

Macedon NY *Forward*

LPC Meeting 4

August 15, 2024



NY Forward

Preamble

- 01 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.

- 02 Do any LPC members need to make a disclosure to the Committee?**

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.

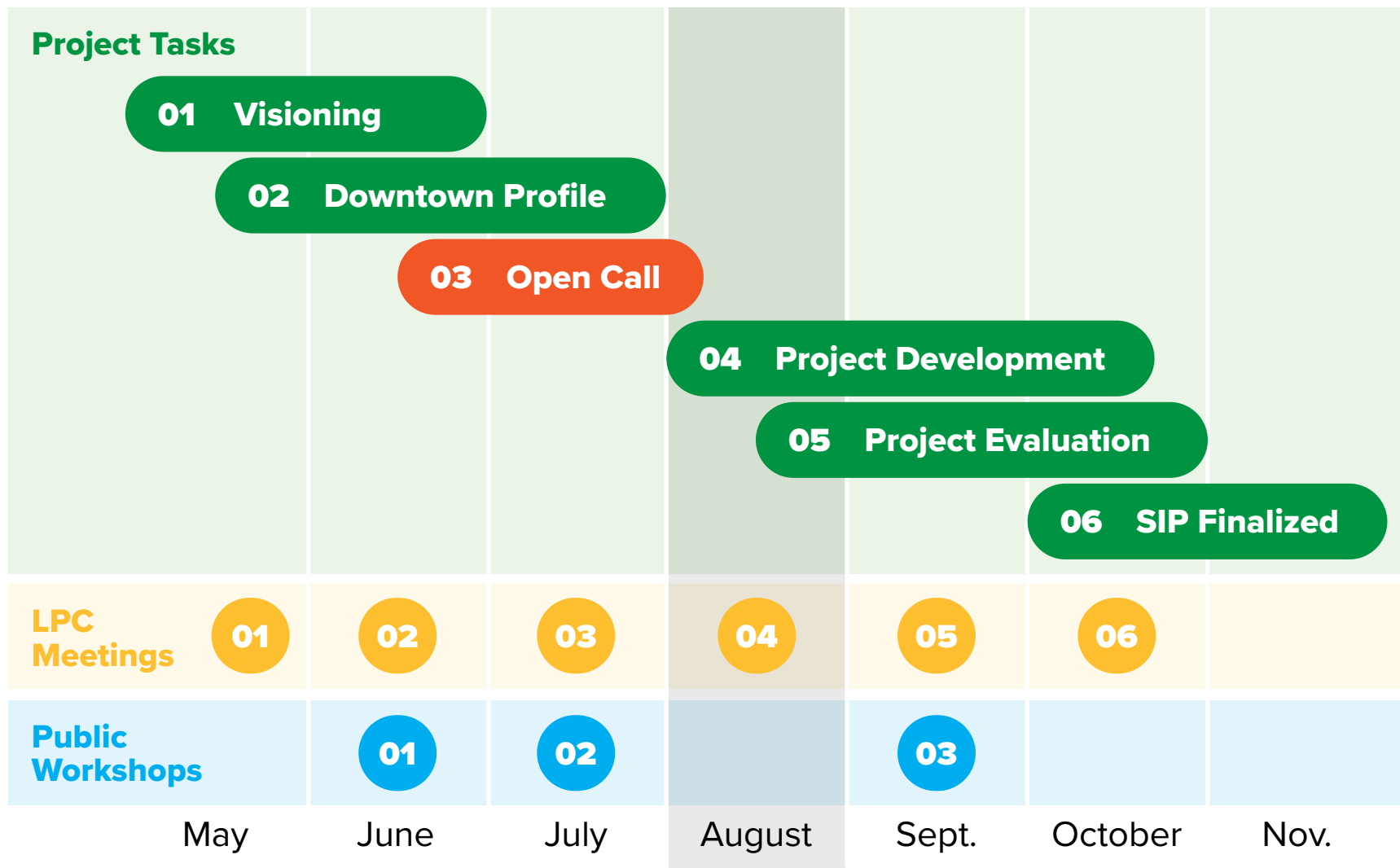
Agenda

- 01 Project Status**
- 02 Summary of Proposed Projects**
- 03 Project Evaluation Reminders**
- 04 Proposed Project Review**
- 05 Coming Up Next**
- 06 LPC Questions**
- 07 Public Comment**

