

## Restore NY Round 2 - Project Details by Region

\*indicates a "Special Project"

### Capital Region

**\*City of Albany, Central Warehouse:** (\$9.75 million) This project involves the renovation of the severely blighted, highly visible, 495,000 sq. ft. warehouse in downtown Albany. This project will transform the building into a mixed-use space with commercial availability on the lower levels and more than 100 residential apartments.

**City of Schenectady, Wedgeway Kresge Renovation Project:** (\$2.3 million) The project involves the renovation of two historic, long-vacant and derelict buildings (approximately 55,000 sq. ft.) and the construction of a five story, 10,000 sq. ft. addition to create a mixed-use space including first floor retail and up to 80 new apartments. The project is located at a prominent intersection within close proximity to several state-supported assets (i.e., Mohawk Harbor, Rivers Casino, Schenectady Train Station, Proctors Theater, etc.), further contributing to the transformation of downtown Schenectady.

**City of Rensselaer, Barnett Mills Redevelopment Project:** (\$1.8.million) The project involves the demolition of one building and the renovation of a long vacant, blighted 98,282 sq. ft. former textile mill (comprised of 9 buildings), to create 72 new apartments and 19,996 Sq. ft. of new commercial and retail space on the City of Rensselaer's waterfront.

**City of Hudson, Crescent Building Redevelopment Project:** (\$1.3 million) The redevelopment of an 18,000 sq. ft. vacant building into mixed use space. The building will feature 6,500 sq. ft. of commercial space for a film production company that will create 15-30 new jobs, 2,500 sq. ft of art gallery space extending over two floors, three new apartments, and 3,000 sq. ft of new roof-top event space that will overlook the City of Hudson and accommodate up to 250 people.

**Village of Hudson Falls, Hudson Falls 188 Main Upper Floors Restore NY:** (\$600,000) This residential housing project involves the redevelopment of the second and third floors (10,000 SF total) of a historic building downtown to improve access and create ten new apartments in vacant space above an existing commercial business.

**Village of Greenwich, 120 - 132 Main Street Revitalization:** (\$1.6 million) This project involves the renovation of two historic buildings and the reconstruction of a third building which were all damaged by a fire in 2022. This reconstruction and renovation project will create over 10,000 sq. ft. of commercial space and seven new apartments.

**Village of Philmont, Hopkins House Restore NY:** (\$800,000) This mixed-use project involves the remediation and renovation of a 5,070 sq. ft., former historic inn into space that will feature a restaurant/café on the first floor and four apartments on the upper two levels. The renovation will also add ADA access and an elevator to the second floor and replace infrastructure to allow municipal water and sewer service to the building.

**Town of Glenville, Glenville Navy Depot Demolition/New Building Project:** (1.6 million) The project involves the demolition of two severely blighted, obsolete, 120,000 sq. ft. buildings, and the construction of two, new 114,000 sq. ft. buildings better suited for modern industrial use

with 32 ft. clear ceiling height, energy efficient building systems and improved truck circulation.

## **Central NY**

**City of Cortland, Lofts at Gillette Factory:** (\$1.5 million) The Lofts at Gillette Factory project will renovate this historic building in a distressed neighborhood into much needed apartments. The building has become a blight on the edge of an otherwise viable residential neighborhood and the local medical center.

**County of Onondaga, The Castle:** (\$1 million) The Castle project will redevelop a vacant stone church in the City of Syracuse's Southside neighborhood into a conference and event venue with a full commercial kitchen, creating 13 full-time and 29 part-time jobs. Before being purchased by Simply Ingram LLC, a MBE and WBE, the property was owned by the Greater Syracuse Land Bank after being vacant for over 20 years.

**City of Fulton, NET Manufacturing Expansion:** (\$750,000) The NET Manufacturing Expansion project will renovate a former K-Mart in Fulton that has remained vacant since the store closing in 2014. The 91,000 sq. ft. space located at the southern entrance to the city, will become the new home for NET and Die Inc. which will allow the company increased capacity. The new NET and Die space will be located next to Cayuga Community College's Advanced Manufacturing Institute.

**City of Oswego, Market House 1836 Project:** (\$1.25 million) The Market House 1836 project will renovate a vacant and deteriorating building in the heart of Oswego which is located in multiple revitalization areas including the DRI boundary area, Oswego Canal Corridor BOA, LWRP, Oswego Empire Zone, and Connect Oswego Route 104 Streetscape Revitalization. The project will create a mixed-use building with full craft brewery, restaurant, commercial space, and apartments.

