - Public Workshop #2: Proposed Projects
- Stakeholder Meetings
- Online Engagement
  - Public Survey
  - NYF Website
  - Facebook Posts
  - Eblast
- Engaging Hard-to-Reach Populations
- Local Outreach Activities
  - Press Releases
  - Flyers
  - Pop-Up Event (Farmers Market July 8th)

# Public Engagement Plan: Outreach Strategy

## Help us refine the outreach strategy:

Are there other outreach strategies to consider in addition to participating in standing community meetings and events?

Are there groups that are more difficult than others to reach? If so, how can we best reach these groups?



# Public Workshop #1

*“Solicit ideas and feedback from the public regarding various planning topics applicable to the preparation of the SIP.”*

# Public Workshop #1 – “Visioning”

**July 19 @ Southern Girl Diner, 83 N. Main Street**

- 4:00 PM – 8:00 PM
- “Open House Style”
- Promoted via website, Facebook, flyers, and local release

## Attendance

- Highland Planning
- Laberge Group
- NYS DOS
- LPC Members
- Residents
- Property Owners
- Business Owners
- Other Community Stakeholders

**Village of Dolgeville**  
New York Forward

**JOIN US!**

**PUBLIC OPEN HOUSE**

Wednesday, July 19th  
4:00 - 8:00 PM

Southern Girl Diner  
83 North Main Street

Drop in anytime!



Come learn about the New York Forward planning process and share your vision for the revitalization of Dolgeville!

[villageofdolgeville.org/ny-forward-1](http://villageofdolgeville.org/ny-forward-1)

 **NY Forward**

# Workshop Roles & Responsibilities

## Local Planning Committee

- Attend Meeting (plan to stagger times)
- Help engage and encourage people to participate in the interactive displays.

## Consultant Team

- Lead public engagement, be available to answer questions.
- Assist with applications if needed.

## Remember:

- The Open House displays will be interactive and will not require people to stay the entire time.
- There will be a display introducing New York Forward and the NYF Downtown boundaries
- Displays will require the Public to submit their opinions/thoughts on several questions regarding the future vision of Dolgeville downtown
- There will be no displays to specifically comment on projects.

# Public Workshop #1 – “Visioning”

## Stations:

- NYF process slide show
  - Program intent, timeline, eligible projects, opportunities for public input
- Places & Spaces Map
- Assets & Challenges
- Goals and Vision
- Open Call Q&A
- Survey



# Open Call for Projects

# Open Call for Projects

Thursday, June 29<sup>th</sup> – Wednesday, August 2<sup>nd</sup>

- Available on Village NYF Website

Completed forms submitted to:

[sroth@labergegroup.com](mailto:sroth@labergegroup.com)

Mailed to:

Laberge Group

Attn: Susan Roth

4 Computer Drive West

Albany NY, 12205

Office Hours:

Virtual: July 6, 14, 25 10-2

In Person on July 19, 4-8

Other appointments on request.

**10 Resiliency**  
Describe how the project considers/incorporates resiliency, as applicable. For example, projects may include natural measures such as bioswales, rain gardens, living shorelines, green roofs, etc.

**8 Capacity**  
Describe the project sponsor's experience in implementing projects similar in scope/complexity to the proposed project, including any experience with grant administration.

**6 Property Ownership**  
Identify the owner of the property on which the proposed project will be located. If the project sponsor and the property owner are not the same, please describe how the project sponsor will obtain the legal authority to implement the project at this site.

**2 Project Location**  
Please indicate the location of the proposed project.

**1 Project Sponsor**  
Provide the contact information for the project sponsor.

Name:   
Sponsor business or organization (if applicable):   
Title (if applicable):   
Mailing Address:   
Phone:   
Email:   
If there are additional people who should be contacted as part of this proposal, please provide their contact information:  
Name:   
Phone:   
Email:   
Affiliation:   
Name:   
Phone:   
Email:   
Affiliation:



NY Forward



# Open Call for Projects: How to Submit Project Proposal

- ① Go to [villageofdolgeville.org](http://villageofdolgeville.org) to **download the Project Form**
- ② Review Eligibility Criteria and Project Requirements
- ③ Fill out the Project Proposal Submission Form
- ④ Submit your Completed Application

 Online, email, hard copy mailed

⑤ Questions regarding project eligibility, evaluation, or the project forms can be directed to Susan Roth at [sroth@labergegroup.com](mailto:sroth@labergegroup.com)

# Open Call for Projects: FAQ

## Eligible Project Types:

- Public Improvement Projects
- Branding and Marketing for Downtown
- New Development/Rehabilitation of Downtown Buildings
- Façade enhancements or small-scale building renovations

## NYF Projects Must:

- Be located within the NYF Boundary
- Be able to break ground within two years of receiving funding
- Have diverse financing
- Be sponsored by a public, non-profit, or private entity with legal authority to undertake the project



# Downtown Profile *Preliminary Findings*

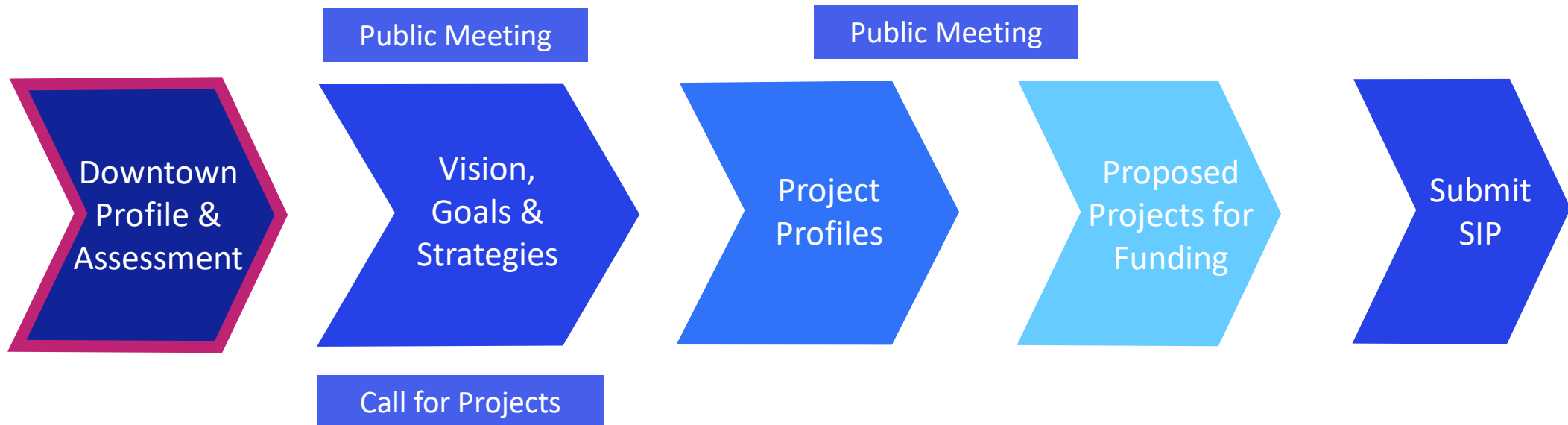


*“A compelling narrative that articulates the story of the downtown, its relationship to the surrounding region, and its future potential.”*