Project Status

01

Where We Are Now



Upcoming Events



Heritage Festival Pop-Up Event

August 31st, 12 PM



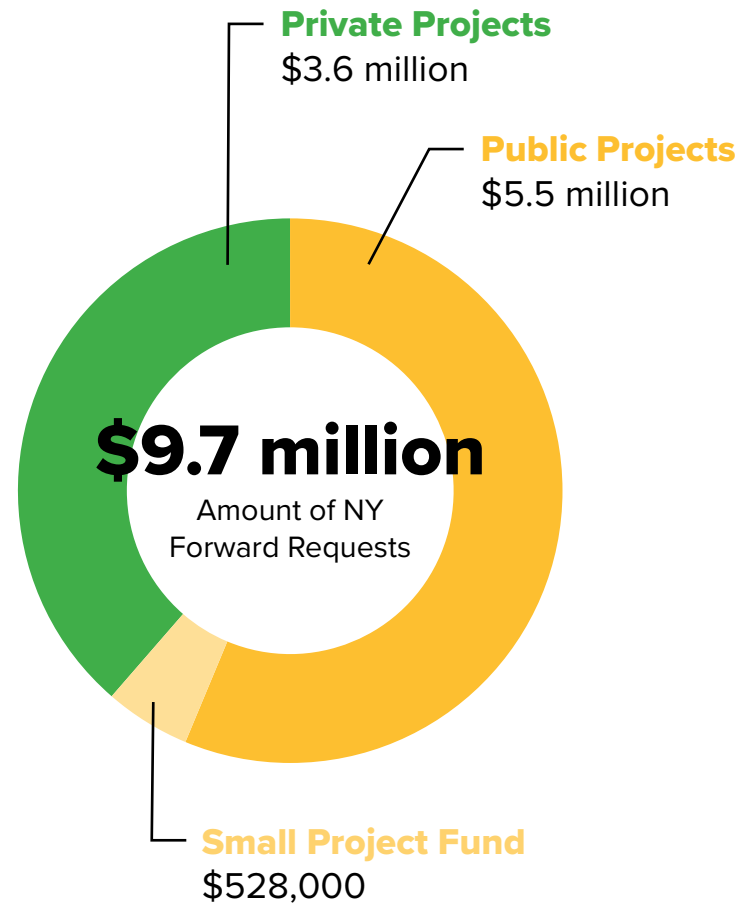
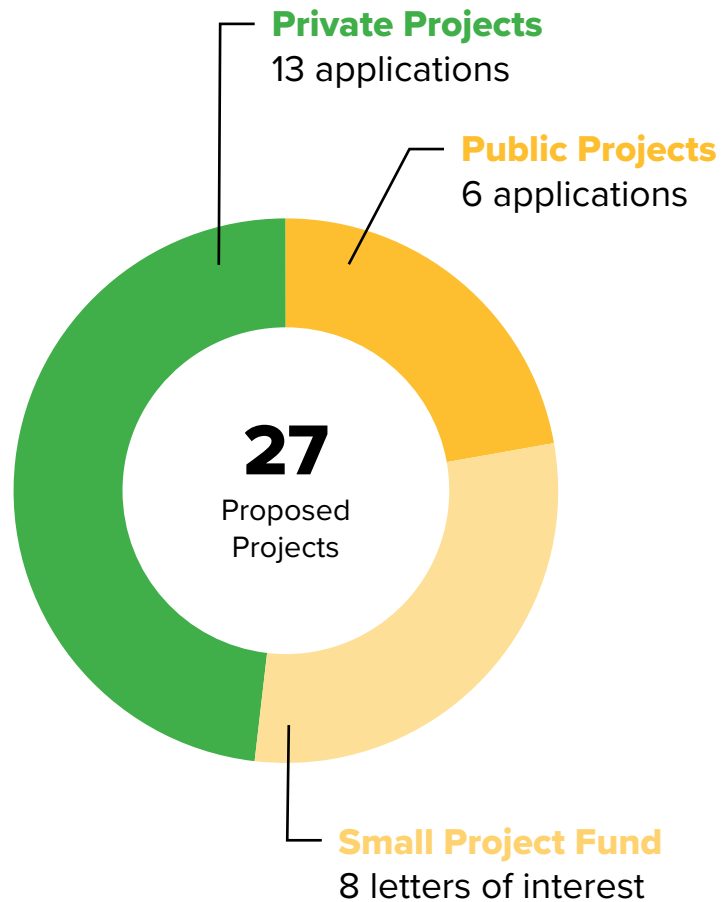
Public Workshop