**City of Syracuse, Washington Square Revitalization:** (\$1.5 million) The Washington Square project will leverage over \$100 million to redevelop four properties in the city's northside. The project will create over 224 new housing units with both market rate and affordable rental options in this highly distressed neighborhood.

**County of Cayuga, 197 S. State Street:** (\$1.5 million) The 197 S. State St project will redevelop this county owned building into 16 affordable housing units near public transportation, community services, and a walkable downtown. The new housing units will target the city's most vulnerable, specifically homeless individuals and veterans.

**Village of Cazenovia, Redevelopment of 99/103 Albany Street:** (\$2 million) The redevelopment of 99 and 103 Albany Street will renovate two properties that have been vacant and neglected for two decades into a mixed-use building with 30 apartments and three floors of retail. This remedy the gap in the main street district, a walkable commercial stretch in the core of the village, created by the former gas station and auto parts store.

**Village of Pulaski, Pulaski River Revival Project:** (\$1.5 million) The Pulaski River Revival Project will rehabilitate two long vacant, large properties in the heart of the village located on the Salmon River. The properties will become a mix of residence, short-term lodging, and commercial space with a focus on complementing the areas strong outdoor recreational tourism industry.

## **Finger Lakes**

**City of Rochester, Rochester Riverway Downtown East Initiative:** (\$5 million) Consisting of the rehabilitation of up to five vacant, privately-owned structures located on the east-side of downtown, these underutilized and blighted properties are surrounded by others that were renovated within the last ten to fifteen years and are substantially occupied and thriving. The building renovations and their return to full occupancy will contribute to the continued revitalization of the downtown area, removing the blighting conditions of properties whose current façades detract from the vibrant and safe environment desired for downtown.

**County of Wayne, Newark Health & Wellness Center:** (\$2 million) The funding of this project would further the Village of Newark's extensive community investment to achieve its redevelopment plans in its Downtown Revitalization Initiative award. The demolition of a currently derelict building presents the opportunity to address blight and create a new community asset through building of the Center.

**Monroe County, Tent City:** (\$1.5 million) After many years of vacancy, Tent City is now well positioned for redevelopment by a proven affordable housing developer, Winn Development. The historic building would provide much needed affordable and supportive housing and serve as an anchor along the revitalizing corridor of Lyell Avenue in the City of Rochester's NW corridor.

**City of Geneva, Middle Street Apartments:** (\$960,000) This project will transform a dilapidated former granary and warehouse into 9 apartments (4 affordable and 5 market-rate units), which will address the lack of quality, code compliant, housing options in the highly distressed Sixth Ward. As the initial project in the redevelopment of Middle Street, it is expected to demonstrate the value of a high-density residential project that takes advantage of the views of Seneca Lake. The successful completion of the project will also demonstrate that further development along Middle Street is economically viable.

**County of Genesee, Healthy Living Campus:** (\$540,000) Funds will be used to demolish the old 55,000 sq. ft. YMCA, and an 10,000 sq. ft. obsolete boiler house owned by RRRH-UMMC, which will provide space to accommodate a new downtown park and parking. The project was selected as a priority DRI project and is also supported by the Batavia Opportunity BOA plan.

## **Long Island**

**Town of North Hempstead, New Cassel Workforce Housing Phase III:** (\$1.265 million) The Town will undergo rehabilitation and restoration of three abandoned properties in New Cassel, a low to moderate income area. Once complete, these homes will be made available to first-time home buyers who are at or below 80% of the Area Median Income of the region.

## **Mid-Hudson**

**Town of Liberty, Restore NY Parksville Revitalization:** (\$800,000) Parksville Main Street Revitalization involves the renovation and rebuild of three distressed properties on Main Street for mixed-use development. One of buildings will be used for a community food market that will be leased out to food vendors and groceries, another building will be used for a retail toy store

and the third property will be a pharmacy. The project is near other projects that received ESD assistance such as Roscoe Beer and Livingston Manor Main Street Redevelopment Project (Round 8 REDC awardee) that are all contributing to the growth and revitalization of this tourism destination.

**County of Ulster, Ulster County Restore NY Barrel Factory:** (\$840,000) The Barrel Factory Lofts project is an adaptive reuse of a 120-year-old warehouse originally used as a Barrel Factory in midtown Kingston that has been vacant for the past 15 years. The 18,000 Sq. ft. building will be redeveloped into a mix of live-work spaces for artists, commercial flex spaces, and amenities spaces.

