

NY Forward

# Village of Canastota LPC Meeting #4

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September 18, 2024



# LPC Code of Conduct

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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. The conflicts of interest we have on file include *<none to date>*.

Do any other LPC members need to make a disclosure to the Committee?

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.

# Agenda

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- Planning Updates
- Discuss Project Evaluation Criteria
- Review of Proposed Projects
  - Additional info needed
  - Potential projects to remove
- Next Steps
- Public Comment



1

# Planning Updates



# Engagement Updates

- Pop-up at Fall Festival – September 12<sup>th</sup>
  - Spoke with people and provided flyers to promote upcoming public meeting



**CANASTOTA COMMUNITY CARNIVAL**

at the  
**Douglas Chandler Firemen's Field**  
121 Hickory St

**September 12-14, 2024**  
**Thursday-Friday: 5-9PM**  
**Saturday: 12-9pm\***

- fair rides
- game booths
- live music

\*Rides will not run 4-5PM

Ride tickets \$1 each

Unlimited ride wristband \$20  
(Good for one 4 hour session)

Free Parking on the corner of Hickory and Main St

- food trucks
- vendors
- and more

Food offered by the Canastota Volunteer Fire Department and Ontario Amusements

**Food Trucks**  
Friday - Brown Brother's BBQ  
Saturday - Mama Stoves

Live Music 6-9pm  
Thurs - JVD County with the Edge  
Fri - East Shore All Stars  
Sat - Old Clay Stone Band



# Public Meeting #2

We want to hear from as many people as we can!

**Tomorrow, September 19<sup>th</sup> at  
Canastota Jr/Sr High School cafeteria**

- Share vision & goals and potential projects
- Ask people what they think of potential projects
- Goal is to assess public level of support for each project
- Project feedback survey will be online after meeting for those who cannot attend



# 2

# Project Evaluation Criteria



## Eligible project types



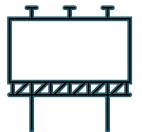
New Development and/or Rehabilitation of Existing Structures



Public Improvements



Small Project Fund



Branding and Marketing (Physical Components)







## Ineligible project types

- Standalone planning activities
- Operation and maintenance (include staffing, utilities, rent)
- Pre-award costs
- Property acquisition
- Training and other continuing expenses
- Expenses related to existing programs



## Eligibility Requirements

Projects must also meet the following eligibility requirements to be considered:

-  Identified project sponsor with capacity and legal authority to undertake project
-  Project sponsor has site control
-  Large enough to be truly transformative to downtown (\$75,000+ total cost)
-  Must be able to break ground within two years of receiving NYF award notice
-  Financing commitments largely secured – or demonstrated to be able to be secured
-  Includes decarbonization techniques  
(if new construction, substantial renovation, or building addition)