September 5th, 6 PM

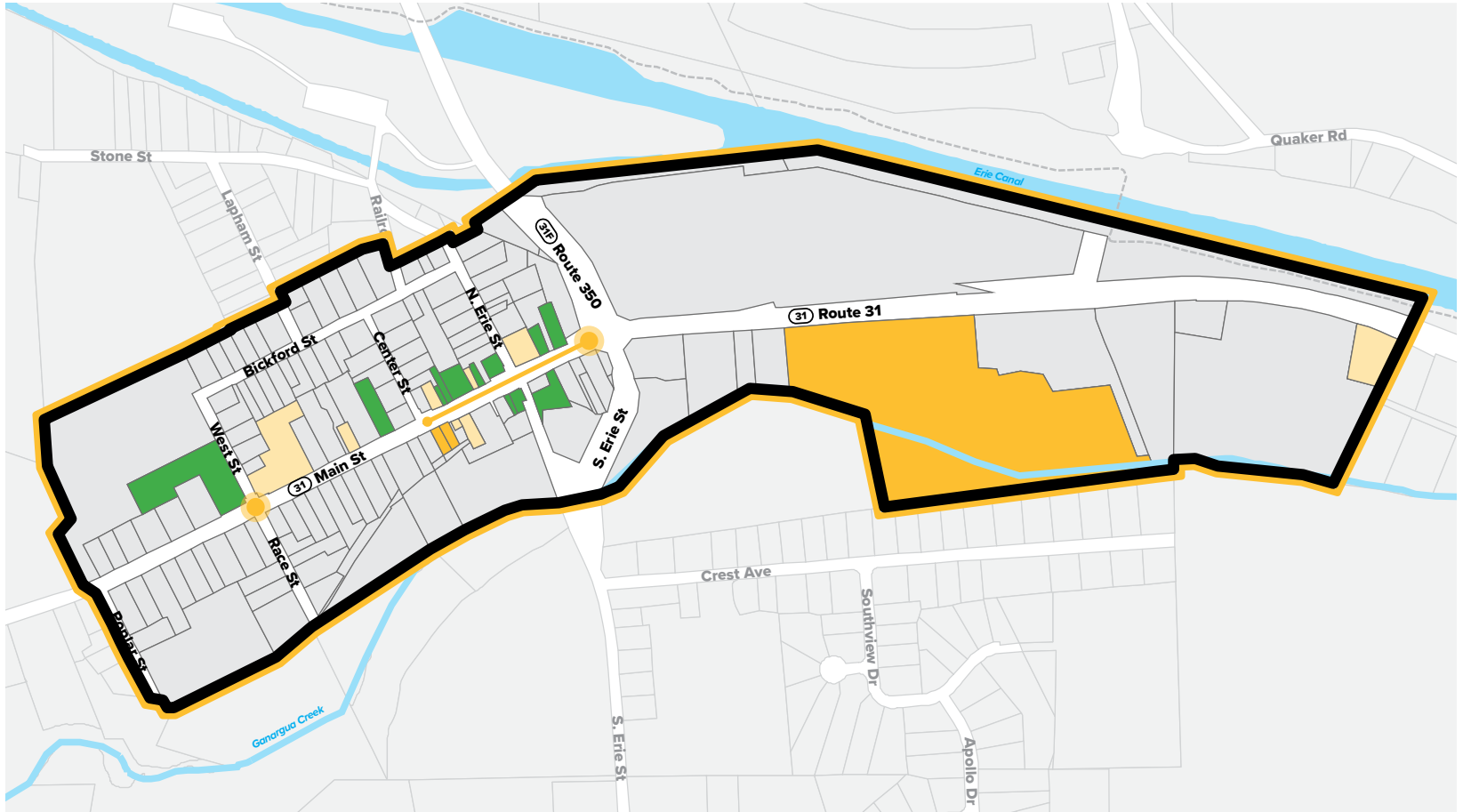
Summary of Proposed Projects

02

Proposed Projects



Project Locations



Private Projects

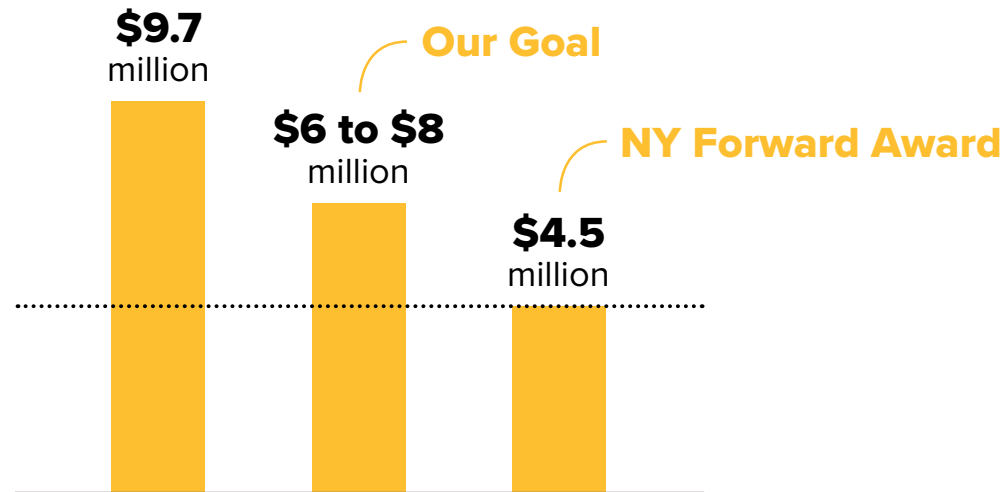
Public Projects

Potential
Small Projects

The LPC's Goal

Over the next 3 meetings

Where We Are



Review

Review projects and identify any needs for additional info.

Refine List

Identify which projects should be developed further and which projects are not competitive for funding.

Finalize List

Narrow list of projects to \$6 to \$8 million in NYF request.

Project Evaluation Reminders

03

Evaluation Criteria

Effect

Projects must have a significant positive impact on the revitalization of Downtown Macedon.

Readiness

Projects should be well-developed and ready to proceed as soon as possible upon the award of NY Forward funding.

Eligibility

Projects must be one of the eligible project types and must be located in the NY Forward Area.

Cost-Effective

Projects must have a realistic budget and must represent an effective use of public resources.

Co-Benefits

Projects must result in benefits to the community, beyond just the project sponsor, such as additional economic activity or improved quality of life.

Goals

Projects must advance the vision and goals established by NYS and the LPC for Macedon's NY Forward process.

Macedon's Goals

01



Establish downtown Macedon as a vibrant, mixed-use hub and **activity center**.

- ✓ Redevelop underutilized and vacant spaces and buildings.
- ✓ Expand housing options.
- ✓ Diversify shopping, dining, and entertainment options.

02



Strengthen the **downtown character** and small-town feel of Main Street.

- ✓ Improve building facades.
- ✓ Activate the upper stories of downtown buildings.
- ✓ Enhance the public realm.
- ✓ Improve walkability and bikeability on Main Street.

03



Enhance and activate downtown **public spaces** and the public realm.

- ✓ Upgrade parks.
- ✓ Leverage the Canal.
- ✓ Strengthen sidewalk and trail connections.
- ✓ Expand programming and event options.

