



Local Planning Committee (LPC)

Meeting #5

October 24, 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.

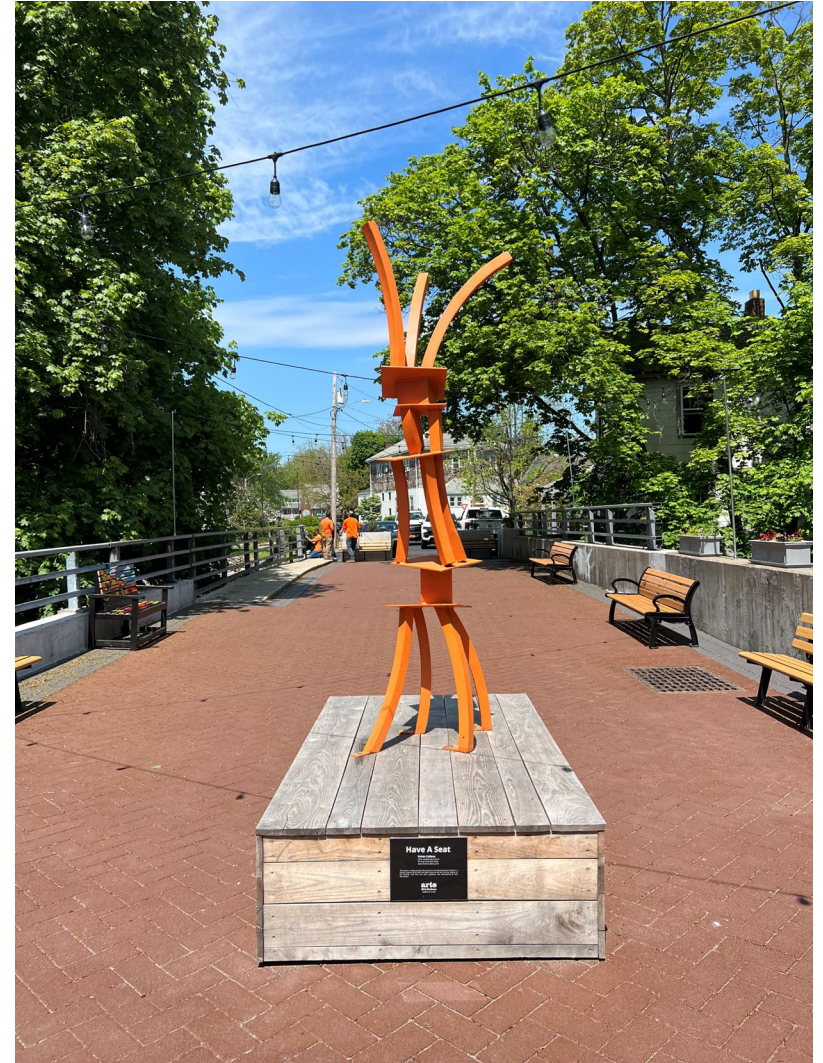
Agenda