# DRI + NYF Goals



**Create an active downtown with a mix of uses**



**Enhance downtown living and quality of life**



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



**Create diverse housing options for all income levels**



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



**Encourage the reduction of greenhouse gas emissions**



**Grow the local property tax base**



Village Goals

# Canastota's NYF Goals



Spur the Downtown economy



Enhance quality of life for all residents



Ensure housing availability and affordability



Promote tourism opportunities

3

# Proposed Projects





## 15 Potential Projects:

✓ \$7.6M

**NYF Funds Requested**

✓ \$33.0M

**Total Project Costs**

## 6 Small Project Interest:

✓ \$279K

**NYF Funds Requested**

✓ \$372K

**Total Project Costs**

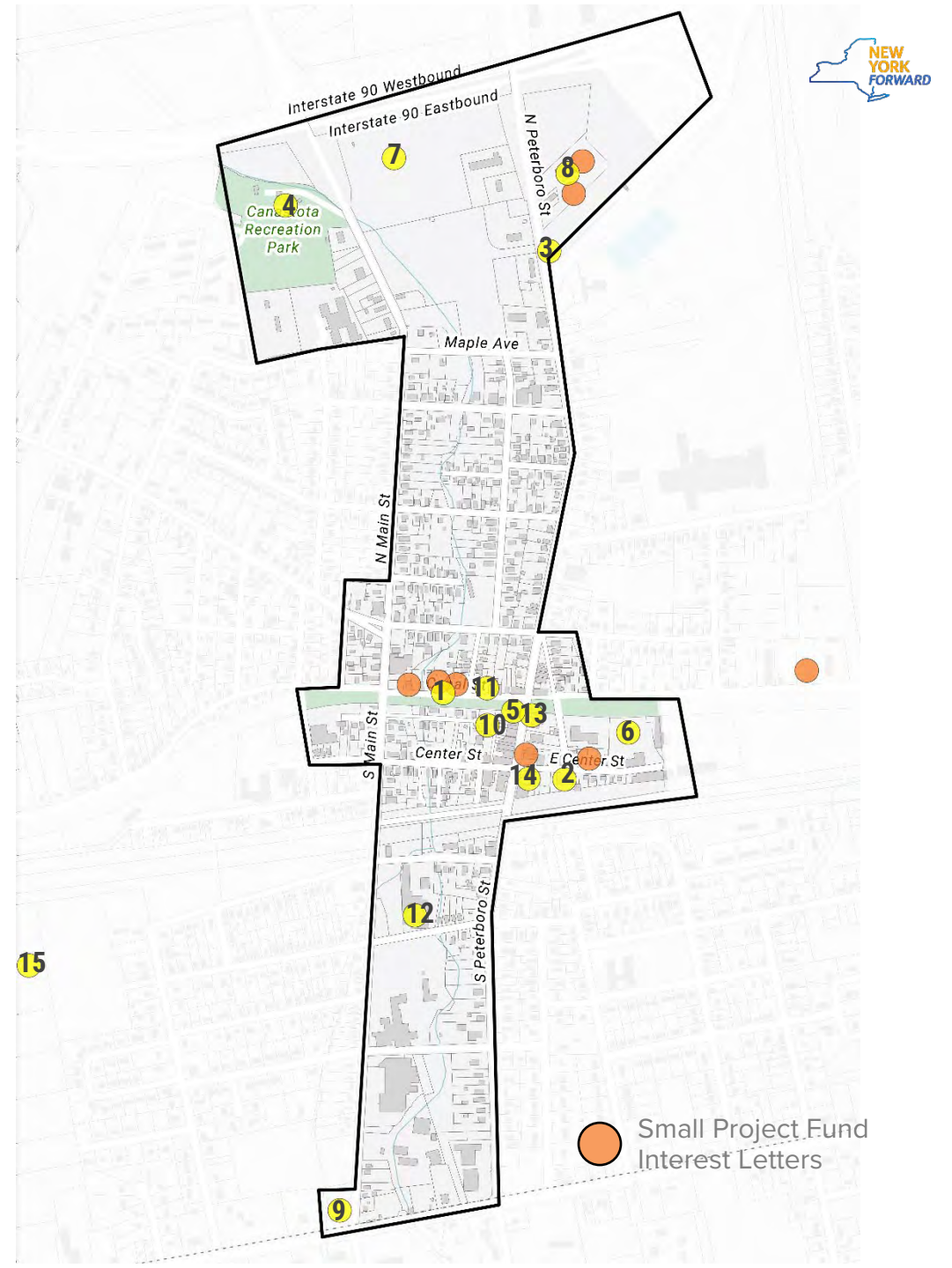
# Projects Received

## Potential NYF Projects

	Requested	Total Cost
1. North Canal Street Enhancements	\$1.61M	\$3.37M
2. Canastota Fire House Renovations	\$909,000	\$909,000
3. Canastota Marketing & Signage	\$290,000	\$290,000
4. Canastota Recreation Park Renovations	\$256,000	\$256,000
5. Erie Canal History Station	\$92,000	\$92,000
6. Canalside Pocket Neighborhood	\$500,000	\$21M
7. Canastota Crossings Business Park	\$1.1M	\$ 3.6M
8. Boxing Hall of Fame	\$123,750	\$165,000
9. 3329 Seneca Turnpike Building Expansion and Jobs Creation	\$262,500	\$350,000
10. Establish the NYS Farm Brewery	\$825,000	\$575,000
11. Renovate 138 Canal St. Commercial for Use	\$171,500	\$245,000
12. ZEMs/Penny's Expansion	\$180,000	\$225,000
13. Create Taproom, Restaurant, & Welcome Center	\$645,000	\$450,000
14. Renovate 210 S. Peterboro St. into Commercial Space	\$67,500	\$90,000

15. Canastota Sports Park \$1M \$1M

**Outside NYF Study Area**





QUESTIONS FOR THE LPC

**Should any projects be removed from further consideration?**

**Should any NYF Area boundary adjustments be made?**

## **NYF POTENTIAL PROJECTS RECEIVED**

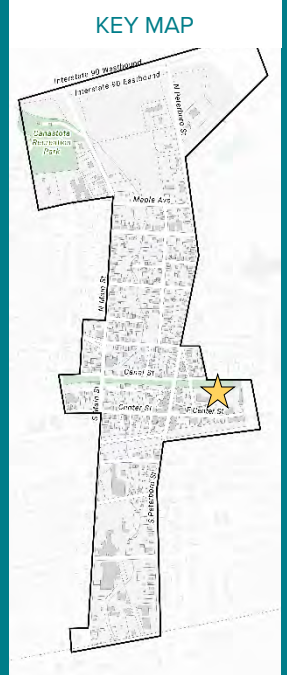
**9 private projects + 6 public projects**



## BUILDINGS

# Canalside Pocket Neighborhood

The project will redevelop a vacant site one block from downtown into a canalside “pocket” neighborhood, featuring approx. 40 new housing units for diverse income groups that consist of 7–12 new buildings, including single-family homes, townhomes, senior housing, an apartment complex, retail, and community amenities.



**! Development partner selected  
Increase in total project cost**

**\$500,000 NYF Request (3.3%)  
\$21,174,000 Total Project Cost**

Sponsor: Madison County & Village of Canastota

Site control: Yes

Existing use: Vacant Land



*Proposed Concept*



# Canalside Pocket Neighborhood

## **Mix of housing types:**

- Single-family
- Townhouses
- Senior apartments
- Small apartment buildings

## **Canal amenities:**

- Dock and deck
- Pedestrian bridge over canal

## **Commercial space**



*Proposed Concept*

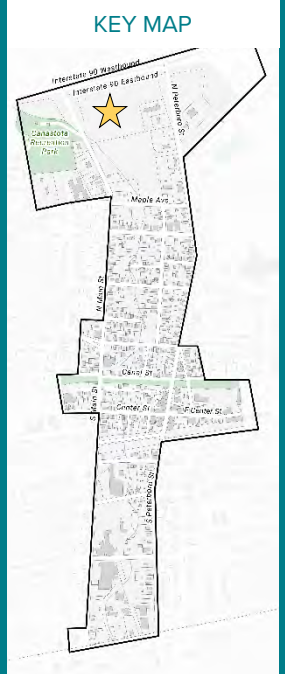


## BUILDINGS

# Canastota Crossings Business Park

The Canastota Crossings project will create a commercial business park on 16 undeveloped acres at the NY Thruway ramps. Up to 5 commercial business tenants are anticipated and about 2.5 acres may be reserved for retail. The project includes grading, stormwater retention, utility services, paving, and landscaping.

