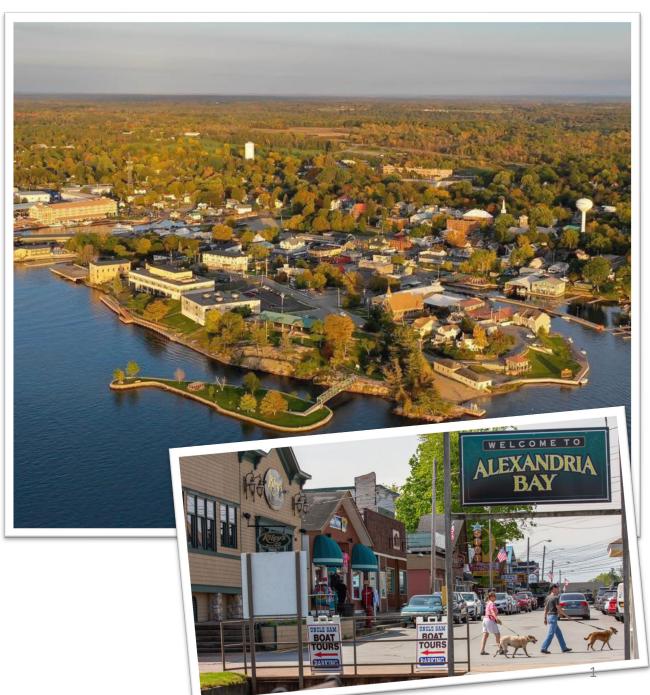




Local Planning Committee (LPC)

Meeting #3 | August 12, 2024





Welcome + Code of Conduct Reminder



NY Forward Preamble



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

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

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





Agenda

- Welcome & Code of Conduct Reminder
- Project Schedule Update
- Community Engagement Update
- Preliminary Projects List Discussion
 - LPC Project Recusals
- Next Steps
- Public Comment



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



Project Schedule Update



Project Schedule & Scope



MAY

- LPC Kick-off
- Vision, Goals,& Strategies
- 1st Public
 Engagement

JUNE

- Downtown Profile (Draft)
- Vision, Goals,& Strategies
- Open Call for Projects

JULY

- Open Call for Projects
- DowntownProfile (Final)
- Preliminary Project List

AUGUST

- ProjectCoordination
- ProjectDevelopment
- **Draft Profiles**

SEPTEMBER

- 2nd Public
 Engagement
- StrategicInvestmentPlan (Draft)
- Final Project Profiles

OCTOBER/ NOVEMBER

NY ForwardStrategicInvestmentPlan (Final)



Community Engagement Update



Community Engagement



Alexandria Bay NY Forward Community Survey

- Opened May 28th at Public Open House #1
- Closed June 30th
- Online version was available at: www.AlexBayNYForward.com
- Paper copies were made available at Village Hall and Library
- 74 Total Responses Received





Community Survey Highlights



Demographic and Background Information

- 81% of respondents are full-time residents.
- Over 75% consider the Village's waterfront to be a huge attraction for visitors and residents.
- Nearly 80% of respondents own property in Alex Bay.
- 39% of respondents are age 40-64.



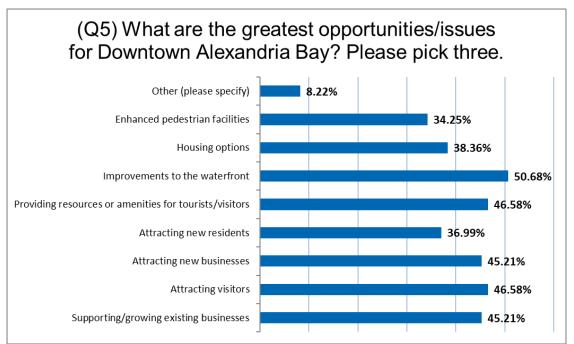


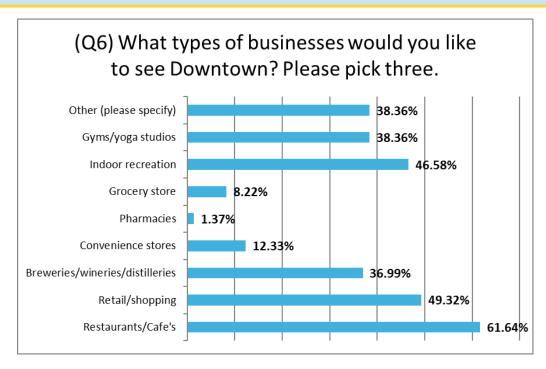
Community Survey Highlights



Opportunities and Business

- Majority of respondents would like to see improvements made to the waterfront and for the Village to provide resources/amenities for visitors.
- Majority of respondents would like to see restaurants/cafés and retail/shopping downtown.





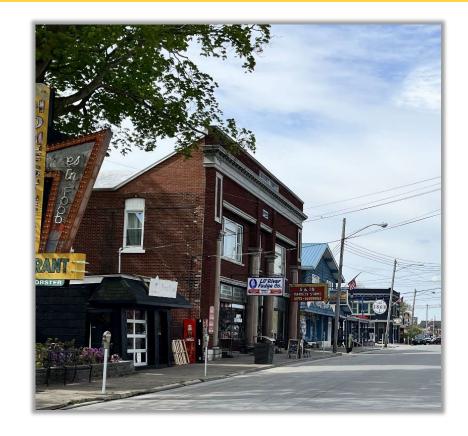


Community Survey Highlights



When you think about what Alexandria Bay might be like in 15 years, what three words would you like to be able to use to describe the community to your friends/children/grandchildren?







