



Local Planning Committee (LPC)

Meeting #4

September 27, 2023



**Downtown
Revitalization
Initiative**



Welcoming Remarks

LPC Code of Conduct



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.

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

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

Welcome and Presentation (135 minutes)

- LPC Code of Conduct
- NYF Schedule
- Public Engagement Update
- Project Evaluation
- Project Sponsor Presentations

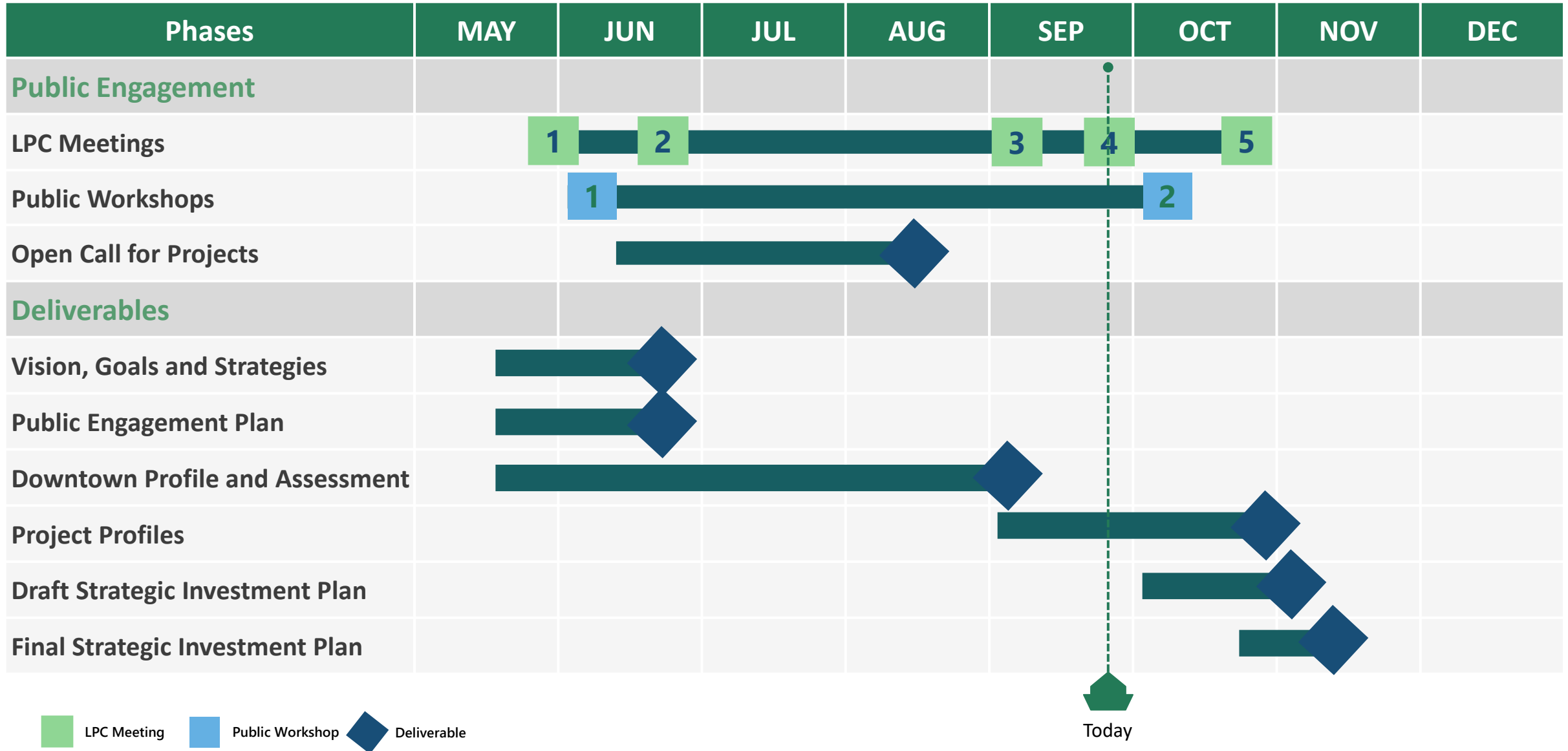
Public Comments (15 minutes)

Resume LPC Presentation (30 minutes)

- Project Evaluation Compilation Results
- Determine Preliminary Slate of Projects
- Next Steps/Important Dates



NYF Timeline



Public Engagement Update

Public Workshops/Outreach

- Public Outreach Activity – October 8, 2023
 - Cornwall Fall Festival
 - Encourage participation in Workshop #2
 - Solicit feedback on the initial slate of projects
- Workshop #2 – October 12, 2023
 - Outreach to Local Stakeholders
 - Agenda
 - Update on NYF planning process
 - Update on finalized Vision and Goals
 - Feedback on the list of projects
 - Next steps





LPC Questions and Answers

Project Evaluation

Project Evaluation Process

LPC Meeting #2

The LPC determined the project evaluation criteria to be used to refine project list.