New York State's Goals



Enhance **downtown living** and quality of life



Provide **public spaces** that serve all ages and abilities



Create an **active downtown** with a mix of uses



Encourage the **reduction of greenhouse gas emissions**



Provide a diverse mix of **employment opportunities**



Grow the local property **tax base**



Create diverse **housing** options for all income levels

Market Opportunities



Housing

Opportunities for upper-floor renovations, workforce housing, and senior-friendly housing

6+



Restaurants

Can support over 3 full-service and 3 limited-service restaurants



Personal Care

Can support a combo nail, salon, beauty salon, spa

1-2



Boutique Clothing

Can support 1-2 clothing and accessories businesses



Mixed-Use Format

Opportunities for businesses to leverage sales and production on-site



Events

Opportunities to diversify events and programming offerings



Erie Canal

Opportunities to leverage proximity to the Erie Canal and Erie Canalway Trail



Public Spaces

Opportunities to enhance public spaces and the public realm

Match Requirements

Private Sponsors

target match of at least*

50%

Public & Non-Profit

no match required
but some level of
match is preferred



***Note**

The LPC may modify match requirements on a project-by-project basis.

Proposed Project Review

04

Public Projects



01

Relocate Ambulance Services Downtown

79 Main Street



Total Cost: \$1,750,000

NY Forward: \$1,750,000

100% of total cost

- 01** Renovate ground floor to accommodate 2 ambulances and 1 fly-car
- 02** Renovate second floor with staff offices, bathroom, kitchen, break room, and 2 dorm rooms
- 03** Replace siding, roof, overhead doors, windows
- 04** Upgrade plumbing, electrical, HVAC, and telecoms

02

Revitalize the Former Village Hall Building

81 Main Street

Total Cost: \$750,000

NY Forward: \$750,000

100% of total cost



- 01** Renovate first floor to create community meeting space
- 02** Rehabilitate upper floor for additional Town offices or storage space
- 03** Connect Village Hall building to Ambulance Services building with covered vestibule

03

Enhance Gravino Park

(Phases 3 and 4)

