

Welcome to the NY Forward Open House!

Phoenix, we want your feedback!

How to share input tonight:

Following a brief presentation by the consultant team,

- 1** Pick up a worksheet at the sign-in table. Visit the project posters around the room to learn more about each proposal. Fill out the worksheet as you go.
- 2** Use sticky notes at each poster to add comments to the posters and respond to others' comments.
- 3** Leave your completed worksheets in the box at the sign-in table. Your feedback will be shared with the Local Planning Committee (LPC) to help inform their evaluation process.



To stay informed after tonight, visit:
<https://tinyurl.com/PhoenixNYForward>



Department
of State

Downtown
Revitalization
Initiative

NY Forward

Phoenix NYF Vision and Goals

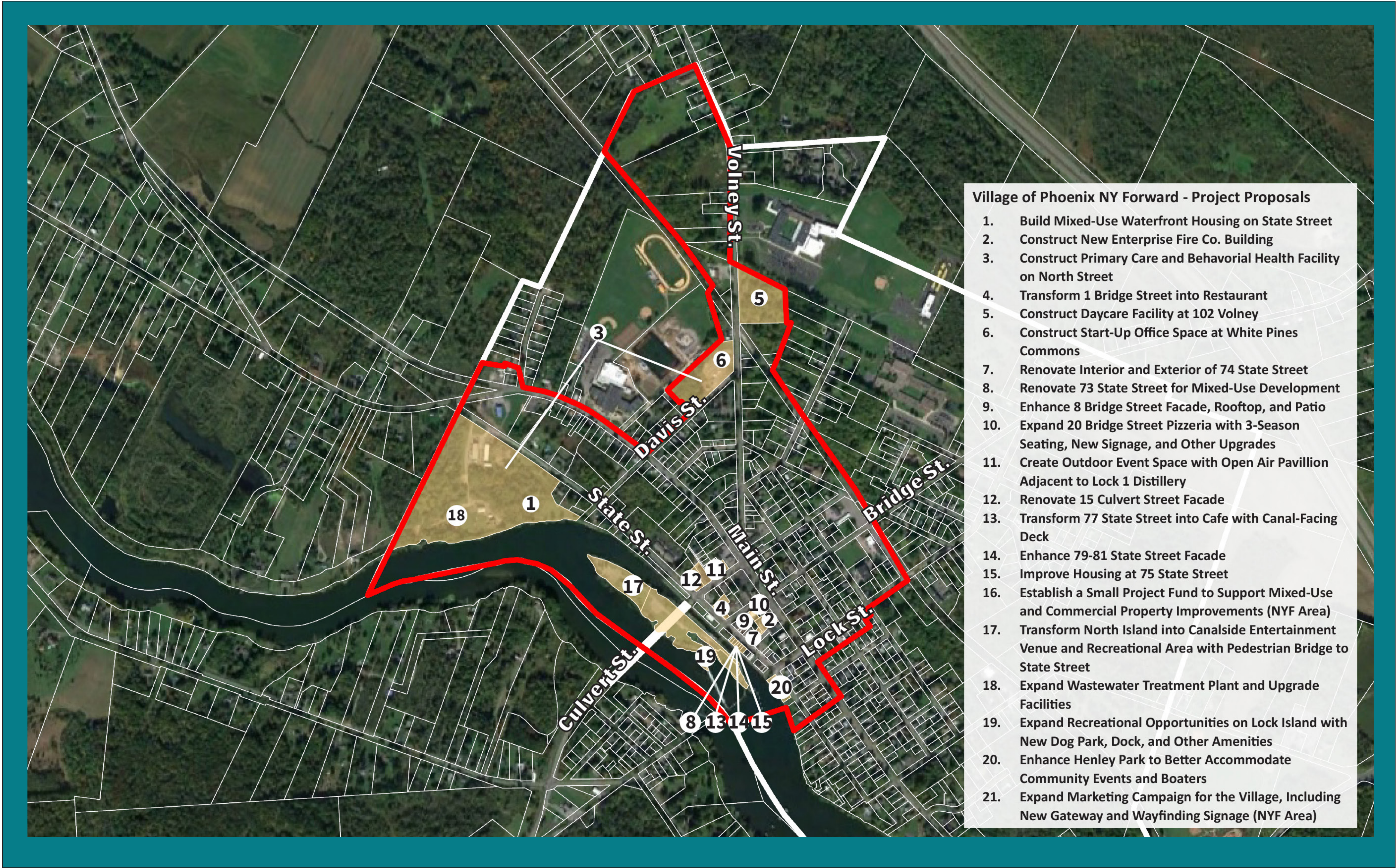
PHOENIX NYF VISION STATEMENT

The Village of Phoenix will increase the vibrancy of our Canal Waterfront District while preserving the quaint ‘small-town’ feel that we cherish. Phoenix will protect and develop its economic, historic, and natural resources; enhance the beauty and quality of the streets along the river; and create a four-season destination for residents and visitors alike. We will do this while maintaining adequate and affordable community services and improving the quality of life for everyone.

PHOENIX NYF GOALS

1. Prioritize our natural waterfront resources and tourism opportunities
2. Support economic development opportunities
3. Preserve and promote our Village’s rich history and culture
4. Improve our public spaces for all ages
5. Retain and grow our retail and business community
6. Encourage more housing opportunities of all types

VILLAGE OF PHOENIX NYF BOUNDARY



Build Mixed-Use Waterfront Housing on State Street

PROPOSAL

1

- 48 rental units at mix of affordable and market rate
- Public and private marina

Total Cost: \$19,665,000
NYF Request: \$3,000,000
Sponsor: Pascarella Development & Management

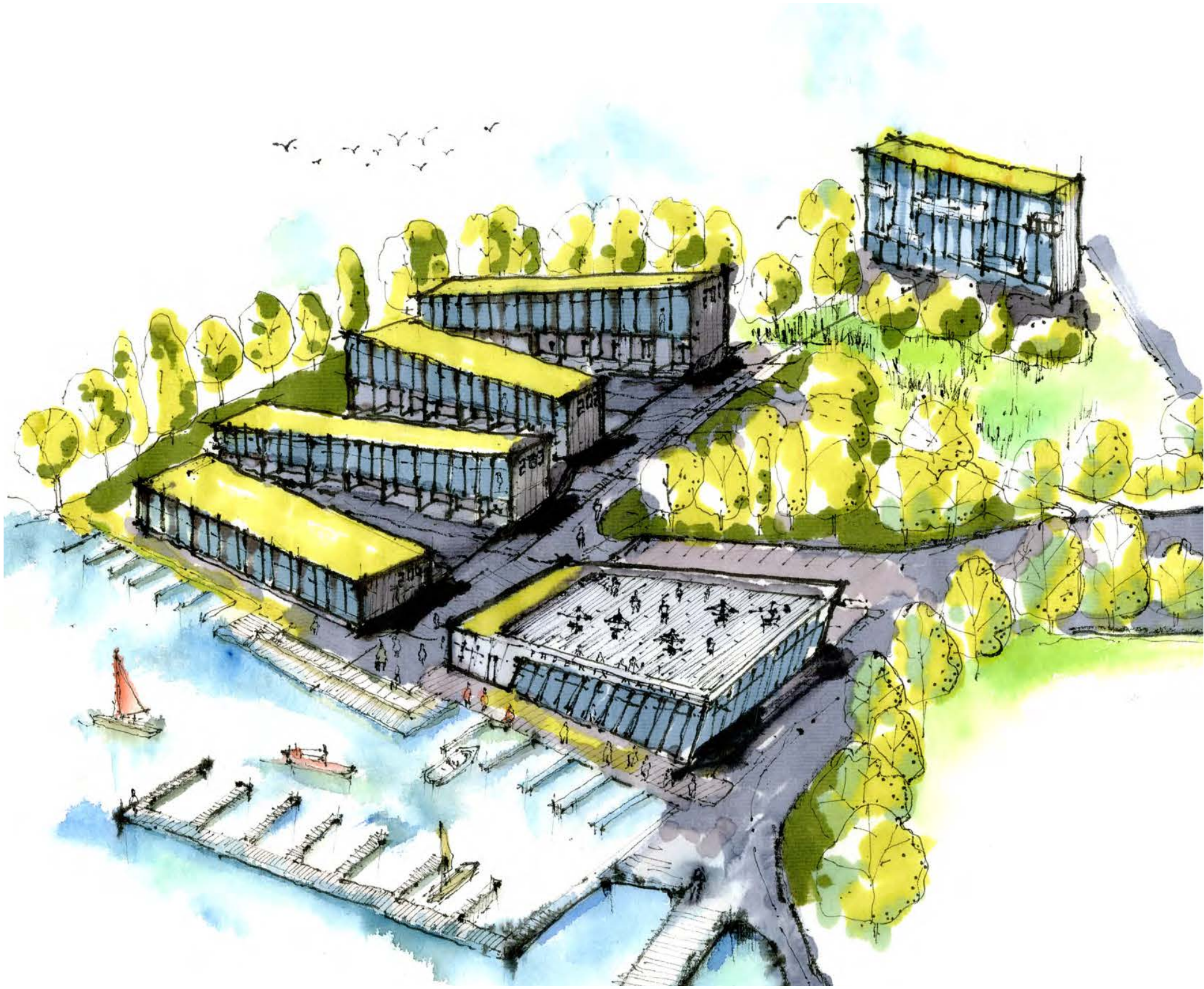


Goals:

- Encourage more housing
- Support economic development opportunities

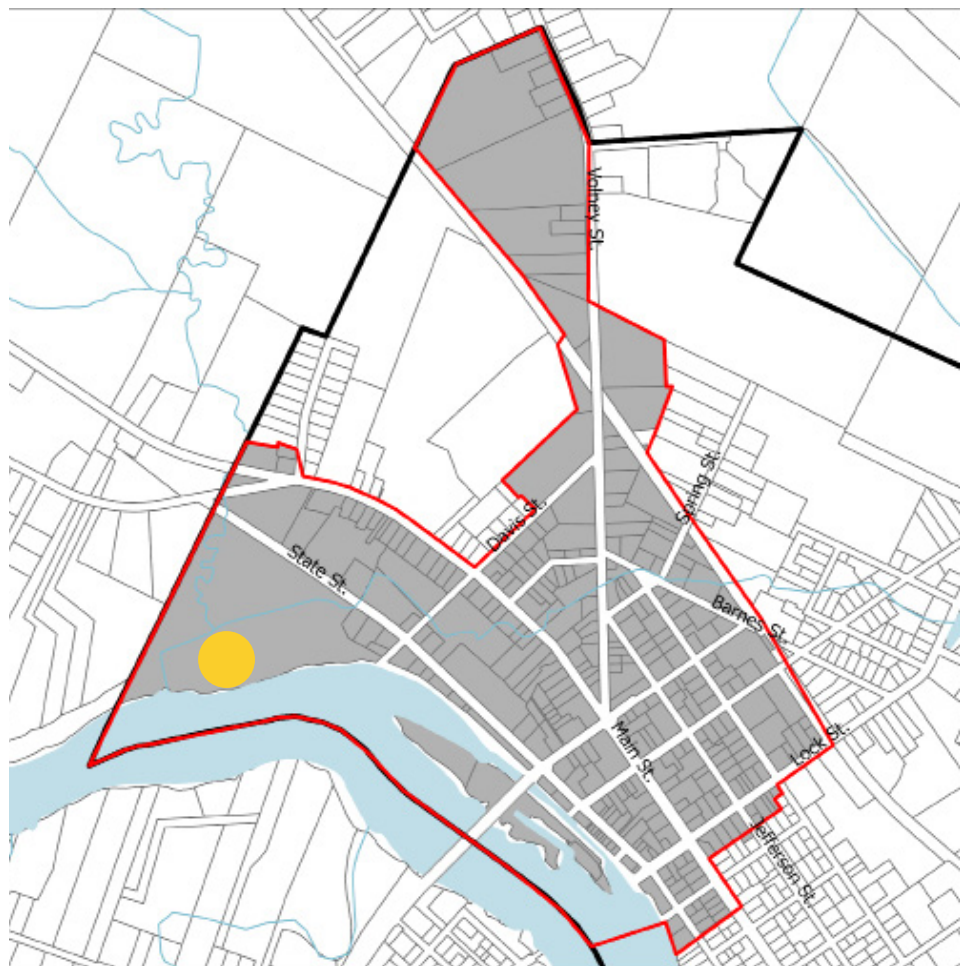
Comments

Add sticky notes with your comments and questions



EXISTING CONDITIONS

Location: 174 State Street
Current site condition: Vacant open land
Site control: Pending



Construct New Enterprise Fire Company Building

PROPOSAL

2

- Approximately 10,000 square foot two-story addition plus renovation of existing building
- Soil remediation of contaminated former gas station site