LPC Meeting #3

The Consultant team will present the projects received through the Call for Projects and will assist the LPC in determining the following:

- Project eligibility
- LPC may refine initial project list

LPC Meeting #4

Projects will be presented by project sponsors. LPC will use project evaluation criteria to continue to refine the project list and determine initial slate of projects to be presented to the public.

LPC Meeting #5

LPC determines final slate of projects to be included in the Strategic Investment Plan.

Project Evaluation Criteria

- State, Local, and Regional Goals
- Project Readiness
- Catalytic Effect
- Co-Benefits
 - Improves Quality of Life
 - Potential to Attract Regional Visitors
 - Enhances Community Connectivity and Cohesion
- Cost Effectiveness
- Public Support



Project Evaluation Criteria

- **Project Readiness**
 - Capacity to implement the project and manage a state contract
 - Ability to begin implementation in the near-term (~2 years from award)
 - Ability to proceed without any significant regulatory hurdles
- **Catalytic Effect**
 - Significant and transformative impact on downtown
 - Potential to attract other investment or create benefit beyond the NYF boundary
- **Co-Benefits**
 - Ability to generate additional economic activity, tax revenue, and/or jobs/employment
 - Public benefit (Improves quality of life)
 - Potential to attract regional visitors
 - Enhances community connectivity and cohesion



Cornwall



NY FORWARD



LPC Questions and Answers

Project Presentations



Town of Cornwall

Village of Cornwall-on-Hudson

Hudson River

Construct a Pedestrian Safe Trail Along Dock Hill Road to Connect Donahue Farm to Donahue Memorial Park at the Waterfront

Renovate the Historic Storm King Theater at 2 Idlewild Avenue into a Multi-Use Theater Space

Connect Downtown Cornwall Through a Connector Trail to Enhance the Pedestrian Experience and Create a Pollinator Corridor

Shore Road

Duncan Avenue

Preserve Historic Structures at the Donahue Farm to Enhance Programming and Activities

Transform the Lemon Building at 257 Main Street into an Arts and Artisan Collaborative Space

Riverlight Park

Transform Riverlight Park into an Inclusive Public Park

Donahue Farm

Roe Park

Construct a Boutique Hotel at 317 and 325 Main Street

Storm King State Park

Convert the Former Chadeayne Homestead at 1 Angola Road into the Veterans Repertory Theater

- Areawide Projects**
- 1) Establish and Implement a Branding, Marketing & Wayfinding Strategy
 - 2) Establish a Small Project Fund to Assist Local Businesses

Transform Riverlight Park Into an Inclusive Public Park

Transform Riverlight Park Into an Inclusive Public Park

- **Project Description:** Improve Riverlight Park with new features such as ADA-compliant walkway with a story walk around Ring's Pond, ADA-compliant restrooms, an inclusive playground, and a new skate park. Other project elements include improved drainage with rain gardens and the renovation of the icehouse for use as a public pavilion, and renovation of Sands Ring Homestead Museum.
- **Timeframe:** Town to hire landscape architect - design will take 1± year, phased construction will take ± 2 years.
- **Capacity:** The Town of Cornwall, its Department of Public Works and Town Engineer's office have significant experience in implementing and managing public works projects. The Town Engineer's office represents several municipal entities where they have administered grants and overseen the implementation of grants in the past. The Town's Buildings and Grounds Department will also assist in project management.
- **Total Project Cost:** \$2,220,000
- **Total NYF Request:** \$1,270,000
- **Other Funding Sources:** \$200,000 SAM Award (secured) and \$750,000 CFA (applied for)
- **Sustainability elements:** The project includes drainage improvements and plantings around Ring's Pond to improve flood resiliency and stormwater quality.
- **Regulatory hurdles:** No outside permits are required other than SEQRA.