135 Main Street

Total Cost: \$1,488,000

NY Forward: \$1,488,000

100% of total cost



01 New pavilion shelter

02 Walking trail along perimeter of park

03 New dog park

04 EV chargers and food truck connections in parking lot

Phases 1 & 2: \$930,000

ADA playground
Multi-sport court
Improved parking lot
Furnishings/landscaping

04

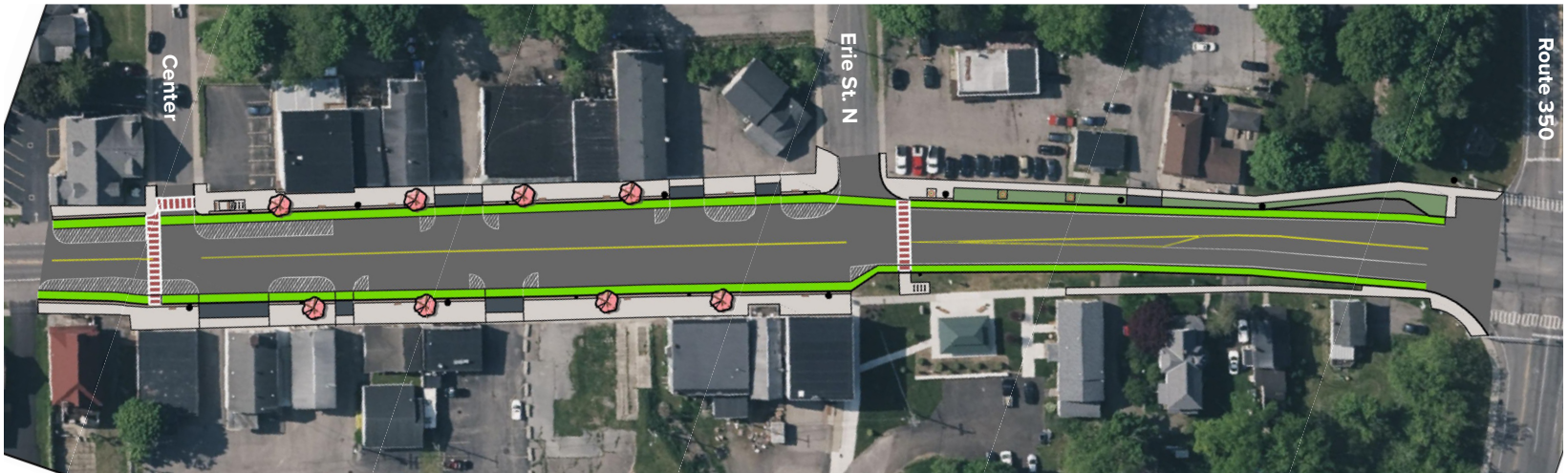
Enhance the Main St. Streetscape

Main Street, Center Street to Route 350

Total Cost: \$1,345,000

NY Forward: \$1,345,000

100% of total cost



- 01 Replace concrete sidewalks
- 02 Paint bike lanes / parking areas
- 03 Enhance crosswalks

- 04 Install pedestrian-scale lighting
- 05 Add benches, bike racks, planter boxes
- 06 Upgrade bus shelter

05

Create Gateways into Downtown

Main/Route 350 and Main/West Street

Total Cost: \$172,000

NY Forward: \$172,000

100% of total cost



Conceptual improvements at Main/Route 350

- 01** Create prominent eastern gateway at Main/Route 350
- 02** Create smaller-scale western gateway at Main/West Street
- 03** Install 4 directional signs on Main Street to direct to public parking lots

06

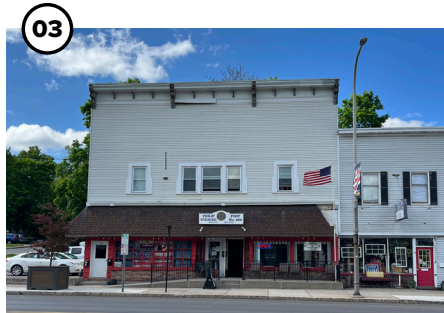
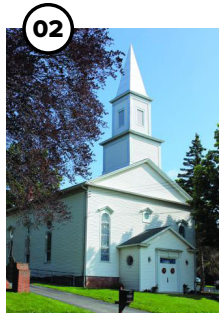
Establish a Small Project Grant Fund

Total Cost: \$648,000

NY Forward: \$528,000

NY Forward Area

81% of total cost



Letters of Interest (Potential Projects)

- 01 St. Patrick's Church:** ADA entry upgrades
- 02 First Baptist Church:** entry/signage upgrades
- 03 American Legion:** facade upgrades
- 04 89 Main Street:** facade, roof upgrades

- 05 Salvatore's:** interior and facade upgrades
- 06 Refraction Jewelry:** facade, window/door upgrades
- 07 C&L Auto:** construct additional vehicle bay
- 08 Pal-Mac Service Center:** energy efficiency upgrades

Private Projects



07

Rehabilitate the West St. Apartments

2 West Street



Total Cost: \$5,200,000

NY Forward: \$920,000

18% of total cost

- 01** Construct 16 townhouses to replace apartments lost by fire
- 02** Upgrade windows, insulation, appliances, lighting, and HVAC with sustainable options
- 03** Add landscaping, fencing, exterior amenities

08

Expand Kitten Around Cat Boarding

! 20 Main Street



Total Cost: \$202,000

NY Forward: \$100,000

50% of total cost

- 01** Construct new 3,600 sf pole barn to double boarding capacity from 25 to 50 felines
- 02** Furnish building interior with “cat condos”
- 03** Connect building to existing utilities (including geothermal loop)
- 04** Replace parking lot