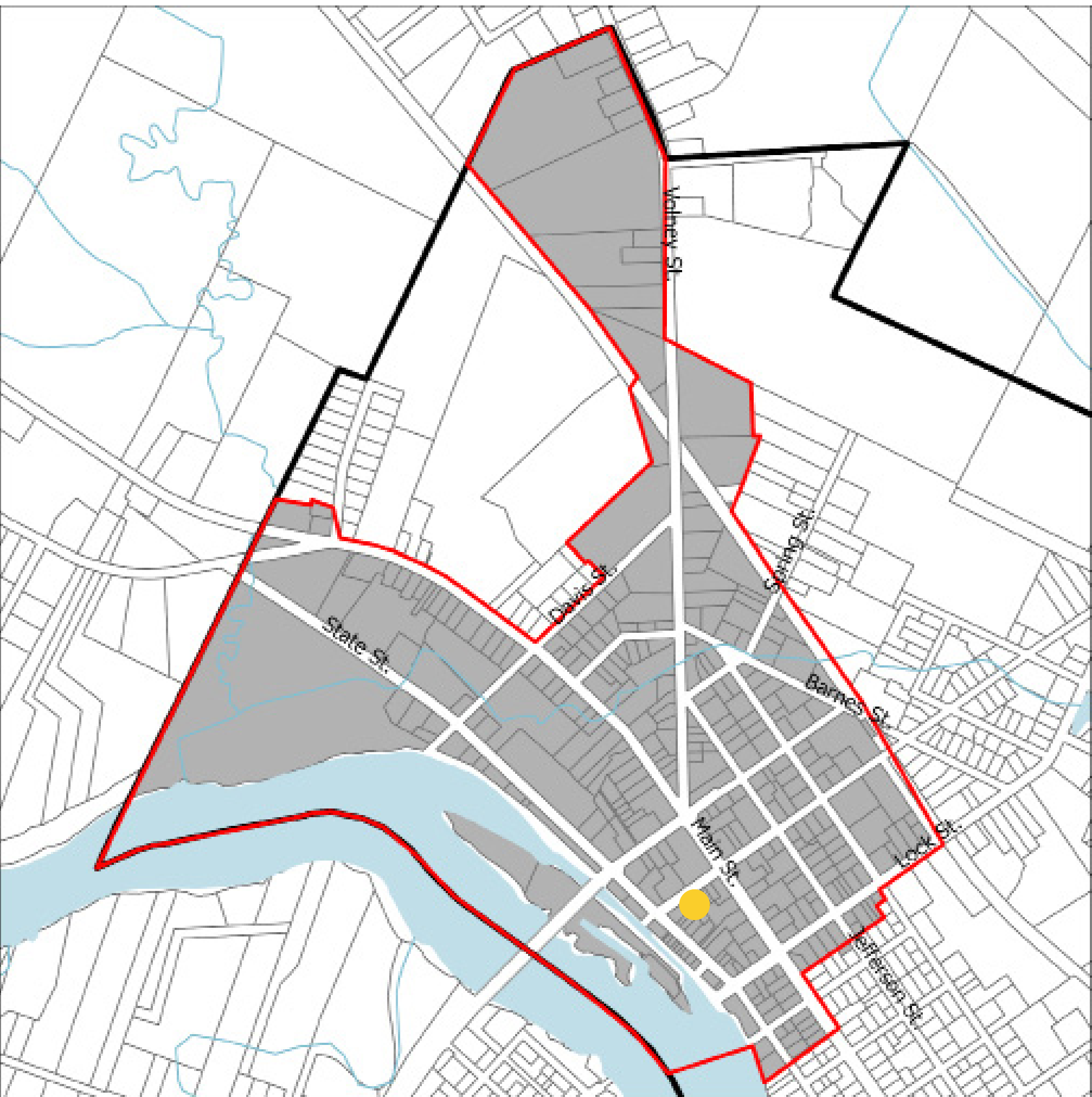
Total Cost: \$7,180,000
NYF Request: \$2,872,000
Sponsor: Enterprise Fire Company #1 of Phoenix NY

Goals:

- Support economic development opportunities

EXISTING CONDITIONS

Location: 457 Main Street
Current site condition: Vacant lots and building adjacent to Site.
Site control: Yes



Comments

3

Construct Primary Care and Behavioral Health Facility on North Street

PROPOSAL

- New construction of 10,000 square feet
 - Creation of new medical offices for primary care, behavioral health, and ancillary services
 - Expansion of existing services to care for estimated 1,800 new patients in Year 1
- Total Cost: \$4,950,000

NYF Request: \$990,000

Sponsor: ConnexCare
- Goals:

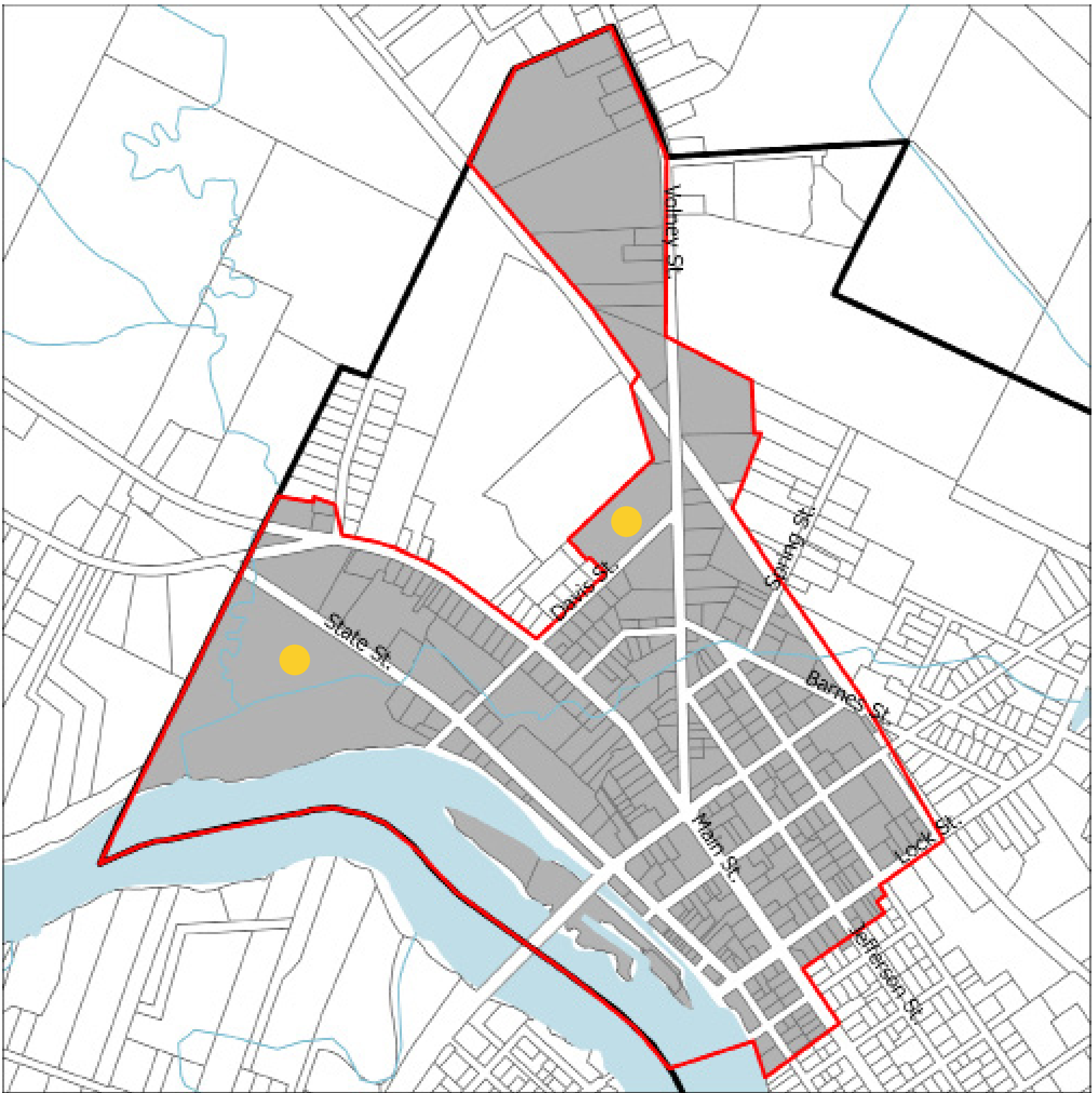
 - Support economic development opportunities

EXISTING CONDITIONS

Location: Pending Selection

Current site condition: Vacant

Site control: Pending



Comments

Add sticky notes with your comments and questions

4

Transform 1 Bridge Street into Restaurant

PROPOSAL

- Renovation of rooftop terrace with elevator
 - Relocation of restrooms
 - Improvements to landscaping, lighting, and further upgrades
- Total Cost: \$920,000

NYF Request: \$835,000

Sponsor: Scripa Group
- Goals:

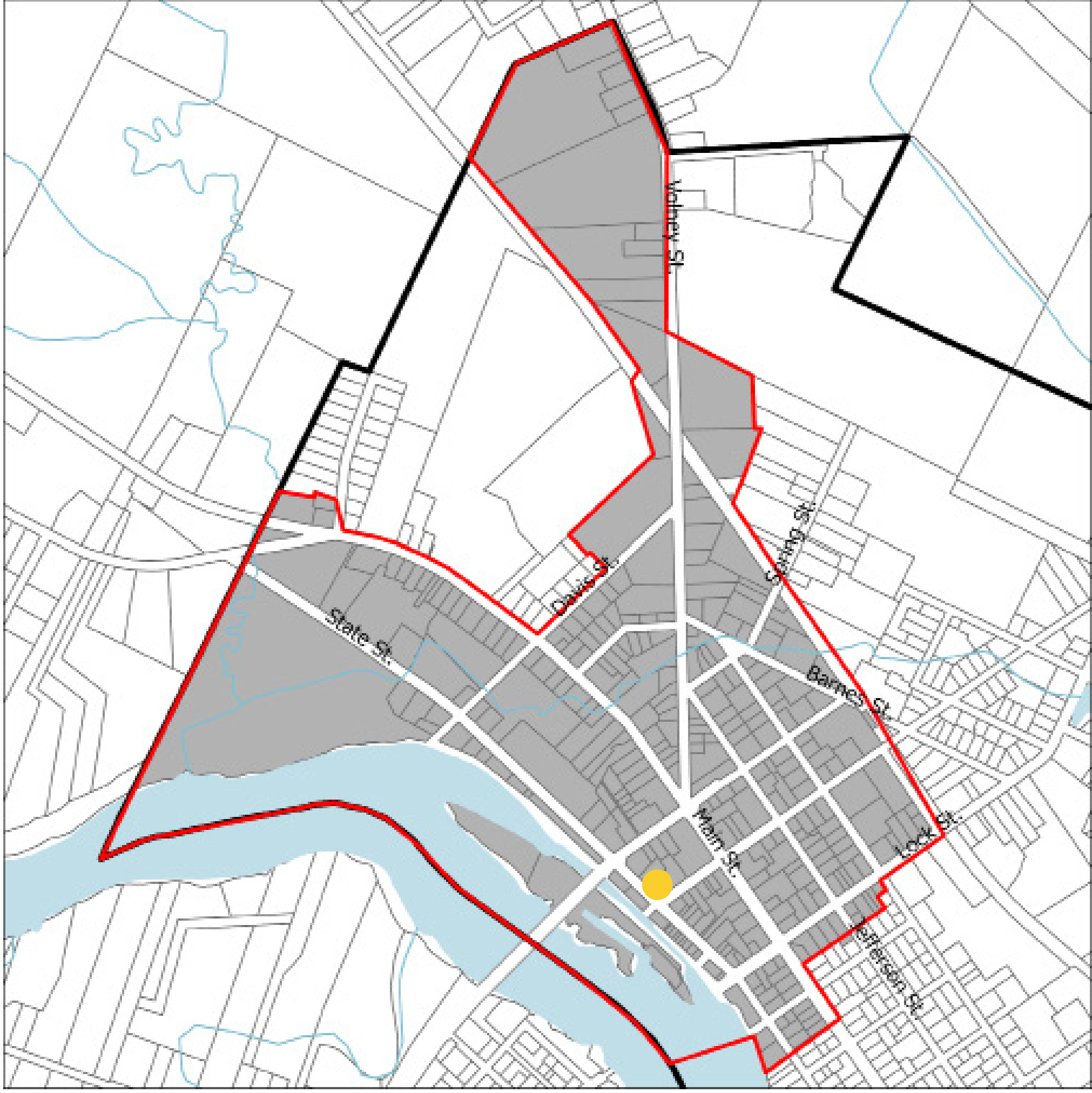
 - Support economic development opportunities
 - Retain and grow our retail and business community

EXISTING CONDITIONS

Location: 1 Bridge Street

Current site condition: Multiple commercial tenants, some vacancy

Site control: Yes (owner is partner)