Welcome and Presentation (105 minutes)

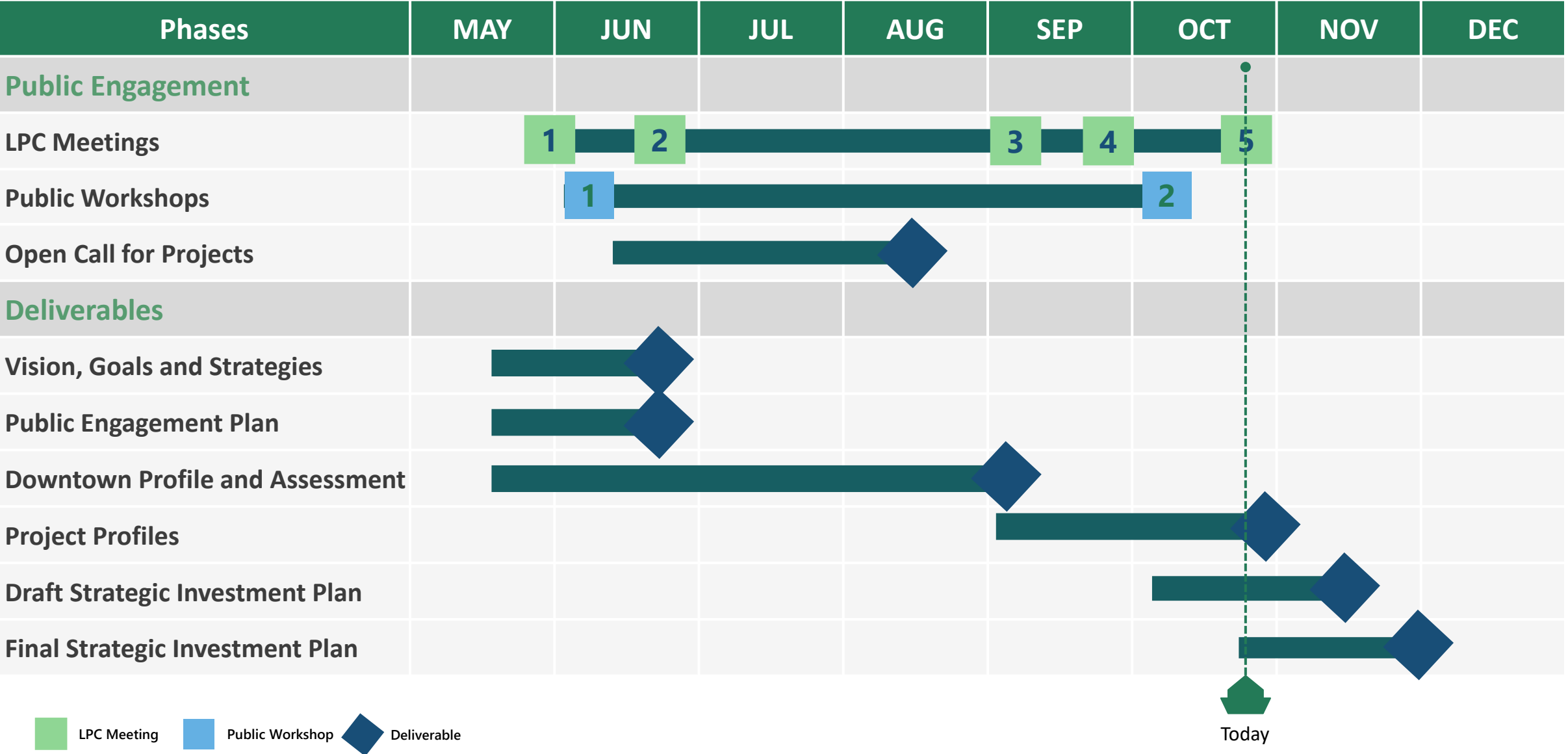
- LPC Code of Conduct
- NYF Schedule
- Public Engagement Update
- Project Evaluation
- Project Updates

