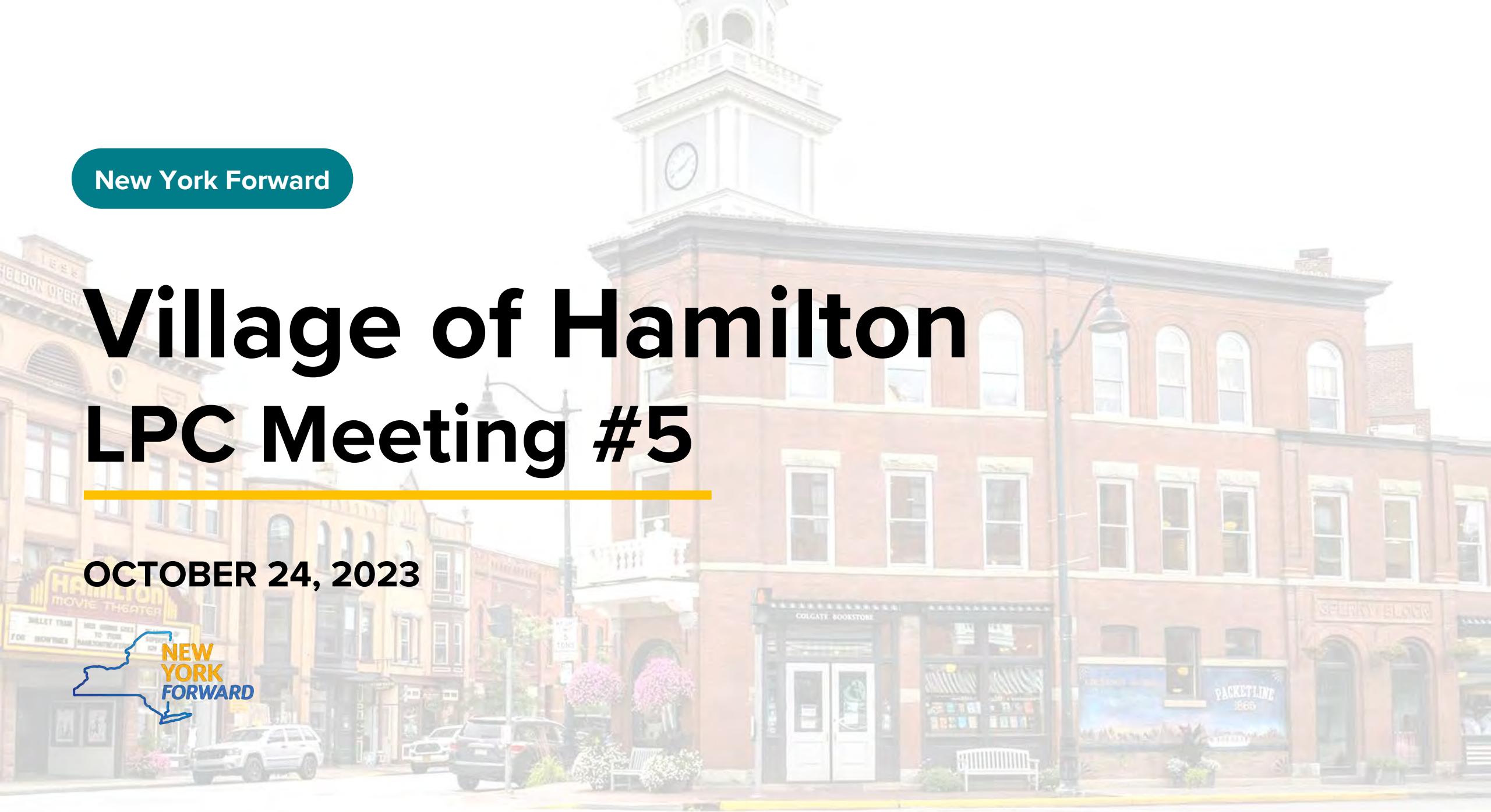
New York Forward

Village of Hamilton
LPC Meeting #5

OCTOBER 24, 2023



LPC Code of Conduct

- Co-chairs will remind LPC members of their obligation to act in the public interest.

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 <list>.

