

Restore New York Communities Initiative: Round 7 Awardees

Capital Region

City of Rensselaer – (\$2 million) *McManus School Redevelopment Project*: This project will rehabilitate the former McManus School into 49 apartments, 7,500 square feet of commercial spaces and co-working amenities.

City of Schenectady – (\$2.75 million) *Vacant Auto Dealership Redevelopment Project*: The City of Schenectady will demolish a vacant auto dealership located at 754 State Street to make way for a new commercial building. A grocery store is proposed for this site, which is located in a food desert.

City of Glens Falls – (\$1 million) *178 Maple Street Mixed-Use Redevelopment Project*: This project includes the redevelopment of an 18,000 square foot former warehouse located in the City's distressed East End industrial district.

Village of Coxsackie – (\$1.5 million) *The Dolan Block Renovations*: A 16,000 square foot vacant building in downtown Coxsackie will be rehabilitated into a mixed-use building which will include first-floor commercial space and ten market rate apartments on the upper floors with exterior decking overlooking the Hudson River.

City of Hudson – (\$1.5 million) *Kaz Redevelopment Project*: The Kaz site is a four-acre former industrial site which includes two warehouses totaling 50,000 square feet plus a remaining 25,000 square foot slab of a 3rd warehouse demolished in 2018. This derelict site will be redeveloped to create a vibrant new arts and food district in Hudson to further advance waterfront revitalization efforts and create a dynamic year-round, multi-use space.

City of Troy – (\$2.6 million) *1818 5th Ave Multi-Family Development*: This project encompasses razing an obsolete, deteriorating single-story former bank branch that has been vacant for five years to construct an approximately 55,000 square foot, four-story, market-rate multi-family building. The new building will provide 70 micro, studio and one-bedroom apartments with robust communal amenities including coworking space and indoor bicycle storage in a highly walkable, transit-oriented location.

Village of Hudson Falls – (\$500,000) *Hudson Falls Griffin Hall Revitalization*: The vacant two-story concrete building at 119 Main Street is a source of downtown blight. The vision is to completely restore and renovate the dilapidated structure in order to accommodate: beer, wine and food service operations in the basement and first floor; retail space on the first floor; and art gallery/events space on the second floor.

Village of Menands – (\$500,000) *Menands Mid-City Plaza Revitalization*: The Mid-City Plaza is a 43,000 square-foot, 67-year-old plaza which will be rehabilitated for commercial use.

Town of Warrensburg – (\$50,000) *King Street Revitalization*: This project will demolish a surplus former garage building to prepare the site for the development of much needed

senior housing. Demolishing the existing site structure will create a shovel-ready site, enabling the Town to sell the property and put this 1.3-acre assemblage back on the tax rolls.

Village of Greenwich – (\$100,000) *49-53 Main Street Revitalization*: This vacant property contains three structures along Main Street that fronts the Battenkill River. Once complete, the project will introduce three much-needed residential rental units and space for Witches Wash Laundromat, which is being displaced from its current location, to relocate. The rear of the property will be enhanced with accessory parking and residential amenity space that will highlight the site's Battenkill location.

Village of Fort Edward – (\$500,000) *Populate Broadway Redevelopment Project*: This project will support the stabilization of two abandoned and dilapidated mixed-use buildings located at 138 and 140 Broadway at the center of the Village's downtown corridor along State Route 4.

Central New York

City of Auburn – (\$8.5 million - Special Project Winner) *Bombardier Transportation Facility*: The former Bombardier facility at 151 Orchard Street will be rehabilitated into a space to attract supply chain companies that will be interested because of the Micron megafab in Clay.

City of Auburn – (\$1.12 million) *22 East Genesee Street Renovation*: This project will rehabilitate the long vacant building at 22 E Genesee Street into a mixed-use building with commercial space on the first floor and new residential units in the upper floors.

City of Cortland – (\$2 million) *Redevelopment of Parker Elementary School*: This project will redevelop the Parker Elementary School into workforce housing units.

Town of Lafayette – (\$1.64 million) *Hamlet of Lafayette Crossroads Building Rehabilitation*: This project will rehabilitate the 10,200 square foot former LaFayette Hotel on the South East corner of the Routes 20 and 11 intersection for reuse.