Preliminary Projects List Discussion



NY Forward Program Goals





Create an active downtown with a mix of uses



Create diverse housing options for all income levels



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



Grow the local property tax base



Enhance downtown living and quality of life



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



Encourage the reduction of greenhouse gas emissions



What are the eligible project types?





Public Improvement Projects

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



New Development and/or Rehabilitation of Existing Downtown Buildings

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



Small Project Grant Fund

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



Branding and Marketing

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



Ineligible Project Types/Activities



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



Project Match & Decarbonization



- 40% minimum match for private projects preferred locally (25% minimum required for NYF)
- No match requirement for public or non-profit projects
- Total project cost must be a minimum of \$75,000 (except small project fund)
- New construction, building additions over 5,000 SF and some substantial renovation over 5,000 SF will be required to meet decarbonization standards



Vision Statement



Downtown Alexandria Bay will be a vibrant, year-round destination that celebrates the community's unique mix of historic character, architecture, island homes, and eclectic offerings strengthened by its striking natural setting within the heart of the Thousand Islands. By fostering local business innovation, mixeduse housing options, and connected and accessible public waterfront spaces, the downtown serves as an inclusive hub of local culture and natural beauty. Through collaborative efforts and sustainable planning, Alexandria Bay continues to enrich the quality of life for residents and offer an unforgettable experience for visitors through a harmonious blend of economic opportunities and natural wonders, embracing a renewed community spirit.



Alex Bay Goals & Strategies



GOAL 1: ECONOMIC VITALITY

Advance Alexandria Bay's economic vitality through the transformation of the economy from seasonal to year-round.

- 1. Foster a supportive business environment through inclusive event and development planning.
- 2. Diversify retail and service offerings to expand employment opportunities and provide locals and visitors with a wider variation of activities and amenities beyond the summer months.
- Identify collaboration opportunities to strengthen public and non-profit relationships to better serve the community's needs and boost the downtown experience.
- 4. Enhance the aesthetics of downtown through streetscape upgrades and by supporting improvements to existing buildings.
- 5. Improve wayfinding and pedestrian safety to better connect downtown and riverfront amenities.
- 6. Expand, centralize, and coordinate Alexandria Bay's online presence to promote and expand the year-round economy.

GOAL 2: COMMUNITY CONNECTIONS

Enhance physical and social connections and diversify housing options throughout downtown Alexandria Bay.

- 1. Improve collaboration, coordination, and cooperation within the Alexandria Bay community.
- 2. Increase market-rate and workforce housing stock by supporting the activation of mixed-use buildings to create a variety of housing types to attract year-round residents.
- 3. Enhance public gathering spaces through local partnerships to revitalize facilities and promote community development.
- 4. Improve downtown Alexandria Bay's pedestrian environment through the prioritization of streetscape amenities, parking, lighting, wayfinding, and ADA accessibility enhancements.



Alex Bay Goals & Strategies



GOAL 3: ENVIRONMENTAL STEWARDSHIP

Improve environmental sustainability to protect and enhance Alexandria Bay's relationship with its natural surroundings and the St. Lawrence River.

- 1. Develop the ecotourism sector to connect downtown to the river, village parks, preserves, and other natural amenities.
- 2. Prioritize compact, walkable, and upper-story development throughout Alexandria Bay.
- 3. Improve resiliency of vulnerable properties through the application of modern design principles, incorporation of green infrastructure, and improved enforcement of the land use code to create a more sustainable Alexandria Bay.

GOAL 4: CULTURE & HISTORY

Renew and respect Alexandria Bay's culture, heritage, and historic significance.

- 1. Highlight the historic landmarks throughout downtown to integrate local history into the fabric of Alexandria Bay.
- 2. Create downtown cultural programing that is reflective of historic traditions to expand the options for experiences.
- 3. Expand and promote year-round arts and cultural events to support local artisans and increase tourism.
- 4. Encourage new development and renovations that reflect the historic architectural design of downtown Alexandria Bay.
- 5. Build off of Alexandria Bay's established location, successful annual events, and nostalgic appeal to develop a downtown brand and marketing strategy that strengthens its identity as a unique riverfront destination.





- Calls for projects launched June 26 / Due July 31st
- Office hours with consultant Team Virtual
 - July 10, 2024 12:00 PM 1:00 PM
 - July 11, 2024 3:00 PM 4:00 PM
 - July 17, 2024 1:00 PM 2:00 PM
 - July 22, 2024 9:00 AM 10:00 AM
- All projects must have been submitted by the Call for Project's deadline in order to be considered for NY Forward
 - Project submittal was made available on Alexandria Bay
 NY Forward website: <u>www.AlexBayNYForward.com</u>
- All submitted proposals are included on initial projects list
- All proposals will be reviewed by the LPC & consultant team







Highlights of Project Submissions

- 30 Proposed Projects Received
- \$19.5 Million in NY Forward Requested
- \$22.5 Million in Total Project Cost

Initial Consultant Screening of Projects

Reviewed NY Forward
 Eligibility, Decarbonization,
 and Project Sponsor Match





- Project ID
- Sponsor Name
- Project Name
- Location
- Description
- Total Project Cost
- NY Forward Request
- Sponsor Match Percentage