**!** Scope does not support NYF goals



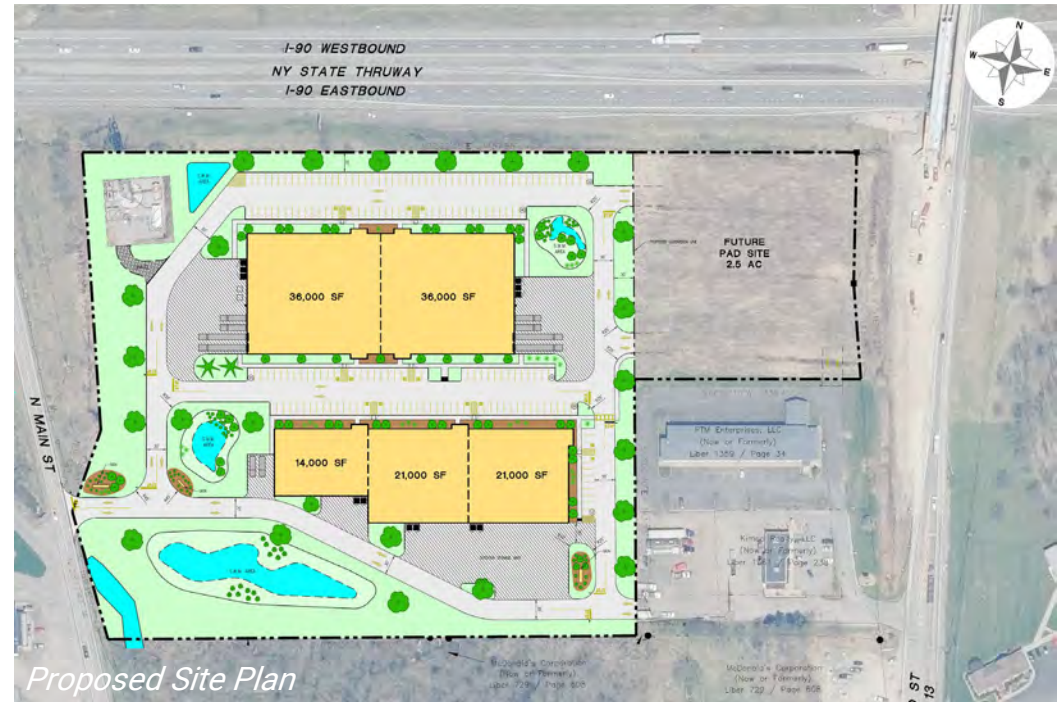
**\$1,077,300 NYF Request (30%)**

**\$3,591,000 Total Project Cost**

Sponsor: MLT Holdings

Site control: Yes

Existing use: Vacant Land





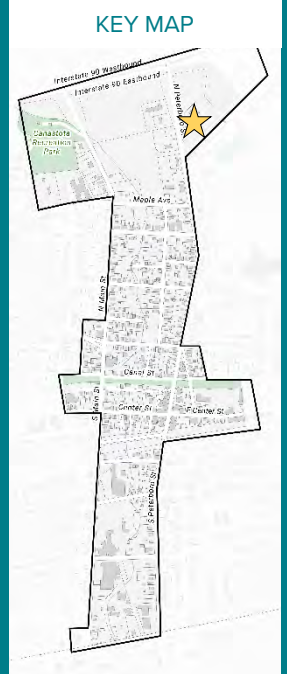


## BUILDINGS

# Boxing Hall of Fame Museum Renovations

The project will renovate the exterior and interior of this significant tourist attraction. Exterior improvements include installing new siding, sidewalks, windows, signage, landscaping, and an ADA ramp. Interior improvements include upgrades to exhibit display cases, installing interactive displays, new carpets and interior painting, and bathroom renovations.

**! New scope continuing to be refined**



**\$123,750 NYF Request (75%)**

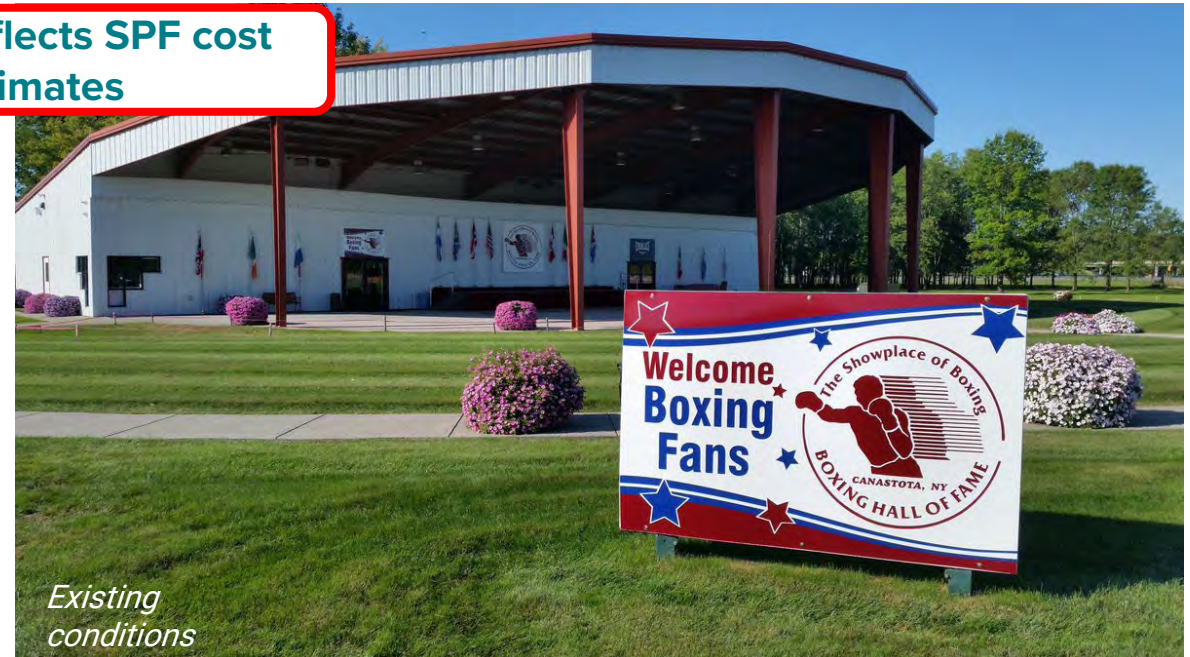
**\$165,000 Total Project Cost**

**! Reflects SPF cost estimates**

Sponsor: International Boxing Hall of Fame

Site control: Yes

Existing use: Museum Building



*Existing conditions*

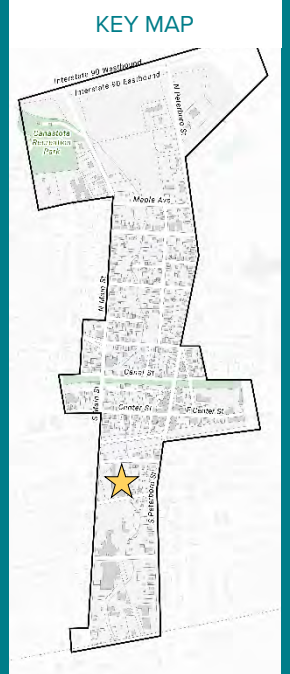




## BUILDINGS | PUBLIC IMPROVEMENT

# ZEMs/Penny's Expansion

The project aims to create a two-acre public space in front of ZEMs/Penny's, renovate the local businesses' interior, and add 600ft of new sidewalk, gazebo, music stage, and pavilion. The interior expansion will create more retail space and a Village welcome center.



**\$180,000 NYF Request (80%)**

**\$225,000 Total Project Cost**

Sponsor: ZEMs Ice Cream and Penny's Candy Co.

