



LYONS FALLS

LOCAL PLANNING COMMITTEE MEETING #4 SUMMARY

Purpose: Local Planning Committee (LPC) Meeting #4
Date and Time: September 13, 2023, 12:00 p.m.
Location: Lyons Falls Free Library, 3918 High Street
Attendees: See Below

Table with 3 columns: Agenda Item, Discussion, Key Decisions & Outcomes. Row 1: Welcome & Introductions, Preamble text, N/A

<p>Welcome & Introductions (Cont'd)</p>	<p>Members of the LPC, State Team, and consultant team present were noted:</p> <ul style="list-style-type: none"> • Mayor Donna Dolhof, LPC Co-Chair • Michele Ledoux, LPC Co-Chair • Jonathan Miller, LPC Member • Mike Hurilla, LPC Member • Roger Williams, LPC Member • Brittany Davis, LPC Member • Megan Krokowski, LPC Member • Mike Bradish, LPC Member • Jaclyn Hakes, Consultant Team • Nora Culhane Friedel, Consultant Team • Kylie Peck, NYSDOS • Stephen Hunt, Empire State Development <p>Jaclyn Hakes (MJ Engineering) provided a brief overview of the meeting agenda:</p> <ul style="list-style-type: none"> • Code of Conduct • Project Schedule & Scope • Community Engagement Update • Discussion of Strategies • Refined Projects List Discussion • Next Steps • Public Comment 	<p>N/A</p>
<p>Project Schedule</p>	<p>Jaclyn Hakes (MJ) presented the expected timeline for key milestones of the NY Forward process, spanning the months of June to December:</p> <p><i>September</i></p> <ul style="list-style-type: none"> • Project Profiles • Strategies (Final) <p><i>October</i></p> <ul style="list-style-type: none"> • Document Edits • NY Forward Strategic Investment Plan (Draft) <p><i>November/December</i></p> <ul style="list-style-type: none"> • NY Forward Strategic Investment Plan (Final) 	<p>Consultant team is working on Downtown Profile Draft.</p>
<p>Community Engagement</p>	<p>Nora Culhane Friedel (MJ) provided an overview of the ongoing Community Engagement components.</p> <p>The NY Forward website www.lyonsfalls-nyforward.com is consistently updated with the latest information available and is a good resource to point folks towards that have questions.</p>	

<p>Community Engagement cont.</p>	<p>The community survey launched on July 17th and closed on August 4th. 58 total responses were received (20 hard copies, 38 online). Committee agreed that the community looks for hard copies of materials, consultant team will continue to keep that in mind when preparing community engagement opportunities.</p> <p>The consultant team shared more survey highlights with accompanying graphics (see presentation):</p> <ul style="list-style-type: none"> • Question 1 (Q1) of the survey asked respondents to select the option that best describes their relationship to the Village of Lyons Falls. Out of the 58 respondents to this question, 65.52% do not live in the Village of Lyons Falls. • Question 3 (Q3) of the survey asked respondents to check all boxes that reflect how they spend their time in Lyons Falls. Out of the 58 total responses, 67.24% visit the Village for recreational, vacation, or familial purposes. Moreover, 56.90% of respondents shop within the Village and 31.03% own property in Lyons Falls. <p>LPC members shared that this seems consistent with their understanding of the area.</p> <ul style="list-style-type: none"> • Question 6 (Q6) of the survey asked respondents to pick their top three (3) choices for what types of businesses they'd like to see within the NY Forward Study Area. At the beginning of the survey, a map of the Lyons Falls NY Forward Study Area was provided for respondents to refer to at any time. The business category with the highest response rate was restaurants (60.34%). • Question 7 (Q7) of the survey was open-ended and asked respondents to identify three (3) words they'd like to use in the next 15 years to describe Lyons Falls to their friends/children/grandchildren. 163 individual words were submitted; the word cloud (seen in ppt slides) depicts the words with the most submissions. 	<p>LPC Members will use business/organizational networks to publicize NY Forward outreach efforts.</p>
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	<p>The project team is targeting the end of September/ early October for Public Engagement #2. More details will be shared once the date is set.</p>	
<p>Discussion of Strategies</p>	<p>Jaclyn Hakes (MJ) shared about what the NY Forward program requires as far as strategies to accompany the above goals – directly from guidance document:</p> <ul style="list-style-type: none"> • Actionable statements that are specific with local context; • Derived from opportunities and challenges; • Relate to the proposed DRI/NYF projects; • Clearly and concisely direct a type of action to help meet a specific goal; and • Guide the community on how to continue revitalization beyond DRI/NYF projects. <p>GOAL: Advance an Economic Renaissance: Support existing industry and small businesses while committing to attractive, transformative investment.</p> <p>DRAFT STRATEGIES:</p> <ul style="list-style-type: none"> • Encourage a mix of amenities, services, and commercial activities to support a vibrant Downtown and expand the range of goods and experiences available in Lyons Falls. • Expand efforts to highlight existing businesses and resources to Lyons Falls residents and visitors. • Attract and support new business opportunities in the downtown • Others? <p>LPC members indicated they would like to see support for existing businesses as well.</p> <p>GOAL: Celebrate History and the Environment: Share and promote Lyons Falls' historical connections through focused rehabilitation and preservation of existing resources.</p> <p>STRATEGIES:</p> <ul style="list-style-type: none"> • Balance preservation of valued historic resources with targeted improvements that catalyze appropriate development. • Coordinate upgrades to establish a cohesive atmosphere of environmental and historic resources within Downtown. 	<p>Consultant team will continue to refine strategies based on conversations at this LPC meeting.</p>