**City of Newburgh, Restore NY Lander Street Properties:** (\$1.45 million) This is a rehabilitation project for three buildings that have been vacant for nearly a decade. The properties will create 12 affordable housing units which are very much needed in this moderately distressed community.

**City of Middletown, Student Center:** (\$1.2 million) This is the rehabilitation of an abandoned and vacant former psychiatric facility that will provide dormitory housing for students of Fei Tan College. The rehabilitation will bring the 40,000 sq. ft. building back to life to serve as the student center with dormitory and other services and amenities.

**City of Kingston, Restore NY Round 6 CPW:** (\$1.5 million) The Center for Photography at Woodstock will adaptively reuse and rehabilitate a 40,000 sq. ft. former cigar factory to allow the organization to relocate from a 1,500 sq. ft. space in order to expand its growing arts and cultural programs in mid-town Kingston, Ulster County, a thriving creative arts area.

**City of Poughkeepsie, The Newberry:** (\$950,000) This project will transform a long vacant blighted building into a mixed-use commercial/residential and a community hub. The building will feature 24 apartments, 11,000 sq. ft. of commercial space, and turn empty lots into an 8,000 sq. ft. plaza for outdoor dining, art exhibits, and community events.

**City of Peekskill, Cosmo's Fresh Market of 630 Washington Street:** (\$2 million) This project will transform and expand the abandoned 630 Washington Street as the new 12,000 sq. ft. Cosmos' Fresh Market. It is Planning Board approved and 'ready to go'. The resulting commercial activity will bring to life the vacant building conditions in the area, provide essential neighborhood services and create 25—30 new jobs by the Narvaez family group of regional food markets, headquartered in Peekskill.

**Town of Saugerties, Audioec Inc. Fulfillment Center:** (\$500,000) This project will involve the rehabilitation of a 115,000 sq. ft. vacant property in the Town of Saugerties, Ulster County for a toy manufacturer to be used as a warehouse/fulfillment center which will create 25 new jobs.

## **Mohawk Valley**

**\*City of Utica, Mayro Building:** (\$4 million) This is a highly visible decaying property in Downtown Utica. This project will transform downtown when redeveloped due to its size and location. The building will be transformed into a mixed-use property with retail, office space and 47 new market rate apartments.

**City of Gloversville, Carriage House:** (\$1.5 million) This is a great downtown redevelopment project that leverages DRI funds & private investment in the City of Gloversville. This building will include a restaurant/bar, banquet facility and apartments.

**City of Amsterdam, 5 Corners Demolition:** (\$2 million) This highly visible project sits on one of the most heavily trafficked routes in the city and is considered an eyesore. The demolition and site development will help the city and county market the site for redevelopment, with a focus on affordable housing & commercial uses. This project is a top priority for both the city and county.

**Village of Ilion, Rehabilitation of Former Sperry UNIVAC Complex:** (\$2 million) This project has a committed developer with a proven track record for success in the Mohawk Valley. This project will take a vacant and blighted property and turn it into a mixed-use space with 81 market rate residences with is in high demand in the village.

**Village of Nelliston, Nelliston School Daycare:** (\$1.5 million) This project will result in opening a daycare in an area designated as a childcare desert.

**County of Oneida, Reinventing 131 Boston Place:** (\$1 million) This project transforms one of the most highly visible buildings in Downtown Utica. Redeveloping this property will build off of previous state investments from the City of Utica's DRI as well as The Utica Memorial Auditorium (Comets hockey team), Nexus Center, & MVHS Downtown Hospital. Redeveloping the upper floors will ready commercial space to inject more businesses into downtown Utica.

**City of Rome, 233 West Dominick:** (\$2 million) This project builds off of Rome's DRI successes. It is important component to the city's downtown redevelopment plan. The project will create new housing and retail opportunities to support tourism (Fort Stanwix National Monument).

## **North Country**

**Village of Tupper Lake, Oval Lofts Redevelopment:** (\$1.35 million) Redevelopment of former lumber mill buildings and junkyard into 71 market rate units and 2,500 sq. ft. of commercial space in downtown Tupper Lake.

**City of Watertown, 75 - 79 Public Square Redevelopment:** (\$1.35 million) Demolition of a blighted building and construction of a new 4-story mixed use building with 19,000 sq. ft. of commercial space, restaurant, and market rate apartments in downtown Watertown.

**Village of Potsdam, Six Depot Street Redevelopment:** (\$1.3 million) Rehabilitation of vacant condemned space into commercial space, event space, and 4 apartments in downtown Potsdam.