Comments

Construct Daycare Facility at 102 Volney

5

PROPOSAL

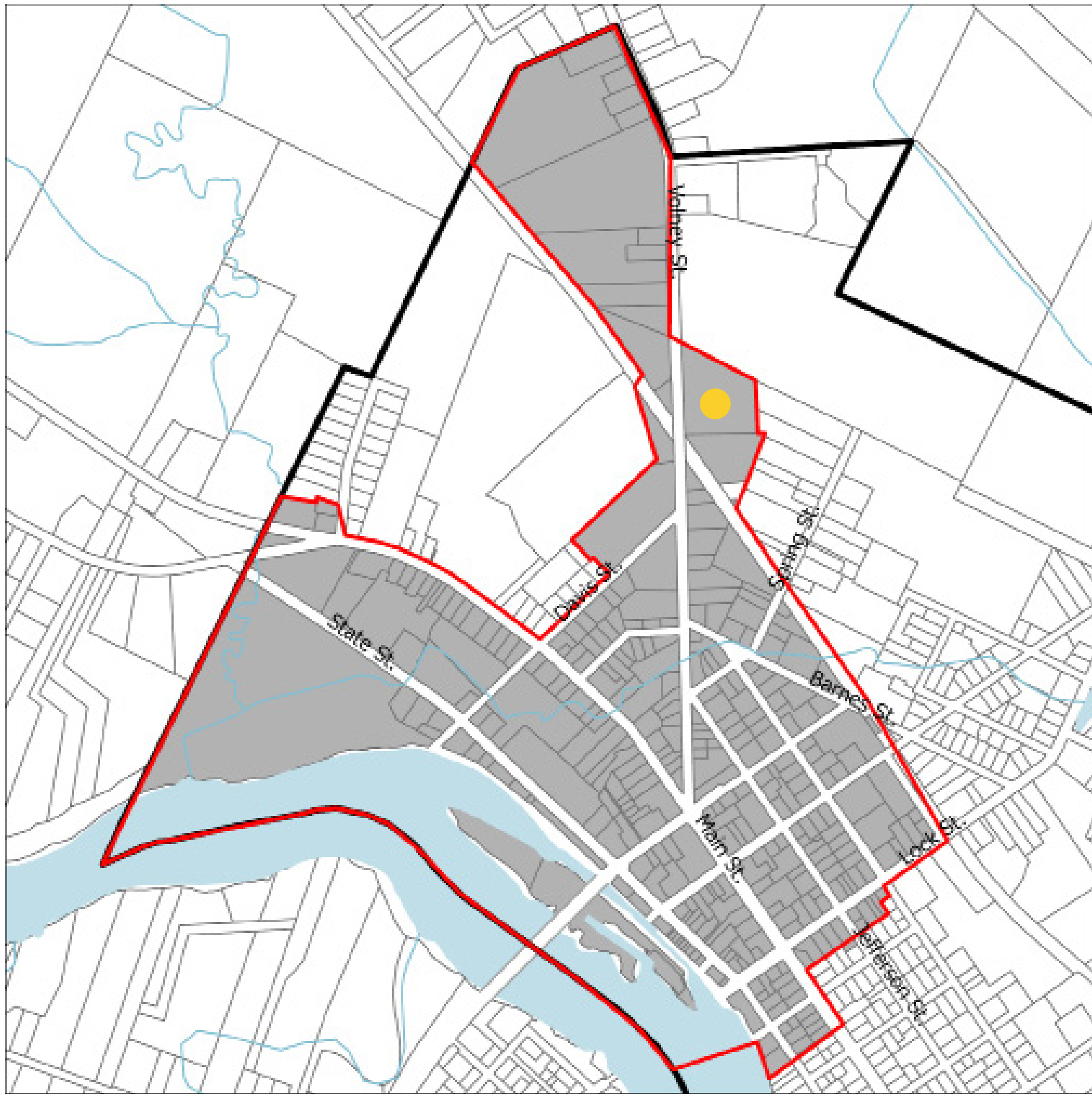
- New construction for 8,000 square foot daycare facility
- Total Cost: \$1,500,000
NYF Request: \$600,000
Sponsor: Walts Excavation

Goals:

- Support economic development opportunities

EXISTING CONDITIONS

Location: 102 Volney Street
Current site condition: Vacant Lot
Site control: Yes



Comments

Add sticky notes with your comments and questions

Construct Start-Up Office Space at White Pines Commons

6

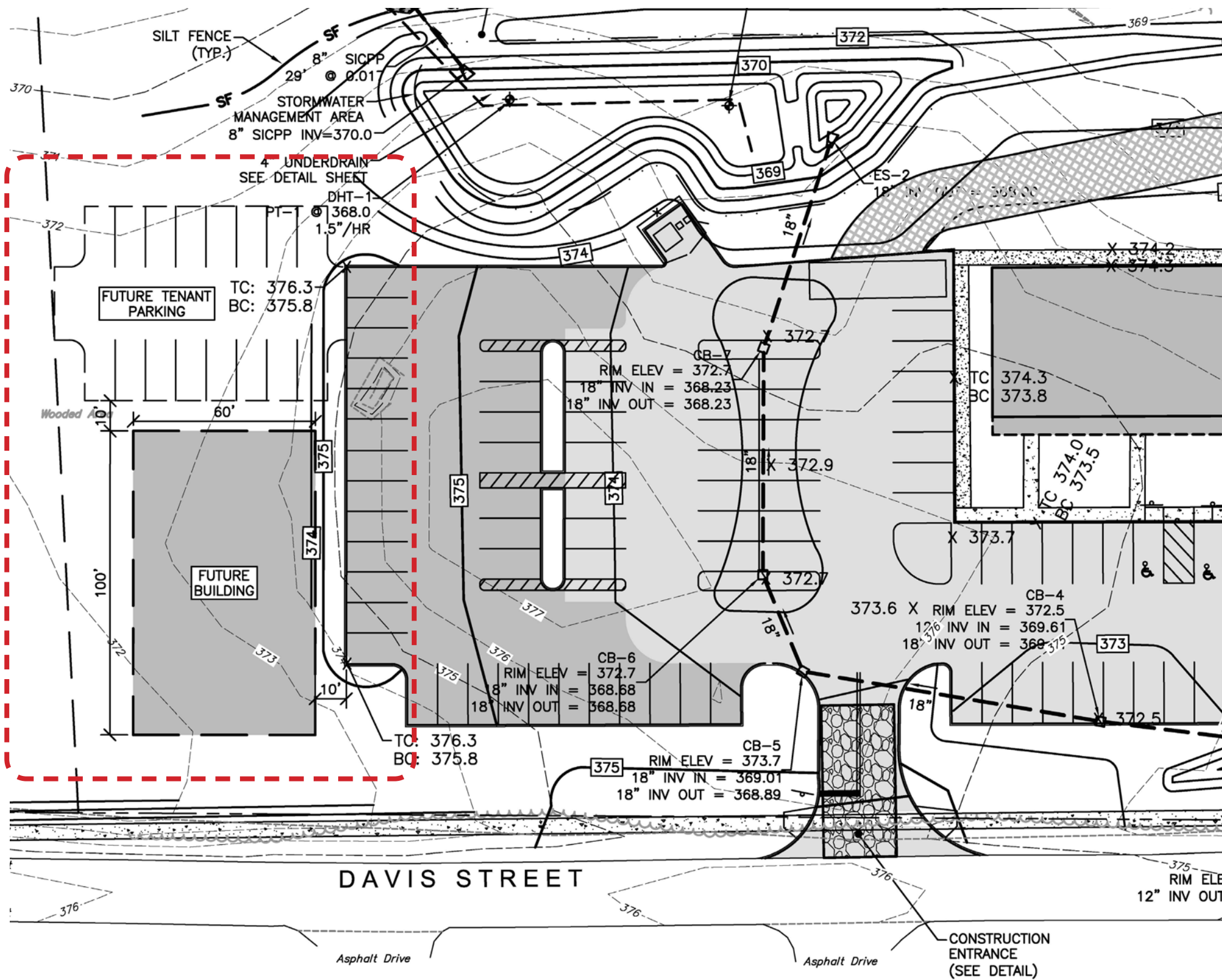
PROPOSAL

- 6,000-8,000 square feet of new construction
- New office & commercial space for start-ups and small businesses

Total Cost: \$1,285,000
NYF Request: \$500,000
Sponsor: S&S Premier Realty LLC

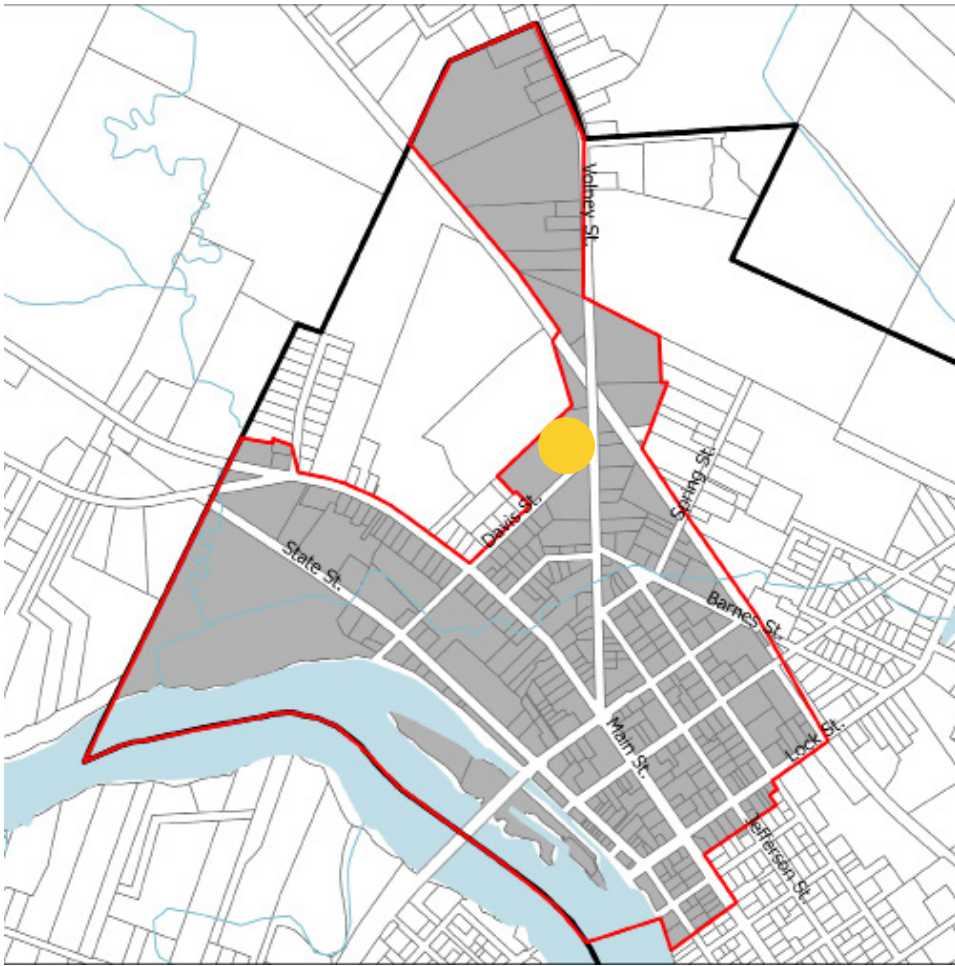
Goals:

- Support economic development opportunities
- Retain and grow our retail and business community



EXISTING CONDITIONS

Location: 61 Davis Street
Current site condition: Vacant land
Site control: Yes



Comments

Renovate Interior and Exterior of 74 State Street
PROPOSAL

7

- Conversion of existing 5,600 sf office building into massage school and wellness center
- New lighting, rebuild of interior, new HVAC, replacement windows and doors

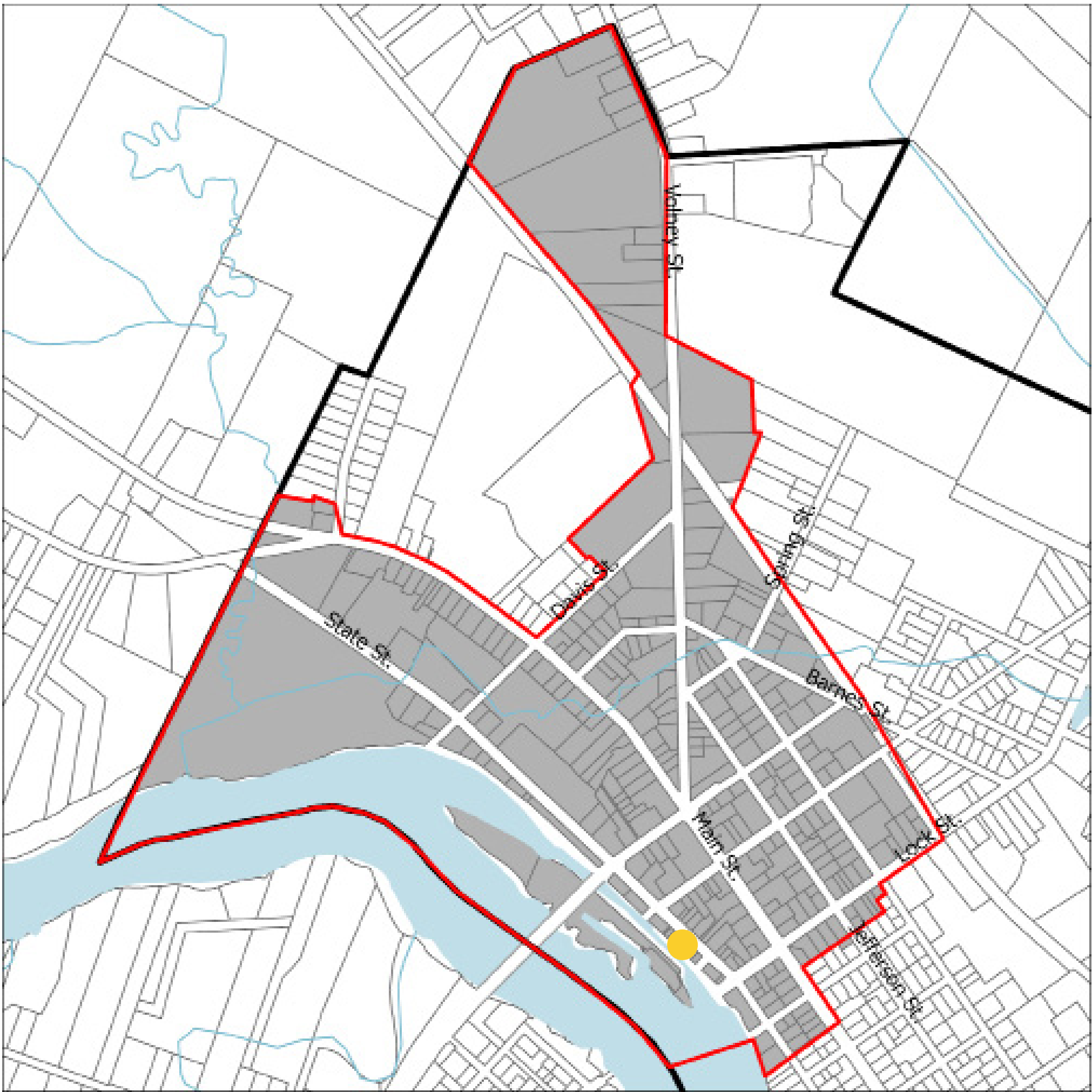
Total Cost: \$392,000
NYF Request: \$250,000
Sponsor: Nicklaus Hoyt