Alexandria Bay			Alexandria Bay NY Forward Preliminary Projects List		NEW YORK SPECIAL NY Forward Lest Revised: 8/6/2		
,	Sponsor	Project Name	Address	Description	Total Cost	NYF Funding Request	% NYF A
UBL	LIC IMPROVEMENT PRO	UECTS					
91	Village of Alexandria Bay	Upgrade the Downtown Streetscape	The streetscapes of James, Fuller, and Church Streets.	This project strives to incorporate infrastructure upgrades to the public streetscape on Fuller Street from Church to the Town Seach, on Church Street from Fuller Street towns Seach, on Church Street from Fuller Street to Walton Street, and for the full length of James Street. The Village aims to apply Complete Streets principles through safety improvements to sidewalks and intersections to make these streets are and accessible for all users. The development of a cohesive streetscape design will upgrade in the pedestrian and driver experience through improvements to the seathetics and functionally of cowntown. The claimfication and strengthening of connections between downtown and the rivertront will result in less confusion and increazed continuity for wishors and residents alkies. Improving idewalk conditions, incorporating more crosswalks, upgrading the street (gifts, unifying the signage, boltsteing street furnishings, adding landscaping, increaing ADA accessibility, and modernizing paning metering will lead to a renewed and current downtown Alexandria Bay.	\$4,439,017	\$4,439,017	100%
02	Village of Alexandria Bay	Reconfigure Upper James Street to Incorporate a Pedestrian Plaza	James Street from Church Street to the Upper James Street Dock within the public right-or-way.	Create a public plaza to provide an open space anchor for both water and land arrivals. Provide a public space for year-round activity in the heart of downtown with permanent plaza elements including seating, vegetation, and lighting along with a featible zone for events and additional seating, Integrate signage and wayfinding to connect visitors to downtown business and other attractions including the fiver Walk and Scenic View Park. This project will add approximately 1,000 square feet of public space to the end of James Street at the entrance to the dood. This space will include a redeveloped restroom busining, a new information slock, and extend the seating and lighting elements of the dook onto the main land. The reconfiguration will also incorporate street trees and vegetation within the plaza and along the sidewalks and parking areas. Two-way traffic, access to properties, and the current number of parking spaces will be retained.	\$1,835,901	\$1,835,901	100%





A01 James Street Improvement and Upper James Pedestrian Plaza | Municipal Project (Village)

Includes improving sidewalk conditions, incorporating more crosswalks, upgrading the streetlights, unifying the signage, bolstering street furnishings, adding landscaping, increasing ADA accessibility, and modernizing parking metering which will lead to a renewed and current downtown Alexandria Bay. This project will add approximately 1,000 square feet of public space to the end of James Street at the entrance to the dock. This space will include a redeveloped restroom building, a new information kiosk, and extend the seating and lighting elements of the dock onto the mainland. The reconfiguration will also incorporate street trees and vegetation within the plaza and along the sidewalks and parking areas. Two-way traffic, access to properties, and the current number of parking spaces will be retained.

• Total Cost: \$3,484,356

• **NYF Request:** \$3,484,356

Sponsor Match: Not required for public projects

Decarbonization: Not Applicable



A01 James Street Improvement and Upper James Pedestrian Plaza







A02 Riverwalk & Old Chamber Building | Municipal Project (Village)

Consolidate community amenities such as public restrooms, an information center, community games, and a park space at the Old Chamber Building to enhance the downtown area. This project aims to includes renovation of the building into an information center with restrooms, sidewalk repairs with a distinct River Walk element, new trash receptacles, lighting along River Walk and the north side of the site, a play area with movable equipment, a dog park, new signage, street trees, a seatwall, a picnic area with tables, a storage shed, and a plaza space. The plaza is to incorporate a flagpole, seating, trees, planters, signage, and a renovated ADA parking area to better define and utilize the current parking area. The lighting is to be vintage, pedestrian-scale light poles that are dark sky compliant and will both mark the beginning of the River Walk and improve overall safety.

• **Total Cost:** \$1,767,606

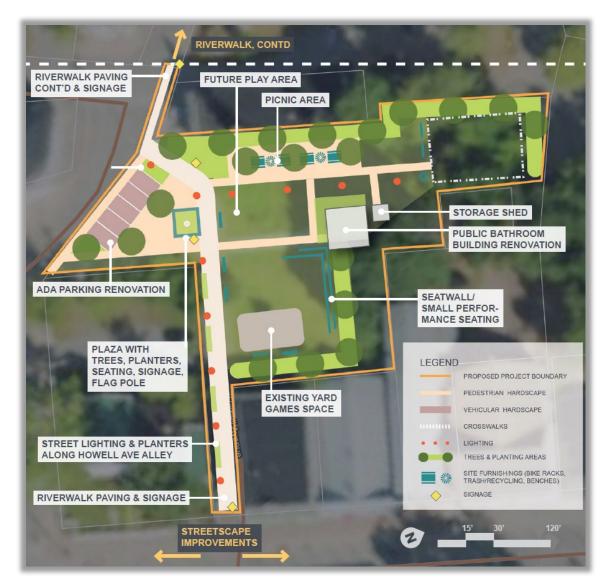
• **NYF Request:** \$1,767,606

Sponsor Match: Not required for public projects

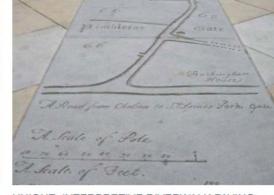
Decarbonization: Not Applicable



A02 Riverwalk & Old Chamber Building







SEATWALLS FOR SEATING & SMALL PERFORMANCES

UNIQUE, INTERPRETIVE RIVERWALK PAVING ELEMENT







A03 Core Streetscape Extension | Municipal Project (Village)

To incorporate infrastructure upgrades to the public streetscape on Fuller Street from Church to the Town Beach and on Church Street from Fuller Street to Walton Street. The Village aims to apply Complete Streets principles through safety improvements to sidewalks and intersections to make these streets safe and accessible for all users. The development of a cohesive streetscape design will upgrade the pedestrian and driver experience through improvements to the aesthetics and functionality of downtown. Improving sidewalk conditions, incorporating more crosswalks, upgrading the streetlights, unifying the signage, bolstering street furnishings, adding landscaping, increasing ADA accessibility, and modernizing parking metering will lead to a renewed and current downtown Alexandria Bay. Additionally, this project would look to secure additional funding for other streets within the downtown core.