Existing Pond



Existing Little League Restrooms



Existing View from Road



Existing Fields

Connect Downtown Cornwall Through a
Connector Trail to Enhance the Pedestrian
Experience and Create a Pollinator Corridor

Connect Downtown Cornwall Through a Connector Trail to Enhance the Pedestrian Experience and Create a Pollinator Corridor

- **Project Description:** Improve sidewalks and crosswalks, and add public art, uniform street furniture, a public restroom, and street trees and pollinator plantings to facilitate a fully accessible, engaging, and safe pedestrian connection from St. Luke's-Montefiore Hospital through both the Town and Village downtowns down to Donahue Memorial Park.
- **Timeframe:** Town/Village to hire landscape architect, design will take 1± year, implementation will take 18± months.
- **Capacity:** Majority of project will be implemented by Town/Village Highway/DPW with oversight from municipal Engineers' offices. Both entities have experience with roadway and other public works projects and overseeing municipal grants. Project items such as installation of crosswalks and composting toilets would be bid out to a private contractor with oversight by Town or Village staff.
- **Total Project Cost:** \$855,000
- **Total NYF Request:** \$755,000
- **Other Funding Sources:** \$100,000 in-kind DPW labor
- **Sustainability elements:** Pollinator gardens, plantings, and street trees would be incorporated throughout the corridor. Improvements to sidewalks will encourage more walking.
- **Regulatory hurdles:** Permits needed from County DPW

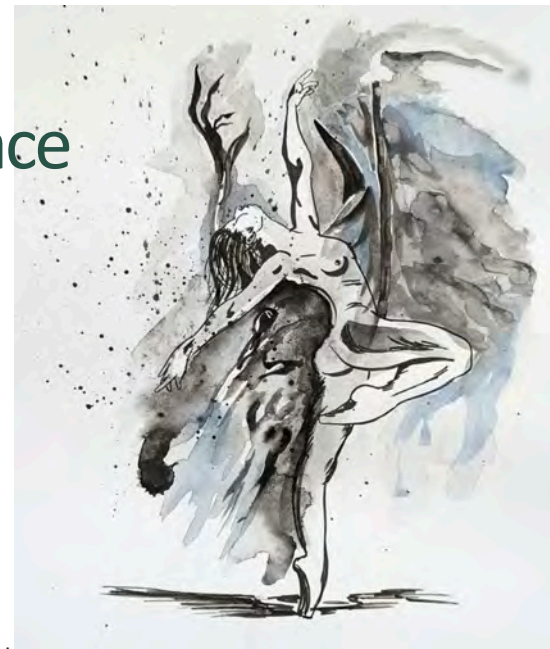
Transform the Lemon Building at 257 Main Street into An Arts and Artisan Collaborative Space

Transform the Lemon Building at 257 Main Street into An Arts and Artisan Collaborative Space