Site control: Yes

Existing use: Ice Cream Parlor, Mini Golf, Bakery  
and Candy Shop

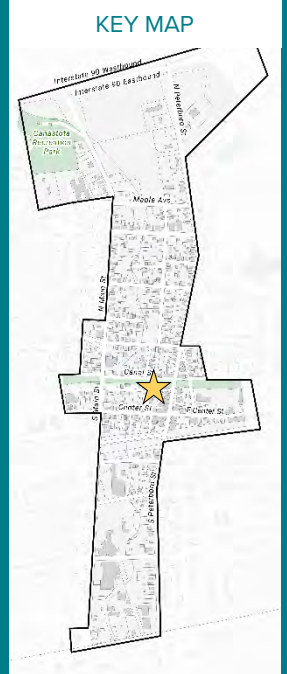




## BUILDINGS

# Establish the NYS Farm Brewery

The project will convert a vacant historic Erie Canal building into a NYS farm brewery and tourist destination. The renovation will involve converting the interior into a brew facility, tasting room, educational venue, tourist destination, and packaging facility for off-premium sales. The exterior renovations will include Erie Canal themed exteriors and ample visitor parking.



**\$575,000 NYF Request (70%)**

**\$825,000 Total Project Cost**

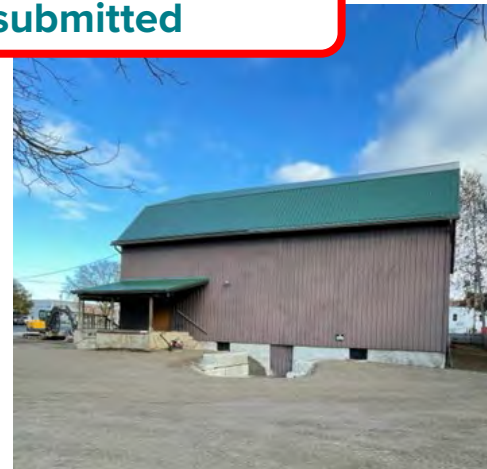
Sponsor: Erie Canal Brewing Co

Site control: Yes

Existing use: Vacant Building

Update: Update: Consultant team to review latest cost estimate and project scope, discuss request

**!** Updated cost estimate submitted



Existing conditions



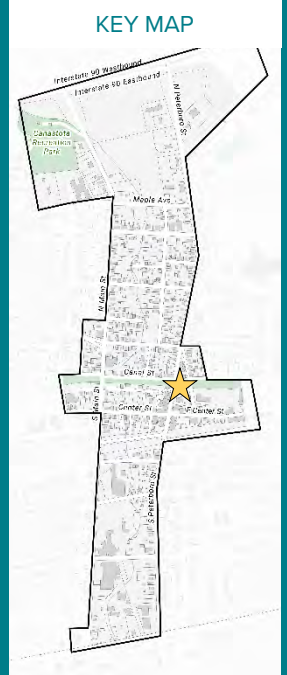
Precedent image



## BUILDINGS

# Create Taproom, Restaurant, & Welcome Center

The project will restore an unoccupied historic building to a productive facility, promoting local economic growth, creating jobs, providing affordable apartments, attracting tourism, and providing event space. The taproom will feature NY craft beer, wine, and locally sourced food.



**\$450,000 NYF Request (70%)**  
**\$645,000 Total Project Cost**

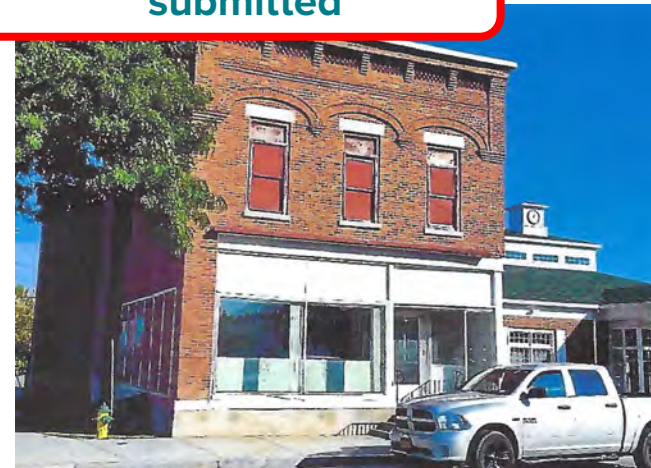
**!** Updated cost estimate submitted

Sponsor: Erie Canal Brewing Co

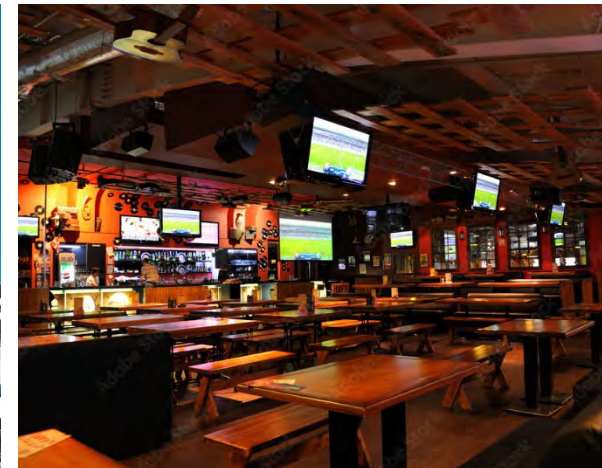
Site control: Yes

Existing use: Vacant Building

Update: Consultant team to review latest cost estimate and project scope, discuss request



*Existing conditions*



*Precedent image*



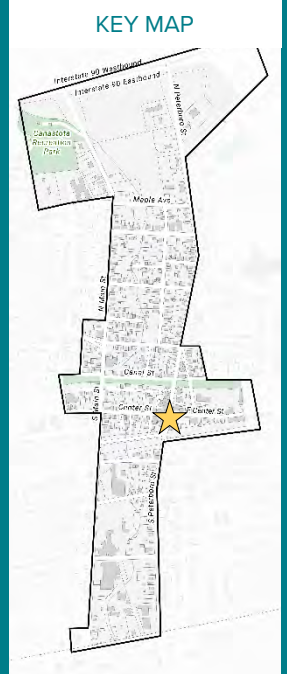


## BUILDINGS

# Renovate 210 S. Peterboro St. into Commercial Space

The project will renovate a portion of the ground floor commercial space and hallways on the 2<sup>nd</sup> and 3<sup>rd</sup> floors. Improvements include wall repair, flooring installation, electric upgrades, light fixtures, brick wall repainting, exterior window and door replacement, ADA accessibility renovations, and new heating and AC in commercial spaces.

