



NY Forward

# WELCOME

THE MEETING WILL  
BEGIN SHORTLY

Local Planning Committee (LPC)  
Meeting #5  
Wednesday, October 18, 2023



LYONS FALLS  
CONNECTS  
NY FORWARD

# CODE OF CONDUCT



## LOCAL PLANNING COMMITTEE

- ◆ Members of the Local Planning Committee must always serve and act in the public interest, regardless of their affiliation with, or relationship to, any business, municipality, not-for-profit, agency, program, entity, or interest group.
- ◆ Members should use the Code of Conduct to guide service and actions while on the Local Planning Committee
- ◆ Remember **DAD**:
  - ◆ Disclose conflicts of interest
  - ◆ Act in the public interest
  - ◆ Disqualify if necessary



# AGENDA



- 1 Welcome & Code of Conduct Reminder
- 2 Project Schedule
- 3 Community Engagement Update
- 4 Refining Project List Discussion
- 5 Vote on Slate of Projects
- 6 Next Steps
- 7 Public Comment

# LOCAL PLANNING COMMITTEE

LOCAL PLANNING COMMITTEE (LPC)	Affiliation
<b>Mayor Donna Dolhof, <i>co-chair</i></b>	Village of Lyons Falls
<b>Michele Ledoux, <i>co-chair</i></b>	CCE of Lewis County/REDC member
Anne Huntress	Lyons Falls Alive/South Lewis Central School
Brittany Davis	Lewis County IDA/Naturally Lewis
Jonathan Miller	Lewis County Historical Society
Roger Williams	Level Up Power Fitness Center
Mike Hurilla	Boondock Restaurant/3 Willows Event Center/The Edge Hotel
Megan Krokowski	Lewis County Planning
Michael Bradish	Village of Lyons Falls

# PROJECT TEAM

## STATE PARTNERS

NAME	TITLE	DEPARTMENT
Kylie Peck	Project Manager	NYS Department of State
Stephen Hunt	Regional Director, North Country Office	Empire State Development

# PROJECT TEAM

## CONSULTANT TEAM



Engineering and  
Land Surveying, P.C.



# PROJECT SCHEDULE



## KEY MILESTONES

JUNE

- ◆ LPC Kick-off
- ◆ Vision
- ◆ Engagement Plan
- ◆ Call for Projects

JULY

- ◆ Downtown Profile (Draft)
- ◆ Goals (Final)

AUGUST

- ◆ Preliminary Project List
- ◆ Downtown Profile
- ◆ Strategies

SEPTEMBER

- ◆ Refined Project List
- ◆ Project Profiles
- ◆ Strategies (Draft)

OCTOBER

- ◆ Project Profiles
- ◆ Strategies (Final)

NOVEMBER/  
DECEMBER

- ◆ NY Forward Strategic Investment Plan (Draft)
- ◆ NY Forward Strategic Investment Plan (Final)