• Total Cost: \$2,790,562

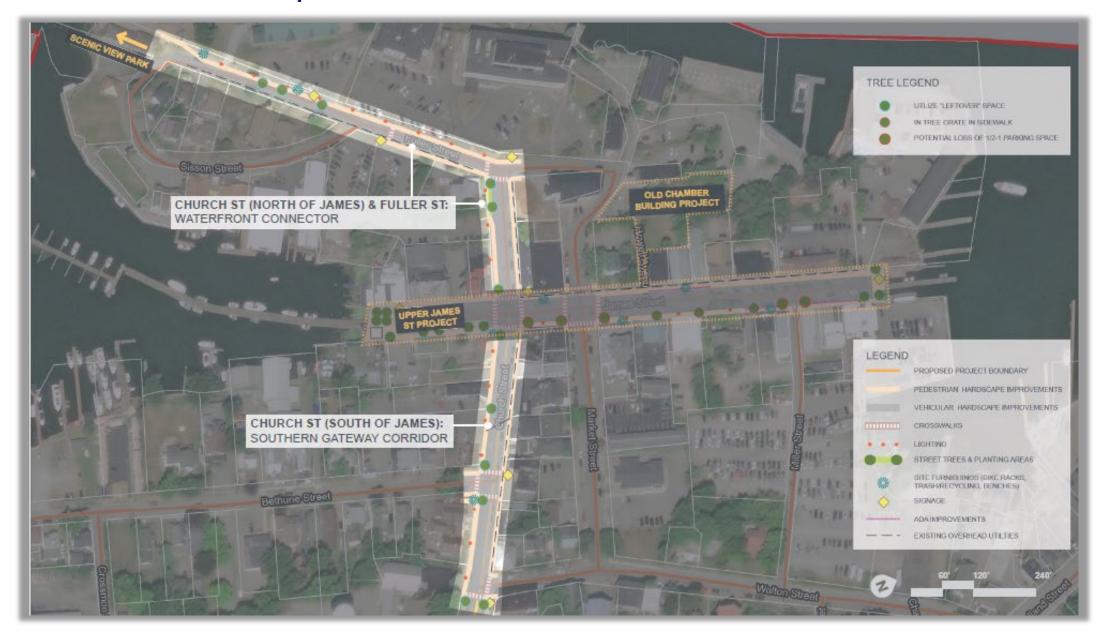
• **NYF Request:** \$2,790,562

Sponsor Match: Not required for public projects

Decarbonization: Not Applicable



A03 Core Streetscape Extension







A04 Scenic View Park | Municipal Project (Village)

Enhancing these riverfront spaces with modern facilities and recreational offerings will create a renewed sense of excitement throughout the Village thereby providing a tourist draw beyond the summer season while also significantly adding to the community's quality of life for current and potential residents. The priorities of this project are to activate existing Scenic View Park amenities through expanded programing and physical improvements, the creation of a visitor destination at Casino Island, and through the strengthening of the pedestrian connection between the riverfront and James Street. The upgrades to Scenic View Park will include constructing new pathways throughout the park to provide accessible access to the playground and Casino Island, incorporating additional seating, a splash pad, and enhancing Casino Island with a larger gazebo, public art, pathways, signage, and lookout areas.

Total Cost: \$1,575,870

• **NYF Request:** \$1,575,870

Sponsor Match: Not required for public projects

• **Decarbonization**: Not Applicable



A04 Scenic View Park









A05 Improvements to the Chamber of Commerce Building | Municipal Project (Town)

The Chamber of Commerce Building at 7 Market Street will remain as the Chamber Building. The Chamber caters to walk in tourists and promotes the area through social media and printed materials. The goal is to provide handicap accessibility, provide an energy efficient envelope by replacing windows, insulating basement rim joist, re-pointing exterior, and providing a heat pump heating and cooling system. The building is approximately 1200 sf per floor, and provides meeting space and office space, as well as allows visitors to access material related to the area. Work includes window replacement, front access stair repair, door replacement, handicap access ramp, stone re-pointing, painting, HVAC replacement, handicap bathroom renovation, second floor wall repair and painting.

Total Cost: \$534,000

• **NYF Request:** \$534,000

Sponsor Match: Not required for public projects

Decarbonization: Not Applicable

LPC Recusals:

Alan Taylor



A05 Improvements to the Chamber of Commerce







B01 Dark Islands Enclose Space, 42 Church St. | Private Project

a) Enclose existing uncovered center property deck, with an open beam metal roof with glass (or isinglass walls). b) Demolish existing dilapidated garage, and build like-sized new storage facility, but move it back 20' from current location to allow for customer parking. Rebuild and reconfigure employee parking to include parking for 4 customer spaces, where current garage is located. 2 of the spaces to be

handicapped parking only.