Public Comments (15 minutes)

- Final Slate of Projects Ballot
- Next Steps



NYF Timeline



Public Engagement Update

Public Engagement Update

Cornwall Fall Festival – October 8, 2023



Public Engagement Update

Public Workshop #2 – October 12, 2023 (online and in person)

- 50± members of the community attended in person
- 16 community members joined the livestream (Facebook/YouTube)
- As of October 20, the livestream had 439 views
- The online survey remained open until Thursday, October 19, 2023
- 89 online surveys were submitted





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 worksheet to continue to refine the project list.

LPC Meeting #5

LPC reviews Public Support and Cost Effectiveness then 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

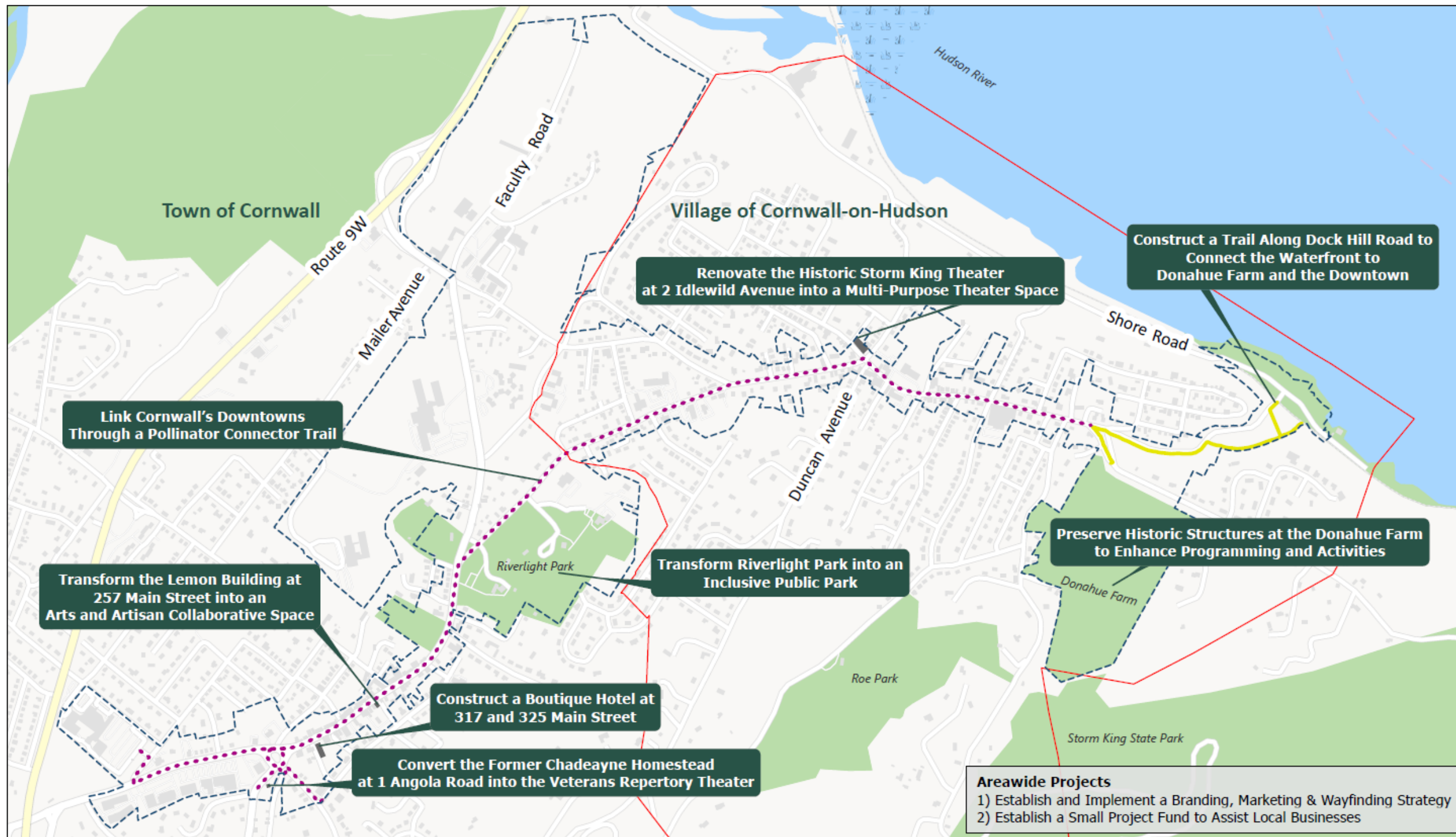


Project Evaluation Criteria

- Public Support
- Cost Effectiveness
 - Adequate budget information is provided and reflects a prudent expenditure of NYF funds
 - Demonstrated need for NYF funds
 - Ability to leverage private or non-state investment



LPC Questions and Answers



Project Updates

Project	Total Cost	NYF Request	Updated Total Cost	Updated NYF Request
Renovate the Historic Storm King Theater at 2 Idlewild Avenue into a Multi-Use Theater Space	\$841,046	\$773,244	\$841,000	\$773,000
Convert the Former Chadeayne Homestead at 1 Angola Road into the Veterans Repertory Theater	\$3,651,500	\$625,000	\$700,000	\$625,000
Construct a Boutique Hotel at 317 and 325 Main Street	\$8,000,000	\$1,000,000	\$8,774,000	\$1,000,000
Transform the Lemon Building at 257 Main Street into An Art Gallery and Restaurant Incubator	\$1,916,056	\$675,416	\$703,000	\$589,000
Transform Riverlight Park into an Inclusive Public Park	\$2,220,000	\$1,270,000	\$3,629,000	\$1,000,000
Link Cornwall’s Downtowns Through a Pollinator Connector Trail	\$855,000	\$755,000	\$2,157,000	\$1,133,000
Establish a Small Project Fund to Assist Local Businesses	\$300,000	\$300,000	\$300,000	\$300,000
Establish And Implement a Branding, Marketing, and Wayfinding Strategy	\$325,000	\$325,000	\$402,000	\$382,000
Construct a Trail Along Dock Hill Road to Connect the Waterfront to Donahue Farm and the Downtown	\$1,158,750	\$479,250	\$1,206,000	\$480,000
Preserve Historic Structures at the Donahue Farm to Enhance Programming and Activities	\$723,500	\$667,500	\$925,000	\$649,000
Total: 10 Projects	\$19,990,852	\$6,870,410	\$19,637,000	\$6,931,000

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

Improve the historic Storm King Theater building by converting interior spaces into a first-floor black box theater to serve as a public space and a second-floor lounge and dinner theater that would be integrated into the existing restaurant, bringing diverse entertainment programming while staying true to the building's historical use.