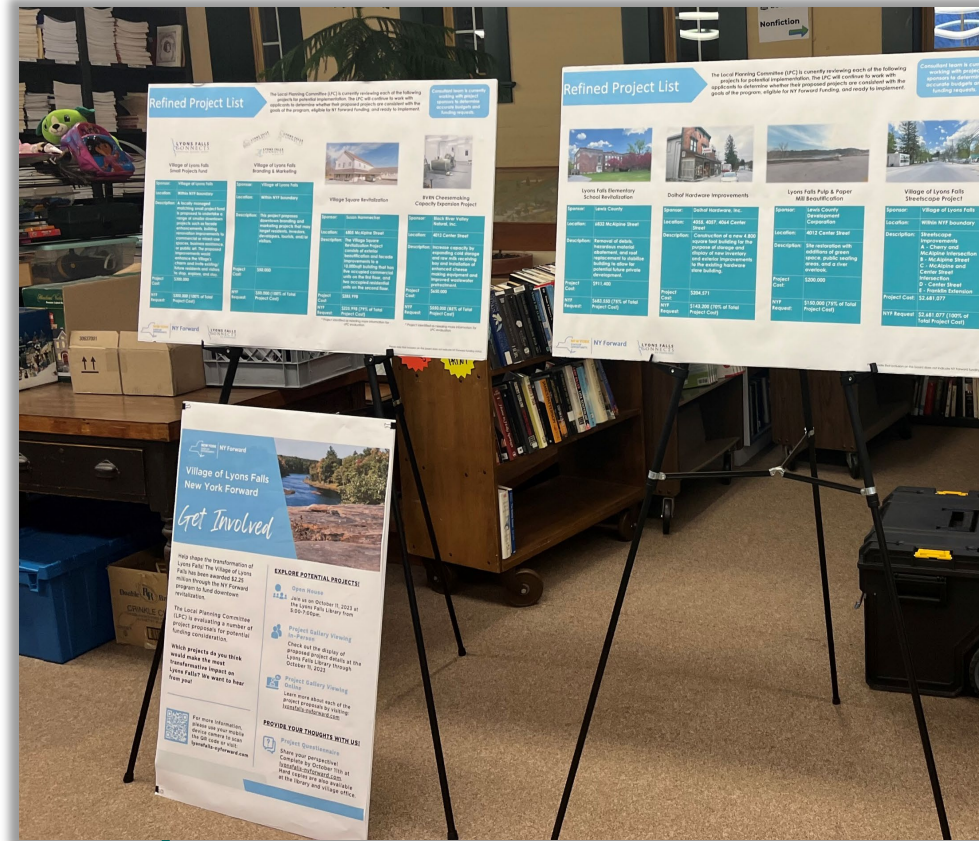


NY Forward

# COMMUNITY ENGAGEMENT



## ENGAGEMENT UPDATE



### ◆ Public Engagement #2

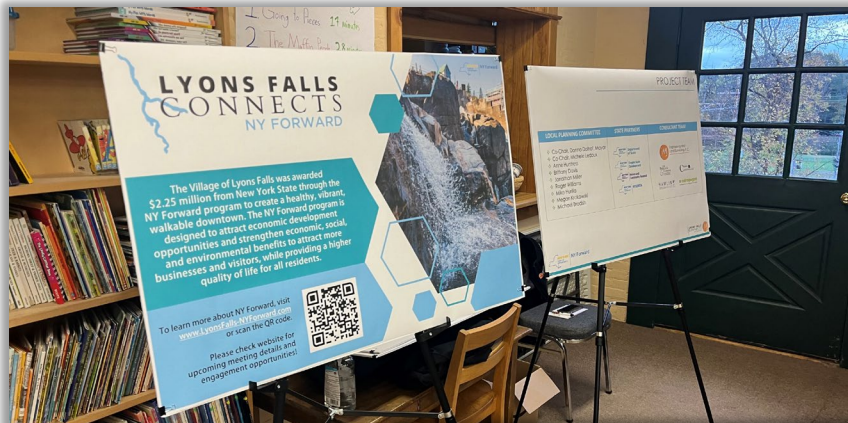
- ◆ Lyons Falls Library, October 11<sup>th</sup>
- ◆ Approximately 20 attendees
- ◆ Questionnaire promotion and in person project gallery viewing



# COMMUNITY ENGAGEMENT



## ENGAGEMENT UPDATE



- ◆ Public Engagement #2
  - ◆ Stakeholder conversations
    - ◆ Local business owners
    - ◆ Lyons Falls ALIVE
    - ◆ Lyons Falls History Association

# COMMUNITY ENGAGEMENT



## GALLERY UPDATE

- ◆ Online Project Gallery available on project website
  - ◆ 225 online views
- ◆ Questionnaire open from 10/5 - 10/13
  - ◆ Total Responses Submitted: 35

How transformative do you think this project is to Downtown Lyons Falls?



Share your thoughts about this project!

## ONLINE PROJECT GALLERY

The purpose of the Online Project Gallery is to present details of proposed projects that are currently under consideration by the Local Planning Committee (LPC) for inclusion in a Strategic Investment Plan (SIP).