# Downtown Profile: Overview

## Dolgeville's NY Forward Downtown Profile Will:

- Identify downtown's strengths, challenges, and future potential
- Be a concise summary of existing downtown conditions
- Provide guidance for project evaluations



# Relevant Plans

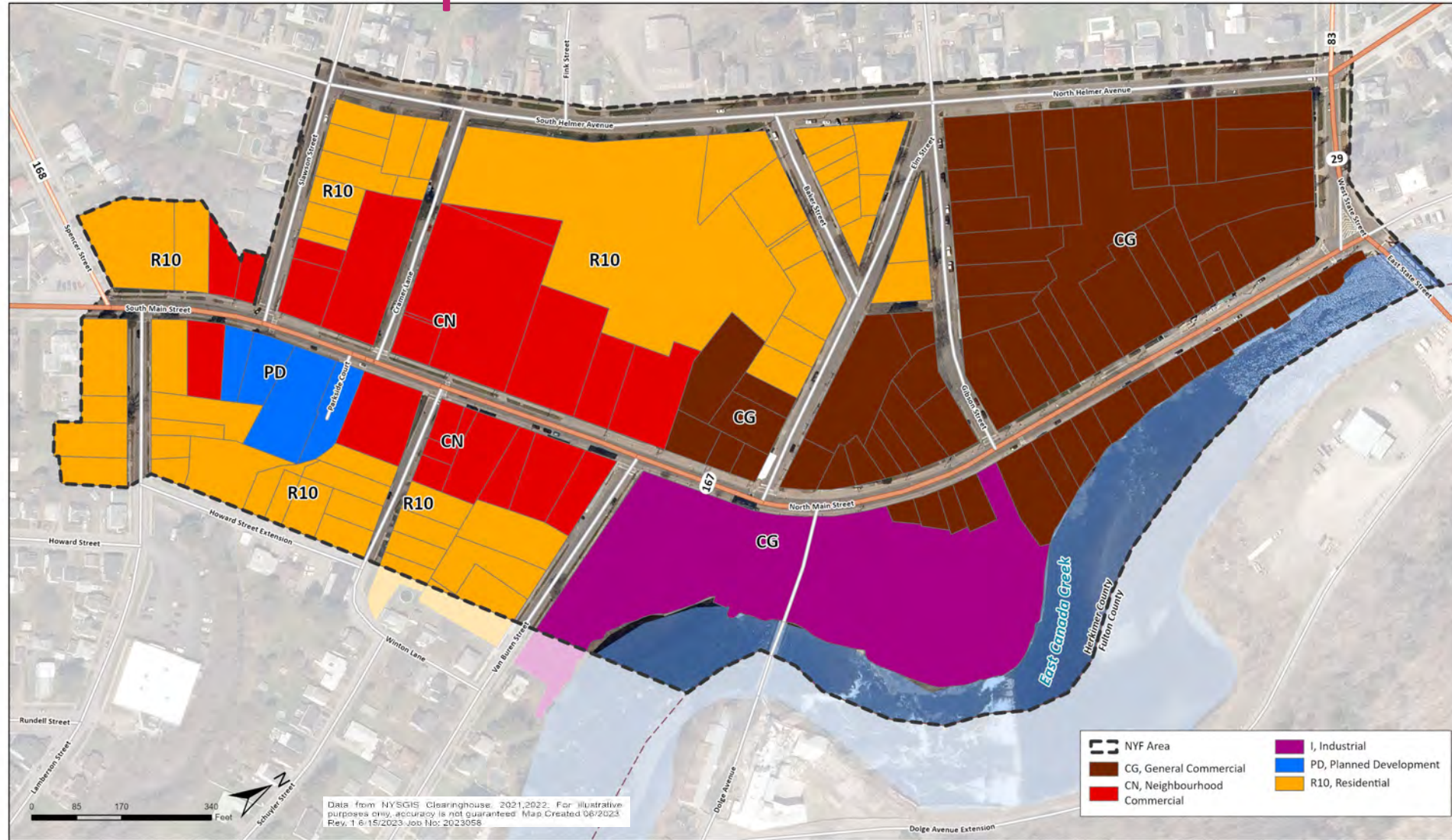
- Village of Dolgeville Comprehensive Plan (ongoing)
- Broadband Infrastructure Inventory Study of Herkimer, and Oneida Counties (2021)
- Mohawk Valley REDC Upstate Revitalization Prospectus (2015 and State of the Region: Mohawk Valley Annual Report (2021)
- Herkimer County Agricultural and Farmland Protection Plan (2020)
- Bicycle and Pedestrian Trail Guide (2019)
- Brownfields Opportunity Area adopted April 2023 by the Village, final acceptance pending.