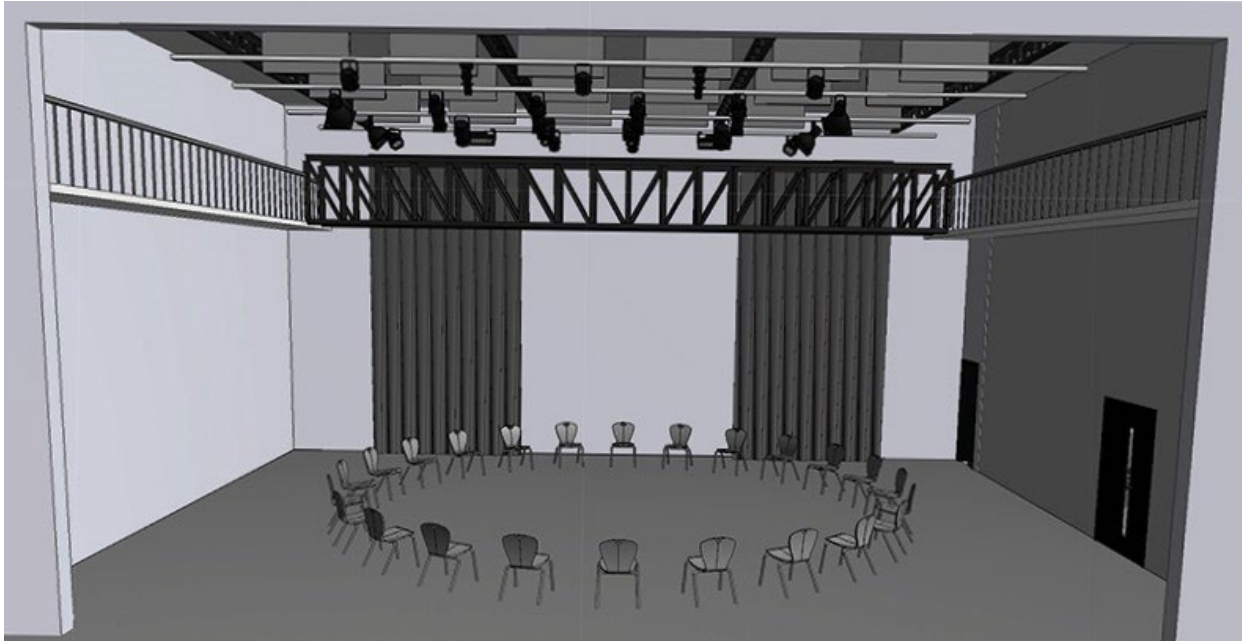
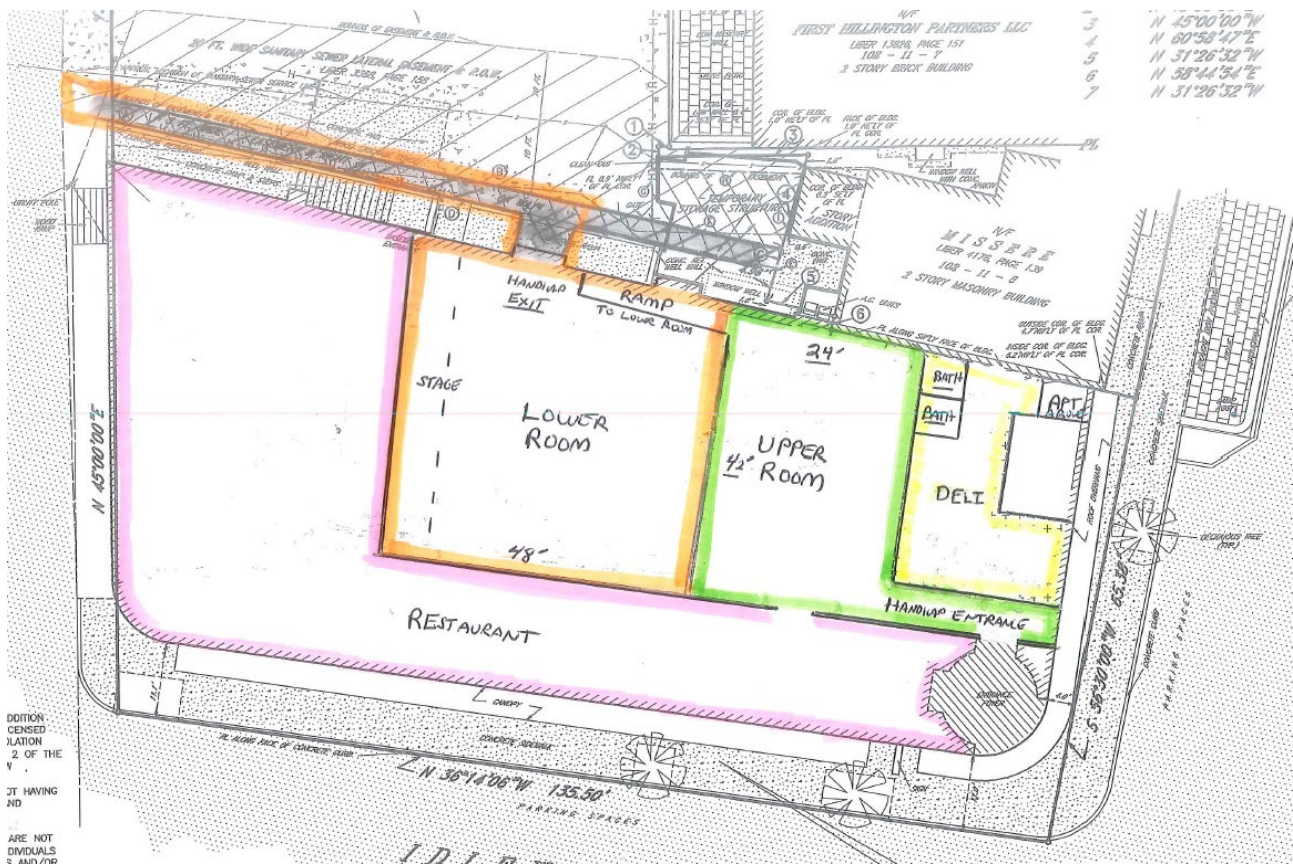
Project Sponsor

Storm King Associates

Project Updates

None

Before/After



Public Support

Favorite Project Aspects

1. Revitalization of historic theater
2. Space for community activities and arts
3. Bar and restaurant

Suggested Improvements

1. Address increased parking need
2. Ensure dinner theater is affordable
3. Allow space to be rented for events

HOW TRANSFORMATIVE?