<p>Discussion of Strategies cont.</p>	<ul style="list-style-type: none"> • Other? <p>LPC members gave feedback that they would like to see more mention of the environment in these strategies.</p> <p>GOAL: Expand Connectivity and Access Opportunities: Activate the downtown with distinctive wayfinding, placemaking, and infrastructure.</p> <p>DRAFT STRATEGIES:</p> <ul style="list-style-type: none"> • Increase regional recognition of Lyons Falls’ resources through distinctive and strategic signage and branding. • Invest in beautification and safety enhancements along Center and McAlpine Streets to improve the Downtown experience for residents and visitors. • Feature notable locations and local storytelling efforts to impart the significant history of Lyons Falls. • Others? <p>GOAL: Always a Destination: Provide a range of offerings that highlight the natural and unique assets of the Village throughout the calendar year.</p> <p>DRAFT STRATEGIES:</p> <ul style="list-style-type: none"> • Showcase the Moose and Black Rivers and the Falls and expand the connection between the waterfront and the Village as a whole. • Promote a multi-season slate of outdoor recreation activities to strengthen the local economy. • Others? 	
<p>Refined Project List Discussion</p>	<p>The project team reviewed the overall NY Forward Program goals:</p> <ul style="list-style-type: none"> • Create an active downtown with a strong sense of place • Attract new and diverse businesses and job opportunities for various skills and salaries • Enhanced 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 life 	<p>N/A</p>

