

Restore NY Round 8 Project Scopes

Capital Region

- **Albany County – \$10 million:** The county's project will work to demolish the Central Warehouse building in Downtown Albany. This blighted building is nestled in the intersections of I-787 and I-90, two of the main interstates that border the City of Albany, making it one of the first landmarks seen when entering the Capital Region. The removal of this building will allow for redevelopment in a high growth area.
- **City of Albany – \$1.75 million:** The project proposes the rehabilitation and restoration of 120 Madison Avenue and 135 South Pearl Street. The rehabilitated 120 Madison Avenue would include 11 mixed-income residential units and four commercial spaces. The project at 135 South Pearl Street includes restoring the building's exterior and adding six mixed-income residential units.
- **Village of Catskill – \$550,000:** The redevelopment of the historic Community Theater will create a new film and live performance venue. The theater, originally the site of vaudeville theater opened in 1920, was a popular local venue that closed in 2020. The new project will restore the historic 19,000 square-foot space – the theater, two residential apartments, and a storefront business space – and repair a hole in the community's fabric.
- **Town of Lexington – \$1 million:** This project includes rehabilitation of seven vacant and dilapidated commercial structures in the Hamlet of Lexington, the Town's primary business district. The Lexington Arts and Sciences properties and the Lexington Mission are expected to continue as commercial facilities. The Lexington Hotel, Barn and Old Post Office properties will be rehabilitated as a hotel and new events center and commercial space designed to accommodate area tourism.
- **Village of Philmont – \$1.5 million:** This project intends to rehabilitate the 1878 Knitting Mill into a 40,000 square-foot structure to include two commercial event spaces for music, theater, weddings, and art shows. Additionally, the space will house a 4,500 square-foot restaurant and an outdoor path along High Falls, a popular viewpoint among locals and nature visitors.
- **City of Rensselaer – \$1.2 million:** This project involves the rehabilitation of a vacant and dilapidated textile mill located at 2 Green Street in a residential part of Downtown Rensselaer. The project will convert the former Harder woolen mill, vacant since the 1980s, into 32 market rate apartments with associated tenant common space amenities, parking, and additional landscaping.

Central New York

- **City of Auburn – \$1 million:** The city plans to rehabilitate and reconstruct a vacant building at 120 Genesee Street for commercial and residential rental use. The first and second floor will be used as retail/commercial rental property assumed to be for retail use, and the third floor through the sixth floors will be reconstructed to accommodate an estimated 20 residential rental units. Other areas of the six-story building will be rehabilitated to appropriate structural and cosmetic standards for future use and to revitalize the surrounding downtown area.
- **Village of Earlville – \$1.85 million:** The Village of Earlville and its developer will rehabilitate the vacant former Earlville School building and replace the existing one-story addition with a new three-story addition that matches the appearance of the original building. Amenities will include a community room, fitness room, on-site laundry and parking, and energy efficient lighting and appliances.
- **Village of Manlius – \$1.4 million:** The project intends to rehabilitate three blighted, vacant buildings located along East Seneca Street, a main street of the Village. 111 E Seneca Street is a vacant residential property that is falling into disrepair, containing four apartments. The current owner plans to demolish the 3,000 square foot building and build a 12,500 square foot mixed-use space in its place, with two ground-floor retail storefronts, 11 market-rate apartments, on-site parking, landscaping, and outdoor seating, and walkways. 209-217 E Seneca Street is a vacant mixed-use property that was once used as the Manlius Library in 1865, but has fallen into disrepair. The owners plan to renovate the existing five residential spaces of the 10,000 square foot property into market-rate apartments and update and repurpose the existing two commercial spaces for the highest and best use. 301-309 E Seneca Street is a mixed-use building containing five apartments and three commercial spaces that will be rehabilitated.
- **City of Syracuse – \$1.55 million:** This project proposes the removal and/or rehabilitation of up to two blighted properties on Warren Street, one of which is a condemned parking garage that is structurally compromised. This project will leverage nearly \$30 million in new total investment, improve approximately 200,000 square feet of underutilized commercial space, spurring additional economic activity and construction that will support access to new affordable housing within the region's leading employment center.
- **Village of Union Springs – \$200,620:** The project proposes the demolition of a condemned former mixed-use building located prominently at the corner of State Route 90 (Cayuga Street) and Factory Street in downtown Union Springs. This is the first phase of a high priority project identified in the village's approved LWRP and recently-awarded joint Downtown Revitalization Initiative. The owners will use DRI funds to build a new three-story mixed-use building with commercial