■ 1 ■ 2 ■ 3 ■ 4 ■ 5

PUBLIC WORKSHOP #2



FALL FESTIVAL



Proposed Budget Breakdown

Activity	Amount	Funding Source	Status of Funds
Interior Renovation	\$435,000	NYF	Requested
Electrical and HVAC	\$102,000	NYF	Requested
Accessibility Improvements	\$45,000	NYF	Requested
Stage Construction and Lighting	\$191,000	NYF	Requested
Miscellaneous	\$68,000	Storm King Assoc.	Secured
Total NYF Funding Request			\$773,000
Total Funding from Other Sources			\$68,000
Total Project Cost			\$841,000
% Requested of Total Project Cost			92%
Budget prepared by Storm King Associates Budget includes contingency of 10%			

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

Convert the Chadeayne Homestead on Angola Road into a home for Veterans Repertory Theater. Phase 1 of the project is underway and is the purchase and re-zoning of the site. NYF funds would support Phase 2 with a 30-seat theater, box office, lobby/lounge area, parking lot, space for playwriting classes, and administrative offices. Future Phase 3 includes expanding theater to 50 seats by adding a balcony and box seats, a backstage area, dressing rooms and addition of outdoor stage and 2nd story porch.

Project Sponsor

VetRep

Project Updates

None





Public Support

Favorite Project Aspects

1. Enhances community and cultural offerings
2. Support for veterans
3. Attracts visitors

Suggested Improvements

1. Address demand for parking
2. Ensure space is inclusive for all community members
3. Increase size of theaters

HOW TRANSFORMATIVE?

■ 1 ■ 2 ■ 3 ■ 4 ■ 5

PUBLIC WORKSHOP #2



FALL FESTIVAL



Proposed Budget Breakdown

Activity	Amount	Funding Source	Status of Funds
Phase I (Acquisition / Re-zoning)	\$596,500		
Phase II			
Architectural/Engineering	\$70,000	NYF	Requested
Building Retrofit	\$75,000	NYF	Requested
Sprinkler/Electric/Plumbing/HVAC	\$230,000	NYF	Requested
Theater/Box Office/Lobby	\$45,000	Private Equity	Secured
Utilities	\$60,000	NYF	Requested
Site Work	\$130,000	NYF	Requested
	\$30,000	Private Equity	Secured
Phase III (Theater expansion / Outdoor stage)	\$2,355,000		
Total NYF Funding Request (Phase II)			\$625,000
Total Funding from Other Sources (Phase II)			\$75,000
Total Project Cost (Phase II)			\$700,000
% Requested of Total Project Cost (Phase II)			89%
Total Project Cost (Phases I-III)			\$3,651,500
Budget prepared by VetRep Budget includes contingency of 10%			

Construct a Boutique Hotel at 317 and 315 Main Street

Construct a 4-story, 52-room upscale boutique hotel with a full-service restaurant and bar on Main Street. Improvements also include the creation of parking spaces that would be leased to the Town for public use and stormwater drainage improvements.

Project Sponsor

2 Boys 1 Girl Holdings, LLC

Project Updates

- Project sponsor has met with NYSERDA's consultants to discuss compliance path options to meet the State's decarbonization goals
- Budget increased to include contingency costs





Public Support

Favorite Project Aspects

1. Hotel that will benefit the community and visitors
2. Aesthetic improvement to building
3. Revenue generation

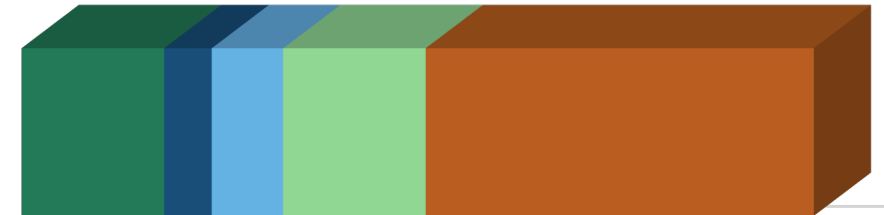
Suggested Improvements

1. Reduce size of hotel
2. Address parking and traffic concerns on Main Street
3. General concerns about private funding/ability to fund long-term

HOW TRANSFORMATIVE?

■ 1 ■ 2 ■ 3 ■ 4 ■ 5

PUBLIC WORKSHOP #2



FALL FESTIVAL



Proposed Budget Breakdown

Activity	Amount	Funding Source	Status of Funds
Infrastructure/Site Work	\$528,000	Private Equity	Secured
Furniture and Fixtures	\$986,000	Private Equity	Secured
Construction/Renovation	\$3,800,000	USDA Loan	Anticipated
	\$600,000	NYF Grant	Requested
	\$1,200,000	CFA Grant	Requested
	560,000	Private Financing	Anticipated
Soft Costs	\$440,000	NYF Grant	Requested
Architectural/Engineering/Site Work	\$110,000	Private Equity	Secured
Parking/Hard Costs and Site Improvements	\$550,000	Private Financing	Anticipated
Total NYF Funding Request			\$1,000,000
Total Funding from Other Sources			\$7,774,000
Total Project Cost			\$8,774,000
% Requested of Total Project Cost			11%
Budget prepared by 2 Boys 1 Girl Holdings, LLC Budget includes contingency of 10%			

Transform the Lemon Building at 257 Main Street into An Art Gallery and Restaurant Incubator

Transform the Lemon Building into the first commercial art gallery in the US to specialize only in veteran artists, as well as feature a restaurant incubator for veteran-owned businesses in the food and beverage space. NYF funding would support the build-out of Phase 1 of the project which includes the art gallery, bar and any food/beverage concepts inside the existing structure. A future phase includes the creation of a rooftop restaurant and kitchen space.