! Scope being refined



**\$67,500 NYF Request (75%)**

**\$90,000 Total Project Cost**

! Low total project cost

Sponsor: CNY Mechanical Services LLC

Site control: Yes

Existing use: Apartment Building With Storefronts



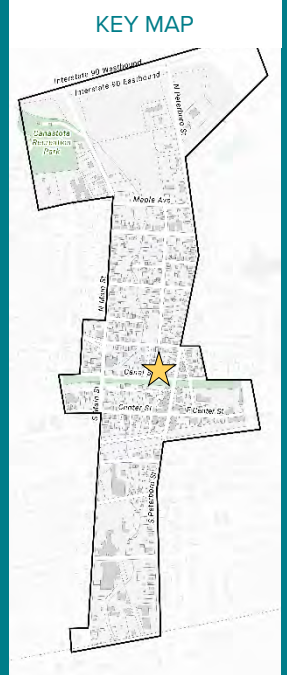
*Existing conditions*



## BUILDINGS

# Renovate 138 Canal St. for Commercial Use

The project will revive one of the oldest original structures along the Erie Canal. It will involve a complete overhaul of the building, including a new facade, front porch, walkways, and interior finishes. The first floor of the completed project will be marketed for lease to local retail or food/beverage establishments at below-market rents, attracting entrepreneurs to the location.



**\$171,500 NYF Request (70%)**  
**\$245,000 Total Project Cost**

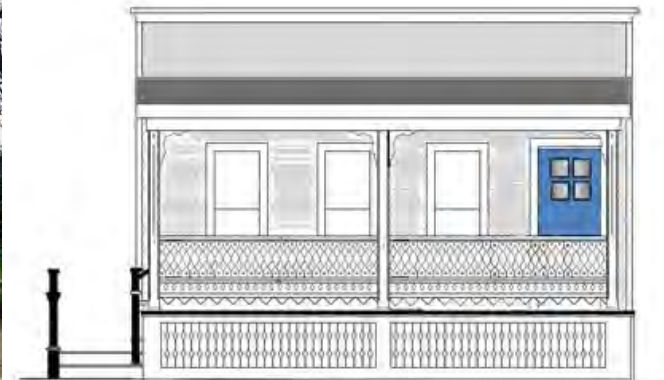
Sponsor: John Stimpfle | X10U8, LLC

Site control: Yes

Existing use: Commercial | Old Historical Building



*Existing conditions*



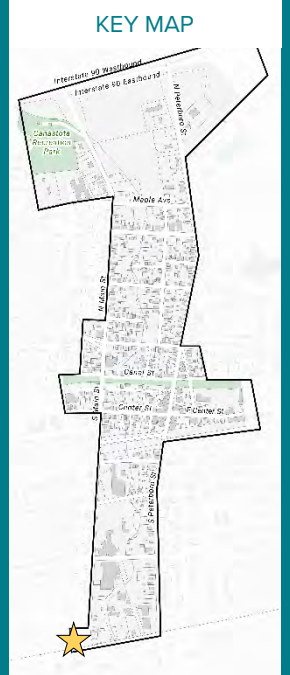
*Proposed*



## BUILDINGS

# 3329 Seneca Turnpike Building Expansion and Job Creation

The project involves building a new warehouse space and replacing the loading dock, aiming to boost sales growth and revitalize the property. The new stockroom would improve operations and safety, while the loading dock would provide safer freight shipping. This expansion will increase sales tax revenue and allow the business to hire new employees. It will also create a new rental space in the building for another business.



**\$262,500 NYF Request (75%)**

**\$350,000 Total Project Cost**

Sponsor: **MGM Holdings, LLC**

Site control: **Yes**

Existing use: **Commercial/NAPA Auto Parts**

Update: **No incubator concept planned, but renovation would create space for 2<sup>nd</sup> business tenant**



*Existing conditions*



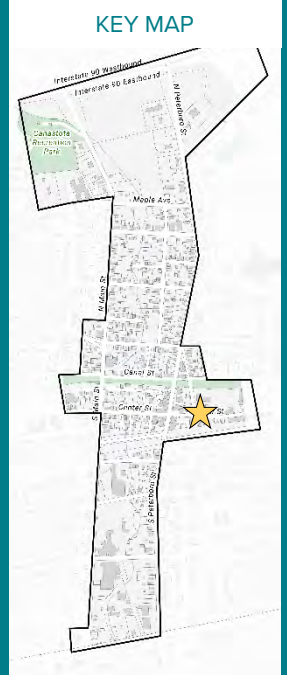


## PUBLIC IMPROVEMENT - BUILDINGS

! Scope being refined

# Canastota Fire House Renovations

The project will modernize the Canastota Fire House's public meeting space for ADA accessibility and enhanced energy efficiency. It includes an elevator installation and restroom renovation for ADA compliance, window replacement and interior improvements, and exterior rehabilitation.



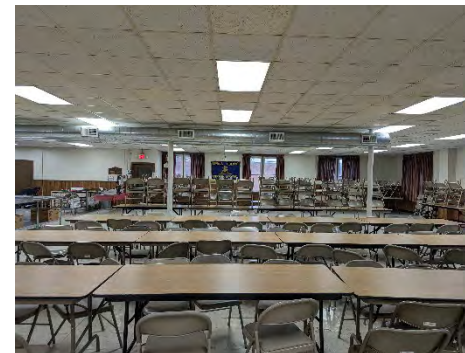
**\$909,000 NYF Request (100%)**

**\$909,000 Total Project Cost**

Sponsor: Village of Canastota

Site control: Yes

Existing use: Community Services | Fire House



*Existing conditions*



*Existing conditions*

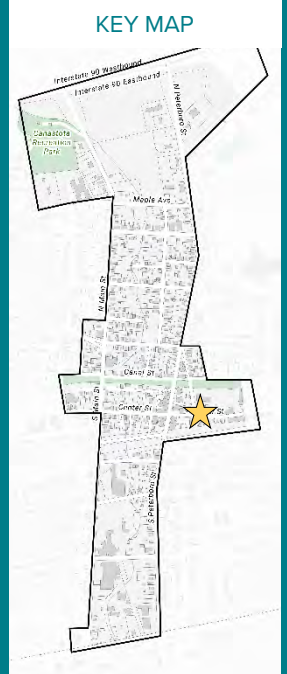


## PUBLIC IMPROVEMENT - BUILDINGS

! Scope being refined

# Canastota Fire House Renovations

The project will modernize the Canastota Fire House's public meeting space for ADA accessibility and enhanced energy efficiency. It includes an elevator installation and restroom renovation for ADA compliance, window replacement and interior improvements, and exterior rehabilitation.