# Ongoing or Planned Public Projects

*Projects that will directly impact the NYF Downtown area*

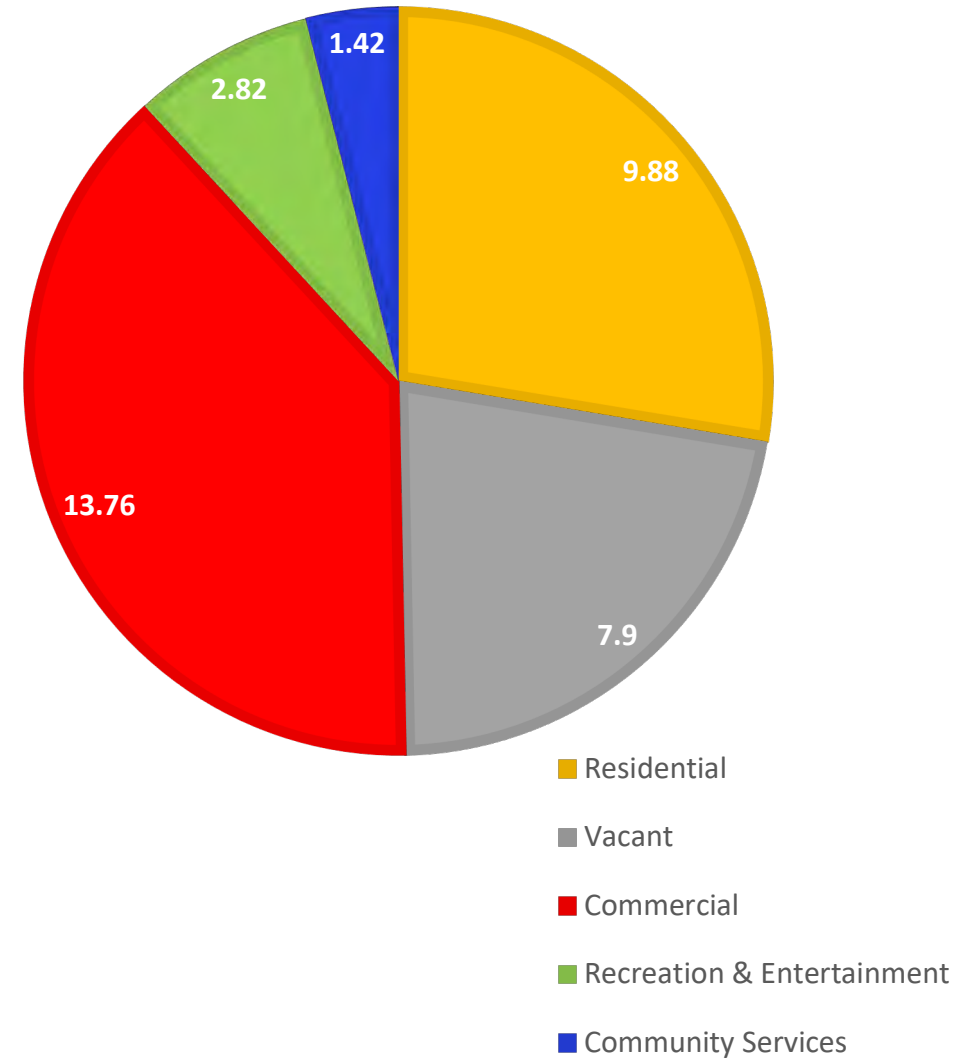
Project Name/Location	Description	Award Amount	Funding Source
Sewer Line Clean and Video assessment	Village-Wide	\$100,000	DASNY
Sewer Main Improvements (projected completion on Main Street 2025)	Main Street, North Helmer, Green Street, Baker Street, Elm Street	\$2.5 million	Congressional Directed Spending
Multimodal Grant to repair Sewer on Main Street, anticipated replacement complete 2025	Main Street	\$50,000	NYS DOT
Water Main repair to be done during time when Main Street is open	Main Street	Budget Not Set	Current plans are to have it completed by Dolgeville DPW
Main Street sidewalk and road replacement	Main Street	Budget Not set	NYS DOT
Fink Creek Culvert Replacement	Repair culvert damage that was responsible for flooding on North Main	\$5 million	Federal omnibus bill
Route 29 Bridge Replacement (in design phase) Construction anticipated 2026	Main Street	Budget not set	DOT
Buyout, Creation of park on North Main Street, repair of Main Street	Area of flooding in October of 2018	\$4,498,380	FEMA, ACOE, NYSDOS (BOA), APRA
Center Park Design and Improvements	Design & construction	\$595,000	NYSRHP, local donations, Herkimer County Legislators
NYF Downtown Revitalization Grant	NYF projects selected for project area	\$2.25 million	NYS DOS

# Land Use Map

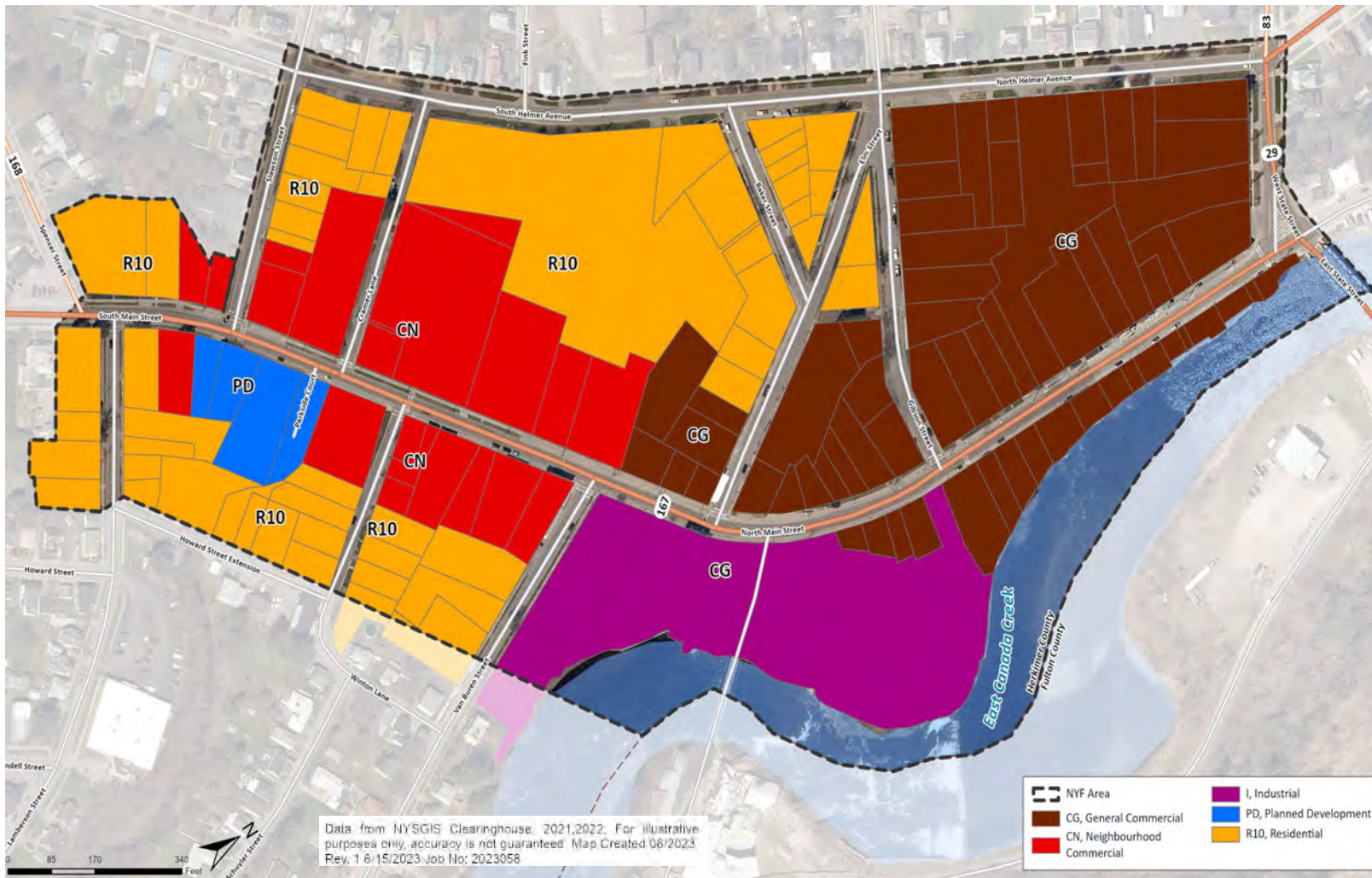


# Land Use Facts

- Area of Downtown: 36.78 acres.
- Largest Village Park is in the NYF Downtown Area.
- Two important businesses, the Graystone and Bergeron in the middle of renovating or relocating in the downtown and include underutilized parcels from the BOA.
- Some parks identified on Land Use created to temporarily enhance vacant parcels.