Project Sponsor

Cornwall Imaginarium, LLC

Project Updates

- Revised project name/project description
- Project scope has changed from three phases to two phases
- Since the project scope has changed the Total Cost has changed
- Total Project Cost has decreased from \$1,916,056 to \$703,000
- NYF Ask has decreased from \$703,000 to \$589,000





Public Support

Favorite Project Aspects

1. Rooftop bar and restaurant
2. Supports veterans
3. Preserves historic building

Suggested Improvements

1. Ensure inclusivity for all community members
2. Change project name to provide clarity
3. Complete project in one phase

HOW TRANSFORMATIVE?

■ 1 ■ 2 ■ 3 ■ 4 ■ 5

PUBLIC WORKSHOP #2



FALL FESTIVAL



Proposed Budget Breakdown

Activity	Amount	Funding Source	Status of Funds
Phase I			
Site Work	\$112,295	NYF	Requested
Architectural/Engineering	\$70,000	NYF	Requested
	\$72,720	Private Equity	Secured
Building Retrofit	\$128,720	NYF	Requested
	\$20,000	Private Equity	Secured
Sprinkler/Electric/Plumbing/HVAC	\$188,160	NYF	Requested
Asbestos Abatement	\$21,000	Private Equity	Secured
Seating/Bar/Elevator	\$89,800	NYF	Requested
Phase II			
Total	\$560,000	Construction Loan	Undetermined
	\$74,800	Private Equity	Secured
Total NYF Funding Request (Phase I)			\$589,000
Total Funding from Other Sources (Phase I)			\$114,000
Total Project Cost (Phase I)			\$703,000
% Requested of Total Project Cost			84%
Budget prepared by Cornwall Imaginarium, LLC Budget includes contingency of 10%			

Transform Riverlight Park Into an Inclusive Public Park

Improve Riverlight Park with new features such as ADA-compliant walkway with a story walk around Rings 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.

Project Sponsor

Town of Cornwall

Project Updates

- Costs have increased from \$2,220,000 to \$3,629,000.
- NYF Ask has decreased from \$1,270,000 to \$1,000,000.
- Town has identified other sources of funding for project.
- Rings Pond water quality enhancements have been added to the project.

Before



After



Public Support

Favorite Project Aspects

1. Skate park
2. ADA accessibility
3. Inclusive playground

Suggested Improvements

1. Renovate pool
2. Geese control
3. Programming for young children

HOW TRANSFORMATIVE?

■ 1 ■ 2 ■ 3 ■ 4 ■ 5

PUBLIC WORKSHOP #2



FALL FESTIVAL



Proposed Budget Breakdown

Activity	Amount	Funding Source	Status of Funds
Rings Pond Story Walk	\$782,000	NYF / CFA Parks	Requested
Rain Gardens / Pond Water Quality Enhancement	\$673,000	NYF / Town / State Grants	Requested / Secured
Restroom Rehabilitation	\$276,000	NYF / CDBG	Requested / Anticipated
Ice House Renovation	\$250,000	NYF	Requested
Accessible Playground	\$400,000	NYF / DASNY SAM Grant	Requested / Secured
Skate Park	\$540,000	NYF / Town / Private Donations	Requested / Secured
Sands Ring Homestead Renovation	\$163,000	Town / Fundraising / Grant	Secured / Unsecured
Sands Ring Homestead Kiosk	\$104,000	NYF	Requested
Soft Costs	\$441,000	NYF	Requested
Total NYF Funding Request			\$1,000,000
Total Funding from Other Sources			\$2,629,000
Total Project Cost			\$3,629,000
% Requested of Total Project Cost			28%
Budget prepared by MHE Engineering Budget includes contingency of 15%			

Link Cornwall's Downtowns Through a Pollinator Connector Trail

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.

Project Sponsor

Town of Cornwall and Village of Cornwall-on-Hudson

Project Updates

- Town has added new location for sidewalk improvement – Willow Avenue.
- Costs have increased from \$855,000 to \$2,157,000.
- NYF Ask has increased from \$755,000 to \$1,133,000.

Before –
Town View



After – Town View



Before – Village View



After – Village View



Public Support

Favorite Project Aspects

1. Improved sidewalks/walkability
2. Connects town and village
3. Public restrooms

Suggested Improvements

1. Focus on improving sidewalks for pedestrian safety and use
2. Include more street lighting
3. Address parking concerns

HOW TRANSFORMATIVE?

■ 1 ■ 2 ■ 3 ■ 4 ■ 5

PUBLIC WORKSHOP #2



FALL FESTIVAL



Proposed Budget Breakdown

Activity	Amount	Funding Source	Status of Funds
Sidewalks and Crosswalks	\$618,000	Town / CDBG	Secured / Will Request
Public Restroom	\$58,000	Village	Secured
Electronic Kiosks	\$621,000	NYF	Requested
Street Trees / Planter Boxes / Pollinators	\$411,000	NYF / Town	Requested / Secured
Triangle Park Landscaping	\$23,000	Town	Secured
Art Installations	\$104,000	NYF	Requested
Street Furniture and Amenities	\$73,000	NYF	Requested
Soft Costs	\$249,000	NYF	Requested
Total NYF Funding Request			\$1,133,000
Total Funding from Other Sources			\$1,024,000
Total Project Cost			\$2,157,000
% Requested of Total Project Cost			53%
Budget prepared by MHE Engineering Budget includes contingency of 15%			

Establish a Small Project Fund to Assist Local Businesses

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.