Goals:

- Preserve and promote our Village’s rich history and culture

EXISTING CONDITIONS

Location: 74 State Street
Current site condition: Commercial/ Office
Site control: Yes



Comments

Add sticky notes with your comments and questions

Renovate 73 State Street for Mixed-Use Development
PROPOSAL

8

- Renovation of building along canal into first-floor retail and second-floor apartments
- Façade improvements, window replacements, foundation support, new energy-efficient HVAC

Total Cost: \$326,000
NYF Request: \$200,000
Sponsor: Favorable Enterprises

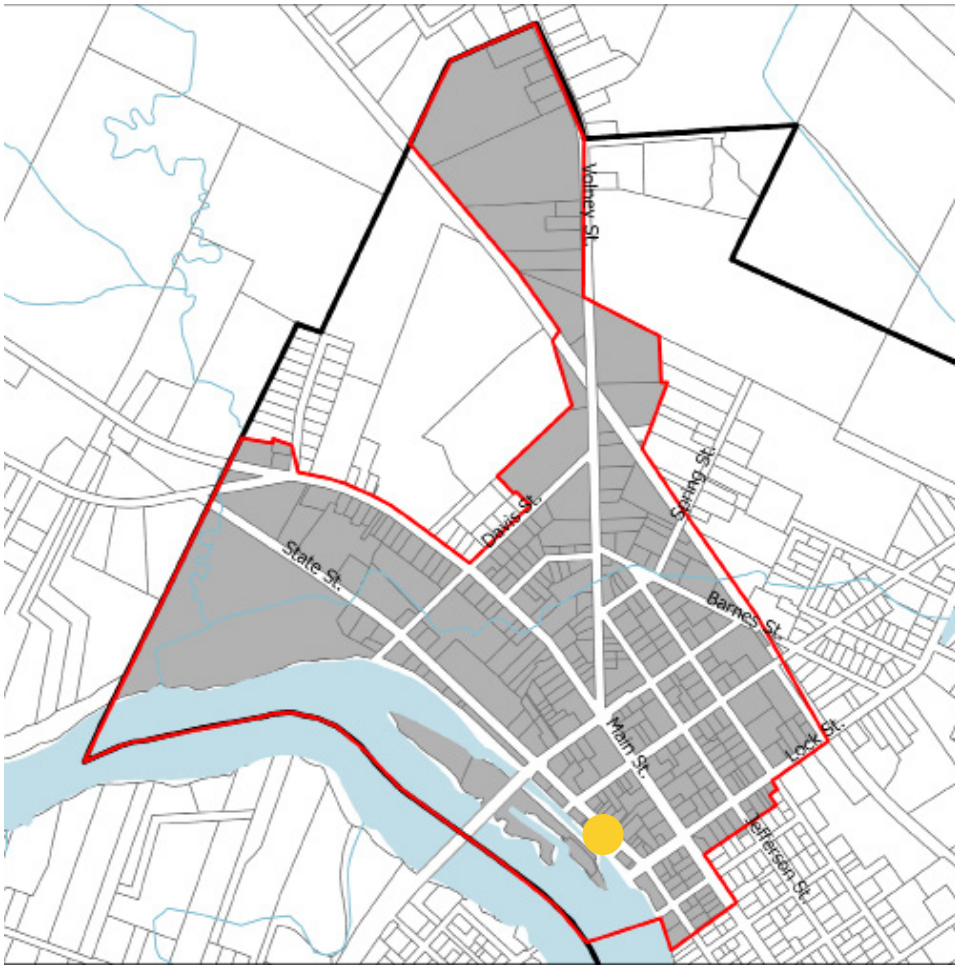
Goals:

- Encourage more housing opportunities of all types
- Retain and grow our retail and business community



EXISTING CONDITIONS

Location: 73 State Street
Current site condition: Existing building, vacant upper floor
Site control: Yes



Comments

Enhance 8 Bridge Street Façade, Rooftop, and Patio

PROPOSAL

9

- Addition of rooftop seating
 - Expansion of kitchen
 - Façade and patio renovation
 - Addition of second story residential unit
- Total Cost: \$337,000

NYF Request: \$160,000

Sponsor: Duskee's Sports Bar

Goals:

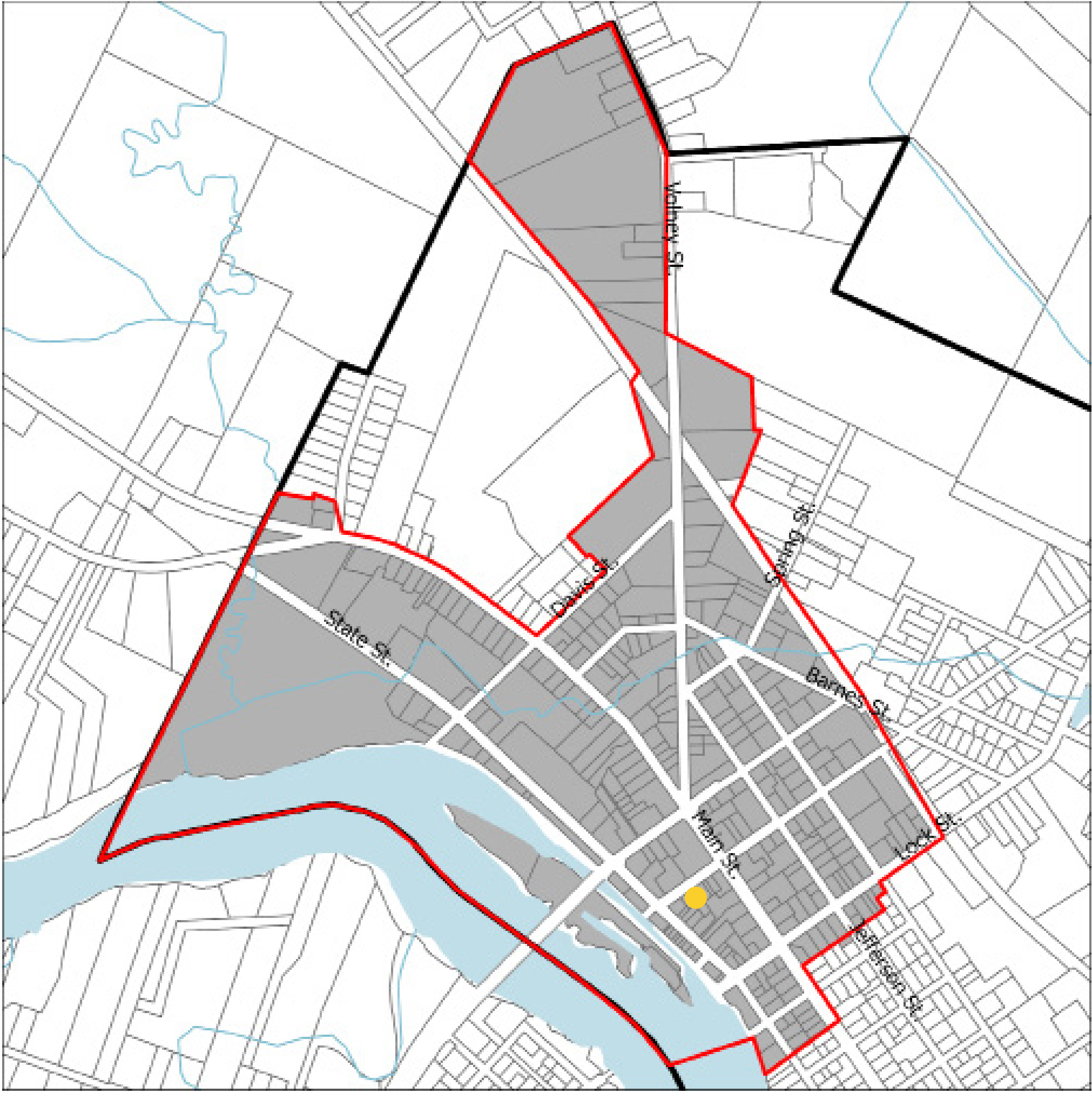
- Retain and grow our retail and business community
- Encourage more housing opportunities of all types

EXISTING CONDITIONS

Location: 8 Bridge Street

Current site condition: Duskee's Sports Bar

Site control: Yes



Comments

Add sticky notes with your comments and questions

Expand 20 Bridge Street Pizzeria with 3-Season Seating, New Signage, and Other Upgrades

PROPOSAL

10

- Expand pizzeria with three-season seating, brick over
 - Addition of new signage and sidewalk awnings
 - Potential to add more public parking and car charging stations
- Total Cost: \$140,000

NYF Request: \$140,000

Sponsor: Infinit Eateries LLC

Goals:

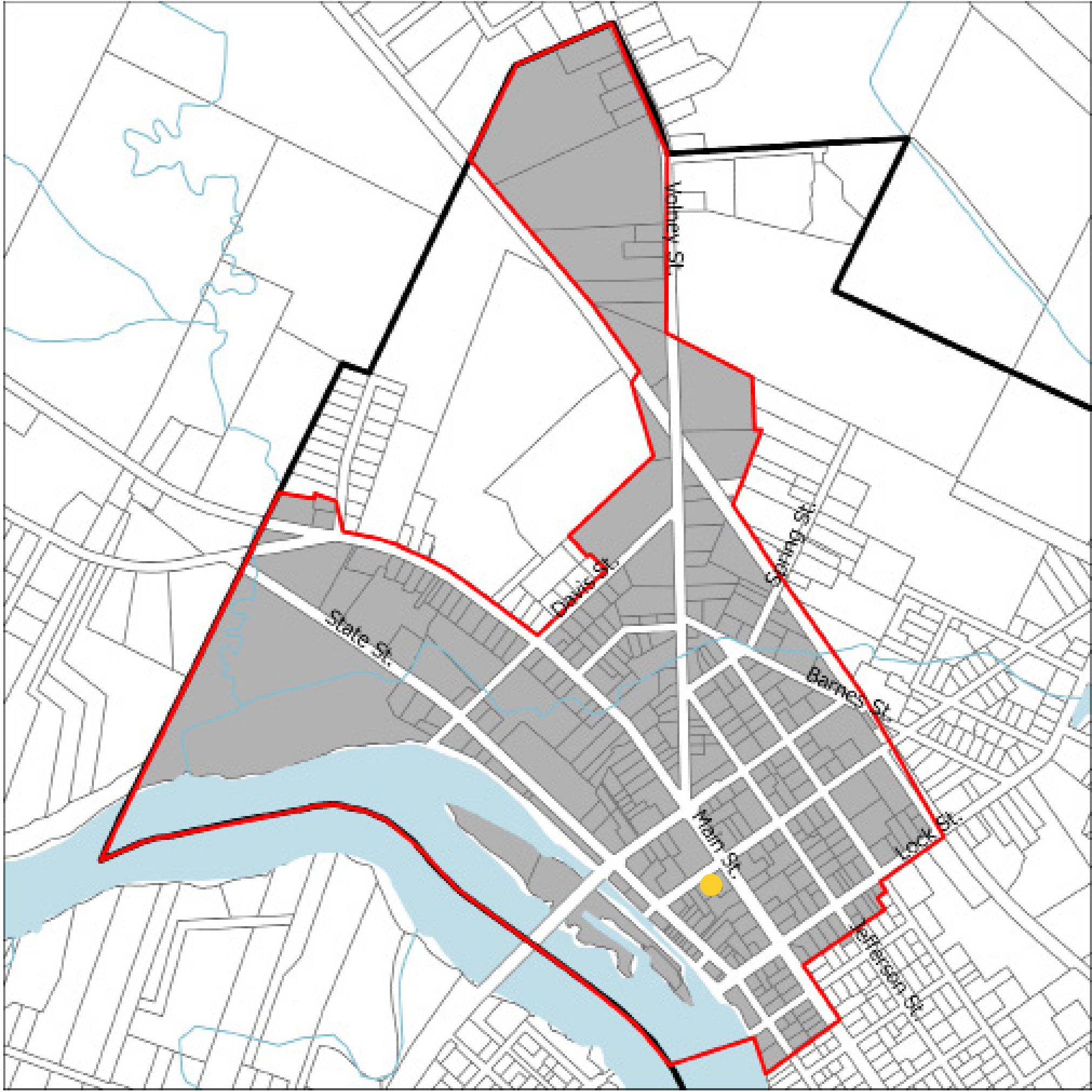
- Retain and grow our retail and business community

EXISTING CONDITIONS

Location: 20 Bridge Street

Current site condition: Vacant, empty lot

Site control: Pending



Comments

Create Outdoor Event Space with Open Air Pavilion Adjacent to Lock 1 Distillery

PROPOSAL

- Acquire adjacent site for new event space: open-air barn pavilion with concession space
 - Cover outdoor seating at distillery, add parking
- Total Cost: \$265,000

NYF Request: \$106,000

Sponsor: Lock 1 Distilling Company
- Goals:

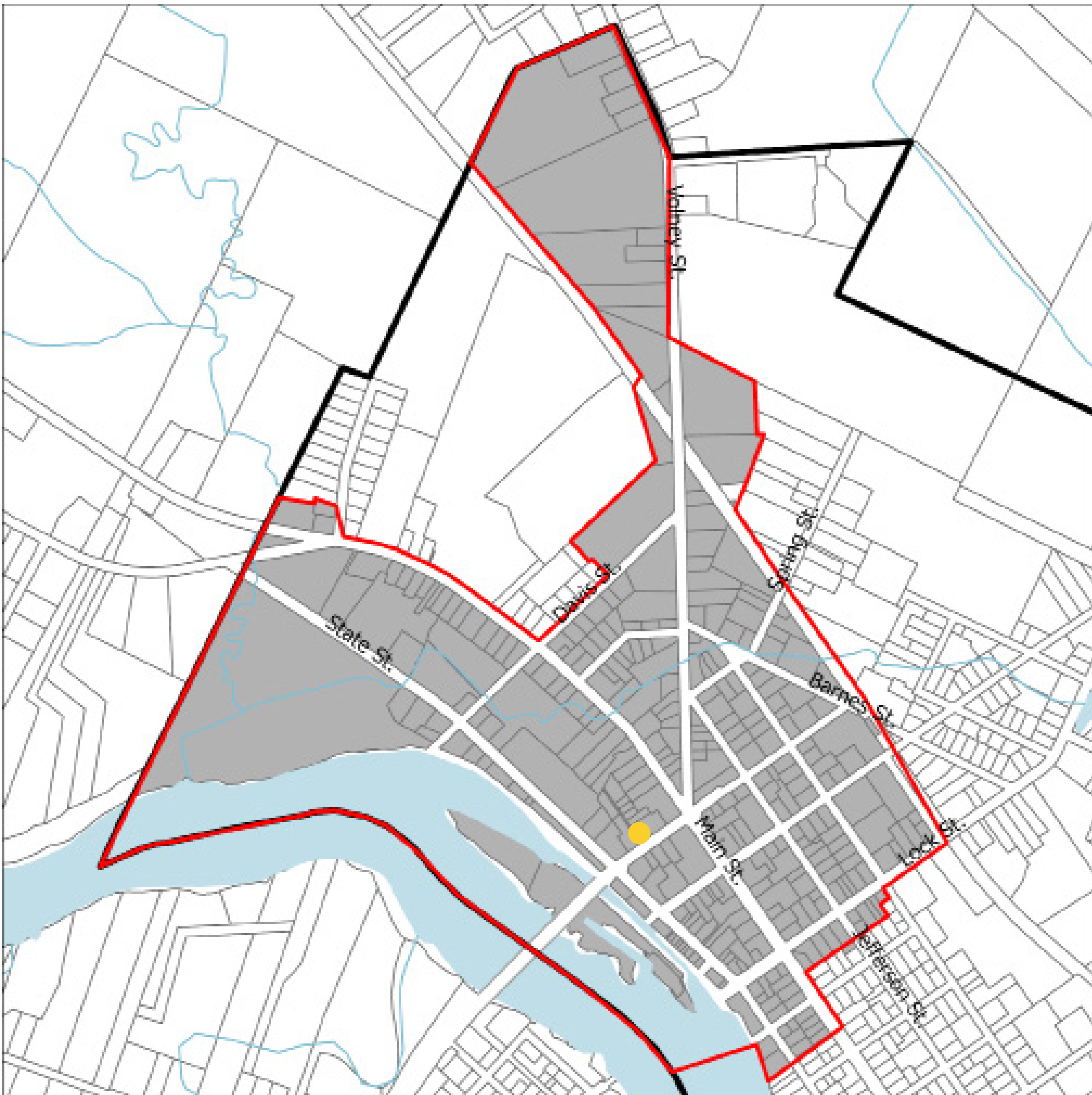
 - Retain and grow our retail and business community

EXISTING CONDITIONS

Location: 17 Culvert Street

Current site condition: Lock 1 Distilling Company

Site control: Yes/ Pending



Comments

Add sticky notes with your comments and questions

Renovate 15 Culvert Street Facade

PROPOSAL

- Front façade renovation, landscaping
 - Addition of second story deck
 - New windows, floor, and foundation
 - Future conversion to BBQ restaurant by established business
- Total Cost: \$130,000

NYF Request: \$52,000

Sponsor: 15 Culvert Street LLC
- Goals:

 - Support economic development opportunities
 - Retain and grow our retail and business community

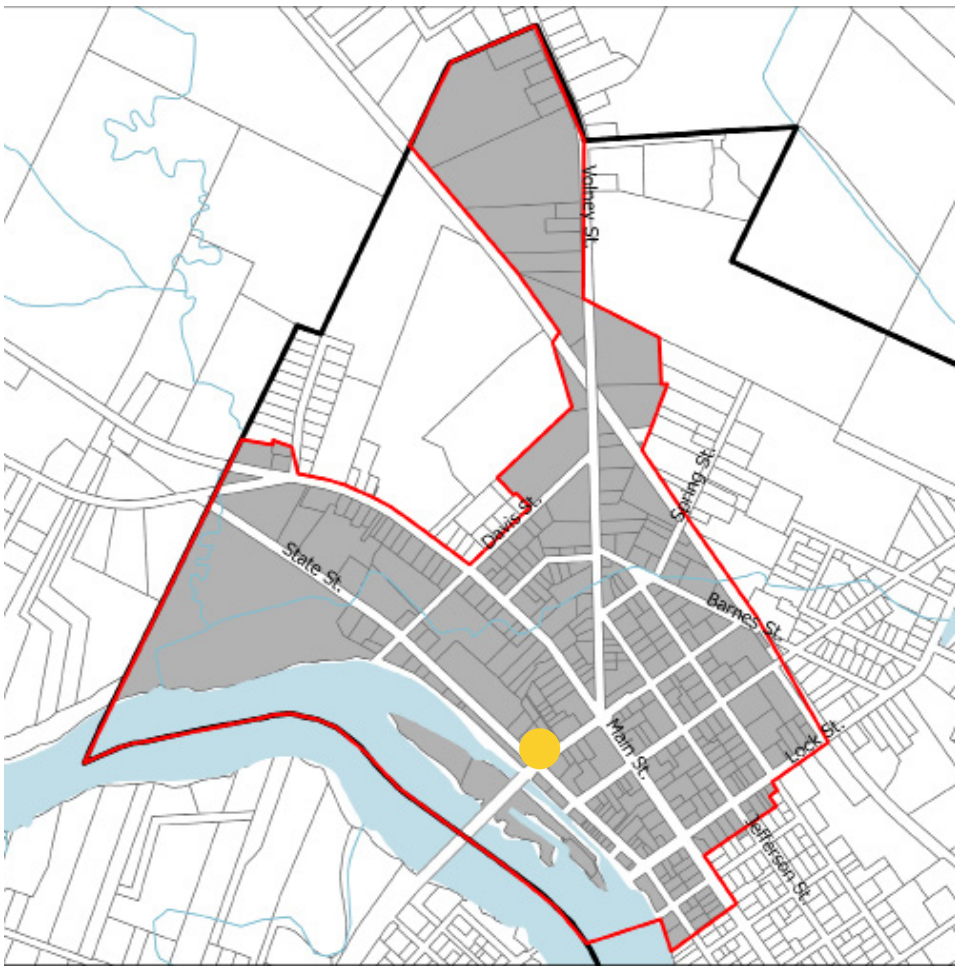


EXISTING CONDITIONS

Location: 15 Culvert Street

Current site condition: Phoenix Commons

Site control: Pending



Comments

Transform 77 State Street into Café with Canal-Facing Deck

13

PROPOSAL

Potential Small Project Fund Candidate

- New coffee shop and eatery along canal
 - Construction within existing and newly renovated commercial space
 - Conversion of deck to dining area overlooking canal
- Total Cost: \$30,000

NYF Request: \$12,000

Sponsor: JoAnn Nazarian
- Goals:

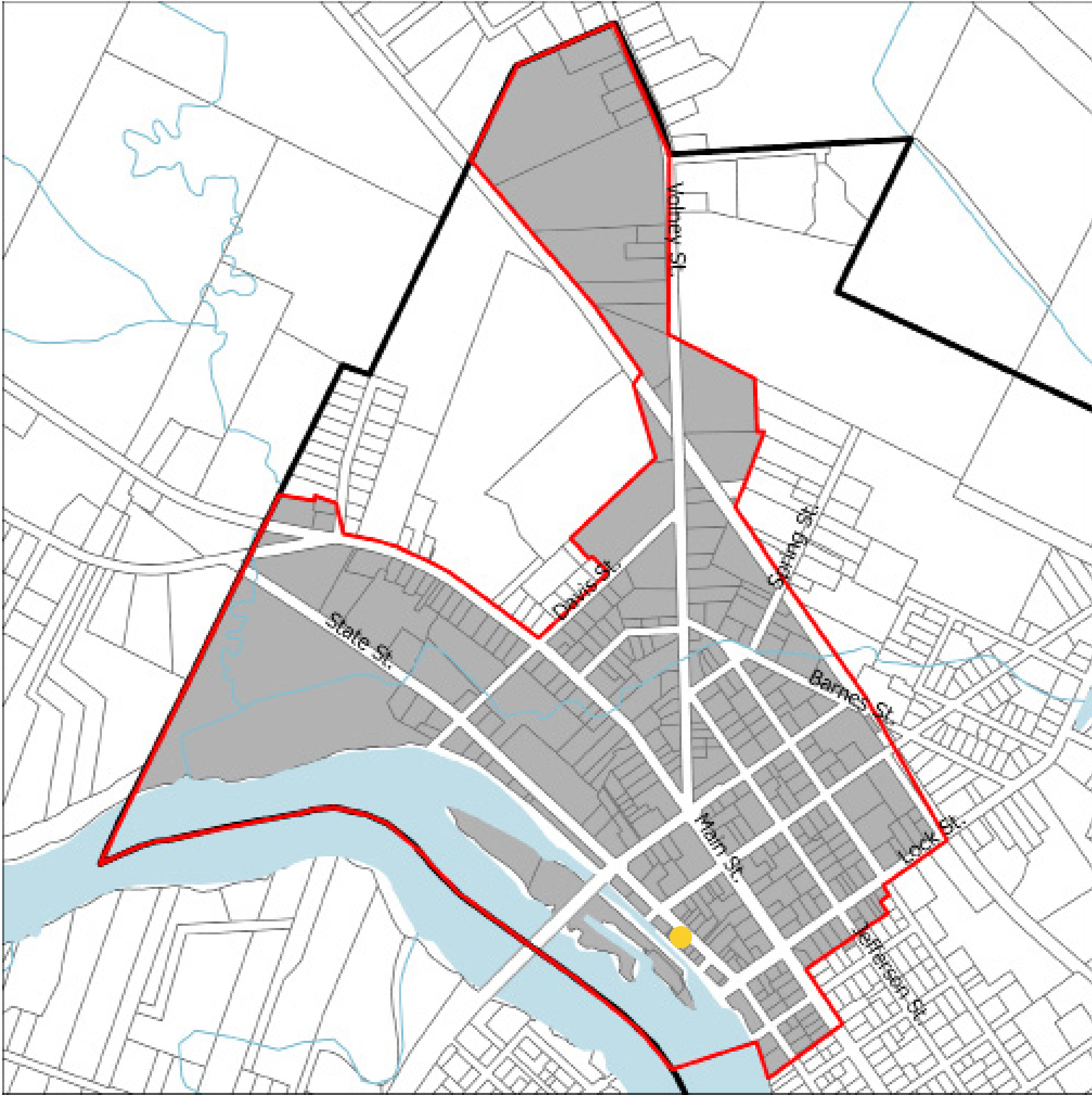
 - Retain and grow our retail and business community

EXISTING CONDITIONS

Location: 77 State Street

Current site condition: Commercial/ Office

Site control: Yes



Comments

Add sticky notes with your comments and questions

Enhance 79–81 State Street Façade

14

PROPOSAL

Potential Small Project Fund Candidate

- Installation of LED lighting on marquee
 - Flagpoles and decorative elements
 - Vintage clock installation
- Total Cost: \$21,400

NYF Request: \$10,700

Sponsor: Dean Ripley
- Goals:

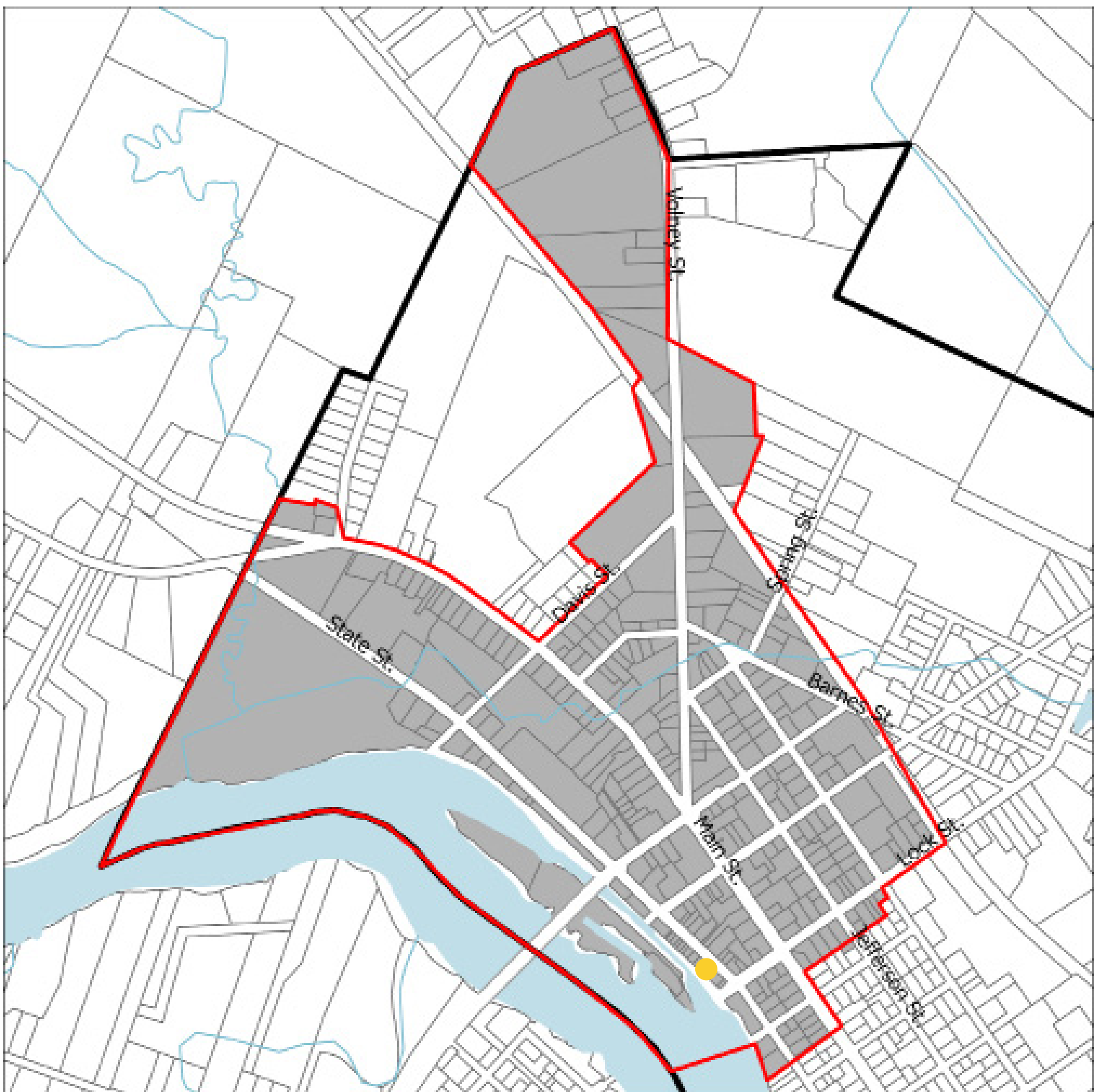
 - Preserve and promote our Village’s rich history and culture

EXISTING CONDITIONS

Location: 79-81 State Street

Current site condition: Commercial/ Office

Site control: Yes



Comments

Improve Housing at 75 State Street

15

PROPOSAL

 Potential Small Project Fund Candidate

- Replacement of door and remodel of stairs to 1920 canal-front building

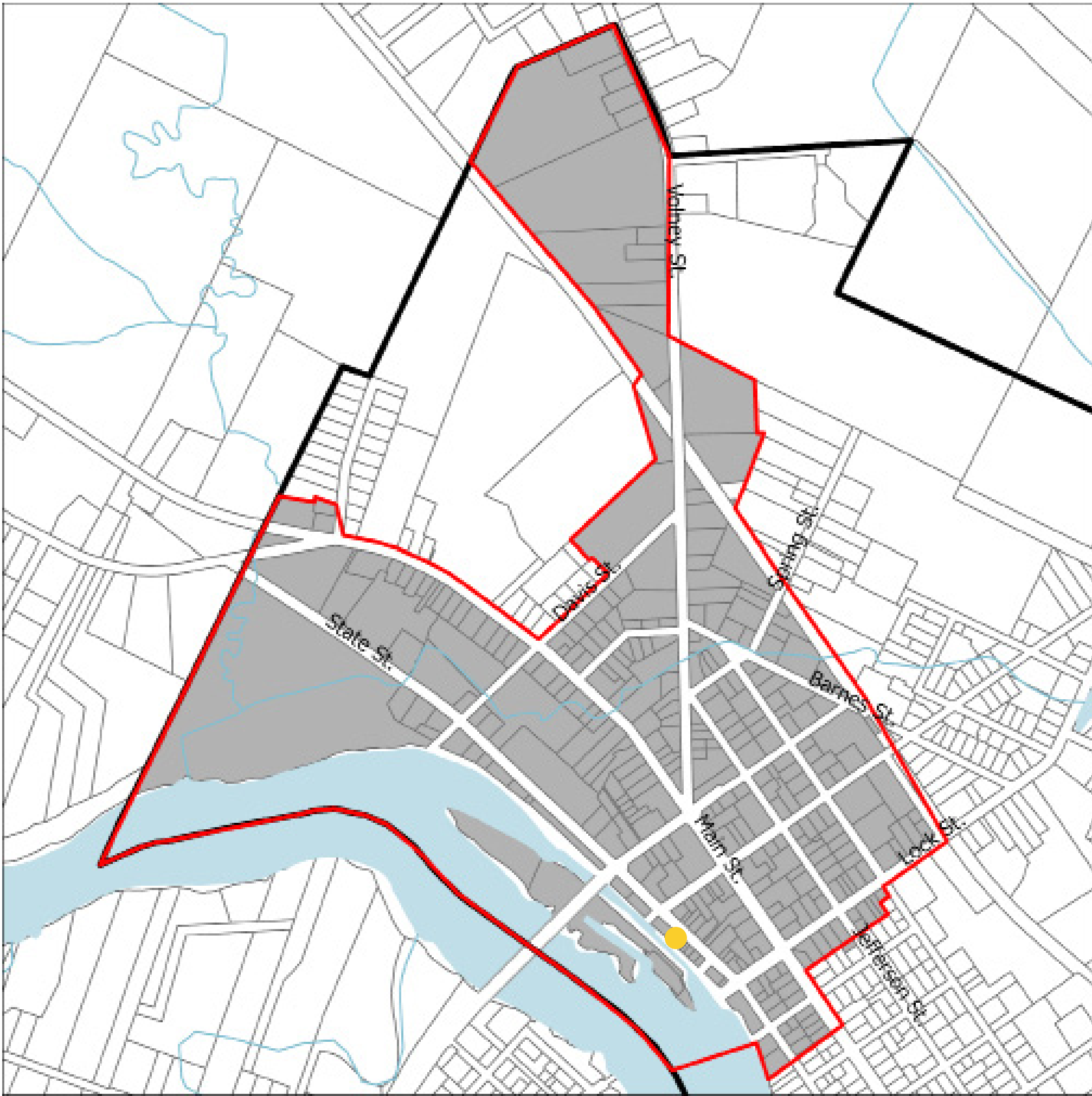
Total Cost: \$9,800
NYF Request: \$8,000
Sponsor: John Adolphi

Goals:

- Retain and grow our retail and business community
- Preserve and promote our Village’s rich history and culture

EXISTING CONDITIONS

Location: 75 State Street
Current site condition: Commercial/ Office
Site control: Yes



Comments

Add sticky notes with your comments and questions

Transform North Island into Canalside Entertainment Venue and Recreational Area with Pedestrian Bridge to State Street **16**

PROPOSAL

- Create canal side entertainment venue and recreational resource
- Addition of boat launches, walking trail, parking
- Install pedestrian bridge to State Street

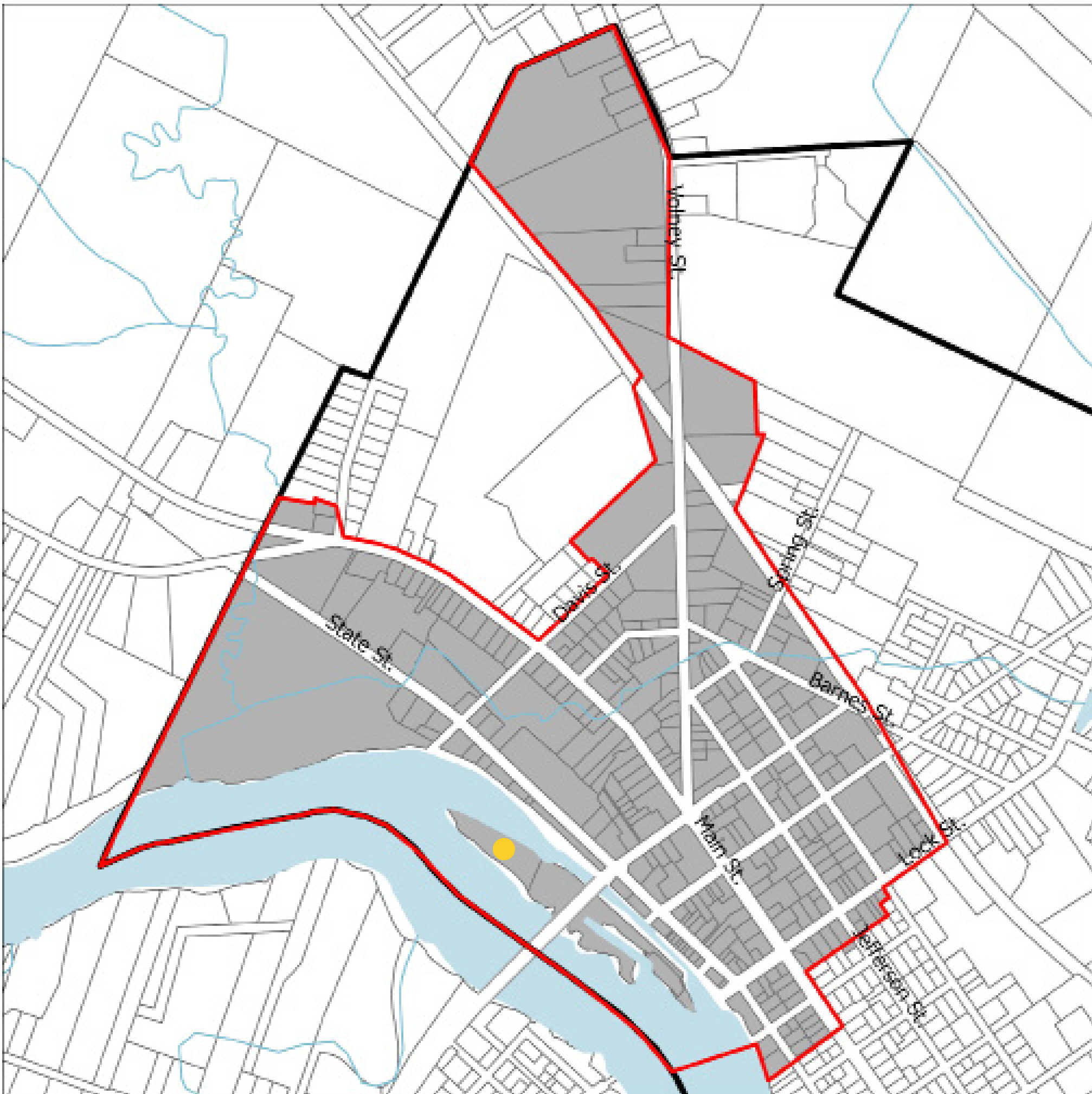
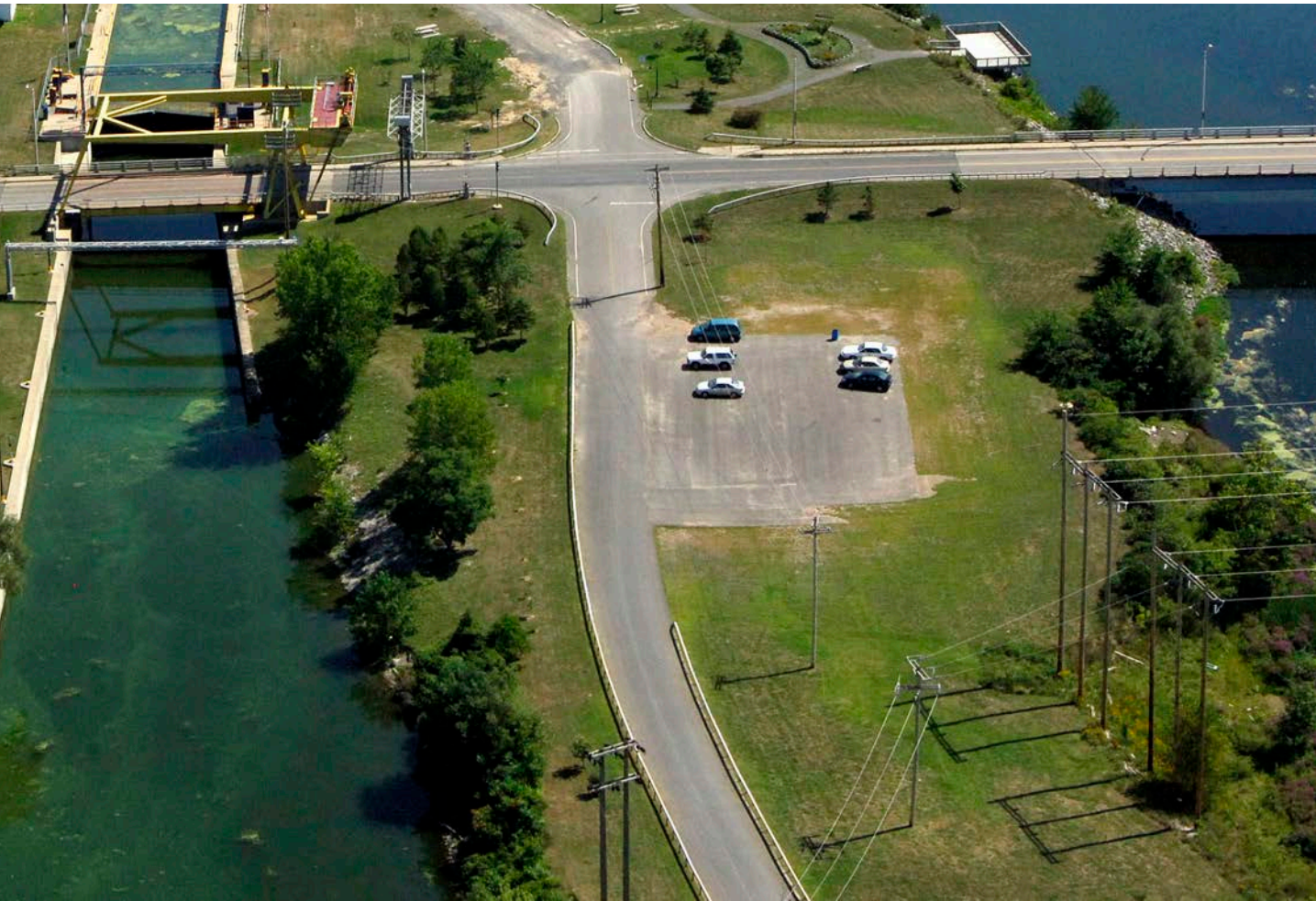
Total Cost: \$1,500,000
NYF Request: \$600,000
Sponsor: Village of Phoenix