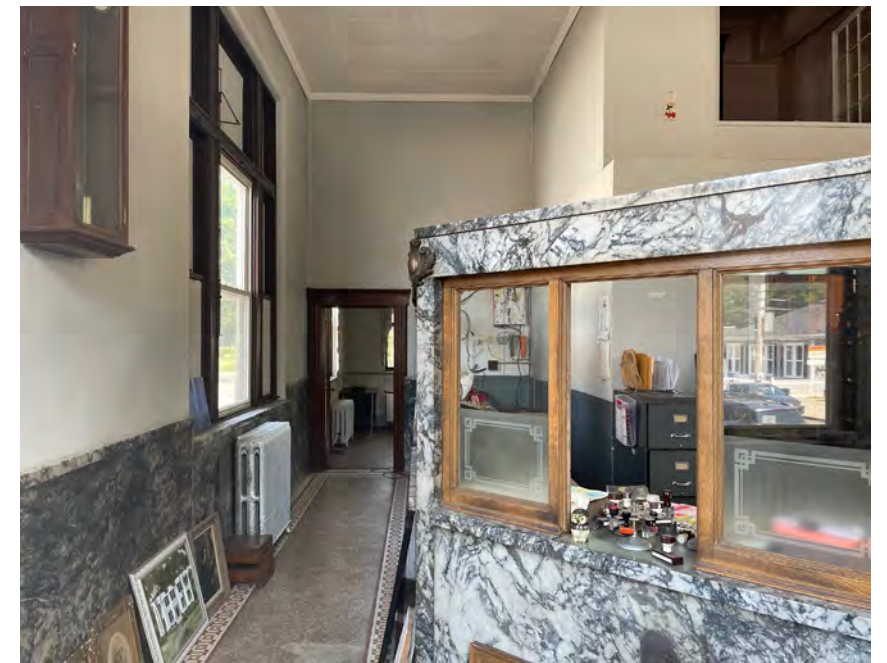
Phase I: Art Gallery and Bar

Expected timeline to completion: Spring 2024 to Spring 2025

- Job Projections
- Capacity to implement the project including financials (ability to leverage other funding)
 - Phase I costs: \$675,415.40.
 - Total costs: \$1,310,215.40
 - Other sources of project funds: Construction loan, self-funded, funded through revenue
- Sustainability elements
 - The Imaginarium enhances sustainability by repurposing a historic site, revitalizing the local economy, and creating jobs for veterans and their families. The project brings life to an underutilized landmark, beautifying Cornwall's downtown and contributing to the community's cultural vibrancy.
 - Reuse materials as we can from the Lemon Building
 - Install smart/energy star appliances to reduce energy consumption
 - Install water reduction measures like sensor sinks, low flow toilets, etc.
- Regulatory hurdles (status of approvals)
 - Renew Certificate of Occupancy
 - Acquire liquor license
 - File building permits



Current Conditions

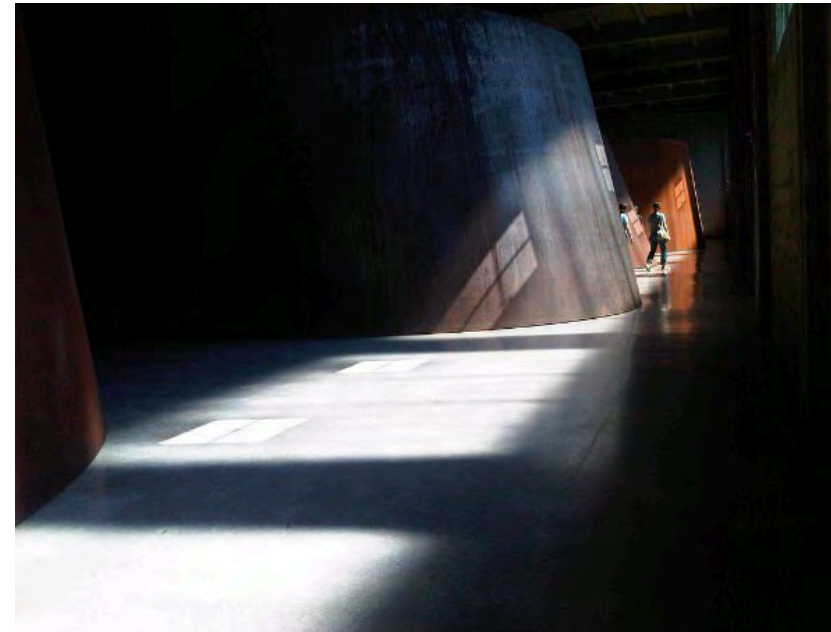


Renovate the Historic Storm King Theater at 2 Idlewild Avenue into a Multi-Use Theater Space

Renovate the Historic Storm King Theater at 2 Idlewild Avenue into a Multi-Use Theater Space

- **Project Description:** Improve the historic Storm King Theater building to convert interior spaces into a first-floor black box theater and a second-floor lounge and dinner theater that would be integrated into the existing restaurant. These improvements allow diverse entertainment programming while staying true to the building's historical use.
- **Timeframe:** The project is estimated to take 180 days from start to completion, starting as soon as the grant is awarded.
- **Capacity:** Sponsor is the owner of Storm King Building Company, a prominent mid-sized contracting firm renowned for its specialization in historical building reuse, construction, and restoration, with over four decades of expertise in the realm of commercial real estate development and construction
- **Total Project Cost:** \$841,045
- **Total NYF Request:** \$774,000
- **Other Funding Sources:** Private financing/loan
- **Sustainability elements:** Currently the building is uninsulated; all new construction will be brought to current energy code and existing gas furnaces will be replaced with high efficiency electric units.
- **Regulatory hurdles:** Local permits and approvals

Black Box Theater Examples



Construct a Boutique Hotel at 317 and
325 Main Street

Construct a Boutique Hotel at 317 and 325 Main Street

317 Main Street
52 Rooms/Restaurant/Rooftop Bar
Job Creation 45FT
Municipal Parking

Capacity to Implement

Total Project Cost	\$8,000,000.00
Owner's Equity	\$2,000,000.00
Grant Money (including CFA)	\$2,200,000.00
USDA Loan	\$3,800,000.00

Planning Board Waivers received, ZBA Variances received, NYS variance received. Approximate 18 month constructed period to commence in 2024.