City of Fulton – (\$2 million) *Fulton Medical Center Parking and Community Space*: The project will consist of the acquisition and demolition of an 18,860 square-foot warehouse and removal of the existing streetscape on Park Street that currently bisects the center of the property, resulting in 68,000 square feet of new, unified space. Additionally, redevelopment will include safe and accessible parking, attractive community greenspace, and prepare the site for a new 17,000 square-foot building.

City of Syracuse – (\$3 million) *Westside Corridor Revitalization*: The Westside Corridor Revitalization Initiative involves the redevelopment of nine vacant, underutilized, and blighted properties within the Westside and Park Avenue neighborhoods located on Syracuse's West side.

Village of Mexico – (\$1.836 million) *Beck's Hotel Main St. Historic Redevelopment*: This project involves the restoration of a historically iconic hotel in the heart of the village known as John Beck's hotel which was originally built in 1897. The renovation would convert this formerly abandoned 12,056 square-foot building in a historic district into a mixed-use building, complete with a cafe, restaurant/bar, and a hotel.

Town of Salina – (\$2 million) *Will & Baumer Candle Factory Phase 2*: This project will redevelop 70,000 square feet of the vacant Will & Baumer Candle Factory into a brewery and restaurant and 117 residential units.

Town of Hamilton – (\$1.05 million) *Town of Hamilton Housing Rehab*: Rehabilitate and/or demolish and reconstruct six vacant homes in the Hamlet of Poolville.

Finger Lakes

Town of Lyons (\$6.59 million - Special Project Winner) *Resurgence of the Canal District*: This project includes demolition, deconstruction, reconstruction, and rehabilitation of properties totaling 67,124 total square feet to build 37 residential units that include 25 affordable housing units.

City of Batavia – (\$1.85 million) *Carr's Reborn*: This project will renovate Carr's department store.

City of Canandaigua – (\$2 million) *Factory 243 Phase 2*: This project includes selective demolition and abatement of four structures of a former manufacturing complex, for residential apartments and commercial space.

City of Rochester – (\$2 million) *Four Corners Aqueduct Downtown Initiative*: This project includes renovation of the Gannett Building for a mix of residential and commercial uses.

Monroe County – (\$3 million) *Triangle Building*: This project includes renovation of the Sibley Triangle building for first floor commercial/retail and upper floor student residential units.

Town of Carlton (\$1 million) *Nesbitt Manor*: This project will renovate Nesbitt Manor along Johnson Creek to provide event space and seven rooms for rent. The neighboring carriage house will be renovated as full-service café, kitchen and patio space.

Town of Gates (\$2 million) *911 Brooks Ave. Demolition*: Phase I of a multi-phased project. Phase I will remediate and demolish the vacant former hotel in preparation for future commercial development.

Village of Clyde – (\$200,000) *Redevelopment of 17 Columbia Street*: The project includes renovation of a two-story building for 850 Square feet of first floor commercial space and an upper floor residential unit.

Village of Fairport – (\$1 million) *Cannery Phase II*: The project includes the adaptive reuse of vacant industrial/warehouse property and renovation of a 42,775 square-foot property to add offices, restaurants, retail and flex spaces.

Village of Newark – (\$950,000) *Former Newark Hospital Conversion Project*: This project will transform approximately 9,000 square feet of the long-vacant, former Newark Hospital located at 112 West Miller Street in the village into a mixed-use building with eight residential units (some affordable) with commercial/office space on the ground floor.

Long Island

Village of Port Jefferson – (\$2 million) *Vacant Buildings at 1601-1605 Main Street*: The Village plans to demolish two vacant buildings and construct a mixed-use development in Port Jefferson. The project would include 53 affordable residential units and approximately 2,500 square feet of commercial space.

Village of Hempstead – (\$2.65 million) *Carman Place Apartments*: The Village is working with Conifer Realty to demolish blighted and vacant parcels and complete infrastructure work to construct a mixed-use development with 228 affordable residential units and ground floor retail.

Mid-Hudson Region

Ulster County – (\$10 million - Special Project Winner) *Ulster County Workforce Development Center*: Ulster County will be awarded \$10 million for ongoing the rehabilitation of a 200+ acre former IBM campus in the Town of Ulster to iPark 87/National Resources. The properties are now positioned for reactivation through substantial remediation and infrastructure improvements. The developer will invest over \$200 million in the coming years at the campus. The proposed project is the rehabilitation of two campus buildings built in 1956 into the Ulster County Workforce Innovation Center. Building 1 is a 275,000 square foot prior manufacturing lab and offices. Building 2 is a 37,000 square foot building originally for food service and cold storage. These existing buildings have suffered from deterioration and require renovations prior to their reuse.