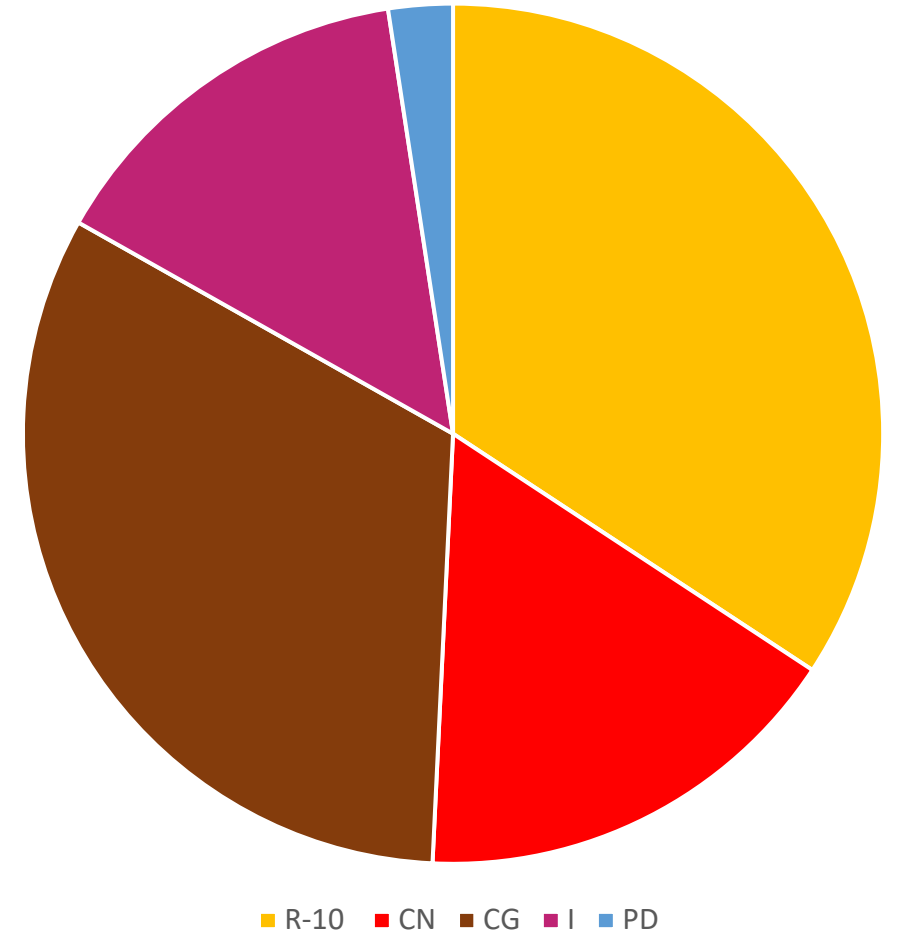
# Zoning Map





# Zoning Facts

- CG (General Commercial)  
Largest Zone: 11.92 Acres
- R-10 (Residential) 11.92 Acres
- CN (Neighborhood Commercial) 6.07 Acres
- I- Industrial 5.3 Acres
- PD .89 Acres
- BOA Finding: The Village should make revising the zoning code a priority.