Total Projected Property Tax 2025	\$229,521.60
Total Projected Sales Tax 2025	\$475,000.00
Total Project Sales and Property Tax	\$704,521.60
Existing Property Tax	\$12,476.120
Existing Sales Tax	\$0.00
Total Existing Sales and Property Tax	\$12,746.10

Site to be developed with:

- Municipal parking
- EV Chargers
- Pervious pavers for storm water retention
- Solar lighting

Proposed hotel to be LEED certified with:

- Carbon Negative Sheathing,
- VRF high efficiency heat pumps,
- ERVs.
- Low-E glass & triple pane doors.

317 Main Street. Cornwall, former foreclosed upon auto sales and service dealer, now empty for six years proposed to be 52 room boutique hotel. In a location where there is demonstrated need for hotels and where tourism has been identified to be the most desired economic driver of downtown revitalization.



On average, HSM customers have experienced up to 15% savings across categories including FF&E, OS&E, food & beverage, equipment purchases and service contracts

Software, technology, and service options combined to help maximize profits while increasing guest satisfaction

A suite of IT solutions that elevate the guest experience and streamline hotel operations



OMNI-CHANNEL
CUSTOMER
ECOSYSTEM

Convert the Former Chadeayne Homestead at 1 Angola Road into the Veterans Repertory Theater

Convert the Former Chadeayne Homestead at 1 Angola Road into the Veterans Repertory Theater

- Scope and timeline
 - Three phases
 - Phase I: Purchase and re-zoning
 - Timing: February 2021 - April 2024
 - Cost: \$595,500 (all funded by VetRep)
 - Phase II: Renovation of existing building into 30-seat theater
 - Timing: Fall 2024/Winter 2025 - Winter 2027
 - Cost: \$700,000 (\$625,000 by NY Forward and \$75,000 by VetRep)
 - Phase III: 3rd story expansion
 - Timing: Summer 2030 - Fall 2035
 - Cost: \$2,355,00 (\$105,000 of funding secured by VetRep, the rest is unsecured at this time)
- Job Projections
 - ✦ Actors/Guest Directors
 - ✦ Veteran Jobs/Apprenticeship Program
- Sustainability elements
- Regulatory hurdles (status of approvals)