City of Yonkers – (\$2.7 million) *Phase VI - Cottage Place Gardens (CPG) Redevelopment*: The Cottage Place Gardens Redevelopment is a multi-phase project that will transform a distressed public housing complex into a campus of energy-efficient buildings with modern, affordable apartments and new state-of-the-art commercial spaces. The former CPG complex, made up of 256 units across 14 buildings, contained aging structures, few amenities, and an isolated site design. Phase VI will replace three

blighted buildings with a new 8-story, all-electric development with 92 units for households at or below 30%, 50%, and 60% AMI. This phase will be designed to achieve Passive House Institute (PHIUS) certification.

Village of Haverstraw – (\$1.8 million) *Haverstraw Chair Factory*: The Haverstraw Chair Factory team is proposing a mixed-use, mixed income, walkable development of approximately 600,000 square feet including 434 units, approximately 30% of which will be mixed-income affordable housing, 10,800 square feet of event and museum space, 14,500 square feet of retail space, and 70,200 square feet of hotel space.

City of Middletown – (\$1.8 million) *O&W Building Restoration*: The City will rehabilitate the O&W Station located at 2-20 Low Avenue. Originally built between 1892-1893, the building is listed on the National Register of Historic Places and serves as a major gateway into the city's downtown. The building will be used for childcare and health services and will house approximately seven affordable rental apartments.

Sullivan County – (\$1.3 million) *Broadway Redevelopment, Monticello*: This project involves the rehabilitation and historic preservation of two vacant and deteriorated buildings anchoring the Village of Monticello's downtown. The two buildings, 418 and 430 Broadway, total 25,388 square feet and will be redeveloped by RUPCO, Inc. into 9,925 square feet of ground floor commercial and cultural space and 15,413 square feet of affordable upper story residential. These properties were identified as redevelopment targets in a 2017 economic development plan for the area "Grow the Gateways" and have since been acquired by the Sullivan County Land Bank Corporation for that purpose.

Town of Clarkstown – (\$426,704) *Demolition of Grace Church*: The Town will implement phase one of its multi-phase plan for the former Grace Church site which is to demolish the existing three-acre structure. In subsequent phases the Town intends to create additional parking and an affordable housing development to further Nanuet's transformation into a transit-oriented destination.

Town of Liberty – (\$1.15 million) *Green Building Restoration - Main Street*: The Green Building is an existing asset in the Village of Liberty. This 45,000 square foot rehabilitation project will re-establish 15,000 square feet of prime commercial real-estate on the ground floor. An additional 30,000 square feet on the second and third levels will be renovated and used as additional office space, or pending zoning changes, apartments that will add to Liberty's housing stock.

City of Kingston – (\$1.15 million) *St. Joseph's Lofts*: The St. Joseph's Lofts project is located at 59 Pearl Street in the City of Kingston and is an adaptive reuse of the former St. Joseph's school. This project will convert the former schoolhouse into 3 floors of

office space and an event center. The adjacent former convent house will be renovated into three residential apartments.

Town of Montgomery – (\$447,545) *Milk Barn Restoration*: This project will transform a two-story space, originally built in 1884 as a condensary for the Borden Milk Company and is now blighted due to fire and neglect. The renovation and construction will prepare the property for potential use as a restaurant, hotel, luxury retail outlet, and other uses.

Village of Ellenville – (\$910,000) *Market Street Restoration/Devil Dog Dungaree Factory*: 23 Market Street is a project that will feature historic restoration of a vacant space in the heart of the Village of Ellenville to create a mixed-use project comprised of 13 residential apartments situated above 10,000 square feet of maker space. The residential apartments will include a mix of one bedroom and studio apartments, all located on the second floor of two buildings – connected with a catwalk. The first floor of the two buildings will offer six maker spaces ranging between 1,300 and over 2,000 square feet as commercial rental units targeted to makers, artists and other creative professionals. The site provides 23 parking spaces.

Mohawk Valley Region

City of Utica – (\$3 million) *Hotel Street Redevelopment - 119-121, 123 and 137 Hotel St*: The project consists of three connected buildings totaling 87,000 square feet located in the lower historic district and serves as a connection point to Genesee St., Mohawk Valley Health System, Nexus Center and Harbor Point.