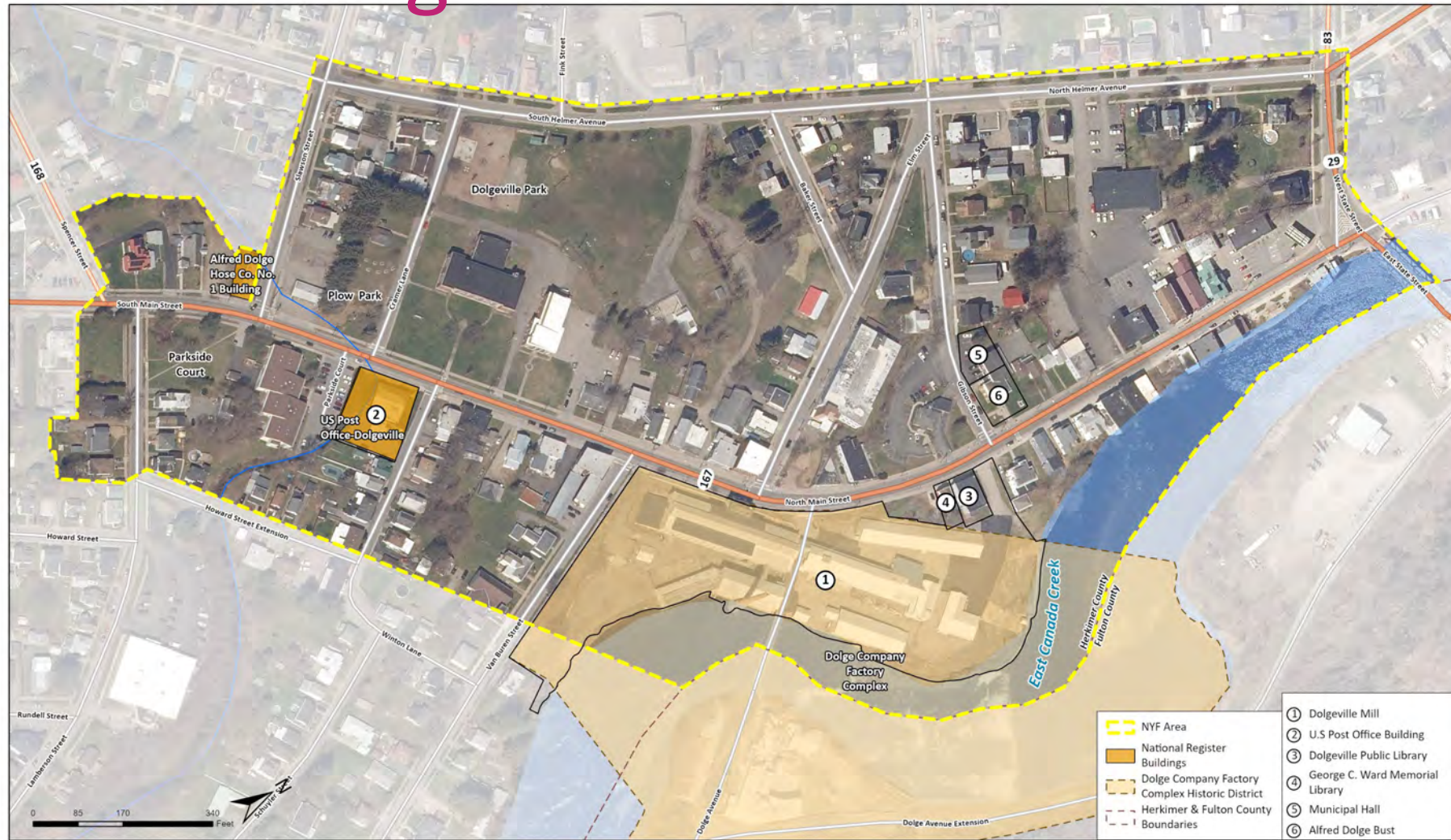
# Parks and Recreation Map



# Open Space & Recreational Land

- Center Park – improvement plan funded by NYS OPRHP.
- Plow Park – features a gazebo, is often used for events.
- Parkside Court Park – created with the PUD.
- Waterfront Park is located on the North End of Main Street.
- Pocket parks are located throughout the Village where severe damage required the demolition of a downtown building.
- New Park being created just out of the NYF Downtown paid for by FEMA

# Cultural Setting & Attractions



# Cultural Setting & Attractions Facts

- Only one building, the Dolgeville Mill (Also known as the Daniel Green Shoe Factory,) is formally listed on the National Register.
- Our informal survey revealed that many other buildings have architectural integrity and would likely be eligible as an independent listing or part of a thematic district.

# Environmental Assets/Constraints



## East Canada Creek

- Runs North/South on the border of the NFS downtown area.
- Is the original source of water, transportation and power for communities that settled along this river.
- Is a prominent feature in the Village and the NYF downtown and creates opportunities for increased business, recreation, and tourism
- The Creek also caused significant damage from flooding occurred in 2018.

# East Canada Creek



# Vacant and Underutilized Land



- Former Dolgeville High School
  - Former Brix Pizzeria (6 Main Street)
  - Bergeron Warehouse
  - 38 N. Main Street
  - 78 N. Main Street
  - George C. Ward Memorial Library
  - Former Dolgeville Mill
  - Pocket Park near former Brix Pizzeria
  - 43 Main Street
  - 30 Main Street
  - 32 Main Street
  - 38 Main Street
- Source: BOA and checked in field.



# Vacant and Underutilized Land Facts

- Vacancies represent 7.9% of the NYF Downtown.
- Many two and three-story buildings have underutilized space on the second floor.
- Pocket Parks represent an opportunity to rebuild new buildings and return parcels to public use.
- The BOA listed many sites outside the boundary to the west of the district, some of which were include as potential projects that could be funded through other state programs.

# Transportation Network

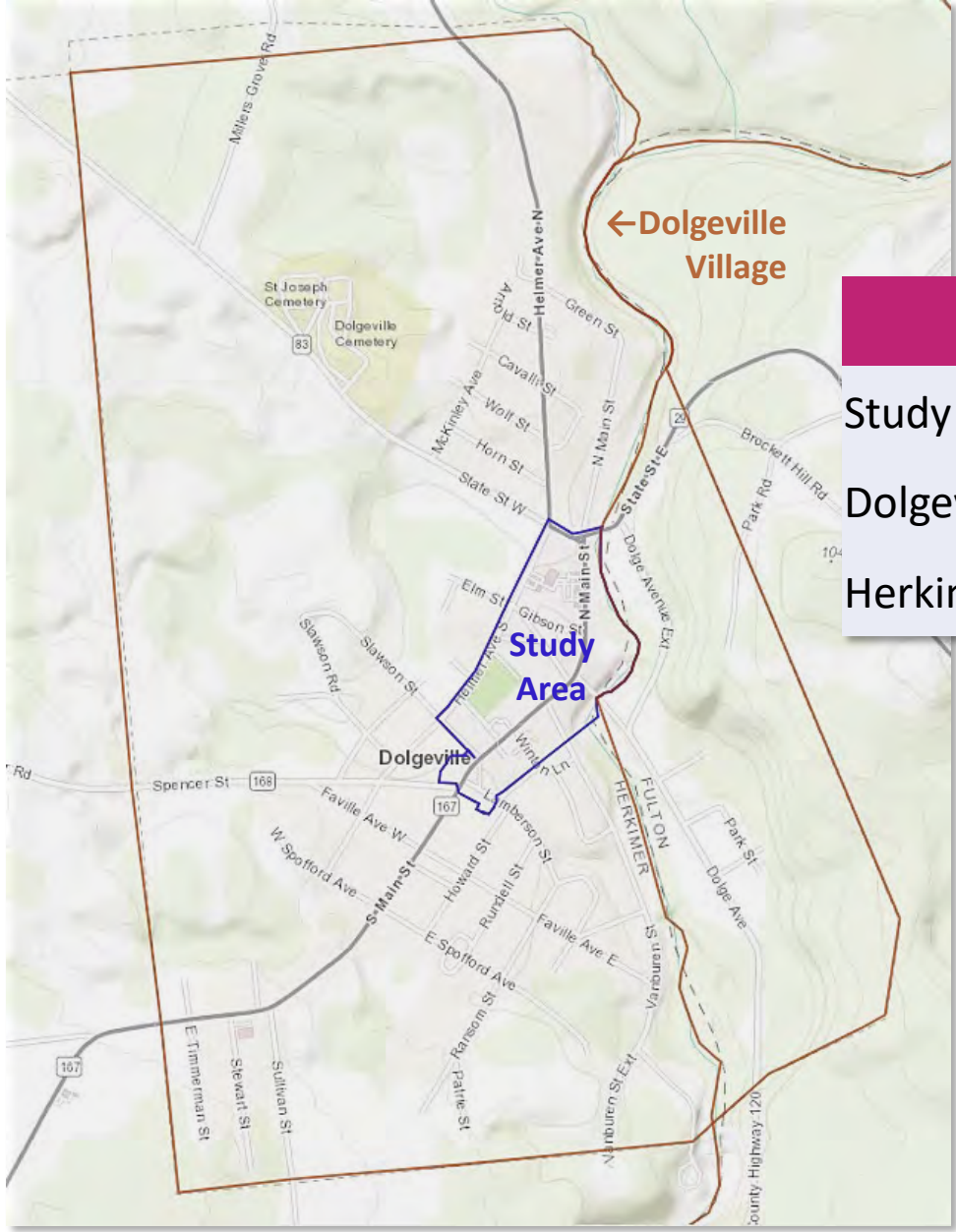


# Transportation Network Facts

- Most Businesses front on or have access to Main Street (NYS 167), which connects to smaller connector roads. North Helmer Avenue is a secondary connector.
- NYS 29 is located at the North End of Main Street and is called State Street in Dolgeville. A bridge is located on NYS 29 over East Canada Creek.
- Main Street will be improved after repair of water and sewer lines, Project Scheduled for the Spring and Summer of 2024.
- There is no transit services available to Dolgeville at the present time. Closest bus service is in Little Falls or Utica.