Do any other LPC members need to make a disclosure to the Committee? (Pause for additional disclosures.) 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

1. Planning Updates
2. Project Development Update + Discussion
3. Recommended List of Projects Discussion
4. Next Steps
5. Public Comment

1

Planning Updates

LPC Meetings: Topics and Schedule

MAY

1

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

JULY

2

- Process updates
- Public Engagement Plan
- Highlights from downtown profile and assessment
- Visioning exercise

AUG

3

- Process updates
- Finalize community vision, goals, strategies
- Review project evaluation criteria
- Discuss proposed projects, identify projects to remove from consideration

SEPT

4

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

OCT

5

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

Public comment at end of each meeting

2

Project Updates + Discussion

- **13 PROJECTS BEING CONSIDERED**
- **$5.2M-$5.6M NYF FUNDS REQUESTED**
- **$51.4M TOTAL PROJECT COST**

LPC's list of recommended projects should total **$4-5M** in requested NYF funding for Village's $2.25M award

Project name	NYF request	Total project cost
Milford Townhouses	$500-900,000	$3.63 M
Hub's Community Room	$500,000	$2.54 M
Eaton St. Village Homes	$480,000	$4.04 M
Hamilton Eatery Expansion	$383,424	$789,040
Utica and Madison Façade Upgrades	$358,400	$893,400
Community Memorial Hospital Entrance	$300,000	$31.44 M
Harvest Winery & Tasting Room	$250,000	$750,000
Flour & Salt Expansion	$250,000	$880,000
Public Improvements		
Village Green	$600,000	$600,000
Pedestrian + Bike Improvements (TAP)	$595,000	$2,973,000
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Welcome Center & EV Charging Station	$214,500	$800,300
Small Project Fund		
Small Project Fund	Up to $300,000	$400,000

BUILDINGS

Build 10 Townhouses at Milford Depot

Precedent Image
2 units shown, proposal would be 4 units together

DESCRIPTION

Add new housing in a key redevelopment area to expand the Village housing supply.

COST ESTIMATE

$500-900,000
NYF request (25%)
$3.63M
Total project cost

Project Updates

- Sponsor working to secure new site in NYF area
- Exploring modular construction to reduce time to complete and cost

Of Note

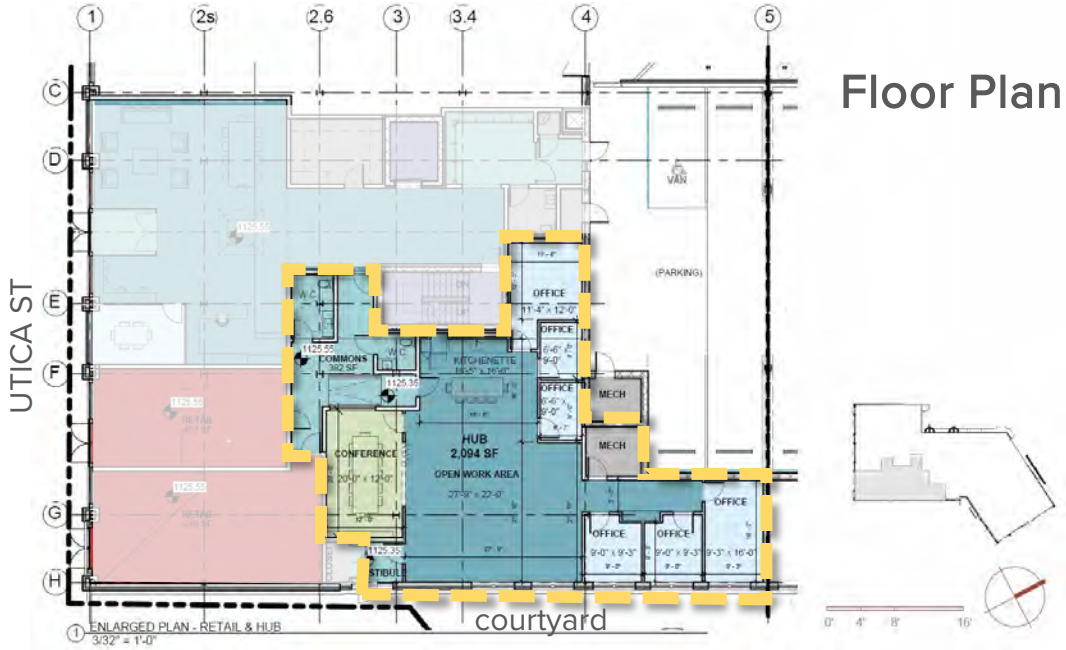
- Adds to Village's housing supply
- Public survey* (Sept): 62% 'High Support'

Costs and project scope subject to change

* Survey received 30 responses

BUILDINGS

Build Out and Furnish The Hub's New Community Room



Floor Plan

DESCRIPTION

Complete new 3,000 sf space for business and community use inside the 18-22 Utica Street mixed-use redevelopment.