Project Sponsor

Town of Cornwall and Village of Cornwall-on-Hudson

Project Updates

- The Chamber of Commerce solicited businesses and received 11 Letters of Interest totaling \$452,400 in potential small project fund requests (improvements ranged from \$20,000 to \$75,000). An additional 4 businesses expressed potential interest in the small project fund but did not specify an amount.

Before



After



Public Support

Favorite Project Aspects

1. Support for small business
2. Beautification of Main Street
3. Improved business facades

Suggested Improvements

1. More funding needed
2. Provide more detailed information
3. Ensure protections for small businesses

HOW TRANSFORMATIVE?

■ 1 ■ 2 ■ 3 ■ 4 ■ 5

PUBLIC WORKSHOP #2



FALL FESTIVAL



Proposed Budget Breakdown

Activity	Amount	Funding Source	Status of Funds
Grant Administration (10%)	\$30,000	NYF	Requested
Small Project Fund	\$270,000	NYF	Requested
Total NYF Funding Request			\$300,000
Total Funding from Other Sources			\$0
Total Project Cost			\$300,000
% Requested of Total Project Cost			100%
Budget prepared per DOS and HCR Guidelines			

Establish and Implement a Branding, Marketing, and Wayfinding Strategy

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.

Project Sponsor

Town of Cornwall and Village of Cornwall-on-Hudson

Project Updates

- Project Cost has increased from \$325,000 to \$402,000.
- NYF Ask has increased from \$325,000 to \$382,000.

Before



After



Public Support

Favorite Project Aspects

1. Attracts new business
2. Helpful for visitors
3. Uniform signage

Suggested Improvements

1. Include research/info on town history
2. Is this the best use of taxpayer money?
3. Collaborate with businesses and surrounding communities

HOW TRANSFORMATIVE?

■ 1 ■ 2 ■ 3 ■ 4 ■ 5

PUBLIC WORKSHOP #2



FALL FESTIVAL



Proposed Budget Breakdown

Activity	Amount	Funding Source	Status of Funds
Branding	\$45,000	NYF	Requested
Marketing	\$94,000	NYF	Requested
Wayfinding	\$292,000	NYF / Town/Village	Requested / Secured
Total NYF Funding Request			\$382,000
Total Funding from Other Sources			\$20,000
Total Project Cost			\$402,000
% Requested of Total Project Cost			95%
Budget prepared by Kevin Dwarka, LLC Budget includes contingency of 10%			

Construct a Trail Along Dock Hill Road to Connect the Waterfront to Donahue Farm and the Downtown

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.

Project Sponsor

Village of Cornwall-on-Hudson

Project Updates

- Project Cost has increased from \$1,076,250 to \$1,206,000.

Before



After



Public Support

Favorite Project Aspects

1. Improved safety and walkability
2. Adds needed community recreation
3. Improved connection to water

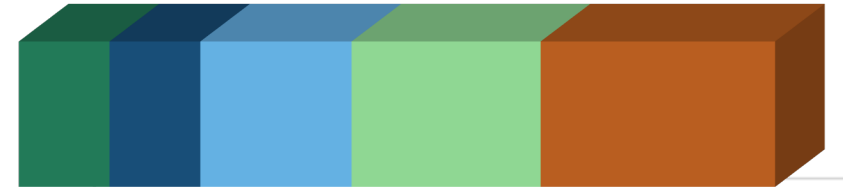
Suggested Improvements

1. Does not benefit the community
2. Improve connections between sections of the trail
3. Improve lighting

HOW TRANSFORMATIVE?

■ 1 ■ 2 ■ 3 ■ 4 ■ 5

PUBLIC WORKSHOP #2



FALL FESTIVAL



Proposed Budget Breakdown

Activity	Amount	Funding Source	Status of Funds
Trail Repair/Construction/Bank Stabilization/Guiderail	\$695,000	NYF / Rec Trails Grant / EPF Grant	Requested
Pedestrian Bridge	\$345,000	EPF Grant	Requested
Signage/Landscaping/Pollinators	\$26,000	NYF	Requested
Soft Costs	\$140,000	NYF / Village	Requested / Secured
Total NYF Funding Request			\$480,000
Total Funding from Other Sources			\$726,000
Total Project Cost			\$1,206,000
% Requested of Total Project Cost			40%
Budget prepared by P&D Consulting Engineers, PC Budget includes contingency of 15%			

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

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.

Project Sponsor

Village of Cornwall-on-Hudson

Project Updates

- Project Cost has increased from \$723,500 to \$925,000.
- NYF Ask has decreased from \$667,500 to \$649,000.