City of Amsterdam – (\$1 million) *Main Street Rehabilitation -20-22 Main St.*: The 20-22 Main Street Rehabilitation Project consists of rehabilitating a currently vacant and underutilized three-story, mixed-use occupancy building that will include four apartments and two commercial spaces. The building represents a hazard to public safety and rehabilitation will attract new commercial investment and improve local housing stock in the downtown area.

Village of Fort Plain (\$1.7 million) *Masonic Temple Apartments -51 Mohawk St. & 40 & 46 Division St*: This project includes the historic Masonic Temple located at 51 Mohawk Street and two adjacent parcels located at 40 & 46 Division Street. The Temple building will be preserved and rehabilitated to create 20 new units of affordable housing. The vacant building at 46 Division Street and the fencing at 40 Division Street will be demolished. Both Division Street parcels will be utilized for green space and parking. A central elevator and accessible features will be added.

City of Oneonta – (\$900,000) *14-18 Dietz Street*: The Fred VanWie Building will be rehabilitated into four affordable, residential units on the second floor, as well as a workshare space that may be used by tenants of the building or local makers as an

office or conference area. The main floor will be redeveloped into three commercial tenant spaces.

Village of Oriskany – (\$2 million) *Waterbury Felt Revitalization -107 River St:* Phase one includes demolition of several structures, remediation of environmental contamination, stabilization and restoring facades to attract new residents, businesses and entrepreneurs.

City of Rome – (\$1.5 million) *Former Columbus School Revitalization -112 Columbus Ave:* The former Columbus School Revitalization Project includes demolition and addresses neighborhood environmental justice of an existing 56,000 square foot, three-story former elementary school complex.

City of Gloversville – (\$2 million) *Glove Theater Restoration -42 N. Main St:* Restorations include a new roof over the rear section of the property, a new HVAC system, a fire sprinkler system, complete handicapped accessibility, and replacement of interior finishes and fixtures throughout the building.

New York City Region

City of New York – (\$5 million) *Gowanus Green Building A:* This project will be an approximately 172,000 square foot, mixed-use building featuring 188 units of affordable housing. Nearly 60% of the units will be affordable to low- and very-low income households. Building A will also contain approximately 8,000 square feet of retail space, reactivating 230 feet of street frontage and connecting retail corridors to the north and south.

North Country Region

Jefferson County – (\$8.57 million - Special Project Winner) *Deferiet Mill Site Demolition:* This project will demolish the former St. Regis paper mill in the Village of Deferiet and create a site with a goal to create multiple community-informed projects involving renewable energy, light-industrial/commercial, and habitat restoration improvements.

Village of Tupper Lake – (\$1.6 million) *Phase 1 Oval Wood Dish Factory Redevelopment:* Redevelopment of 126,000 square feet of former industrial space in nine connected buildings as workforce housing, co-working space, and new commercial space.

Village of Saranac Lake – (\$2 million) *Pendragon Theatre New Facility:* This project includes rehabilitation of a vacant downtown building into the new Pendragon theatre.

Village of Canton – (\$2 million) *Midtown Plaza Revitalization*: This project includes the demolition, remediation, and reconstruction of a former commercial plaza consisting of six properties into mixed and commercial use to include an Entrepreneurship Center.

Village of Waddington – (\$1.693 million) *Clark House Restoration*: This project includes the renovation of a historic vacant building into a boutique hotel, with nine rooms to rent, a ground-floor lobby, meeting space and banquet space, an elevator and four one-bedroom apartment units.

Village of Lowville – (\$900,000) *Old Jail/Tug Hill Artisan Roasters*: This project includes the restoration of a vacant building to include commercial spaces, improvements to the parking lot and entrance and construction of an outdoor dining patio.

Village of Port Leyden – (\$1.06 million) *Port Leyden School*: This project includes renovations to the former Port Leyden School into first-floor commercial space and nine second-floor residential units.

Essex County – (\$1.9 million) *Rehabilitation of Frontier Town for Commercial Use*: This project includes the demolition of an unsalvageable structure and the restoration/reconstruction of four other structures at the former Frontier Town Amusement Park site to prepare the site for future commercial use.

City of Ogdensburg – (\$1.8 million) *30 Main Street Redevelopment*: This project will demolish eight tax map parcels of vacant abandoned buildings consisting of one city block located at 30 Main Street for the purpose of site redevelopment.