Total Cost: \$180,000

NYF Request: \$108,000

Sponsor Match: 40%

Decarbonization: Not Applicable







B02 51 Church St. Extension Renovation and Interior for more Rental Options with the Village | Private Project

To renovate 3 started apartment units, redo the storefronts (front of building) and increase the aesthetic appeal and heat the building more economically; repair exterior brick to increase the beautiful appeal within the Village, repair sidewalks, steps, landscaping, grounds surrounding the building to improve the overall look of the Village. The square

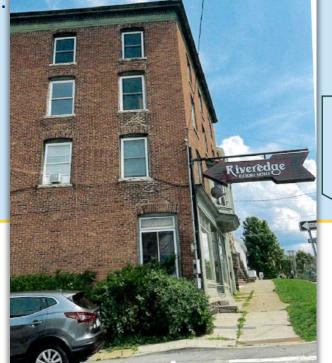
footage of living space is 80,000 square feet.

• Total Cost: \$256,000

• **NYF Request:** \$256,000

• Sponsor Match: 0%

Decarbonization: Not Applicable







B03 Renovate 2 Fuller St to Add Residential Space, Improve Public-Facing Qualities and Reduce Carbon Footprint | Private Project

To improve tenability, add residential space, reduce carbon footprint, provide more charm along the River Walk and lend to the inviting nature of the space. Project planning is in the early stages. The building is 2 stories, about 3,700 square feet, excluding basement or garage. The property is a tenth of an acre. Types of activities to be completed include rough and finish carpentry, landscaping, electrical work to install solar and to renovate the first and ground floor units, installation of heat pumps, plumbing in fire suppression.

• Total Cost: \$400,000

• **NYF Request:** \$240,000

Sponsor Match: 40%

Decarbonization: Not Applicable







B04 Renovate 27 James into Mixed Use Property | Private Project

Art, nature, and history will be a major component of both the space and product offerings. The renovation's aesthetic will focus on bringing back the buildings original historic design elements. There will be a focus on energy efficiency and green technology and using modern ADA guidelines to help improve the building's accessibility for all people. Project will incorporate murals inside and outside. Create a pedestrian friendly connection from James Street to the public space at the "old" chamber building and Rotary Park. The rough parking area will be converted into a fully landscaped patio and walkable space while retaining parking spaces for customers and employees. This patio will have a fountain and botanical garden like atmosphere and will directly connect to the public greenspace at the "Old" Chamber building.

• Total Cost: \$850,000

• **NYF Request:** \$510,000

Sponsor Match: 40%

Decarbonization: Applicable







B05 Renovate 19 Church St. Exterior Focus | Private Project

Redevelop Josie's Little Pizzeria property for visible improved impact to the community. Exterior improvements include a new roof, new HVAC, new fascia, and new façade.

• Total Cost: \$100,000

• **NYF Request:** \$60,000

Sponsor Match: 40%

Decarbonization: Not Applicable







B06 Beautify & Secure Hutchinson's Boat Works, 26 Bethune St. & 25-26 Crossman St | Private Project

Install a 100' sidewalk from where it ends near Hills Motor Court to the beginning of Hutchinson's parking lot. Install a sign at the end of the street clarifying Hutchinson's is to the right. The sign will have tasteful landscaping and be accompanied by a separate historical sign about Hutchinson's long history in Alexandria Bay. Install a 4' ornamental fence extending 100' parallel to Hill's Motor Court and extending 100' down the street to parking lot. Install two murals on the buildings. Remove grass and install gravel and landscaping, remove and replace damaged siding and overhead doors, install two historic signs, disposed of abandoned boats.

• **Total Cost:** \$99,800

• **NYF Request:** \$59,880

• Sponsor Match: 40%

Decarbonization: Not Applicable

LPC Recusals:

Mike Putnam

Where ornamental fence would be placed.





B07 Renovate 23 Church St | Private Project

Remove front room of Navs Popcorn- replace with one level store front with one entrance. New electric would be needed, new AC unit, and new siding. Redo roof with slightly pitched roof. Re-level original building. Above the new storefront, a new enclosed living space would be added. All weather flooring would be installed, with new electrical for fans and TV's. New hurricane proof windows would be installed which would be able to open completely. A new spiral staircase would be installed to a third floor viewing deck with gas fireplace. There would be a new wire railing around this new are. Install new windows throughout the building.

Total Cost: \$125,000

• **NYF Request:** \$100,000

Sponsor Match: 20%

• **Decarbonization:** Not Applicable







B08 Revitalize The Local Bakery & Diner, 24 Church St. | Private Project

To expand the existing single-story building to increase its square footage. Includes constructing an outdoor patio area to provide additional seating for customers. The kitchen will be renovated and expanded to accommodate up-to-date commercial cooking equipment. This will improve the efficiency of food preparation and service. The building's facade will be updated with new siding and exterior finishes to enhance its appearance and durability. The existing parking area will be resurfaced to improve access and safety. The existing structure will be reinforced as necessary to support the building expansion and renovations. The interior of the building will be fully renovated, including the installation of new insulation, flooring, and interior walls. The restrooms will be updated and made ADA compliant. The MEP systems will be updated throughout the building. This will include new electrical wiring and outlets, plumbing fixtures and piping, and HVAC equipment, as necessary. The basement area will be sealed and waterproofed to prevent moisture intrusion and damage.