# Downtown Profile: Demographic & Market *Preliminary Findings*

# Demographic Snapshots



	Population	Households	Housing
Study Area	272	151	181
Dolgeville Village	1,988	872	1,047
Herkimer County	58,812	24,985	32,334

The study area’s population, households and housing units represent less than an 18 percent share of the same metrics for the Village.

# Households & People



58%

Family Households



1.79

Average Household Size



40.4

Median Age



17%

HHS Below the Poverty Level



59%

Family Households



2.26

Average Household Size



41.1

Median Age



17%

HHS Below the Poverty Level



62%

Family Households



2.30

Average Household Size



44.8

Median Age



12%

HHS Below the Poverty Level

# Education & Income



14%

Adults with Bachelor's Degree or More



\$28,951

Per Capita Income



\$49,590

Median Household Income



\$2,272

Average Annual HH Spending on Food Away from Home



14%

Adults with Bachelor's Degree or More



\$29,159

Per Capita Income



\$49,024

Median Household Income



\$2,276

Average Annual HH Spending on Food Away from Home



23%

Adults with Bachelor's Degree or More



\$33,447

Per Capita Income



\$60,192

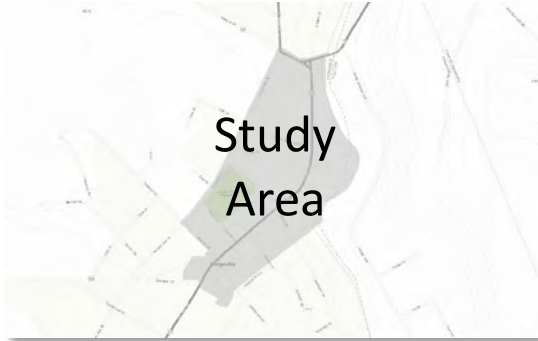
Median Household Income



\$2,663

Average Annual HH Spending on Food Away from Home

# Housing



\$93,750

Median Home Value



17%

Vacancy Rate



10%

HHs w/ Gross Rent 50% + of HH Income



36%

Renter Households



\$93,864

Median Home Value



17%

Vacancy Rate



10%

HHs w/ Gross Rent 50% + of HH Income



35%

Renter Households



\$128,307

Median Home Value



23%

Vacancy Rate



17%

HHs w/ Gross Rent 50% + of HH Income



26%

Renter Households

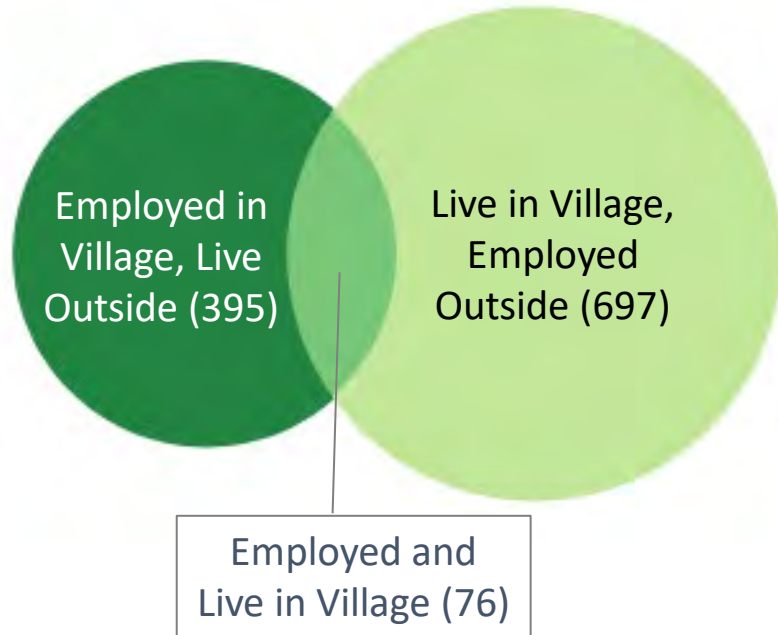


# Key Findings

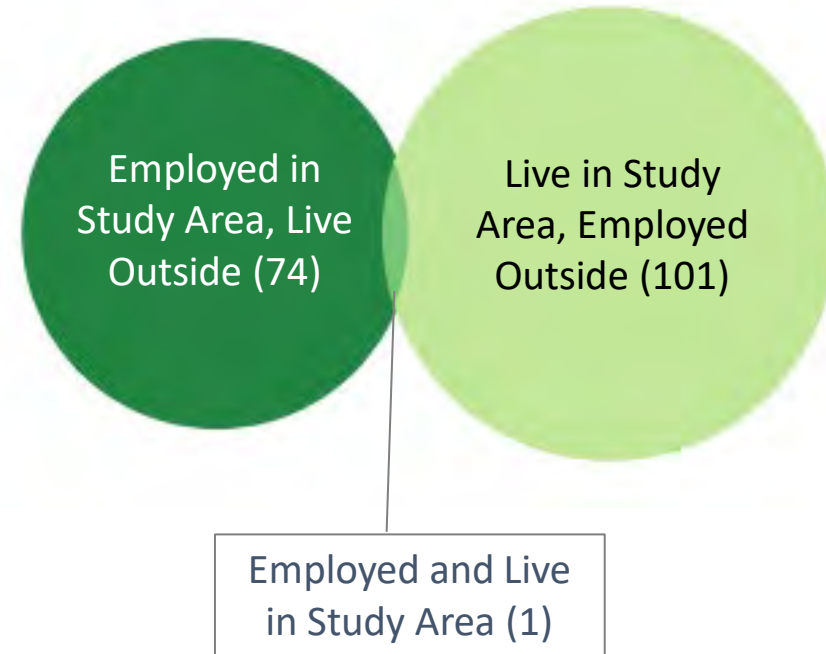
*Very few workers live in either the Study Area or the Village, suggesting there may be opportunity to create some workforce housing in the study area.*