Projects that are ultimately recommended for inclusion in the SIP may be selected to receive State funding through the NY Forward program.

Which projects do you think would make the most transformative impact on Lyons Falls? We want to hear from you!

[VIEW ONLINE PROJECT GALLERY](#)

Other ways to explore potential projects!

# COMMUNITY ENGAGEMENT



## QUESTIONNAIRE UPDATE

**How transformative do you think this project is to Downtown Lyons Falls?**

Project Name	High	Medium	Low
Renovate Dolhof Hardware Facilities to Upgrade Customer Experience			
Activate Public Space at the Historic Lyons Falls Pulp and Paper Mill			
Stabilize Historic Lyons Falls Elementary School for future Redevelopment			
Improve Connectivity and Enhance the Downtown Experience in Lyons Falls through Streetscape Improvements			
Establish a Fund to Enhance Revitalization in Downtown Lyons Falls			
Develop Marketing and Branding for Downtown Lyons Falls			
Expand Black River Valley Natural Cheesemaking Facility Capacity *			
Revitalize the Village Square Building as a Downtown gateway business *			

*\* This project has been identified by the Local Planning Committee as needing additional information for review.*

# REFINING PROJECT LIST

**Consultant Team reached out to Project Sponsors to gather additional information including:**

- ◆ Clarification of Scope/Budgets
- ◆ Sponsor Capacity to Implement
- ◆ Project Readiness/Status Updates



# REFINING PROJECT LIST

Consultant team worked with State team to update project names and update request amounts rounded to the nearest \$1,000 to better align with NY Forward Guidance.



# REFINING PROJECT LIST

## Project Updates Since LPC #4:

- ◆ Revitalize the Village Square Building as a Downtown gateway business (A15)
- ◆ Expand Black River Valley Natural Cheesemaking Facility Capacity (A05, A06, A07, A08)
- ◆ Renovate Dolhof Hardware Facilities to Upgrade Customer Experience (A03, A13)



# PROJECT UPDATES

**Project Name:** Renovate Dolhof Hardware Facilities to Upgrade Customer Experience (A03, A13)

**Project Category:** New Development and/or Rehabilitation of Existing Buildings  
Downtown

**Sponsor:** Dolhof Hardware, Inc.

**Location:** 4064, 4055, 4057 Center Street



# PROJECT UPDATES

**Project Name: Renovate Dolhof Hardware Facilities to Upgrade Customer Experience (A03, A13)**

**Total Project Cost: \$205,000**

**NYF Request: \$143,000**

## Project Updates:

- Sponsor confirms both submitted projects can be combined into one for LPC consideration.
- Sponsor itemized and provided estimates for budget line items.
- Sponsor provided documentation of funding sources.





# PROJECT UPDATES

*\* This project has been identified by the Local Planning Committee as needing additional information for review.*

**Project Name:** Expand Black River Valley Natural Cheesemaking Facility Capacity (A05, A06, A07, A08)

**Project Category:** New Development and/or Rehabilitation of Existing Buildings Downtown

**Sponsor:** Black River Valley Natural, LLC.

**Location:** 4012 Center Street



# PROJECT UPDATES

*\* This project has been identified by the Local Planning Committee as needing additional information for review.*

**Project Name:** Expand Black River Valley Natural Cheesemaking Facility Capacity (A05, A06, A07, A08)

**Total Project Cost:** \$650,000

**NYF Request:** \$550,000

## Project Updates:

- Sponsor itemized and reallocated budget line items and has updated total cost.
- Project sponsor has submitted one prioritized project for consideration by the Local Planning Committee.
  - This project proposes steps to increase capacity by expanding cold storage and raw milk receiving bay and installation of enhanced cheese making equipment and improved wastewater pretreatment.