Before



After



Public Support

Favorite Project Aspects

1. Preservation and restoration of historic building
2. New programming for community
3. Promotes community engagement

Suggested Improvements

1. Expand public programming
2. Include recreational area/soccer field
3. Create link to local trails

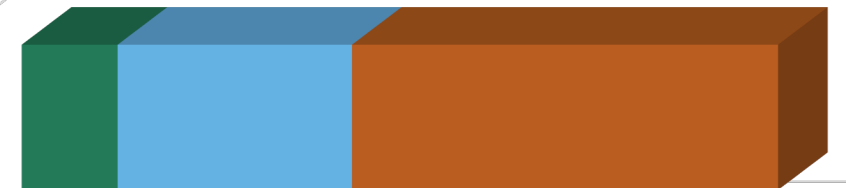
HOW TRANSFORMATIVE?

■ 1 ■ 2 ■ 3 ■ 4 ■ 5

PUBLIC WORKSHOP #2



FALL FESTIVAL



Proposed Budget Breakdown

Activity	Amount	Funding Source	Status of Funds
Completed Activities	\$140,000	Private / Village	Completed
Barn/Ice House Renovation	\$512,000	NYF / Private Donation	Requested / Secured
New Restroom	\$113,00	NYF / Village	Requested / Secured
Kennel Demolition/Site Restoration	\$71,000	Village	Secured
Electrical Work / Irrigation System	\$41,000	Village	Secured
Soft Costs	\$130,000	NYF / Village	Requested / Secured
Total NYF Funding Request			\$649,000
Total Funding from Other Sources			\$276,000
Total Project Cost			\$925,000
% Requested of Total Project Cost			70%
Budget prepared by Donahue Committee, reviewed by P&D Consulting Engineers PC Budget includes contingency of 15%			

Project	Total Cost	NYF Request	Updated Total Cost	Updated NYF Request
Renovate the Historic Storm King Theater at 2 Idlewild Avenue into a Multi-Use Theater Space	\$841,046	\$773,244	\$841,000	\$773,000
Convert the Former Chadeayne Homestead at 1 Angola Road into the Veterans Repertory Theater	\$3,651,500	\$625,000	\$700,000	\$625,000
Construct a Boutique Hotel at 317 and 325 Main Street	\$8,000,000	\$1,000,000	\$8,774,000	\$1,000,000
Transform the Lemon Building at 257 Main Street into An Art Gallery and Restaurant Incubator	\$1,916,056	\$675,416	\$703,000	\$589,000
Transform Riverlight Park into an Inclusive Public Park	\$2,220,000	\$1,270,000	\$3,629,000	\$1,000,000
Link Cornwall’s Downtowns Through a Pollinator Connector Trail	\$855,000	\$755,000	\$2,157,000	\$1,133,000
Establish a Small Project Fund to Assist Local Businesses	\$300,000	\$300,000	\$300,000	\$300,000
Establish And Implement a Branding, Marketing, and Wayfinding Strategy	\$325,000	\$325,000	\$402,000	\$382,000
Construct a Trail Along Dock Hill Road to Connect the Waterfront to Donahue Farm and the Downtown	\$1,158,750	\$479,250	\$1,206,000	\$480,000
Preserve Historic Structures at the Donahue Farm to Enhance Programming and Activities	\$723,500	\$667,500	\$925,000	\$649,000
Total: 10 Projects	\$19,990,852	\$6,870,410	\$19,637,000	\$6,931,000



Public Comment

LPC Voting



Next Steps/Tentative Dates

November 2023

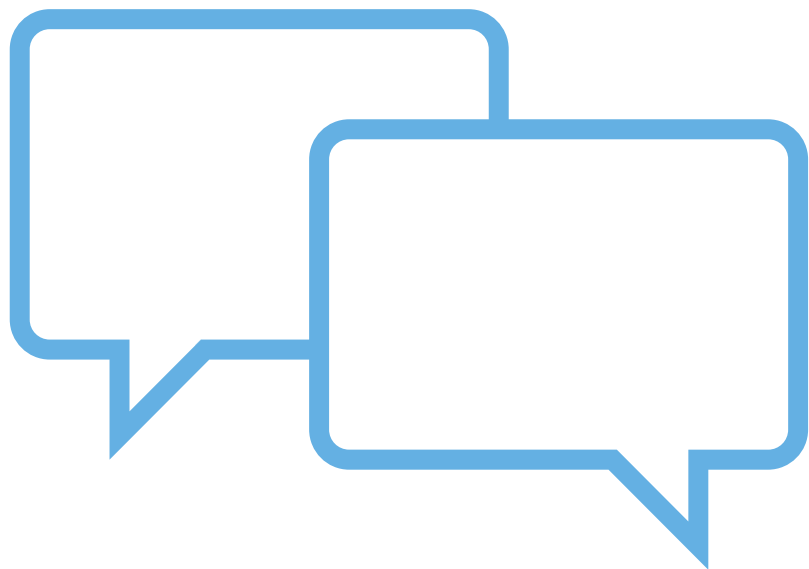
NYF SIP Plan
submitted to DOS

Spring 2024

State Selects
NYF Projects

Winter 2024

Contracting for
NYF Projects



Questions?

 CornwallNYF@vhb.com

For Code of Conduct submissions, email:

 Susan.Landfried@dos.ny.gov

Visit the Cornwall NYF Website

 www.cornwallnyf.com