08

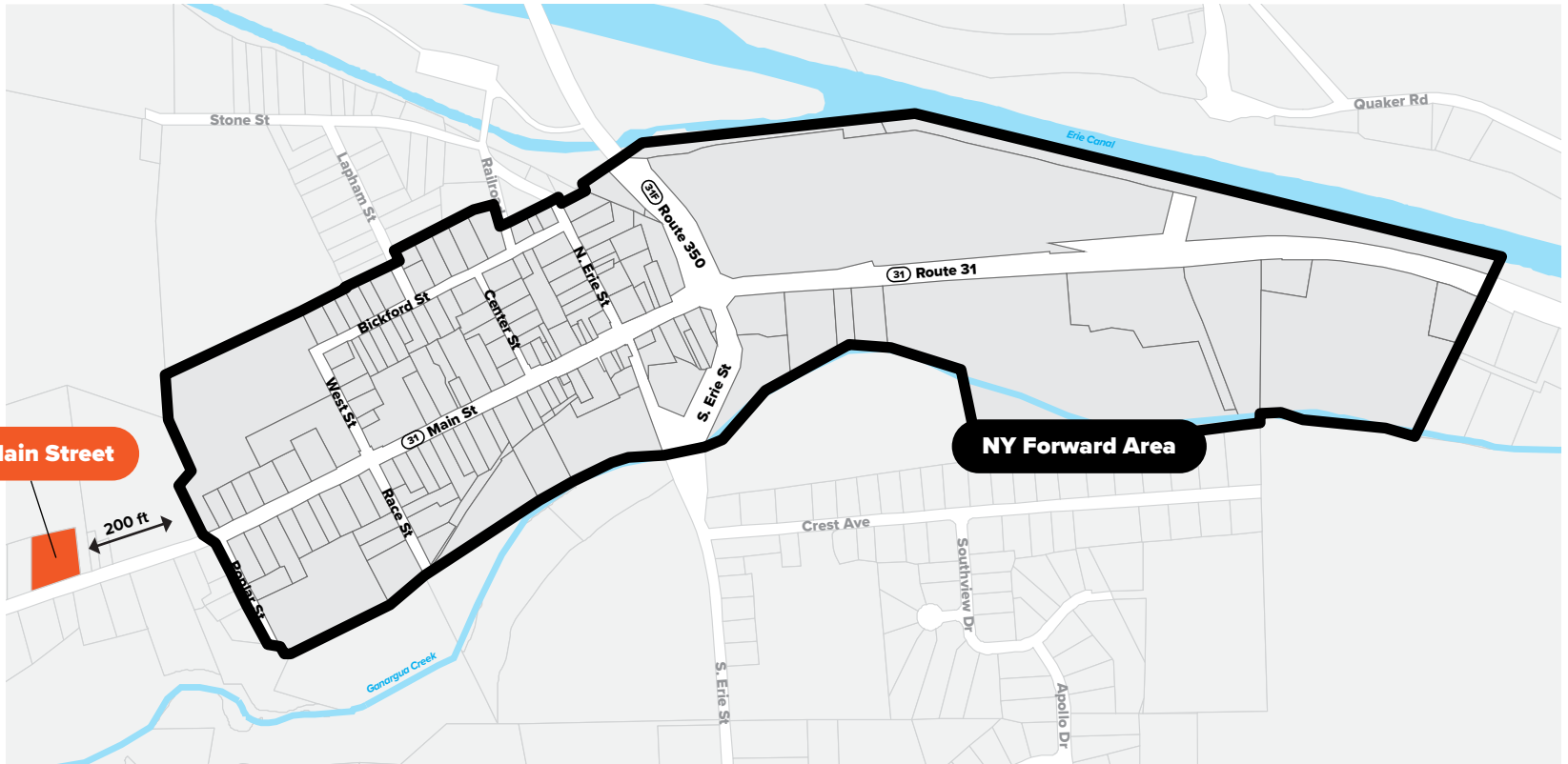
Expand Kitten Around Cat Boarding

Total Cost: \$202,000

NY Forward: \$100,000

50% of total cost

! 20 Main Street



09

Reimagine Main St. Trading Co's Exterior

64 Main Street



Total Cost: \$96,000

NY Forward: \$86,000

90% of total cost

- 01** Construct new veranda-style wraparound covered front porch, with new building entrance
- 02** Upgrade landscaping and outdoor lighting
- 03** Replace windows, HVAC, and insulation, and waterproof basement
- 04** Upgrade parking lot and driveway

10

Refresh Books Etc. Building Facade

78 Main Street



Total Cost: \$140,000

NY Forward: \$56,000

40% of total cost

- 01** Upgrade facade with new siding, windows, doors, and transoms
- 02** Install outdoor lighting and LED lights in sign
- 03** Install solar panels and energy-efficient HVAC units and insulation
- 04** Trex the deck and add staircase
- 05** Install new waste line