COST ESTIMATE

$500,000
NYF request (20%)
$2.54M
Total project cost

Project Updates

- Sponsor exploring grant funding sources, reduced NYF request by $100k
- Project scope to complete space for Hub use, from HVAC and plumbing to casework and furniture

Of Note

- Critical space for entrepreneurial support and business development
- Provides community meeting space
- Leverages $1.9M in operational support funds
- Public survey (Sept): 40% 'Some Support'

Costs and project scope subject to change

BUILDINGS

Build Energy-Efficient Housing on Eaton Street

DESCRIPTION

4-8 housing units proposed (single family or duplex). Project evolving – may be townhouses or duplexes.

COST ESTIMATE

$480,000
NYF request (12%)
$4.04M
Total project cost

Project Updates

- Required sewer extension a financial hurdle

Of Note

- Adds to Village's housing supply
- Site a 15-20 minute walk from downtown
- Public survey (Sept): 54% 'Some Support'

Costs and project scope subject to change

BUILDINGS

Expand Local Business and Add Housing

DESCRIPTION

Expand Hamilton Eatery dining space and add new housing unit by renovating adjacent building.

COST ESTIMATE

$383,424
NYF request (49%)
$789,040
Total project cost

Project Updates

- Sponsor concerned about project unknowns and wants to maintain NYF request amount
- 45 Lebanon St building part of ongoing bankruptcy proceedings
- Restaurant can expand dine-in capacity with no changes to existing kitchen
- Sponsors have renovation experience at 41 Lebanon St

Of Note

- Adds housing downtown and improves quality
- Helps local business grow
- Public survey (Sept): 46% ‘Some Support’

Costs and project scope subject to change

BUILDINGS

Renovate Utica and Madison Rear Facades to Enhance Planned Courtyard

DESCRIPTION

Enhance the planned courtyard space in proposed mixed-use building by renovating rear facades of existing buildings that will remain.

COST ESTIMATE

$358,400
NYF request (40%)
$893,400
Total project cost

Project Updates

- Sponsor reduced request to 40% of project cost
- Project scope includes masonry repairs and improved ADA accessibility to existing buildings
- Anticipated completion in Fall 2025
- Courtyard will be front door for Hub's new space and host activities to attract people

Of Note

- Project creates attractive courtyard on all sides for shared community use
- Public survey (Sept): 48% 'Some support'

Costs and project scope subject to change

BUILDINGS

Transform Community Memorial Hospital Entrance

Project Updates

- Sponsor reduced request by $200k – now 25% of total entry project cost ($1.2M)
- Anticipate spring 2025 for entry project

DESCRIPTION

Relocate and renovate main hospital entrance (exterior + interior) to match new ER entry.

COST ESTIMATE

$300,000
NYF request (2%)
$31.44M
Total project cost

Of Note

- Hospital provides critical healthcare services for region
- New hospital entry will be some people's first experience of Hamilton
- Public survey (Sept): 24% 'Some Support'

Costs and project scope subject to change

BUILDINGS

Create a NY-Focused Winery & Tasting Room

Previous Condition

Recent Renovation

Project Updates

- No major updates
- Project scope will complete renovations to 1800's-era buildings on site to create wine tasting room, event space, and farm store
- Anticipate beginning work shortly after NYF award

DESCRIPTION

Renovate three early 19th century barns into a new food and beverage destination.

COST ESTIMATE

$250,000
NYF request (33%)
$750,000
Total project cost

Of Note

- Already completed some renovations
- Local business and tourism component complements downtown activity
- Public survey (Sept): 42% 'Some Support'

Costs and project scope subject to change

BUILDINGS

Renovate Building Into New Housing

33-37 Lebanon Street

DESCRIPTION

Purchase and renovate three-story building to create 4 new workforce apartments on upper floors.