**\$909,000 NYF Request (100%)**

**\$909,000 Total Project Cost**

Initial cost estimate components\*

- Elevator (ADA): \$325,000
- Restroom renovation (ADA): \$110,000
- Interior renovations (banquet and rec rooms): \$82,000
- Exterior improvements (windows and wall): \$94,000
- Driveway resurfacing: \$300,000

\* Subject to change - being reviewed by consultant team



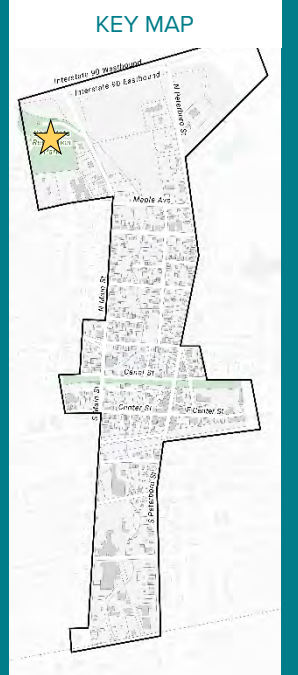
*Existing conditions*



## PUBLIC IMPROVEMENT

# Canastota Recreation Park Renovations

The project will renovate the Village of Canastota's heavily-used Recreation Park. It will include resurfacing basketball and tennis courts, adding a pickleball court, replacing dugouts and fencing, and creating a secondary park entrance with additional parking.



**\$256,000 NYF Request (100%)**

**\$256,000 Total Project Cost**

Sponsor: Village of Canastota

Site control: Yes

Existing use: Recreation I Park



*Existing conditions*





# Canastota Recreation Park Renovations



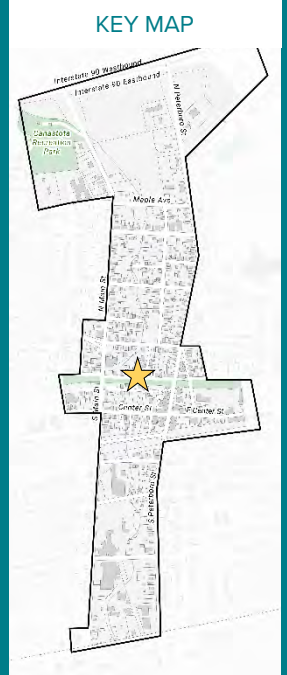
*Proposed Park Improvements*



## PUBLIC IMPROVEMENT

# North Canal Street Enhancements

The project will revitalize the Historic Old Erie Canal into a new village park, incorporating streetscape improvements, rotary Park enhancements, a canal overlook, a canal front pavilion, water circulation features, and boat launch.



**\$1,612,710 NYF Request (48%)**

**\$3,370,571 Total Project Cost**

Sponsor: Village of Canastota

Site control: Yes

Existing use: Historic Canal District I Public Infrastructure

Updates: Costs to be updated, sponsor working to advance project readiness



*Existing conditions*





# PUBLIC IMPROVEMENT

# North Canal Street Enhancements



- 01. Erie Canalway Trail - West Gateway
- 02. Timber Guide Rail, Typ.
- 03. Existing Overhead Utility Lines & Poles, Typ.
- 04. Interpretive Signage, Typ.
- 05. Pedestrian Scale Light Pole, Typ.
- 06. Special Pavement Seating Area with Planters, Typ.

- 07. Multi-Use Trail, Typ.
- 08. Sidewalk, Typ.
- 09. Canal Aerator Bubbler, Typ.
- 10. On-Street Parallel Parking (33 spaces +/-)
- 11. Crosswalk, Typ.
- 12. Canal Overlook with Seating

- 13. Accessible Kayak Launch & Floating Dock
- 14. Dock Gangway
- 15. Terraced Canalfont Seating
- 16. Canalfont Gateway Pavilion with Seating
- 17. Canastota Canal Town Museum
- 18. Picnic Tables, Typ.

- 19. Bicycle Racks, Typ.
- 20. Mural Wall - Free Standing, Typ.
- 21. Bill Sharpe Memorial Park (Rotary Park)
- 22. Village Gateway
- 23. Tree Lawn & Street Tree Plantings, Typ.
- 24. Erie Canalway Trail - East Gateway

*Proposed Site Plan*





## PUBLIC IMPROVEMENT

# North Canal Street Enhancements

*Proposed Conditions*



Proposed View 1

*Proposed Conditions*





## PUBLIC IMPROVEMENT

# Canastota Sports Park

The project will install the first phase of a new public park for recreational, athletic, and leisure activities. The scope may include a walking path, athletic fields, parking, lighting and/or landscaping. Scope continuing to be refined.

! Scope being refined

KEY MAP

Outside NYF  
Study Area



! Decrease in  
Total Project Cost

**\$1,000,000 NYF Request (100%)**

**\$1,000,000 Total Project Cost**

Sponsor: Village of Canastota

Site control: Yes

Existing use: Vacant Land

Update: Sponsor and consultant team discussing project scope and costs



Existing  
conditions





# Canastota Sports Park

First phase of new park development:

- Create two full-size sports field for soccer, etc.
- Build ~45-space parking lot for field users
- Add loop to existing trail around fields and next to parking



*Trail connection at Main Street*



*Proposed Concept  
in-progress 9/16/24*

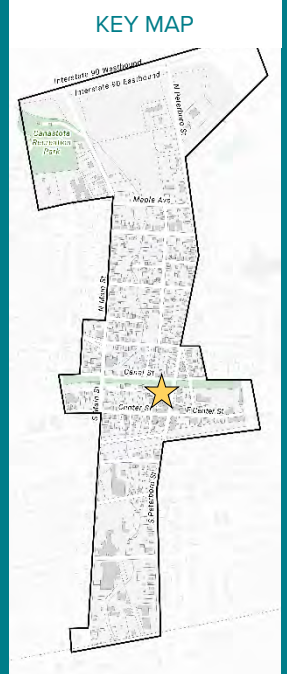




## PUBLIC IMPROVEMENT

# Erie Canal History Station

The project will renovate and expand "The History Station" for educating bicycle tourists and residents about the Old Erie Canal and the Village of Canastota. The project includes bicycle racks, water fountains, bicycle repair stations, phone charging station, information kiosks, benches, audio-visual systems, portable toilet service, fencing, permeable paving and landscaping.