Town of Black Brook – (\$36,000) *5 North Main Demolition/Site Restoration*: This project will include demolition, disposal and site restoration of a long vacant residential building into a site for other potential uses.

Southern Tier Region

City of Binghamton – (\$2 million) *Crowley Factory Lofts*: This 73,000 square-foot former Crowley Dairy Company building previously owned by HP Hood has sat idle since 2017. The project located at 149 and 135 Conklin Avenue will restore the waterfront building's second and third floors with 48 one- and two-bedroom market rate housing units. The ground floor will be flexible commercial space.

City of Corning – (\$2 million) *Parish Heights*: This project will rehabilitate four historic, vacant and blighted former church buildings that currently represent a campus on the City of Corning's north side. An outcome of this project would be redevelopment resulting in 45 units of affordable, supportive senior and workforce housing and a new childcare facility for 50 children.

City of Elmira – (\$750,000) *Reynolds Way*: This project will take four blighted properties along Church Street and Academy Place in the core of downtown Elmira and turn them into 41-units of affordable housing.

City of Ithaca (\$2 million) *SouthWorks Ithaca Demolition and Abatement*: The 95-acre site with 820,000 square feet of vacant industrial space will be reimagined into a mixed-use neighborhood with diverse and dynamic uses.

City of Norwich – (\$2 million) *Norwich Hotel*: The project will repurpose an existing vacant, unoccupied building on the main street of downtown Norwich, formally the SUNY Morrisville campus building located at 14-16 South Broad Street into a 45-room boutique hotel.

Tioga County (\$1 million) *Tioga Trails Rehabilitation Project*: This project will rehabilitate a highly visible, vacant 23,848 Square foot, mixed-use building located at 48-50 Lake Street in the heart of the Village of Owego's designated historic central business district. This unsafe and severely blighted building will be rehabilitated to include two commercial spaces on the first floor, four residential units on the second floor, stabilization of the third floor for future residential development, and significant façade improvements

Village of Johnson City – (\$238,748) *Rehabilitation of 338-346 Grand Avenue*: The property has been vacant since 2019 and requires upgrading that will allow for its usage to benefit surrounding neighborhoods. Funding will help to resurface the parking lot, erect a fenced outdoor playground, and enable interior painting.

Village of Watkins Glen – (\$2 million) *Enabling the Future for the Next Generation of Watkins Glen*: This project will be constructed on the site of a vacant car dealership that will be demolished. A new, purpose-built building will welcome visitors with exhibits, provide tours, educational programming and other activities that document and share this history in new and innovative ways by creating an experiential history center that celebrates motor racing history worldwide, including the 75 years of racing history in the Village.

Western New York

City of Lockport – (\$2 million) *F&M Building & Adjacent*: The adaptive reuse and restoration of two prominent and historic properties - the former Farmers and Mechanics (F&M) building at 116 Main Street and the adjacent, one-story Mall building at 120 Main Street. The project will create 30 residential units, along with first-floor commercial spaces in both buildings.

City of Buffalo – (\$4 million) *City of Buffalo CFA 2023 – Perry*: The project, located at 448 South Park Ave and 339 Perry Street, will demolish 24 blighted buildings with 330 vacant, uninhabitable housing units. Developer is planning to construct 415 affordable housing units on these parcels after the demolition is complete.

City of North Tonawanda – (\$460,000) *230 Oliver Street*: This project consists of the adaptive reuse of an iconic building at a key gateway to downtown North Tonawanda to include two ground level commercial spaces, and four market rate one-bedroom residential units on the second and third floors.

Town of Cheektowaga – (\$2.57 million) *Harlem Villa Commons*: The Harlem Villa Commons project will demolish three vacant buildings, combine seven lots and construct a five story, 93-unit, quality affordable housing complex, including 1500 square feet of new commercial space.

Village of Angola (\$1.27 million) *Main Street Revitalization Project*: The proposed Main Street Revitalization Project will rehabilitate the 5,860 square-foot Angola Theater at 72 N. Main St., which has been vacant since 2020, to restore economic and cultural vibrancy to the community. Additionally, the Village will rehabilitate the former Town Hall at 42 N. Main St. which has been vacant for 30 years for the purpose of creating five affordable residential units and two first-floor retail units.

Erie County – (\$2.5 million) **ECBS Restore NY 2023**: The project includes rehabilitation of a vacant property, including adding an additional floor and creating retail space to strengthen progress along the Main Street Corridor.