**Village of Saranac Lake, Trudeau Village Redevelopment Project:** (\$1.3 million) Redevelop of two buildings on the 65-acre campus into 2,000 sq. ft. of commercial space and 27 new apartments.

**Village of Chaumont, George Brothers Buildings Redevelopment:** (\$990,000) Redevelopment of four vacant buildings in downtown / Main Street Chaumont into 7 upper floor apartments and ground level commercial space.

**Town of Lyme, 12319 NYS Route 12E Redevelopment:** (\$700,000) Demolition of long vacant blighted former gas station and construction of a new 4,000 sq. ft. diner at the gateway to the village.

**Village of Canton, St. Lawrence Suds:** (\$610,000) Rehabilitation of a vacant 101-year-old barn into 4,512 sq. ft. two-story brew pub.

**City of Ogdensburg, 1223 Pickering Street Commercial Rehabilitation:** (\$1.3 million) Rehabilitation of former retail space into 36,000 sq. ft. of commercial space to be occupied by a hardware store and the community rescue squad.

**Town of Orleans, Mixed Use Building Redevelopment:** (\$1.1 million) Rehabilitation of 9,240 sq. ft. of new commercial and residential space in downtown LaFargeville.

## **Southern Tier**

**\*Village of Endicott, IBM North Street Demolition Project:** (\$6 million) Involves the demolition of 550,000 sq. ft. of vacant industrial/commercial space that can no longer accommodate modern manufacturing needs. The project will create a 10-acre shovel ready site for anticipated new development in the industrial park.

**Tioga County, Riverhouse Confectionary Mercantile Rehabilitation Project:** (\$1.8 million) Entails the rehabilitation of three-story vacant building in the Village of Owego's Downtown. Most of the rehabilitated space will be for commercial use. The remaining square footage will be residential.

**City of Ithaca, Cayuga Street Rehabilitation Project:** (\$1.5 million) Project consists of the rehabilitation of two adjacent vacant commercial multi-story structures in downtown Ithaca. The buildings will be renovated to contain a mixture of retail, office space, and affordable rental housing units.

**City of Binghamton, 187 Clinton Street:** (\$2.95 million) Involves the development of vacant site in the City's First Ward into multi-story, 102 affordable rental unit structure, replete with tenant amenities and complimentary commercial tenants.

**City of Elmira, Elmira Booth School:** (\$1 million) Entails the reuse of a vacant school. As proposed, the project will transform the site and building into a mixed-use facility containing rental market rate housing units, and some commercial space.

**Town of Roxbury, Inn at Kirkside:** (\$1.8 million) Will repurpose the historic Kirkside Estate into a hotel/restaurant with an integrated educational program that provides experiential learning to aspiring professionals in the hospitality and tourism industries.

**Village of Endicott, K-mart Plaza Redevelopment Initiative:** (\$350,000) Includes renovations to a 95,000 sq.ft. vacant and dilapidated K-mart building. Upon completion, the commercial facility will be converted into a regional distribution center for an electrical component supply business.

**Town of Prattsburgh, 12-16 Main Street Rehabilitation:** (\$337,500) The proposed project involves the rehabilitation of two vacant, mixed-used row buildings in the heart of the town's

commercial district. Upon completion, the project will create two newly renovated commercial spaces and five new affordable housing units.

## **Western NY**

**City of Olean, Olean City Centre Redevelopment:** (\$1.25 million) The renovation of the site will include re-facade and update to the building exterior, demolition and renovation of the common area ceilings and skylights, roof replacement and demolition of the former interior tenant spaces and former Bon-Ton space that will allow for the construction of street facing retail and upper floor affordable housing units. The project will result in numerous benefits to the region including the elimination of environmental contamination and blight; new mixed-use development; economic growth in terms of new businesses; creation of jobs and an expanded tax base, further advancing the community's ongoing revitalization efforts.

**County of Chautauqua, White Inn Restoration:** (\$1.25 million) The former hotel and restaurant has been vacant and in a state of decline since 2017. The developer intends to renovate and reopen the 25-room hotel to include a restaurant and banquet services. The project is in the heart of the village of Fredonia and has the opportunity to attract significant new investment, economic activity, and attract visitors, students and families of SUNY Fredonia. The Inn requires extensive renovation however, once completed, it will provide visitors to the region with a new and unique lodging experience.