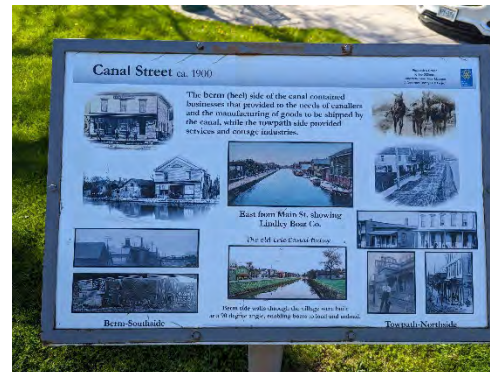
**\$92,000 NYF Request (100%)**

**\$92,000 Total Project Cost**

Sponsor: Village of Canastota

Site control: Yes

Existing use: Public Infrastructure



*Existing conditions*

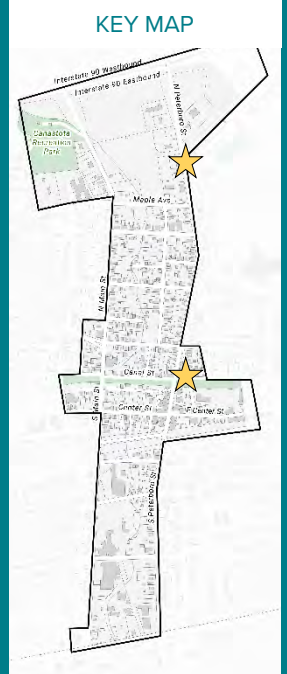




## BRANDING AND MARKETING

# Canastota Marketing & Signage

The project will promote village attractions to drivers coming from the NY Thruway and to bicyclists and other trail users along the Empire State Trail. It includes a digital sign and gateway landscaping at the Thruway and three local attractions signs at key trail points.



**!** Decrease in total project cost

**\$290,000 NYF Request (100%)**

**\$290,000 Total Project Cost**

Sponsor: Village of Canastota

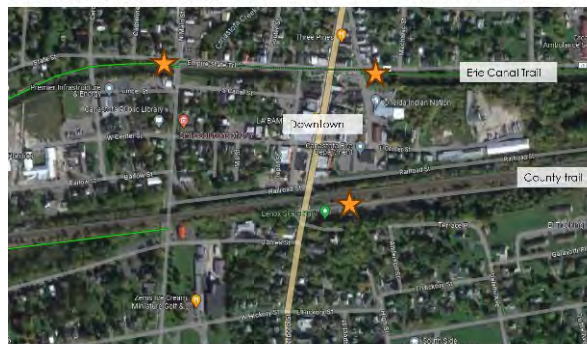
Site control: Yes

Existing use: Public Infrastructure

Update: Refined cost based on desired sign types and number

Directional signage/wayfinding

Erie Canal Trail is a regional bike and snowmobile trail and well-used throughout year. County trail is popular but less so. Village wants signage to direct visitors downtown and inform them of services and amenities.