• Total Cost: \$900,000

• **NYF Request:** \$900,000

Sponsor Match: 0%

Decarbonization: Not Applicable







B09 Renovations of 20 Walton St. | Private Project

20 Walton Street is a historical, mixed-use commercial building located in the business district of Alexandria Bay. It overlooks and is visible from the busy tourist streets of James and Market Streets. It is home to 2 storefront units and 5 residential units, which currently house local residents at affordable prices. The project will include renovating the façade of the building, refurbishing the common area staircases and flooring, replacement of the building windows/trim to increase energy efficiency, a full renovation of the ground floor units, which includes the need for flooring, bathrooms, kitchenette, appliances, drywall, doors, electrical, plumbing, drainage work, exterior masonry, and moisture prevention.

Total Cost: \$150,000

• **NYF Request:** \$90,000

Sponsor Match: 40%

• **Decarbonization:** Applicable







B10 Conversion of 11-13 James St. | Private Project

Lot size is approximately 83' x 120', first floor. Currently consists of mix commercial use; restaurant, liquor store and three rental sites on the Market Street side of the building. Goal is to convert building to year-round use. Addition of a second level, rooftop, dining, and apartments. New sidewalks will be constructed on the James and Church Street side of the building. Building will be constructed with cultured stone and turn of the 19th century architecture depicting the "Bay's", golden age era. Sponsors hope to restore the history through its construction and thereby setting the presence for others to follow. The project will include renovating the façade of the building, refurbishing the common area staircases and flooring, replacement of the building windows/trim to increase energy efficiency, a full renovation of the ground floor units, which includes the need for flooring, bathrooms, kitchenette, appliances, drywall, doors, electrical, plumbing, drainage work, exterior masonry, and moisture prevention.

Total Cost: \$2,700,000

• **NYF Request:** \$2,700,000

Sponsor Match: 0%

• **Decarbonization:** Applicable







B11 Renovate 76 Church St. to Preserve Residential Rental Housing | Private Project

The building to be renovated is a 3,318 square foot residential dwelling, which housed five separate, long-term rental units. The goal of the project is to preserve the structure and attain more energy efficiency and include replacing the exterior siding and related building components, replacing the existing front porch, which is the primary access point to four of the five apartments, and upgrading the heating systems and hot water heating units for each of the five apartments.

Project is Outside NYF Boundary

• Total Cost: \$149,274

• **NYF Request:** \$111,956

• Sponsor Match: 25%

Decarbonization: Not Applicable





B12 Renovate 23 James St into Additional Apartments | Private Project

The proposed use is mixed use as storefront with apartments and the goal is to update building usage and appearance. No previous work has been done and the project is 2800 sf X 3 floors. Sidewalk construction, flooring replacement, exterior siding, interior walls, plumbing and electricity in upper floors are all activities wanting to be completed for this project.

• **Total Cost:** \$800,000

• **NYF Request:** \$480,000

Sponsor Match: 40%

Decarbonization: Applicable



LPC Recusals: Judy Fulmer





B13 Garden Apartment Family Housing, Greenhouse Road | Private Project

The project is to provide 3 apartments in one duplex style building. Each apartment will be 1,584 square feet featuring 3 bedrooms, 2.5 bathrooms This will be new construction.

Project is Outside NYF Boundary

• Total Cost: \$1,500,000

• **NYF Request:** \$1,050,000

Sponsor Match: 30%

Decarbonization: Not Applicable

LPC Recusals: Judy Fulmer Mike Putnam







B14 20 James St Remodel | Private Project

This project would turn the property into a mixed use – full restaurant and housing. The goal of the project would be to add 2,500 square feet of housing opportunities to the downtown district. Additionally, it would freshen and update the exterior of the building. This would include remodeling the entire second floor to make it usable living space again and adding an additional exterior exit to the second floor. Exterior would need a full repaint, all new sidewalks and paver patio and adding an outdoor bar to better connect the

inside with outside.

Total Cost: \$400,000

• **NYF Request:** \$240,000

Sponsor Match: 40%

Decarbonization: Not Applicable





B15 Renovate Old Homestead for 2nd Floor Apartment, 30 James St. | Private Project

Heating/ AC for first and second floors. Insulate attic and second floor attic ceiling and wall coverings, attic flooring, bedroom partitions and wall coverings, second floor master bathroom, secondary bathroom, kitchen, dining room, insulation, and storage building to replace dry storage.

• Total Cost: \$280,000

• **NYF Request:** \$168,000

Sponsor Match: 40%

Decarbonization: Not Applicable



LPC Recusals: Alan Taylor





B16 Renovate 12 James St. | Private Project

To transform it from just a bar to a functioning restaurant that offers use out of both floors on a more full-time basis. The square footage of the building is 5,265, and the area needing remodeling is approximately 2500 sq ft. A remodel of the downstairs occurred when the business was purchased in 2021. This remodel included all new flooring, paint, fixtures, and full exterior paint. Finishing the upstairs would complete the vision to update a staple in the downtown region. Specific activities include all new flooring upstairs, fresh paint, installing central air on the second floor, new booths, new lighting/fixtures, new windows, and updating two bathrooms upstairs. Additionally, seeking to update the full building-length sized billboard on the side of our building to offer more signage for downtown Alex Bay, possibly digital.