## Primary Jobs Inflow/Outflow, 2020

### Dolgeville Village

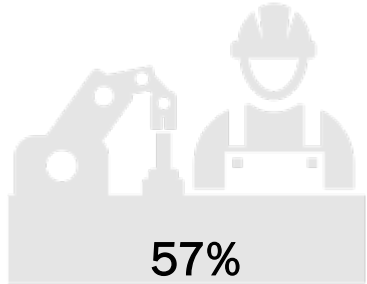


### Study Area



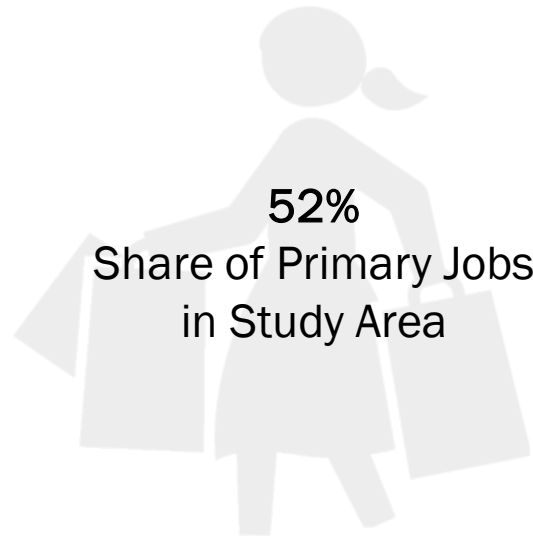
# Key Findings

*The Village's economy is largely driven by the Retail Trade and Manufacturing sectors.*



57%

Share of Primary Jobs  
in Dolgeville Village



52%  
Share of Primary Jobs  
in Study Area

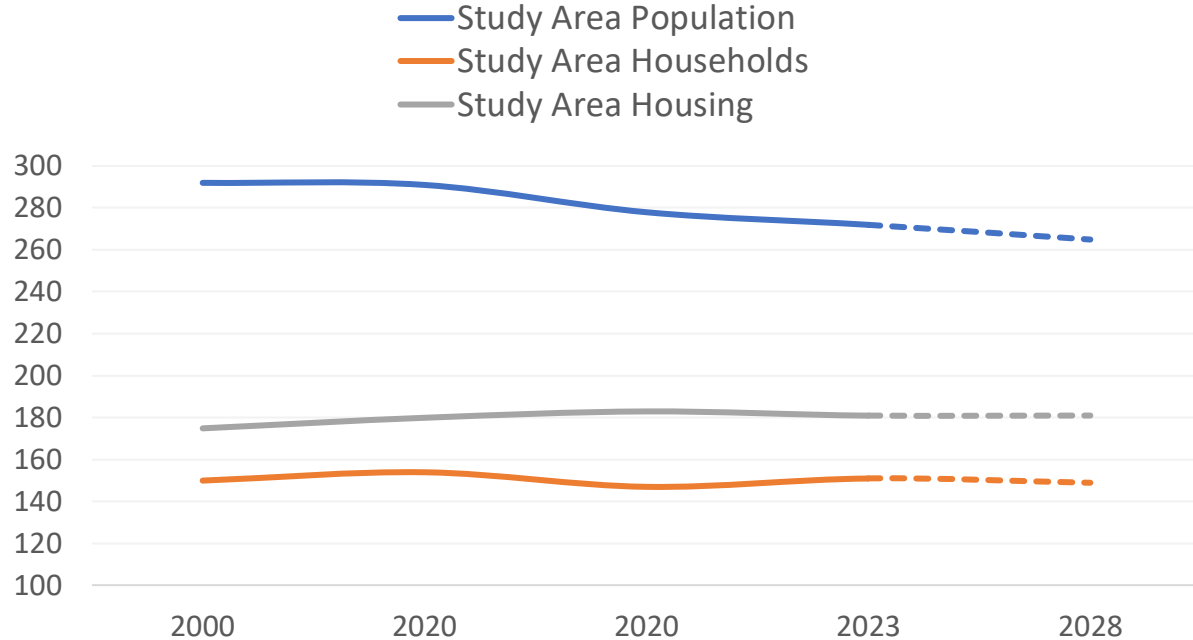
## Top 10 Industries by Primary Job Share in Village, 2020

	Study Area	Dolgeville Village	Herkimer County
Manufacturing	-	56.7%	15.4%
Retail Trade	52.0%	22.9%	16.0%
Accommodation and Food Services	14.7%	5.1%	7.9%
Public Administration	-	4.9%	8.0%
Finance and Insurance	17.3%	2.8%	1.6%
Wholesale Trade	-	2.1%	5.7%
Health Care and Social Assistance	2.7%	1.9%	14.5%
Professional, Scientific, and Technical Services	6.7%	1.1%	1.5%
Agriculture, Forestry, Fishing and Hunting	-	1.1%	0.9%
Real Estate and Rental and Leasing	6.7%	1.1%	0.9%

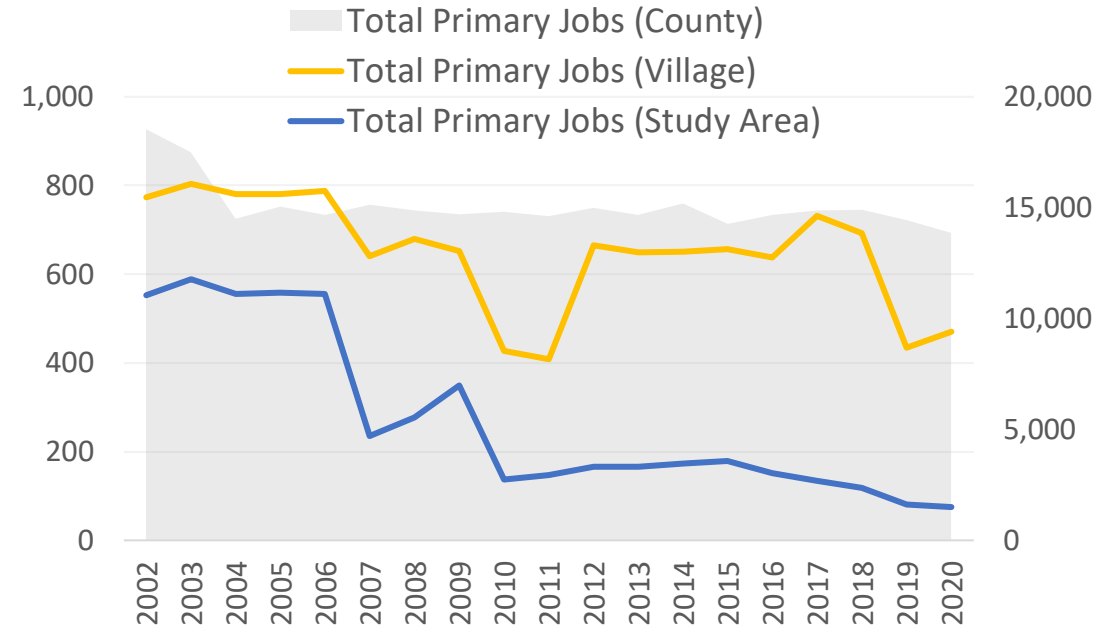
# Key Findings

*While population within the Study Area has been declining since 2000, the number of households and housing units in the Study Area have remained relatively steady over the same period. Study Area employment has been in steady decline.*