space and apartments. The removal of the blighted building, replaced with a historically appropriate traditional mixed-use building on this corner lot is a project that the community has been seeking for several years; and one that will have a transformational impact in the downtown area.

Finger Lakes

- **City of Geneva – \$1.5 million:** This project involves the complete renovation of what is now known as 435 Exchange Street. These attached historic buildings, including 427 to 435 Exchange Street and 17-19 Castle Street, are now unified as one parcel/building. The developer is proposing to renovate the vacant upper floors into 5 one-bedroom and 10 two-bedroom. The facades on all buildings will be rehabilitated in keeping with their historic character. Seven ground level commercial spaces (five of which are currently vacant) will also be renovated to support new businesses. The project will help to transform this gateway into the community and bring the now vacant buildings back to life.
- **Monroe County – \$1.5 million:** City Gate is a 60-acre, \$102 million urban revitalization project along the Erie Canal that spans the City of Rochester and Town of Brighton. The mixed-use project sets the stage for significant commercial investment into a retail, entertainment, and hospitality destination serving Monroe County and beyond. The project includes two legacy sites that pose substantial challenges and risks to redevelopment plans: the former Lola Power Station, which requires stabilization and the clearing of contamination, defunct, and abandoned infrastructure, and a 50,675 square foot vacant building at the center of City Gate that must be demolished prior to development.
- **Village of Newark – \$1 million:** This project involves the adaptive reuse of 158,000 square-foot vacant, historic property in the heart of downtown Newark. As part of the village's Downtown Revitalization Initiative, the redevelopment will revitalize a large vacant building and include 101 apartments, adding more housing options to individuals and families who want to live and work in the Village.
- **City of Rochester – \$2 million:** This project will involve the renovation of 65-67 Chestnut Street, a vacant privately-owned structure located on the east side of Center City. The property is near others that have been renovated in the past 10 to 15 years or are soon to be renovated. The buildings will be restored to create 85 affordable and market rate apartments. Additionally, the first two floors will have 9,900 square-feet of office space. The building renovations and their return to full occupancy will contribute to the continued revitalization of the downtown area.

Long Island

- **Town of Brookhaven – \$2 million:** This project focuses on Neighborhood Road in the Hamlet of Mastic Beach. The proposed reconstruction will include approximately 185 multi-family condominium homeownership residential units (including 10% affordable homes), approximately 242,000 square feet of residential space, approximately 14,200 square feet of retail and restaurant space, and approximately 370 structured parking spaces.
- **Village of Hempstead – \$3 million:** This proposal calls for the to support the demolition of an existing abandoned and underutilized 378,900-square-foot parking structure. This redevelopment will include the creation of 336 market rate apartments and replacement parking, spurring economic activity in downtown Hempstead south of Jackson Street.
- **Town of Riverhead – \$1 million:** The Riverhead Town Square Mixed Use Building Project involves the demolition of a town-owned building at 127 East Main Street to construct a 74,000 square-foot mixed-use building including a 74-room hotel with 13 condominiums that will flank the east side of the Riverhead Town Square.