Current Exterior



Exterior Rendering



Current theater space



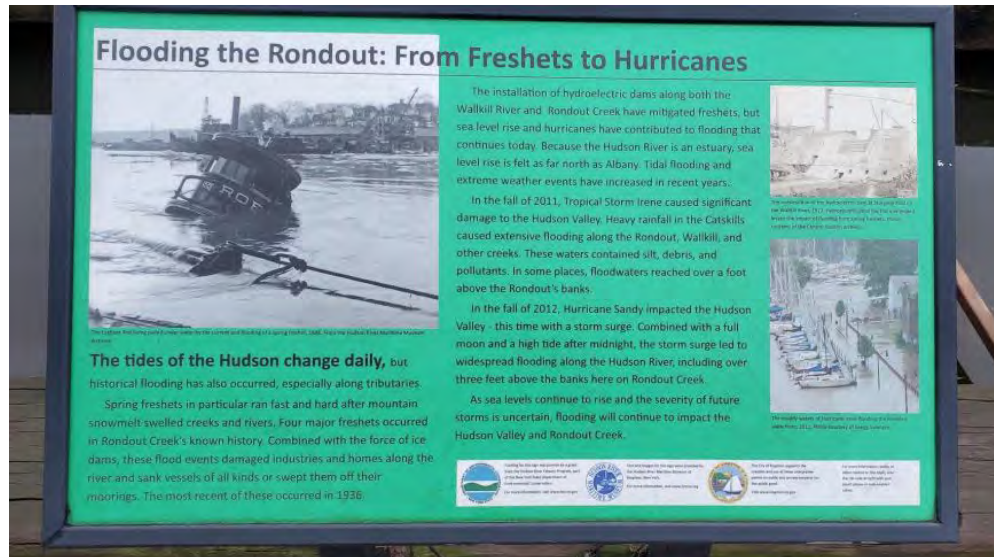
Theater space rendering

Establish and Implement a Branding, Marketing, and Wayfinding Strategy

Establish and Implement a Branding, Marketing, and Wayfinding Strategy

- **Project Description:** Enhance the visibility of Downtown Cornwall and attract new residents, businesses, and visitors to Downtown Cornwall by establishing Cornwall's brand, developing a marketing strategy, and creating wayfinding signage.
- **Timeframe:** 3 months to issue RFPs and retain consultants, 5 months to develop marketing and branding strategy, 8 months to design and implement signage.
- **Capacity:** The Town of Cornwall would issue an RFP for a consulting firm to develop and implement the branding and marketing strategy. Wayfinding and historic signage in the public right-of-way and other Town/Village-owned sites would be designed, fabricated, and installed through a bidding process and coordinated with Orange County and NYS DOT, as needed. Fabrication and installation would be bid to a construction firm.
- **Total Project Cost:** \$325,000
- **Total NYF Request:** \$325,000
- **Other Funding Sources:** N/A
- **Sustainability elements:** Project will highlight natural assets in the Town and Village such as open space, the Hudson River, and outdoor recreational opportunities.
- **Regulatory hurdles:** Town/Village will secure approvals from Orange County and NYS DOT for placing signage on County/State rights-of-way.

Signage Examples



Establish a Small Project Fund to Assist Local Businesses

Establish a Small Project Fund to Assist Local Businesses

- **Project Description:** Establish a Small Project Fund to provide the business community with resources to further enhance the economic vitality of Downtown Cornwall. Projects could include façade improvements, interior improvements that allow for business expansion, and other capital improvement projects. Grants would be reimbursements up to \$50,000 and require a 25% match from the applicant.
- **Timeframe:** 3 months to design the administrative plan, 3 months to procure a grant administrator, 4 months to advertise, receive submissions, and select projects, 1 year for environmental review and construction.
- **Capacity:** The Town and Village would use 10% of the award (as allowed by HCR) to hire a grant administrator for day-to-day activities; the Town and Village will otherwise manage the fund.
- **Total Project Cost:** \$300,000
- **Total NYF Request:** \$300,000
- **Other Funding Sources:** N/A
- **Sustainability elements:** Not identified at this time
- **Regulatory hurdles:** None

Construct a Pedestrian Safe Trail Along Dock Hill
Road to Connect Donahue Farm to Donahue
Memorial Park at the Waterfront

Construct a Pedestrian Safe Trail Along Dock Hill Road to Connect Donahue Farm to Donahue Memorial Park at the Waterfront

- **Project Description:** Construct a 2,500 linear foot trail to allow for a safe pedestrian connection between Donahue Farm and Donahue Memorial Park. Project includes new roadside trail, improvements to existing 900 linear feet offroad trail (crushed stone pathway), and drainage improvements.
- **Timeframe:** Project engineering and design will take 7± months and construction will take 1± year.
- **Capacity:** The project will be bid out to a private contractor, with oversight by the Village DPW and Engineer.
- **Total Project Cost:** \$1,158,750
- **Total NYF Request:** \$479,250
- **Other Funding Sources:** \$223,875 Recreational Trails Program and \$373,125 Environmental Protection Fund
- **Sustainability elements:** Safe and efficient pedestrian trail is intended to reduce vehicle trips to the waterfront. Improvements to off-road portions of the trail will remain impervious and the adjacent natural streambed will be maintained.
- **Regulatory hurdles:** SHPO (historic bridge) and NYSDOT coordination (crosswalk improvements on NY 218).

Construct a Pedestrian Safe Trail Along Dock Hill Road to Connect Donahue Farm to Donahue Memorial Park at the Waterfront



Existing Trail



Existing Trail



Existing Trail



Existing bridge

Preserve Historic Structures at the Donahue Farm to Enhance Programming and Activities

Preserve Historic Structures at the Donahue Farm to Enhance Programming and Activities

- **Project Description:** Renovate and preserve the Donahue Farm barn and icehouse, remove the garage/kennel building, construct new restrooms, and provide a visitor kiosk to facilitate public use of the site.
- **Timeframe:** Project design will take 1± year and construction will take 18± months.
- **Capacity:** Renovation of the buildings will be completed by a private contractor through competitive bidding. Village DPW will maintain project oversight. The Donahue Committee will continue in an advisory role.
- **Total Project Cost:** \$723,500
- **Total NYF Request:** \$667,500
- **Other Funding Sources:** \$56,000 from private donor
- **Sustainability elements:** Most of property will remain as natural open space.
- **Regulatory hurdles:** The site is subject to a conservation easement held by Scenic Hudson. Proposed work is consistent with the conservation easement.