★ Potential signage location  
Map and list of attractions/services



Precedent image





# Canastota Marketing & Signage

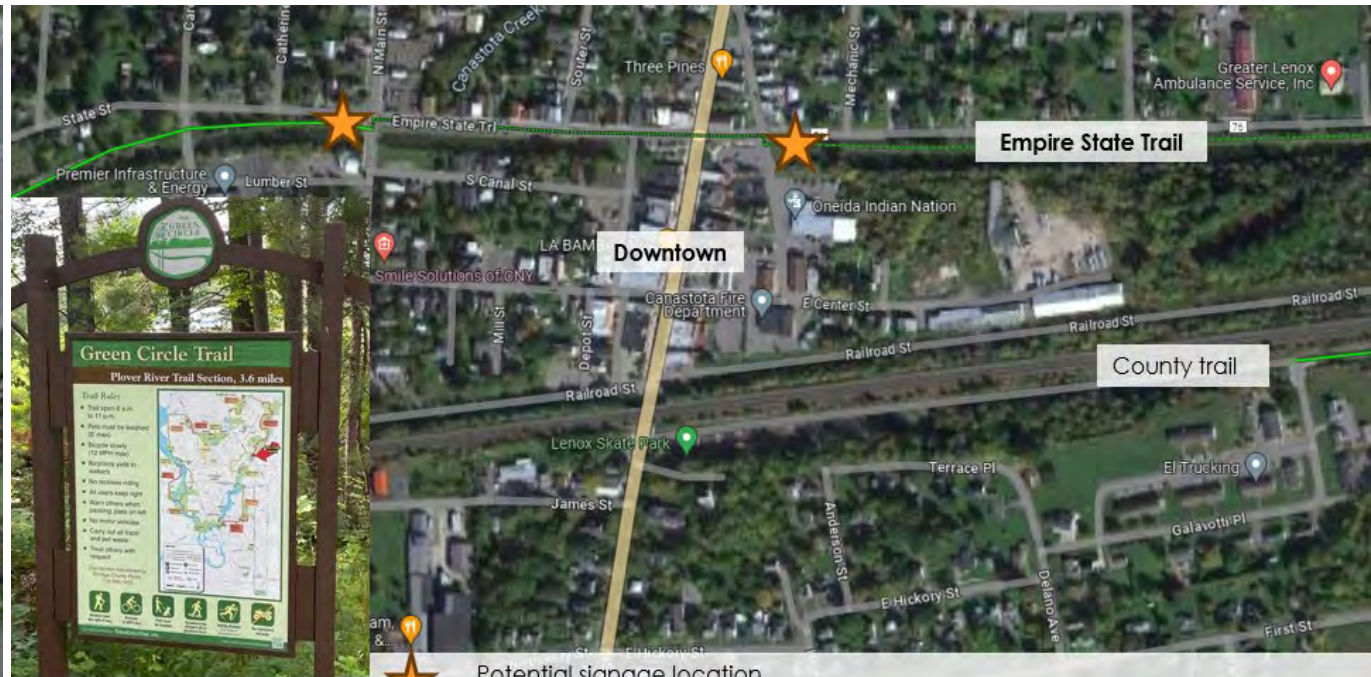
Gateway signage/wayfinding



Digital monument sign example

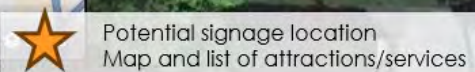


Digital monument sign example



Wayfinding sign example

Potential signage locations





# SMALL PROJECT INTEREST

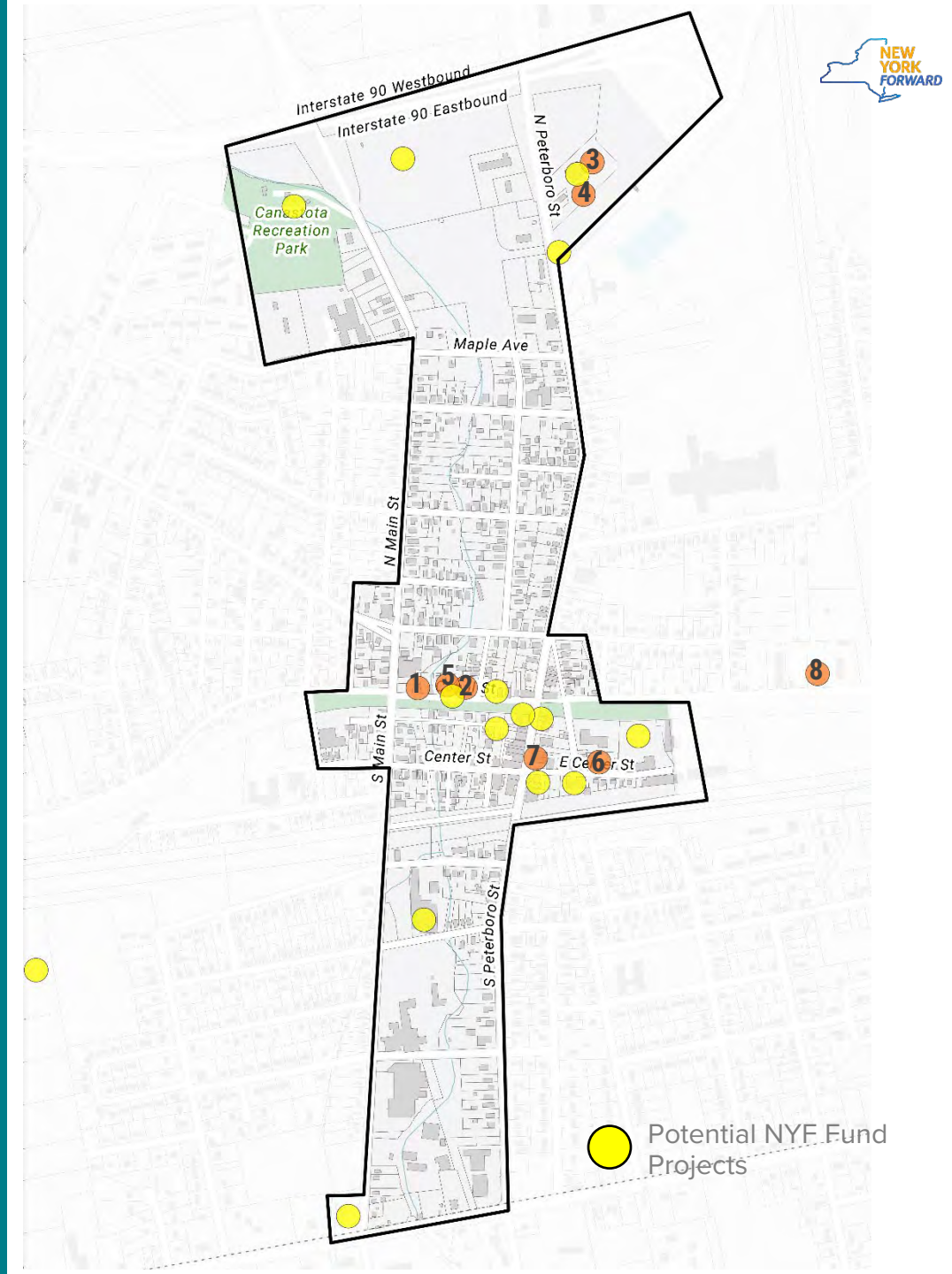
# Projects Received

## Potential Small Project Fund Projects

	Requested	Total Cost
1. 186 Canal St. Building Enhancements	\$75,000	\$100,000
2. 150 Canal St. Building Improvements	\$75,000	\$100,000
3. BHOF Museum Exterior Renovation	\$67,500	\$90,000
4. BHOF Museum Interior Renovation	\$56,250	\$75,000
5. 184 Canal St. Building Improvements*	\$48,000	\$64,000
6. 132 E. Center St. Building Improvements*	\$38,250	\$51,000
7. 140 S Peterboro St. Building Improvements	\$17,740	\$22,320
8. Greater Lenox Ambulance Services Signage Upgrade	\$25,600	\$34,150

**Outside NYF Study Area**

\* Interest letter received after deadline



QUESTIONS FOR THE LPC

**Should any projects be removed from further consideration?**

**Should any NYF Study Area adjustments be made?**



4

# Next Steps



# What's Ahead

MAY

1

- Introductions and program and planning overviews
- Community's NYF application
- Boundary confirmation
- Public Engagement Plan input
- Open Call for Projects input
- Stakeholder list input
- Discussion of opportunities and challenges

JUNE

2

- Process and engagement updates
- Overview of past plans and recent investments
- Project evaluation criteria
- Characteristics of strong NYF projects and slates
- Vision and goals exercise
- Open Call for Projects**

JULY

3

- Process updates
- Finalize community vision, goals, strategies
- Downtown Profile key findings
- Review project evaluation criteria
- Discuss proposed projects, identify projects to remove from consideration
- Discuss boundary amendments if needed

SEPT

4

- Process and engagement updates
- Continue discussion of project evaluation criteria, proposed projects
- Identify additional project information needed

OCT

5

- Process and engagement updates
- Continue discussion of project evaluation criteria, proposed projects
- Identify additional project information needed

OCT

6

- Process updates
- LPC vote on final slate of proposed projects***

# Future Meetings

## LPC Meetings

**LPC#1:** Wednesday, May 8

**LPC #2:** Thursday, June 6

LPC #3: Wednesday, July 31

LPC #4: Wednesday, Sept 18

LPC #5: Tuesday, October 15

LPC #6: Tuesday, October 29

## Public Meetings

**Public Meeting #1:** May 30

- Kick-off and Opportunities/Challenges

**Public Meeting #2:** Thursday, Sept 19

- Vision and Goals, Potential Projects

## NYF Pop-Up

Fall Festival, September 12-14



5

# Public Comment