COST ESTIMATE

$250,000
NYF request (28%)
$880,000
Total project cost

Project Updates

- 33-37 Lebanon St building part of ongoing bankruptcy proceedings
- Project scope creates 4 new housing units intended for local workforce
- Anticipate 6-8 month renovation process once site control obtained and design/ construction team in place

Of Note

- Adds housing downtown
- Public survey (Sept): 38% ‘High Support’

Costs and project scope subject to change

PUBLIC IMPROVEMENT

Renovate the Village Green

DESCRIPTION

Replace fountain and renovate plaza on north end of Green for shared community use.

COST ESTIMATE

$600,000
NYF request (100%)
$600,000
Total project cost

Project Updates

- No major updates
- Exact project extents determined by final DOT Route 12B design

Of Note

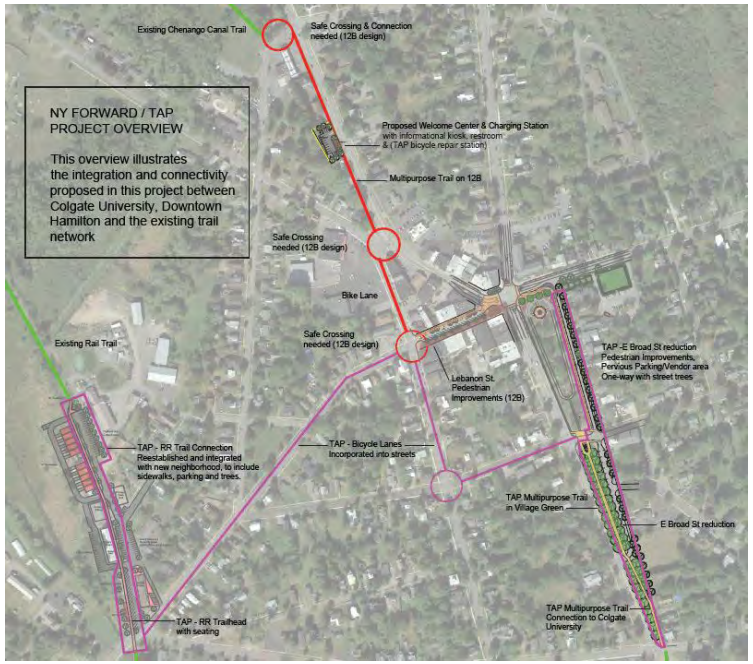
- Refreshes primary community gathering space and eliminates maintenance issues with existing fountains
- Public survey* (Sept): 52% ‘High Support’

Costs and project scope subject to change

* Survey received 30 responses

PUBLIC IMPROVEMENT

Improve Walking & Bicycling Conditions



DESCRIPTION

Complement Route 12B project to improve pedestrian and bicycling conditions in other key locations (Village Green, Milford Depot, local streets)

Costs and project scope subject to change

COST ESTIMATE

$595,000
NYF request (20%)
$2,975,000
Total project cost

Project Updates

- No major updates
- NYF funding request provides local match for planned Transportation Alternatives Program (TAP) grant application to NYSDOT

Of Note

- TAP grant application due early January 2024
- Public survey (Sept): 61% ‘High Support’

PUBLIC IMPROVEMENT

Improve Eaton Street Park

DESCRIPTION

Add 2 new pickleball courts, renovate pavilion and restrooms, install new security system