• Total Cost: \$100,000

• **NYF Request:** \$60,000

Sponsor Match: 40%

Decarbonization: Not Applicable







B17 Renovation of both 18-20 Sisson St. Properties | Private Project

To provide affordable and newly renovated rental units (3 units per buildings) with harbor and town access, already has draw a great amount of interest and rentals for people seeking quality housing. (80% complete)

• **Total Cost:** \$448,000

• **NYF Request:** \$220,000

• Sponsor Match: 51%

Decarbonization: Unsure, 2 separate buildings



Layout design of rental units.





B18 Renovating 34 James St. with New Housing | Private Project

Downstairs would be renovated into a Greek restaurant (formerly Linda's Patchwork) and upstairs would be renovated into 2 apartments. The square footage being renovated is roughly 2,200 sq ft.

• **Total Cost:** \$450,000

• **NYF Request:** \$270,000

Sponsor Match: 40%

Decarbonization: Not Applicable



LPC Recusals:

Alan Taylor





B19 Restoring the Beautiful River Living Furniture & Giftware, 43 Church St. | Private Project

To replace with new energy efficient windows. Need stonework on the exterior of the building restored. Replace furnace with propane boiler. Replace current roof with metal one. Repair leaking building ceilings.

• Total Cost: \$140,000

NYF Request: \$84,000

Sponsor Match: 40%

Decarbonization: Not Applicable







B20 The Inn at Bonnie Castle Renovation | Private Project

The goal is to modernize the facility from a need and safety view. Project size 128 guest rooms, all renovated with complete overhaul of 1970s bathrooms. Our number one complaint 2-3 elevators with additions to house, 1600 sq ft roofing or replace, 2000 sq ft decking and 200 ft rail to replace.

• Total Cost: \$1,600,000

• **NYF Request:** \$960,000

Sponsor Match: 40%

Decarbonization: Applicable







B21 Restore 94 Walton St. | Private Project

Rehabilitating a previously destroyed building into 2 residential spaces. The front is approximately 1,800 square feet and the back building will be approximately 1,000 square feet. Additional residential options will

be provided to the Village.

Project is Outside NYF Boundary

• Total Cost: \$259,000

NYF Request: \$155,400

Sponsor Match: 40%

Decarbonization: Not Applicable







B22 Moving Visitors Around the Bay | Non-Profit Project

Install 4 interactive touchscreen maps - Village only business Kiosks at strategic locations where visitors are known to congregate or visit, to showcase the village street map, and all village businesses. Smart software is available to categorize offerings, and the maps can be highlighted with color coded numerals, specific to various like businesses that once touched, will pop up an add chosen by the business who will likely pay a small fee to remain on the system.



Kiosk Reference

Total Cost: \$80,000

NYF Request: \$80,000

Sponsor Match: Not required

Decarbonization: Not Applicable

LPC Recusals:

Alan Taylor





B23 Repair Historical Society Museum Headquarters, 36 Market St. | Non-Profit Project

Addresses the immediate needs of Alexandria Bay's oldest commercial building, and supports historic, economic and environmental issues in the geographic area of Jefferson County. Securing gap funding is essential to ensure the timely completion of this preservation project. This work enables skilled jobs in the preservation trades, bolsters a local sense of pride and offers a unique opportunity to gain insight into the history of the area through the museum housed within. The Museum is an integral part of the community for both tourists and residents and is located adjacent to the east entrance of the popular River Walk, which is continuing to become a focal point for tourism. This project supports the long-term sustainability of the historic Cornwall Brothers Store and Alexandria Township Historical Society.

Total Cost: \$153,140

NYF Request: \$153,140

Sponsor Match: Not required

Decarbonization: Not Applicable



LPC Recusals:

Cindy Nelson





C01 Create a Small Project Fund for Downtown Alexandria Bay | Municipal Project

This project will establish a locally managed matching fund to undertake a range of smaller downtown projects including façade enhancements, building renovation to commercial or mixed-use spaces, business assistance, and public art. There is a locally preferred private match of at least 40% for projects, but applicants to this small projects fund must provide a matching contribution of at least 25% of the total project cost, leveraging private funds to achieve an even greater transformative impact in downtown Alexandria Bay. Three letters of interest were submitted in support of the project.

• Total Cost: \$408,000

• **NYF Request:** \$300,000

Sponsor Match: 36%

Decarbonization: Not Applicable

LPC Recusals:

Alan Taylor





D01 Branding and Wayfinding | Municipal Project

A comprehensive strategy designed to enhance the visibility and appeal of the Village as both a prime tourist destination and an attractive place to live. This project will be executed in two phases to develop a cohesive brand that celebrates and promotes Alexandria Bay's distinct identity. The results of the branding strategy will guide the integration of the brand into various digital media outlets, print materials, downtown projects, and advertising campaigns. Digital media efforts may include establishing a dedicated downtown website, creating an interactive app with a virtual guide, and developing a robust social media presence. Print materials and downtown projects might feature a new downtown brochure, business directory, tours, special events, and the installation of wayfinding signage.