### Study Area Trends



### Primary Job Trends



## Creating A Vision

*Thank you for your participation  
in the online SWOT survey!*

# S

## Strengths

- Things done well in downtown Dolgeville
- Qualities that separate downtown Dolgeville from others
- Tangible assets like buildings, trails, businesses

Downtown Dolgeville

# W

## Weaknesses

- Things downtown Dolgeville is missing
- Things that other downtowns do better
- Common complaints from visitors
- Common complaints from business owners

# O

## Opportunities

- Things happening in the region that downtown Dolgeville can capitalize on
- Outside trends that could be considered for downtown Dolgeville
- Any new technology that could benefit downtown Dolgeville

Outside Influences Affecting  
Downtown Dolgeville

# T

## Threats

- Things happening in the region that can detract from the downtown experience
- Perceptions from outside residents
- Negative media coverage



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# SWOT Analysis Results - Strengths

- Classic Village Setting and the components that make the setting: Buildings, sidewalks, roads.
- Businesses in the Downtown adequate to fulfill basic needs
- Waterfront
- People
- Walkability
- History and historic resources
- Family Friendly
- Manufacturing Businesses
- Parks & Natural Resources
- Available Sewer and Water
- Recent investment by Graystone and Bergeron



# SWOT Analysis Results - Weaknesses

- Lack of Building Maintenance
- Lack of Infrastructure Maintenance
- Not enough flowers, trees, furnishings, and lighting to be appealing
- Wayfinding signage needed
- Parks need renovation
- Lack of affordable housing, especially rentals
- Too many vacancies
- Buildings not appealing from the creek side
- Narrow streets
- Not enough well-paying jobs
- Confusing land use regulations
- Lack of certainty for new investors



# SWOT Analysis Results - Opportunities

- Ability to Share Services with other Communities
- Proximity to Adirondacks
- Beauty of the entire area could make Dolgeville an attractive Destination
- Bike Trails
- Brewery
- Investors
- Fishing a popular activity that we can capitalize on
- Sports Center
- Industrial park an asset.
- Marketing opportunities not yet examined
- Nearby communities we could combine efforts with, learn from.
- Completed BOA
- Grant Opportunities through BOA and NYF, FEMA, DOT, and NYSOPRHP and other agencies.





# SWOT Analysis Results - Threats

- Threat of Flooding
- Competition from Nearby Communities
- Competition from Larger companies for workers
- Competition from larger businesses for business
- Inflation and taxes
- Lack of jobs
- Lack of housing
- Brewery
- Not enough press coverage
- The reconstruction of bridge and Main Street may slow down recovery or damage existing businesses.
- Lack of Communication between other Villages



# Starting Point: Dolgeville BOA



- Recently Adopted by the Village (April 2023)
- Will be accepted soon by DOS
- Includes a visioning and goals process for the BOA area, which includes the NYF Downtown Area.
- Creates the ability for Dolgeville to apply to a number of different grant programs.

[www.dolgevilleboa.com](http://www.dolgevilleboa.com)

# Vision Statement from BOA

The Historic Village of Dolgeville is a friendly community with a vibrant and picturesque Village Center at the foothills of the Adirondack Mountains. Its quaint, walkable neighborhoods are supported by strong employment base, diversified local services scenic natural resources, and rich cultural heritage that provide opportunities for current residents to prosper as well as attract future residents and visitors.

# Vision Statement from NYF Application

The Village of Dolgeville strives to be a safe, inclusive community that draws on its unique features as a gateway to the Adirondacks and its central location to the East Canada Creek, supporting relaxation, tourism, and an overall healthy lifestyle. Building upon its storied history, the Village's vision is to restore its economic, commercial, cultural, and artist vibrancy, and its historic Main Street district, leading the Village into a prosperous, sustainable future.

# Starting Point: Goals from the BOA

1. Create a Vibrant and Active Village Center.
2. Diversify Housing Options to Retain Current Residents and Attract Residents.
3. Create Economic Opportunity for All.
4. Enhance Community Resilience.

Let's refine these ideas....

# Goals for NYF Downtown Area:

1. Create a Vibrant and Active Village Center that attracts new businesses and capitalizes on the history of Dolgeville and its natural setting.
2. Diversify Housing Options to Retain Current Residents and Attract Residents.
3. Create Economic Opportunity for All.
4. Enhance Community Resilience.

# Goals for NYF Downtown Area:

1. Create a Vibrant and Active Village Center that attracts new businesses and capitalizes on the history of Dolgeville and its natural setting.
2. Create attractive and desirable Downtown living for visitors and residents that is walkable to businesses.
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1. Create a Vibrant and Active Village Center that attracts new businesses and capitalizes on the history of Dolgeville and its natural setting.
2. Create attractive and desirable downtown living for visitors and residents that is walkable to businesses.
3. Create an environment where investors can clearly see the opportunities that exist in Dolgeville for revitalization.
4. Enhance Community Resilience.



# Goals for NYF Downtown Area:

1. Create a Vibrant and Active Village Center that attracts new businesses and capitalizes on the history of Dolgeville and its natural setting.
2. Create attractive and desirable downtown living for visitors and residents that is walkable to businesses.
3. Create an environment where investors can clearly see the opportunities that exist in Dolgeville for revitalization.
4. Engage in a meaningful recovery process that protects investments from flooding damage while enhancing the natural assets of East Canada Creek.

## Any Other Goals?

preservation  
adaptability  
work training  
connectivity  
environment buildings  
identity  
variety  
culture  
parks  
transit jobs  
sustainability

**Do these resonate?**

**Goal: Pave the way for public transit opportunities that will come available once Dolgeville is a destination.**

**Goal: Equitably grow the local property tax base.**

# Next Steps

# Next Steps

- Pop Up Event at the Farmers Market, July 8<sup>th</sup>, 2023
- Public Workshop #1, July 19, 2023
- Complete draft Downtown Profile & Assessment
- Call for Projects through August 2, 2023
- LPC Meeting #3 – August 16, 2023



# Public Comment