COST ESTIMATE

$255,000
NYF request (90%)
$285,000
Total project cost

Project Updates

- Project cost and NYF request increased due to updated cost estimate

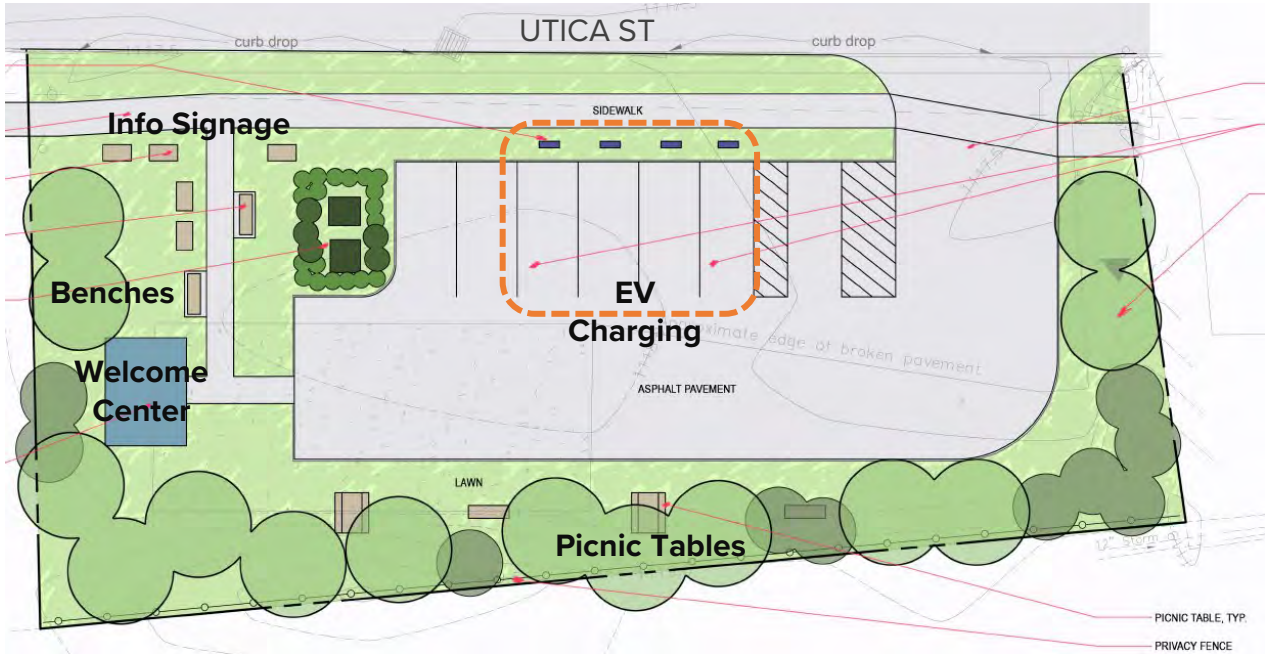
Of Note

- Increases recreation options within Village
- Enhances facilities for park users
- Public survey (Sept): 50% ‘High Support’

Costs and project scope subject to change

PUBLIC IMPROVEMENT

Create a Welcome Center with EV Charging Stations



DESCRIPTION

Reuse a vacant lot along Route 12B for new visitor amenities and 4 EV charging stations

COST ESTIMATE

$215,000
NYF request (25%)
$800,300
Total project cost

Project Updates

- Site plan revised
- Welcome center to include info on local businesses and attractions
- Site to include benches, picnic tables, and informational signage/kiosks

Of Note

- Important project for Village to create gateway, highlight local attractions, and serve EV users
- Less than 5-minute walk to downtown
- Leverages $500k from NYPA for 4 EV charging stations
- Public survey (Sept): 40% ‘High Support’

Costs and project scope subject to change

SMALL PROJECT FUND

Establish a Small Project Fund to Support Mixed-Use and Commercial Property Improvements

DESCRIPTION

LPC may recommend a Small Project Fund for interior and exterior renovations for commercial and mixed-use buildings, upper story housing, business assistance, public art, and associated design fees.

Costs and project scope subject to change

COST ESTIMATE

Up to $300,000

NYF request

Project Updates

- No major updates
- Fund has minimum 25% match requirement and separate application process open to properties in NYF area
- LPC needs to decide:
  - Whether to include in list of recommended projects
  - If so, at what funding level (up to $300k)

Of Note

- Provides local flexibility to support smaller but impactful projects
- Simplifies administration requirements for sponsors
- Public survey (Sept): 42% ‘High Support’