Goals:

- Prioritize our natural waterfront resources and tourism opportunities
- Improve our public spaces for all ages

EXISTING CONDITIONS

Location: North Island
Current site condition: Public Park/ Green Space
Site control: Yes



Comments

Add sticky notes with your comments and questions

Expand Wastewater Treatment Plant and Upgrade Facilities **17**

PROPOSAL

- Expansion of wastewater treatment plant capacity necessary for Village to approve any major new development
- Improvements to manholes, sewer lines, pump station, and tanks

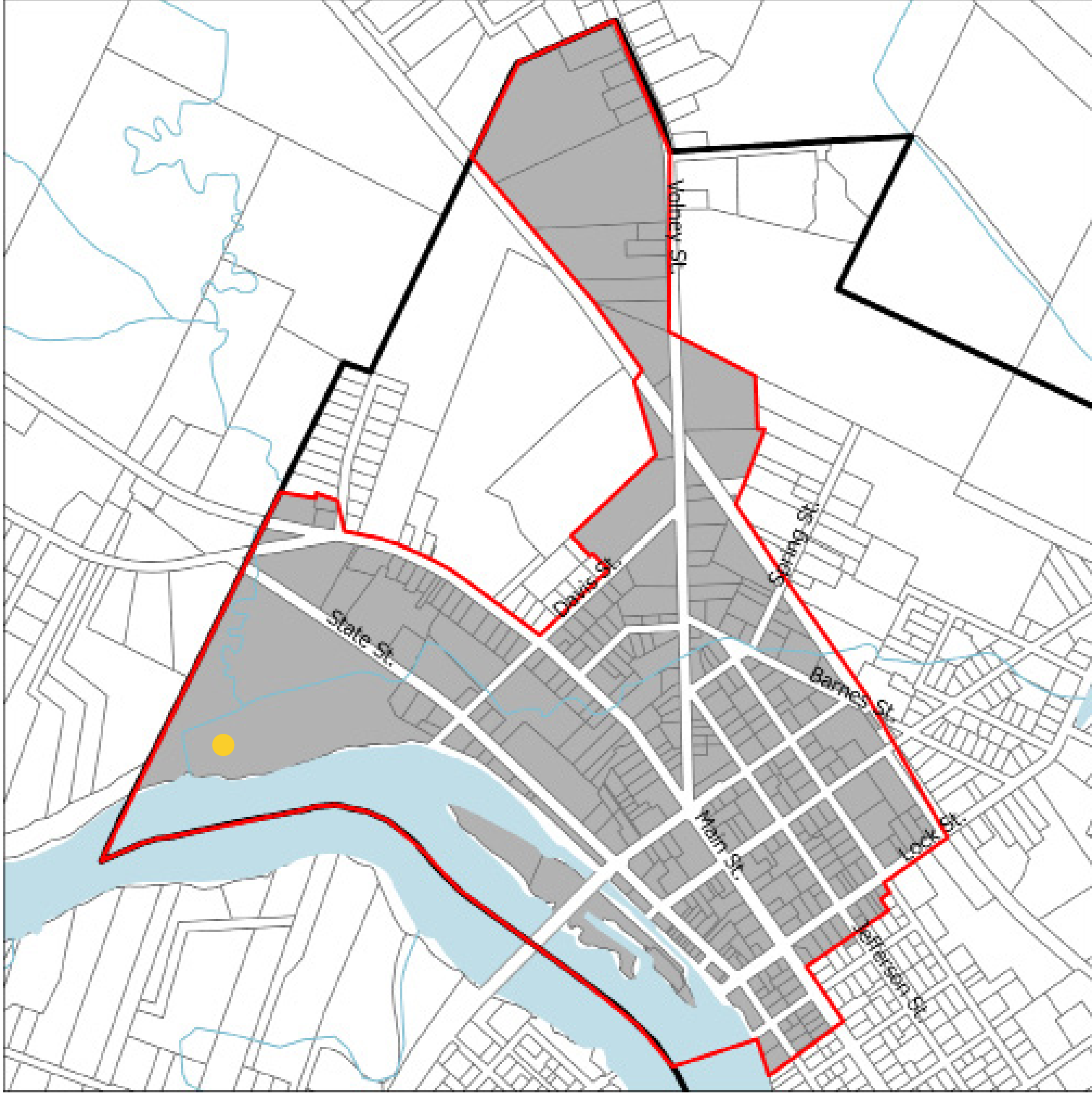
Total Cost: \$11,242,665
NYF Request: \$783,683
Sponsor: Village of Phoenix

Goals:

- Support economic development opportunities
- Retain and grow our retail and business community
- Encourage more housing opportunities of all types

EXISTING CONDITIONS

Location: 105 North Street
Current site condition: Wastewater treatment plant
Site control: Yes



Comments

Add sticky notes with your comments and questions

Expand Recreational Opportunities on Lock Island with New Dog Park, Dock, and Other Amenities

18

PROPOSAL

- Addition of new 305 ft. boat dock
 - New dog park with benches, clean up stations, agility obstacles
 - Installation of a rainwater catchment system, and lighting
- Total Cost: \$725,000

NYF Request: \$543,000

Sponsor: Village of Phoenix
- Goals:

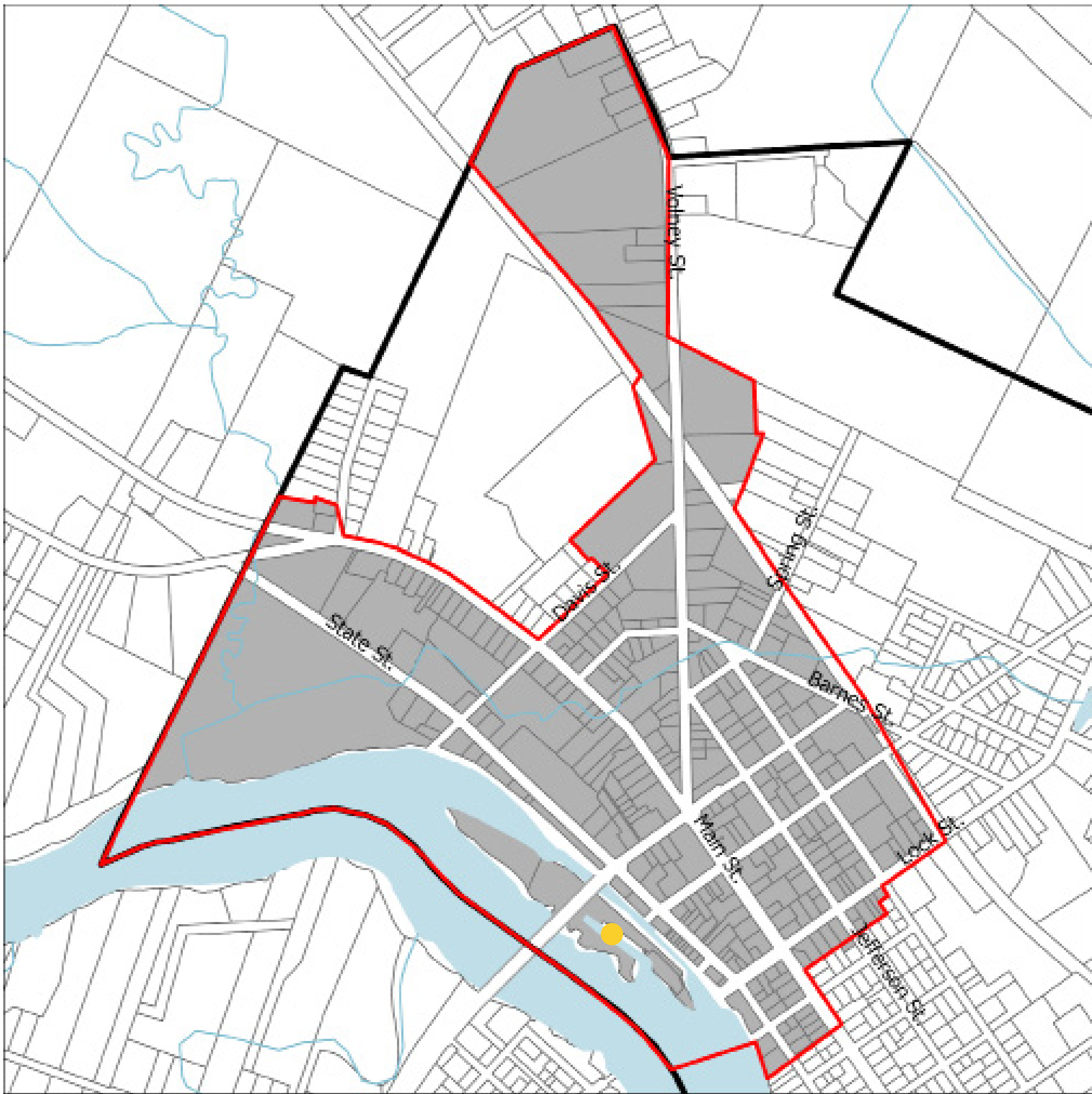
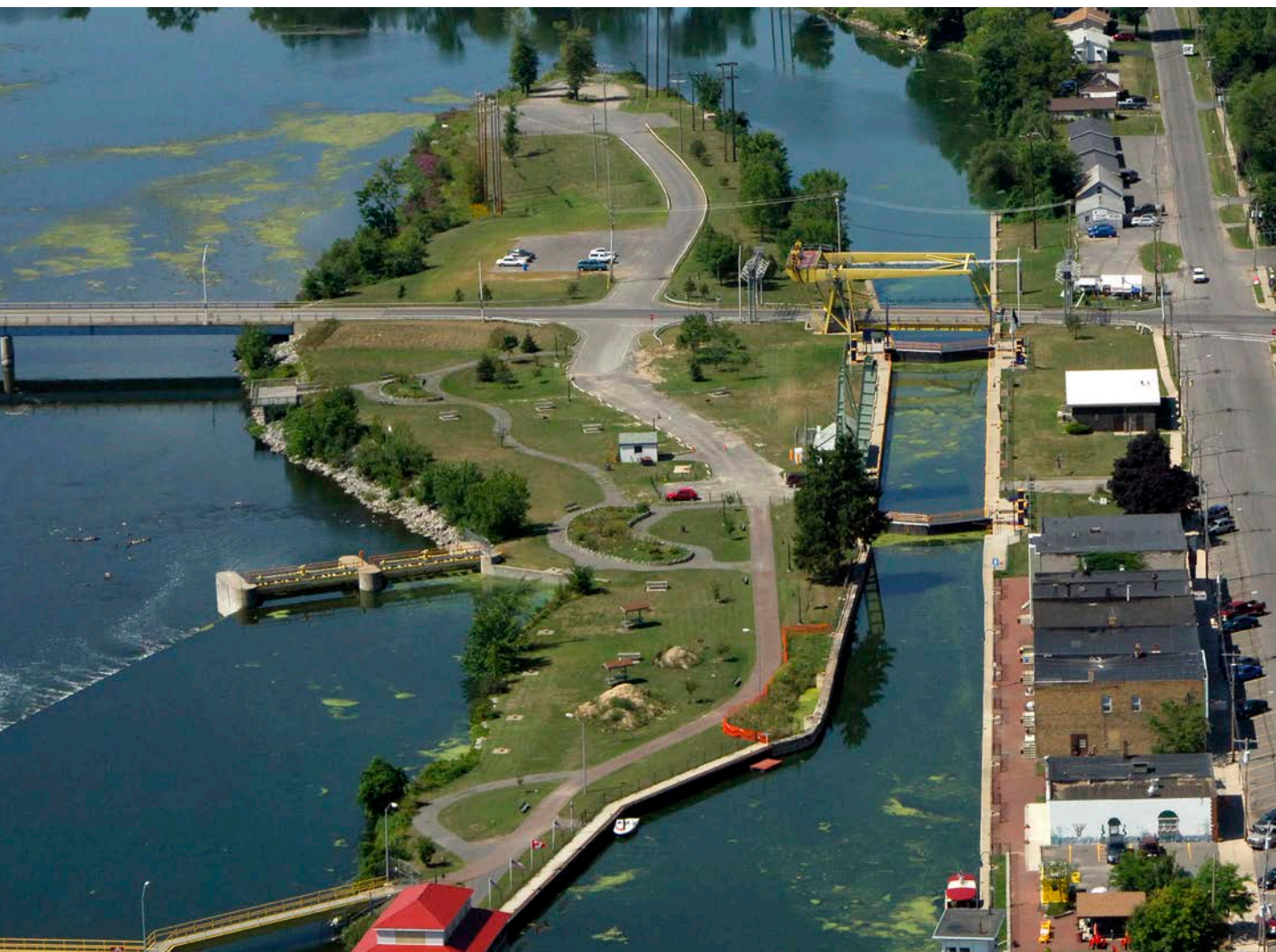
 - Prioritize our natural waterfront resources and tourism opportunities
 - Improve our public spaces for all ages