Existing barn



Existing icehouse





Public Comment

Project Evaluation Criteria

Project Readiness, Catalytic Effect, and Co-Benefits Results



LPC Questions and Answers

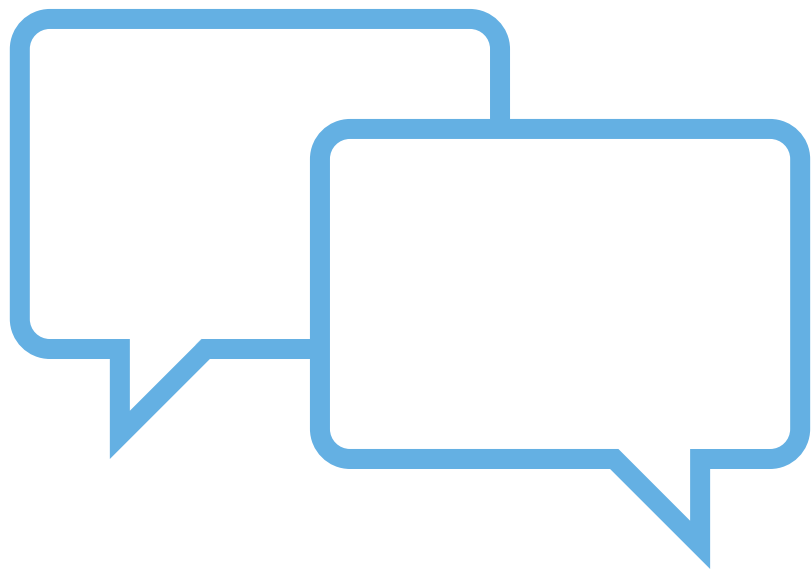
Preliminary Slate of Projects

Project	NYF Request	Total Cost
Transform Riverlight Park Into an Inclusive Public Park	\$1,270,000	\$2,220,000
Connect Downtown Cornwall Through a Connector Trail to Enhance the Pedestrian Experience and Create a Pollinator Corridor	\$755,000	\$855,000
Establish And Implement a Branding, Marketing, And Wayfinding Strategy	\$325,000	\$325,000
Establish a Small Project Fund to Assist Local Businesses	\$300,000	\$300,000
Construct a Pedestrian Safe Trail Along Dock Hill Road to Connect Donahue Farm to Donahue Memorial Park at the Waterfront	\$479,250	\$1,158,750
Preserve Historic Structures at the Donahue Farm to Enhance Programming and Activities	\$667,500	\$723,500
Transform the Lemon Building at 257 Main Street into An Arts and Artisan Collaborative Space	\$675,416	\$1,916,056
Construct a Boutique Hotel at 317 and 325 Main Street	\$1,000,000	\$8,000,000
Renovate the Historic Storm King Theater at 2 Idlewild Avenue into a Multi-Use Theater Space	\$773,244	\$841,046
Convert the Former Chadeayne Homestead at 1 Angola Road into the Veterans Repertory Theater	\$625,000	\$3,651,500
Total: 10 Projects	\$6,870,410	\$19,990,852



Next Steps/Important Dates

- Fall Festival will be **Sunday, October 8**
- Public Workshop #2 will be **Thursday, October 12** at Munger Cottage
- LPC Meeting #5 will be **Tuesday, October 24** at Town Hall




Questions?

 CornwallNYF@vhb.com

For Code of Conduct submissions, email:

 Susan.Landfried@dos.ny.gov

Visit the Cornwall NYF Website

 www.cornwallnyf.com



Project Requirements

Eligible Project Types

- New development and/or rehabilitation of existing downtown buildings
- Public improvement projects
- Small Project Fund
- Branding and marketing

Ineligible Activities

- Standalone planning activities
- Operations and maintenance
- Pre-award costs
- Property acquisition
- Training and other program expenses