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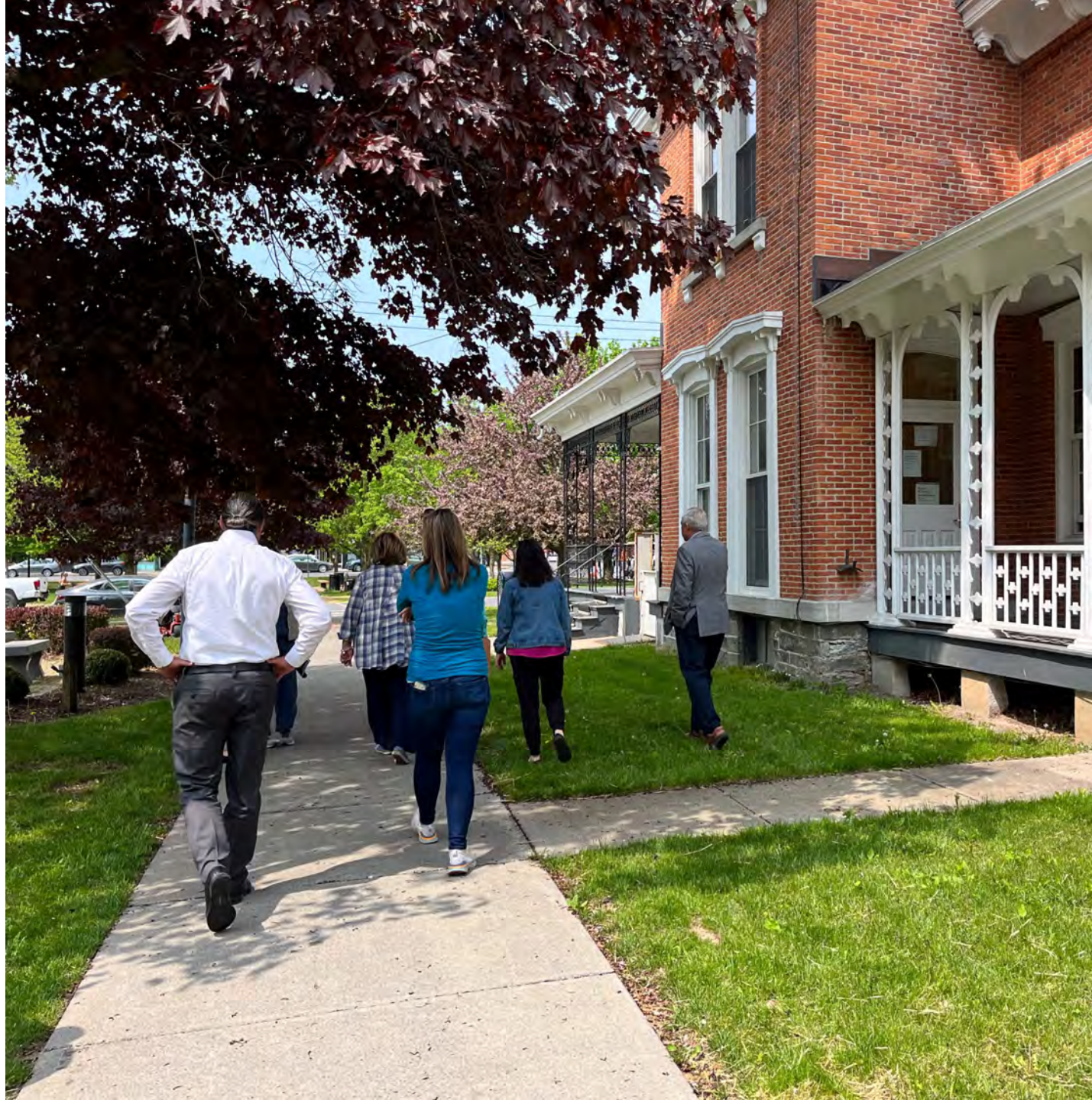
Recommended Project List Discussion



- **$5.2M-$5.6M NYF FUNDS REQUESTED**
- **$4-5M TARGET FOR REQUESTED NYF**
- **$2.25M AWARDED BY STATE**

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State's NYF Program Goals

Create an active downtown with a **strong sense of place**

Attract new businesses that create a **robust mix of shopping, entertainment, and service options** for residents and visitors, and that provide **job opportunities** for a variety of skills and salaries

Enhance **public spaces for arts and cultural events** that serve the existing members of the community but also draw in visitors from around the region

Build a diverse population, with residents and workers supported by **complementary diverse housing and employment opportunities**

Grow the **local property tax**

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

Reduce greenhouse gas emissions and support investments that are more **resilient** to future climate change impacts

4

Next Steps

NY Forward Process

Late Oct

- LPC votes to recommend a list of projects totaling $4-5M in NYF funding requests

Fall 2023

- Strategic Investment Plan (SIP) submitted to State

Early 2024

- State agencies review SIP and make final project selections for Village's $2.25M award

NY Forward Process

2nd half 2024+

- Project implementation begins
  - ❖After sponsor finalizes contract with State agency
  - ❖Within two years of award

Project Completion

- Sponsor reimbursed for their NY Forward award amount after project completed per contract

Village's NY Forward Website

https://hamilton-ny.gov/project/ny-forward-program/

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Public Comment