11

Update Look of Total Hair Design Building

80 Main Street



Total Cost: \$130,000

NY Forward: \$64,000

49% of total cost

- 01** Update ground-floor salon with nail area, pedicure area, and wash room
- 02** Replace stairs and porch for upstairs apartment
- 03** Update facade with new signage, lighting, siding
- 04** Repair foundation and replace exterior stairs
- 05** Upgrade ventilation and electrical systems

12

Transform the Facade at 90 Main Street

90 Main Street

Total Cost: \$184,000

NY Forward: \$92,000

50% of total cost



- 01** Upgrade facade, signage, and exterior lighting
- 02** Replace windows and doors
- 03** Upgrade HVAC
- 04** Re-pave parking lot

13

Revitalize the Masonic Block B&B

96-98 Main Street

Total Cost: \$75,000

NY Forward: \$37,000

49% of total cost



- 01** Repair and re-paint exterior
- 02** Replace all windows and exterior doors
- 03** Upgrade HVAC

14

Develop Caraglio's Pizza at 100 Main

100 Main Street



Total Cost: \$950,000

NY Forward: \$600,000

63% of total cost

- 01** Demolish existing building
- 02** Construct new 2,500 sf pizzeria building, with outdoor covered seating area
- 03** Fit-out interior with restaurant equipment and finishes
- 04** Install new water, sewer, gas, and electric service

15

Complete Restoration of 101 Main Street

101 Main Street

Total Cost: \$120,000

NY Forward: \$60,000

50% of total cost



- 01** Restore facade with original batten board siding
- 02** Upgrade HVAC in rental units with energy-efficient units and upgrade insulation
- 03** Repair rear deck
- 04** Repair, pave, and stripe rear parking lot

16

Redevelop 103 Main for Mixed-Use

103 Main Street

Total Cost: \$1,308,000

NY Forward: \$981,000

75% of total cost



- 01** Redevelop second floor into 3 two-bedroom apartments
- 02** Redevelop first floor as a leasable retail space
- 03** Update exterior with cement-board siding, windows, doors, trim, awnings, signage, lighting, new front entry
- 04** Update HVAC, insulation, plumbing, electrical, roof

17

Expand Commercial Building at 104 Main

104 Main Street



Total Cost: \$250,000

NY Forward: \$125,000

50% of total cost

- 01** Add second floor to double building to 1,600 sf
- 02** Re-configure building with multiple commercial units for small to mid-size service businesses
- 03** Upgrade flooring, walls, ceilings, and fixtures
- 04** Upgrade HVAC, electrical, and plumbing
- 05** Refresh facade, landscaping, and parking

18

Expand Twisted Rail Brewing

108 Main Street



Total Cost: \$400,000

NY Forward: \$200,000

50% of total cost

- 01** Re-configure interior to expand seating capacity
- 02** Create a rooftop deck for outdoor seating and music entertainment
- 03** Repair existing patio for outdoor seating
- 04** Upgrade facade and signage

19

Expand and Upgrade 113 Main Apartments

113 Main Street



Total Cost: \$635,000

NY Forward: \$317,000

50% of total cost

- 01** Construct 2,500 to 3,500 sf expansion, with 3 to 4 new rental units
- 02** Renovate 3 (out of 5) existing apartments with new flooring, kitchens, plumbing, baths, electric
- 03** Upgrade laundry room and common areas
- 04** Upgrade signage, landscaping, and parking

Coming Up Next...

05

Coming Up

On-going

Meetings with Project Sponsors

August 31

Heritage Festival Pop-Up Event

Canal Park, 12:00 PM

Sept. 5

Public Workshop

Macedon Town Hall, 6:00 PM

Community members can “spend” \$4.5 million on the projects they think will most benefit downtown.

Sept. 19

LPC Meeting 5

Macedon Town Hall, 6:00 PM

The LPC will continue to review and narrow down the list of proposed projects.

LPC Questions

06

Public Comment

07

Guidelines

Step 1

State your name and affiliation.

Step 2

Please limit your comments to 3 minutes.



Thank you for coming!

We appreciate your thoughts and feedback and look forward to your continued involvement in Macedon's NY Forward process!