Mid-Hudson

- **City of Beacon – \$1 million:** GreenWORKS Studios, with the support of the City of Beacon, will transform a derelict former automotive garage located just off Main Street, Beacon's primary commercial thoroughfare, into a vibrant community resource housing artist studios and spaces for community programming and events, as well as outdoor public space for community gatherings and public art installations
- **City of Kingston – \$550,000:** Kingston Standard Brewing Company currently operates out of a smaller, newly-renovated building that sits on a lot with one other building: 2 Jansen Avenue, a 4,200 square-foot commercial building, of which half is vacant and blighted. KSBC plans to reconstruct that portion of the building while adding an additional 2,200 square feet, transforming it into a cutting-edge zero fossil fuel facility. It will incorporate technology such as CO2 recapture, electric stream generation, and an offsite community solar farm, all to become a pioneering example of environmentally conscious craft beer manufacturing. The project will create eight new fulltime manufacturing and administrative jobs.
- **Town of Liberty – \$650,000:** The Parksville Main Street Revitalization Project's next steps include two buildings for redevelopment. 2 Main Street was an abandoned synagogue, purchased to house The Parksville Arts Center. 29 Main Street is the second property and is being redeveloped into a commercial

property to house local retailers.

- **Village of New Paltz – \$425,000:** The restoration of the Ann Oliver House at 5 Broadhead will create a base of operations for the Dr. Margaret Wade-Lewis Black History Cultural Center. Funds will be used to renovate and restore a historic building of significance to local black history and culture.
- **City of Port Jervis – \$1.775 million:** This project includes the demolition and reconstruction of a gutted and privately-owned 22,563 square-foot three-story brick building at 29 Front Street. The circa 1910 structure is located within the central business district and Downtown Revitalization Initiative focus area, and is beyond rehabilitation. The plan is to demolish and rebuild a new, architecturally consistent, high-efficiency insulated concrete form, seven-story mixed-use building with 26 basement storage units, two-to-four commercial spaces on the first floor and 32 variously sized apartments on floors two-through-seven.
- **Ulster County – \$1.6 million:** This project involves the rehabilitation of an 11,000 square foot vacant historic Federal hotel anchoring the Shandaken hamlet of Pine Hill's commercial and state-certified historic district at 310 Main Street. Intended reuse is 10 affordable workforce residential units, a café, and a food market open to the public.

Mohawk Valley

- **Village of Boonville – \$2 million:** The former Ethan Allen furniture manufacturing facility, more recently Delta Hardwood Flooring, is a 200,000 square-foot property on 38 acres of land located at 210 Grove Street. It is the largest vacant and underutilized building in the Village and in various stages of disrepair. The building anchors Boonville's recently awarded NY Forward strategic investment area and is the Village's top redevelopment priority. The developer/property owner, in cooperation with the Village, plans to stabilize the roof, secure the envelope, and create a new light industrial/manufacturing complex with the already established Lodging Kit Company Inc. relocating to the premises as the primary tenant.
- **Village of St. Johnsville – \$100,000:** This funding will support in the Central Hotel demolition project, located at 12 E. Main Street. Due to the decaying internal and external structure, the now condemned Central Hotel has received numerous safety and code violations.
- **City of Rome – \$1.9 million:** This project includes the rehabilitation of a 26,000 square-foot vacant industrial building on Railroad Street and Harbor Way, transforming it into a vibrant waterfront site that leverages the region's growing tourism industry with a brewery and entertainment venue. Upon completion, the building will offer three distinct sections: a nearly 7,000 square-foot brewery, a spacious 16,500 square-foot section for industrial/entertainment, and 3,000

square-foot dedicated to maintaining the building, along with an art studio for film/creative design.

- **City of Utica – \$2 million:** Built in 1920, the five-story 50,000 square-foot Cronk Building on Hotel Street has been vacant since the early 2000s. The development team is planning a mixed-use project including 30 apartments, ground floor retail/commercial space and on-site parking.