Total Cost: \$250,000

NYF Request: \$250,000

Sponsor Match: Not required for public projects

Decarbonization: Not Applicable



Refining the Preliminary Projects List Alexandria L



LPC to develop a slate of recommended projects for inclusion in the Strategic Investment Plan

This slate of projects should represent a NYF request of between \$6 - \$8 million

- **Project Evaluation Criteria**
- **Project Evaluation Worksheet**
- **Consultant Team Review**
- LPC Meeting Discussion



Project Evaluation Criteria



Examples

- Alignment with NY Forward Vision and Goals
- Transformative Potential
- Sponsor Capacity
- Project Readiness
- Community Benefits
- Site Control

NY F Proje	candria Bay Forward ect uation Workshe		xandria Bay	NEW Start Services	YYORK NY FORM
Instruc project not all	tions: The following work s list. To the extent you ca criteria listed below ma- erations moving forward.	sheet is inte in, please co y be ready	nded to assist the mplete and be prep for evaluation at t	ared to discuss on the stage of the	each project. Not e process but m
	Evaluation Criteria		E	valuation Assess	ment
STATE	AND LOCAL GOALS				
1 /	Alignment with State goals		Yes	No	Need More Info

51 <i>P</i>	TE AND LOCAL GOALS			
1	Alignment with State goals	Yes	No	Need More
2	Alignment with REDC goals	Yes	No	Need More
3	Alignment with local vision and goals	Yes	No	Need More
4	Alignment with ongoing local development initiatives	Yes	No	Need More
PRO	DJECT READINESS			
5	Scope of work and project activities are clearly identified	Yes	No	Need More
6	Capacity to implement the project and manage a state contract	Yes	No	Need More
7	Ability to begin implementation in the near-term (~2 years from award)	Yes	No	Need More
8	Project has other funding available needed to proceed	Yes	No	Need More
9	Documented status of funds needed to complete the project	Yes	No	Need More
10	Project sponsor has supplied backup documentation to support project readiness: ex. images of existing conditions, project renderings, etc.	Yes	No	Need More
11	Sponsor can demonstrate site control	Yes	No	Need More
	If no, potential for resolution?			
12	Ability to proceed without any significant regulatory hurdles	Yes	No	Need More



Project Profile Components



- Title, Sponsor, Location
- Funding request, project cost
- Project description
- Capacity to implement
- Project partners
- Alignment with local and regional strategies
- Anticipated benefits
- Budget and funding sources
- Feasibility/cost justification
- Regulatory requirements
- Photos
- Proposed design, renderings, plans
- Implementation timeframe

Project 4: Re-Energize French Towne Market with Facade, Solar Power, and Equipment Improvements



NYF Funding Request

Total NYF Funds Requested: \$152,000 Total Project Cost: \$261,000 % of Total Project Cost: 58%

Project Sponsor

Property Ownership

The current owner of the property is Joseph F. Chavoustie, President of MIMAKAR, Inc., the firm operating French Towne Market.





Project Description

The French Towne Market, a cornerstone bus façade, upgrade refrigeration equipment, and grocery store located in the heart of downtow renovation in 2009, when its façade was upgr grocery store. The project sponsor will ins equipment, and refresh the building façade w

This project will leverage State and Federal fir efficiency of operations and increasing the vis downtown Cape Vincent.

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NYF Funding Request

Total NYF Funds Requested: \$3,891,000 Total Project Cost: \$3,891,000 % of Total Project Cost: 100%

Project Sponsor

Village of Cape Vincent

Property Ownership Village of Cape Vincent/NYS Department of

Village of Cape Vincent/NYS Department Transportation

Project Partners

The key project partners include the New York State Department of Transportation (NYSDOT) and the Town of Cape Vincent. The NYSDOT has jurisdiction over NY-12E, which passes through the Cape Vincent NY Forward study area as Market Street and Broadway Street. The Town of Cape Vincent partners with the Village on roadway maintenance, making the Town an important stakeholder in streetscape enhancements.

Project Description

To create a distinctive and welcoming atmosphere in the heart of Cape Vincent, the Village of Cape Vincent proposes to beautify the streetscape along Broadway Street and create a pedestrian plaza or James Street. The proposed improvements would occur on Broadway Street from Market Street in the west to Essellyne Street in the east. This area forms Cape Vincent's primary commercial corridor and is home to shops, restaurants, the library, a banking institution, and the Village post office. The plaza on James Street would be located on the block between Broadway Street and Kelsey Lane.

The proposed improvements on Broadway Street will include enhanced street crossings, landscaping and trees, pedestrian-scale lighting, wayfinding signage, benches, and safety infrastructure, among other streetscape amenities. The pedestrian plaza on a portion of South James Street abutting Broadway will include pedestrian amenities that allow the plaza to be used as a flexible space for everyday use as well as for events in the downtown. These improvements will create a cohesive and connected downtown that highlights Cape Vincent's charm and invites people to spend their time in the village.

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LPC Evaluation Guidance



- Proposed project materials will be shared through a OneDrive link
- Complete a *Project Evaluation Worksheet* for each proposed project
- Identify one of the following options for each project:
 - ✓ Project is Ready to Advance
 - ✓ Project Needs More Information
 - ✓ Project Not for NY Forward





LPC Evaluation Guidance



- Share Evaluation Worksheets with MJ Team by noon on August 26th
- LPC Work Session
 - Purpose: to discuss proposed projects and gather any LPC questions or requests for clarification. No decisions made.
- LPC Meeting #4
 - Identify Projects to advance or that need more information.
 - Discuss refined list of projects.





Next Steps



Next Steps



- Consultant review of projects/project sponsor coordination – August - September
- LPC Project Review August September
 - Project Evaluation Worksheet to MJ by noon on August 26th
- LPC Work Session (in person)
 - Tuesday, August 27th 11:30 am 1:30 pm
- LPC #4 September 16th 12:30-2:30 pm
 - Refined Projects List
 - Determine Open House #2 Date
- LPC #5 October 7th 12:30 2:30 pm
 - Potential vote on slate of projects to recommend for NY Forward

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

www.AlexBayNYForward.com



Public Comment





Thank You!

www.AlexBayNYForward.com