# PROJECT UPDATES

*\* This project has been identified by the Local Planning Committee as needing additional information for review.*

**Project Name:** Revitalize the Village Square Building as a Downtown gateway business (A15)

**Project Category:** New Development and/or Rehabilitation of Existing Buildings Downtown

**Sponsor:** Hammecker Holdings, LLC.

**Location:** 6805 McAlpine Street



# PROJECT UPDATES

**Project Name:** Revitalize the Village Square Building  
as a Downtown gateway business (A15)

**Total Project Cost:** \$286,000

**NYF Request:** \$226,000

## Project Updates:

- Sponsor provided estimates for budget line items.
- Sponsor provided documentation of funding sources.



*\* This project has been identified by the Local Planning Committee as needing additional information for review.*

## REFINING PROJECT LIST

- ◆ LPC to potentially develop a final slate of proposed projects today to be recommended for inclusion in the Strategic Investment Plan (SIP).
- ◆ This slate of projects should represent a NYF request of between \$4 - \$5 million.



### Project Guidelines:

- ◆ Aligned with State and Local Goals
- ◆ Project Readiness
- ◆ Transformative, Catalytic
- ◆ Co-Benefits
- ◆ Cost Effectiveness / Leveraging



# NY FORWARD PROGRAM GOALS



## NY FORWARD PROGRAM



Create an active downtown with a strong sense of place



Attract new and diverse businesses and job opportunities for various skills and salaries



Enhance public spaces and cultural events for residents and visitors



Build a diverse population supported by diverse housing and employment opportunities



Grow the local property tax base



Provide amenities that support and enhance downtown living and quality of life



Reduce greenhouse gas emissions and support resilient investments

# REFINING PROJECT LIST



## What Makes a Project Idea into a Viable Project?

- Eligible project activities
- A project sponsor that has the legal authority and capacity to implement the project
- Sufficient financing
- Site control or demonstrated ability to acquire the property or receive permission to implement a project
- Readiness and capacity to implement the project within two years of NYF funding



# REFINING PROJECT LIST

FOR LPC DISCUSSION PURPOSES

## Projects to advance:

- ◆ Total Project Cost: \$4,347,000
- ◆ Total NYF Request: \$4,008,000

## More Information Needed:

- ◆ Total Project Cost: \$936,000
- ◆ Total NYF Request: \$776,000

## Total:

- ◆ Total Project Cost: \$13,524,000
- ◆ Total NYF Request: \$11,106,000
- ◆ Slate between \$4 - \$5M

# REFINING INITIAL PROJECT LIST

**FOR LPC DISCUSSION PURPOSES**

*\* This project has been identified by the Local Planning Committee as needing additional information for review.*

## DISCUSSION OF PROJECTS TO RECOMMEND:

- **Renovate Dolhof Hardware Facilities to Upgrade Customer Experience (A03 & A13)**
- **Activate Public Space at the Historic Lyons Falls Pulp and Paper Mill (A16)**
- **Stabilize Historic Lyons Falls Elementary School for future Redevelopment (A20)**
- **Improve Connectivity and Enhance the Downtown Experience in Lyons Falls through Streetscape Improvements (B01)**
- **Establish a Fund to Enhance Revitalization in Downtown Lyons Falls (C04)**
- **Develop Marketing and Branding for Downtown Lyons Falls (D01)**
- **Expand Black River Valley Natural Cheesemaking Facility Capacity (A05, A06, A07, A08)\***
- **Revitalize the Village Square Building as a Downtown gateway business (A15)\***

# VOTE ON SLATE OF PROJECTS

## Voting Process

- ◆ Completed ballots will be signed and submitted to MJ Team
- ◆ Mark box to recuse from individual project
- ◆ Complete Recusal Form
- ◆ LPC members not present will receive ballot by email and will return completed ballot to MJ Team by October 25, 2023 or sooner

# NEXT STEPS

[www.lyonsfalls-nyforward.com](http://www.lyonsfalls-nyforward.com)

- ◆ No Future LPC Meetings necessary
- ◆ Consultant Team
  - ◆ Strategic Investment Plan Preparation and Submission to State
    - ◆ Project team will share executive summary with LPC upon completion
  - ◆ State Review of Projects and Award of NYF Funding



PUBLIC COMMENT



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