<p>Refined Project List Discussion cont.</p>	<ul style="list-style-type: none"> • Reduce greenhouse gas emissions and support resilient investments <p>Then the project team reviewed the guidance for project guidelines:</p> <ul style="list-style-type: none"> • Aligned with State and Local Goals • Project Readiness • Transformative, Catalytic • Co-Benefits • Cost Effectiveness / Leveraging <p>A key point discussed was, What Makes a Project Idea into a Viable Project?</p> <ul style="list-style-type: none"> • 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 <p>MJ described the Preliminary Projects List Development:</p> <ul style="list-style-type: none"> • Projects placed into 3 categories: <ul style="list-style-type: none"> ○ Ready to advance for further evaluation ○ Needs more information ○ Not for the DRI (other funding, readiness, not transformative) • Projects ready to move forward will be shared at Public Workshop #2 • Of note all projects are in a place where they require further evaluation and additional information to be submitted <p>Jaclyn Hakes (MJ) shared a project update for the public project proposing streetscape improvements to five overall areas within the NYF boundary.</p> <p>LPC members expressed concerns with truck traffic on McAlpine and Center Streets and want to ensure any streetscape improvements proposed factor in the large vehicular traffic and inclement weather considerations be made.</p> <p>The consultant team shared that the goal is for the LPC to develop a refined list of proposed projects</p>	<p>N/A</p>
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<p>Initial Projects list discussion Cont.</p>	<p>TODAY; Then a final slate of projects will be recommended for inclusion in the Strategic Investment Plan. This slate of projects should represent a NYF request of between \$4 - \$5 million.</p> <p>Committee member asked when project sponsors that are missing items in their submission will be contacted to request more information. Consultant team will handle all communication with project sponsors, and will reach out with an organized list of questions as they arise.</p> <p>Consultant team then walked committee through each section and the projects within based on the feedback provided to the team from the LPC evaluation forms:</p> <p>READY TO ADVANCE FOR FURTHER EVALUATION</p> <ul style="list-style-type: none"> • Dolhof Hardware Construction (A03) • Hardware Store Façade and repainting Apartment Building (A13) • Lyons Falls Pulp and Paper Mill Redevelopment/Beautification (A16) • Lyons Falls Elementary Stabilization Project (A20) • Village of Lyons Falls Streetscape Project (B01) • Village of Lyons Falls Small Projects Fund (C04) • Village of Lyons Falls Branding and Marketing (D01) <p>NEEDS MORE INFORMATION</p> <ul style="list-style-type: none"> • Black River Valley Natural, LLC #1 (A05) • Black River Valley Natural, LLC #2 (A06) • Black River Valley Natural, LLC #3 (A07) • Black River Valley Natural, LLC #4 (A08) • Village Square Revitalization (A14) • Village Square Revitalization (A15) <p>NOT FOR NY FORWARD</p> <ul style="list-style-type: none"> • Tug Tour, LLC (A01) • Lyons Falls Elementary: Residential Redevelopment (A19) • The Mance (A09) • McAlpine Hill (A12) • Forest Presbyterian Church (A10) • Old Agway Building/Train Depot (A11) 	<p>Consultant team will make edits to the spreadsheet that reflect the updates the LPC members shared during the meeting.</p>
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<p>Refined Projects List Discussion Cont.</p>	<ul style="list-style-type: none"> • Gould House (A17) • St. John’s Catholic Church (A18) NYF Request: \$100,000 • Hotel Hendel (A21) NYF Request: \$175,000 • Dollar General (A02) NYF Request: \$195,000 • Historical Walking Tours Façade Update (A04) NYF Request: \$25,000 <p>LPC members provided feedback one by one and updated/reorganized this list based on the meeting conversation. The reorganized list will be shared back out to the committee in the coming days.</p>	<p>Consultant team will reach out to project sponsors identified that LPC members would like to have more information from.</p>
<p>Next Steps</p>	<p>Jaclyn Hakes (MJ) provided an overview of the next steps in the NY Forward Program process:</p> <p>Future LPC Meetings (monthly)</p> <ul style="list-style-type: none"> • October 18th – 12:00 PM • November 8th – 12:00 PM (if needed) <p>Consultant Team</p> <ul style="list-style-type: none"> • Stakeholder Meetings <ul style="list-style-type: none"> ○ In-person / virtual • Downtown Profile • Project Evaluation <ul style="list-style-type: none"> ○ Connecting with project sponsors 	<p>Consultant team will continue to update the project website regularly.</p> <p>Consultant team will send out regular reminders of upcoming events/activities.</p>
<p>Public Comment</p>	<p>No members of the public were in attendance.</p>	<p>N/A</p>

This meeting summary conveys our understanding of the items discussed and agreements reached at this meeting. Please forward any additions, corrections and/or questions to my attention.

Submitted by:
Nora Culhane Friedel, MJ Engineering and Land Surveying, P.C.
cc: Village of Lyons Falls, State Partners, File

Local Planning Committee (LPC)

Name	Present
Donna Dolhof	✓
Michele Ledoux	✓
Anne Huntress	X

Brittany Davis	<input checked="" type="checkbox"/>
Jonathan Miller	<input checked="" type="checkbox"/>
Roger Williams	<input checked="" type="checkbox"/>
Mike Hurilla	<input checked="" type="checkbox"/>
Megan Krokowski	<input checked="" type="checkbox"/>
Michael Bradish	<input checked="" type="checkbox"/>

State Partners

Name	Affiliation	Present
Kylie Peck	NYSDOS	<input checked="" type="checkbox"/>
Stephen Hunt	ESD	<input checked="" type="checkbox"/>

Consultant Team

Name	Affiliation	Present
Jaclyn Hakes, Project Manager	M.J. Engineering	<input checked="" type="checkbox"/>
Nora Culhane Friedel	M.J. Engineering	<input checked="" type="checkbox"/>