**Village of Westfield, Welch's Building:** (\$1.5 million) This project will provide historic rehabilitation and adaptive reuse of the three-story concrete and brick Welch's Building. Constructed in 1909 by the Welch's Grape Juice Company for their office headquarters, with a 1967 addition responsive to the initial design aesthetic, the building is historically significant and important to the region. The commercial investment will result in \$ the creation of full-time construction jobs and full-time operations management after construction which will have spinoff economic development benefits. This project will also improve local housing stock through the creation of 46 new housing units, which are highly lacking in this market area.

**City of North Tonawanda, Lowry School Redevelopment:** (\$1.5 million) This project includes the rehabilitation of the former Lowry Middle School, located at 621 Payne Avenue in the City of North Tonawanda. Lowry Middle School has been vacant and abandoned since 2006 and has become a blight within the Payne Avenue business corridor. Rochester's Cornerstone Group LTD. currently has a purchase agreement with the property owner to redevelop this site into 87 affordable senior apartments with studios, 1-bedroom units, and 2-bedroom units.

**City of Dunkirk, City of Dunkirk Central Avenue Transformation:** (\$1 million) This project will address vacant properties in the 400 block of Central Avenue in Downtown Dunkirk. The property at 411 Central and its equipment was sold to Allan Steinberg, a local investor, that saw the potential to bring back a vacant popular grocery store and create a "Broadway Market" type of space where kiosks would be rented, and the old-world butcher shop reopened with a permanent vendor. The Building at 423-427 Central Avenue is a two-story structure with a brick facade that has had only one storefront occupied and would be developed into four new apartments that can be affordable, with (1) three-bedroom, a 2-bedroom, and (2) one-bedroom units.

**City of Niagara Falls, Power City Landmark, Niagara Falls Revitalization:** (\$1 million) The plan calls for the restoration and rehabilitation of 12 blighted and abandoned houses located

within walking distance of Niagara Falls. The properties will be renovated to become a combination of short-term vacation rentals, market-rate apartments and several properties designated for first-time home buyers. This will return these blighted properties back onto the tax rolls to increase revenues for both the city of Niagara Falls and the state as a whole.

**Village of Silver Creek Senior School Apartments:** (\$1 million) The project at 60 Main Street, Silver Creek, involves the substantial rehabilitation, conversion, and an addition to a vacant, nearly 100-year old, 57,000 sq. ft. abandoned former school into a 59,900 sq. ft. building with 47 units of affordable rental homes for seniors ages 62 and older. The site is an eyesore and a community safety hazard with severe structural issues to be resolved and costly contaminants including: asbestos, lead and PCBs that will be remediated.

**City of Lockport, Former YMCA building 19 East Avenue Lockport:** (\$500,000) The 46,000 sq. ft., three-story (plus a basement) brick building was constructed in 1926, with a subsequent addition built in 1970. It has remained vacant since 2018, when the YMCA built a new facility in the town. New owners, ISGM Holdings, purchased the building in September of 2020, and recently submitted a creative proposal to the city's development corporation, the Greater Lockport Development Corporation (GLDC) for its reuse, which includes the conversion of the 1st floor to a unique, co-working, shared office space, and the creation of between 8 and 10 market-rate apartments on the 2nd & 3rd floors. Downtown Lockport suffers from a shortage of housing and there are only 10 market-rate apartments in the entire downtown.

**Village of Wellsville, Depot Project:** (\$500,000) The Depot project is an adaptive reuse project to restore the historic structure located at 10 Depot Street in Wellsville, NY formerly known as the Wellsville Erie Depot. The primary function will be an event center catering to weddings, private parties and village events. A portion of the open floor space will be dedicated to a railroad museum. The concept will be to keep the museum displays and exhibits isolated to the perimeter walls and divide the space with an operable glass wall. This will create flexibility for the museum to have dedicated space while also giving the option of opening the wall to utilize the entire floor area for a large event.

**City of Buffalo, City of Buffalo CFA 2022:** (\$1 million) The Commodore Perry Homes, a public housing development constructed in 1939, is owned by the Buffalo Municipal Housing Authority (BMHA) and consists of two properties containing 24 blighted buildings with 330 vacant, uninhabitable housing units. The demolition of the vacant, uninhabitable public housing units will allow BMHA to revitalize the area with new housing and other uses. The uninhabitable buildings have been vacant for more than five years and cannot be adapted to modern living standards. BMHA, in cooperation with Pennrose, an experienced affordable housing development firm, will construct at least 330 low-income housing units to be owned by a new housing development corporation.