North Country

- **Lewis County – \$1.724 million:** The county foreclosed on a nearly 24,000 square-foot decommissioned elementary school and is currently working to abate hazardous materials from the vacant three-floor building. It is the intent of Lewis County to select the developer who proposes the best use for the community; however, they hope this yields interest for a 16-unit market-rate residential facility with commercial space incorporated.
- **Village of Massena – \$2 million:** This project supports the restoration of the vacant and blighted 14,000 square-foot Schine Theater on Main Street into a multi-use downtown theater and event center. The plans including flexible seating for movies, concerts and shows, and conference presentations, table seating for cabaret shows and weddings and parties with eating and dancing and potential exhibit and tradeshow space.
- **Town of North Elba – \$250,000:** This project will convert a blighted and vacant building in Lake Placid into a mixed-use space with a single office and 4-5 apartments. The location is ideal for new housing as it provides quick and easy access to downtown, is right off a major entry corridor, and is easily accessible by public transportation.
- **Village of Tupper Lake – \$800,000:** The county plans to work with a developer on a new nine-unit apartment building, replacing an existing vacant, condemned apartment building at 179 Park Street. A vacant single-family home on the adjoining parcel at 185 Park Street will also be rehabilitated.
- **Town of Willsboro – \$1,337,296:** The former IGA building on Main Street in the heart of downtown Willsboro has been vacant for over 20-years. Engineering review has determined that demolition and reconstruction will be more cost effective than rehabilitation of the existing abandoned structure. The proposed demolition effort will require asbestos abatement due to the age of the building. The new building will be an insulated metal building that incorporates energy efficiency standards and enhances the character of the community center.

Southern Tier

- **Village of Bath – \$2 million:** The former Dana L. Lyon School building has been vacant for over 20 years. The project consists of the deconstruction and historic rehabilitation, converting this vacant building into approximately 29 affordable housing units.
- **City of Ithaca – \$1.89 million:** This project includes the demolition and reconstruction of three contiguous properties to develop a residential apartment building. The project will demolish two vacant commercial buildings totaling 7,900 square feet and reconstruct a 24-unit residential apartment building. The reconstructed four-story building will be approximately 29,000 square feet and contain three stories of housing over ground level enclosed parking.
- **Village of Newark Valley – \$732,420:** This project will rehabilitate two vacant, blighted buildings on Whig Street, and one vacant, blighted residential building on Main Street. 10 Whig Street will be transformed into two, two-bedroom apartments. 14-16 Whig Street will be rehabilitated into commercial space on the first floor, and residential space on the second floor.
- **Tioga County – \$165,000:** At 81 North Avenue, a long-vacant and blighted, mixed-use building, recently acquired by Tioga County Property Development Corporation, will be rehabilitated into one commercial space on the first floor, with one apartment on the second floor and one apartment on the third floor.
- **Village of Wayland – \$1,221,815:** In 2022 the Village's downtown suffered a three-alarm fire that destroyed three properties. Funds will assist the property owner/developer, who plans to build 14,000 square feet of mixed-use space, including a licensed daycare facility, coffee shop, restaurant and eight residential housing units on the upper floors.

Western New York

- **City of Dunkirk – \$1.5 million:** The redevelopment of the Woolworth's Building at 310-312 Central Avenue with a mixed-use building featuring a tourism driving business on the ground floor and four short term rental apartments. The finished project would create Gopher's simulated golf sports bar that will attract people to the downtown area of focus for Dunkirk's DRI projects.
- **Erie County – \$1 million:** The new Evergreen Health facility, built on a partially demolished site on Kensington Avenue will be three stories and approximately 40,000 square feet. It will expand existing primary, behavioral, and specialty health care services and will add a pharmacy and care coordination services, which are both highly sought after in a designated Medically Underserved Area of Buffalo.

- **City of Lockport – \$500,000:** This project features the adaptive reuse and rehabilitation of 7 Ontario Street - a highly visible vacant building located in the center of downtown Lockport's tourism center. The project will create three residential units on the second floor, and developable first-floor commercial space, featuring outdoor seating, designed for a food and beverage tenant, adding to the district's appeal, and drawing additional visitors.
- **Niagara County – \$1.5 million:** Funding will support improvements to the One Niagara building, which is the first thing visitors see from the Rainbow Bridge customs plaza as they enter Niagara Falls. The county plans to invest in windows for this nine-story building, and the six vacant floors of the building can then be ready for the next phase of development that will include entertainment, lodging, food and hospitality.
- **Town of Wheatfield – \$1.5 million:** The funding will support the removal of two buildings from the Wheatfield Business Park – a large front building that sits along Niagara Falls Boulevard and is an eyesore for the community and a smaller building that is beyond repair. The removal of the buildings creates 20+ acres of shovel ready space next to the Niagara Falls International Airport along Niagara Falls Boulevard.