EXISTING CONDITIONS

Location: Lock Island

Current site condition: NYSDOT facility, Public Park/ Green space

Site control: Yes



Comments

Enhance Henley Park To Better Accommodate Community Events and Boaters

19

PROPOSAL

- Install pavilion for Bridge House Brats information center/workspace
 - Upgrade power and water service on docks and extend dock system by 60 feet
 - Upgrade handrail on docks
- Total Cost: \$125,000

NYF Request: \$93,750

Sponsor: Village of Phoenix
- Goals:

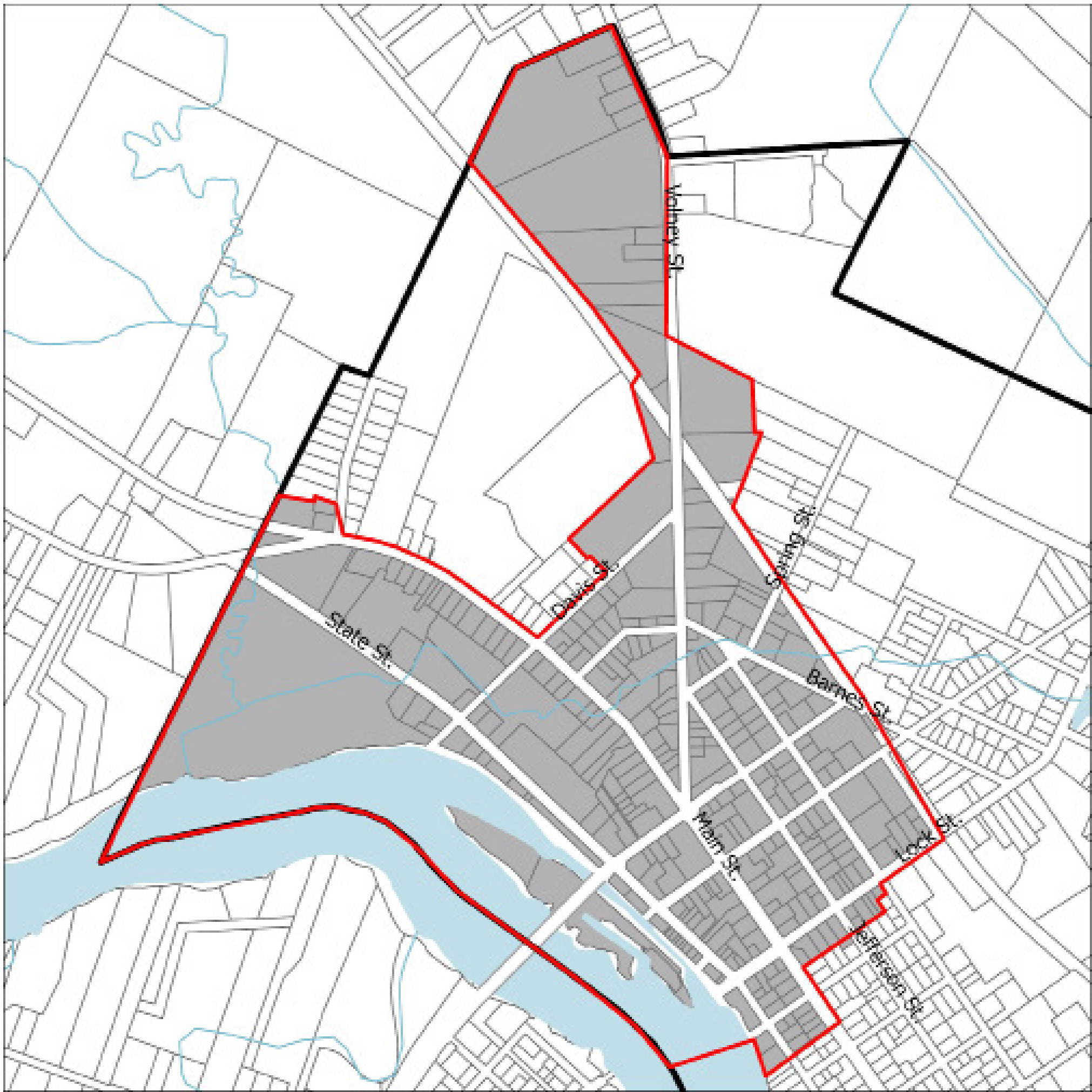
 - Improve our public spaces for all ages
 - Prioritize our natural waterfront resources and tourism opportunities

EXISTING CONDITIONS

Location: 55 State Street

Current site condition: Public Park/ Green Space

Site control: Yes



Comments

Add sticky notes with your comments and questions

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

20

PROPOSAL

Potential Small Project Fund

LPC may vote to recommend a Small Project Fund up to \$300,000 for:

- Interior and exterior building renovations for commercial and mixed-use spaces
- Upper-story residential improvements
- Business Assistance/ Permanent commercial machinery and equipment
- Soft Costs (design fees)
- Public Art Program

25% minimum match (LPC may recommend higher match)

Need to demonstrate demand for Fund in SIP, but separate application process for interested parties if awarded by State

Ineligible projects include deferred maintenance/general repairs, parking lot improvements, landscaping, working capital, acquisition.

NYF Request: Up to \$300,000

Sponsor: Village of Phoenix (+ grant administrative consultant)

Goals:

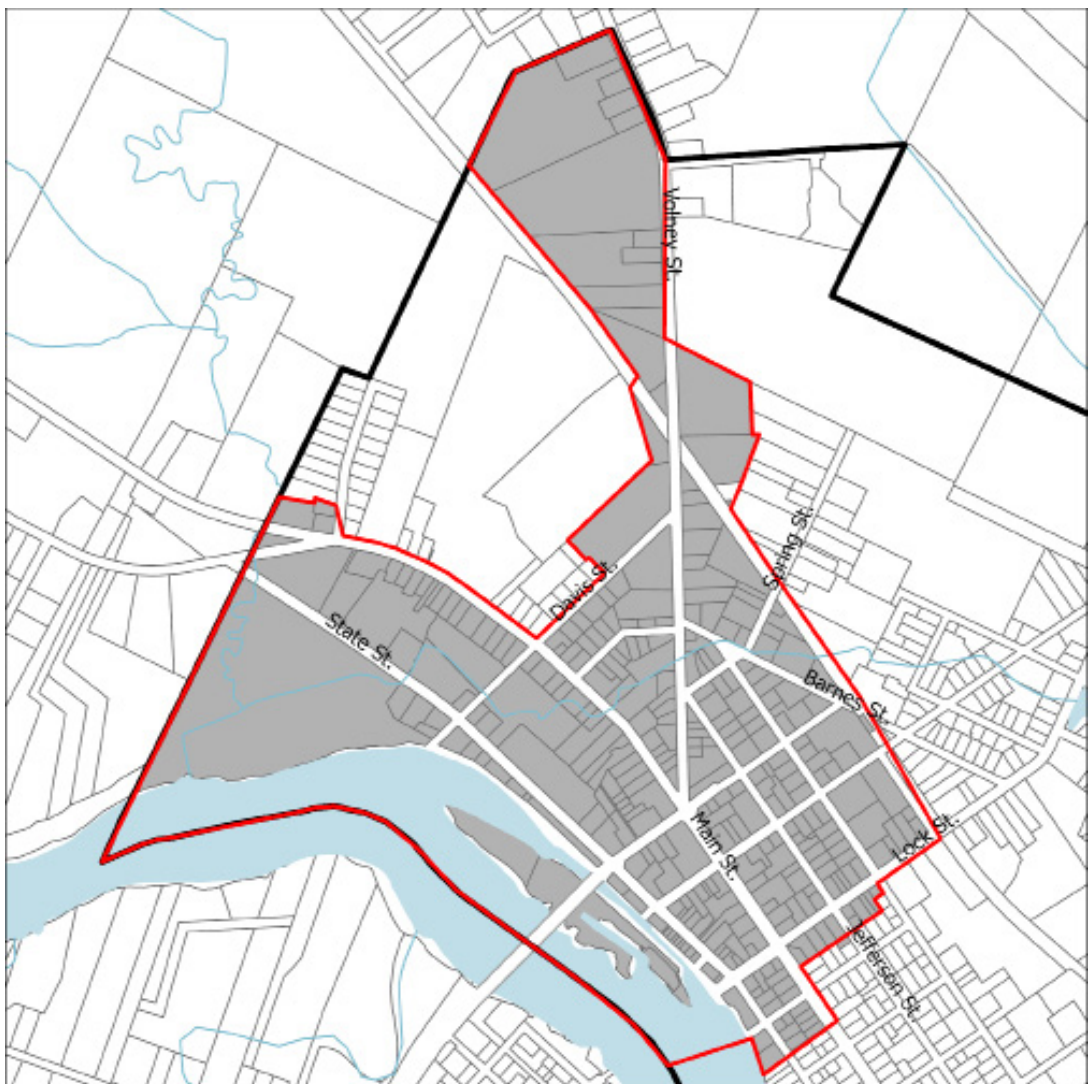
- Retain and grow our retail and business community
- Preserve and promote our Village’s rich history and culture

EXISTING CONDITIONS

Location: NYF Area

Current site condition: N/A

Site control: N/A



Comments

Do you own a commercial or mixed-use building in the NYF area and are considering improvements? If so, please provide the address.

Expand Marketing Campaign for the Village, Including New Gateway and Wayfinding Signage

21

PROPOSAL

- Expand the Village’s “by the River” promotional efforts
- Design and install gateway and wayfinding signage program - both navigational and educational

Total Cost: \$110,000

NYF Request: \$82,500

Sponsor: Village of Phoenix

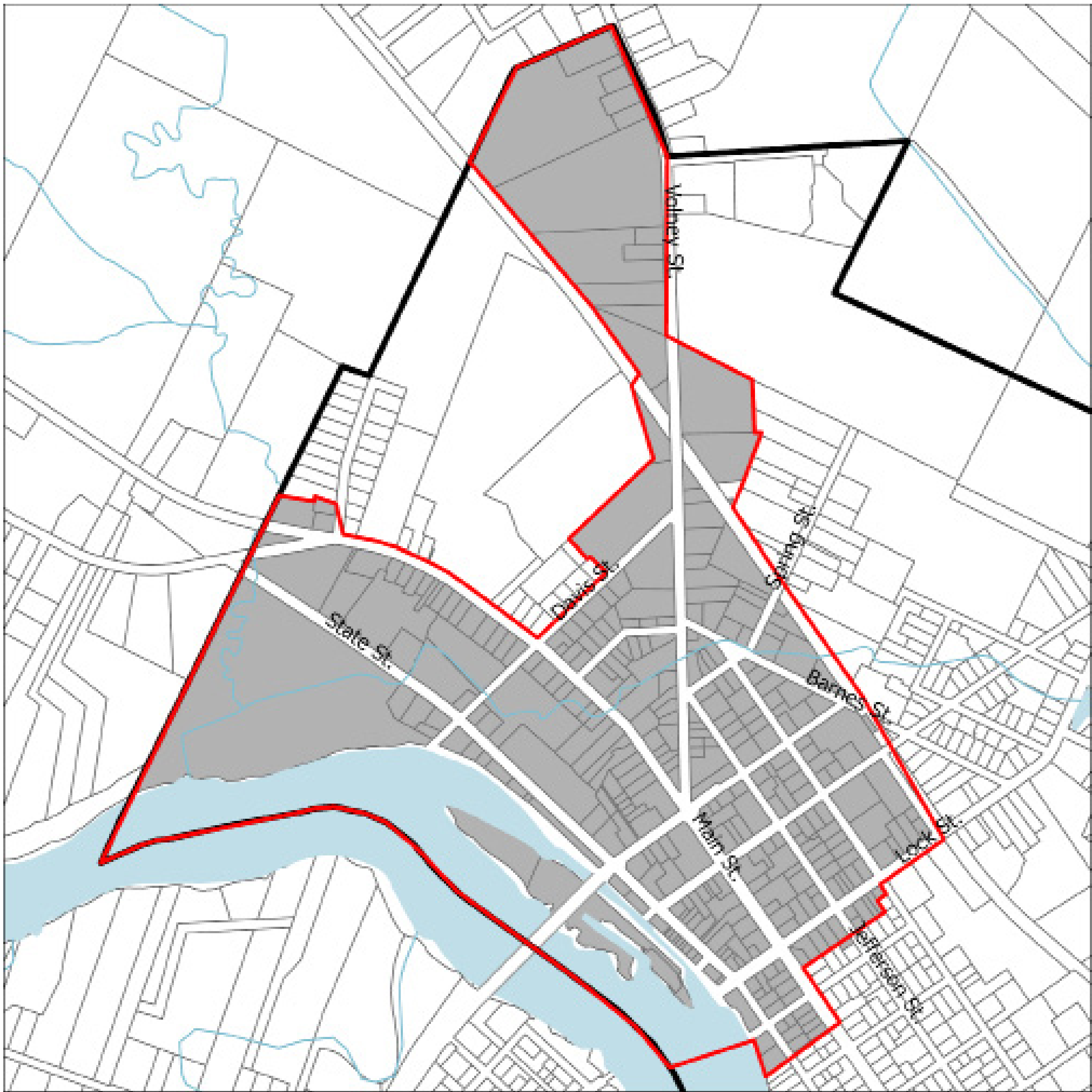
- Goals:**
- Preserve and promote our Village’s rich history and culture
 - Retain and grow our retail and business community
 - Prioritize our natural waterfront resources and tourism opportunities

EXISTING CONDITIONS

Location: NYF Area

Current site condition: N/A

Site control: Yes



Comments