



**TICONDEROGA DRI**

09.14.2023 | LOCAL PLANNING COMMITTEE (LPC) #4 MEETING SUMMARY

**In Attendance:**

<b>NYS</b>	<b>Ticonderoga LPC</b>	<b>Consultant Team</b>
Susan Landfried, DOS Steve Hunt, DOS	<i>Mark Wright, Co-Chair</i> <i>James McKenna, Co-Chair</i> Stuart Baker John Bartlett Carol Calabrese Matthew Courtright June Curtis Nicole Justice Green Beth Hill Jaimee Kuhl Robert Porter Donna Wadsworth Donna Wotton	Arista Strungys, Camiros Chris Jennette, Camiros Sierra Berquist, Camiros Vita Khosti, Camiros

**108 Montcalm Reconsideration**

An LPC member suggested that the Committee have a conversation regarding reconsideration of 108 Montcalm Street due to its critical location within the Downtown, and catalytic potential. LPC members discussed the topic at length, with input from DOS and ESD staff indicating that the State advises that this project be reconsidered by the Committee. An LPC member indicated concerns with the Committee reconsidering a project that had previously been removed from consideration, however a roll call vote of the full LPC agreed to move the project back into consideration. An ad-hoc working group was formed, with volunteers from the full LPC agreeing to meet and discuss the project further. DOS staff will reach out to members of the ad-hoc working group to organize a time within the coming week to meet virtually and discuss this project.

**Project Review and Votes**

The consultant team and DOS staff reviewed the Phase 2 evaluation criteria. During the presentation, it was emphasized that when LPC members are voting on projects, their primary focus should be on aligning them with the budget goals and ensuring they meet Phase 2 evaluation criteria. It was stressed that LPC members should refrain from ranking or comparing projects against each other. Instead, each project should be evaluated individually.

Furthermore, it was noted that project review materials to be presented to the committee incorporate the feedback gathered from the public meeting held the evening of 9/13. While this input from the public is essential, it should be regarded as one of several data points to be considered in the decision-making process.

Each project advanced to Phase 2 was presented to the group, with time for discussion among the LPC. Following discussion, the group agreed to move forward with evaluating each project. Evaluation



## Downtown Revitalization Initiative

consisted of interactive voting, during which each LPC member provided a score on a scale of 1-5 for each of the evaluation criteria identified (Alignment with State and local goals, project readiness, transformative effect, cost-effectiveness, public support, and alignment with LPC identified co-benefits). This resulted in an average “score” for each project individually, assigned a value between 1 and 5. Following this poll for each project, LPC members voted for the project to proceed, or to not proceed within the process.

Results of this evaluation are included below.

### Results

- 1. 6 Montcalm Street – Circle Court Motel**
  - Comments: Uncertainty regarding the zoning for this project. The project sponsor is currently in the process of obtaining zoning permits.
  - Votes: 13
  - Average score: 3.6
  - PROCEEDS: 12
- 2. 109 Montcalm Street – Ticonderoga Natural Food Co-op**
  - Comments: No comments
  - Votes: 11
  - Average score: 3.7
  - PROCEEDS: 10
- 3. 113 Montcalm Street – Punky Noodles Children’s Museum/Cafe/Daycare**
  - Comments: No comments
  - Votes: 10
  - Average score: 4.1
  - PROCEEDS: 10
- 4. 116 Montcalm Street – The Perelman**
  - Comments: The match provided is through historic tax credits, however, SHIPO letters were not included in the application. Would like more documentation, since it’s not a registered historic building and therefore does not currently qualify for tax credits. Parking lot ownership is contested and building is not within project sponsor ownership.
  - Votes: 12
  - Average score: 3.4
  - PROCEEDS: 7
- 5. 119 Montcalm Street, Gilligan & Stevens Building**
  - Comments: No comments
  - Votes: 13
  - Average score: 3
  - DOES NOT PROCEED: 8
- 6. 171 Lake George Ave – Pad Factory**
  - Comments: Vote to proceed will mean this project will move forward individually. Vote to not proceed this will move to small project fund.
  - Votes:
  - Average score: N/A
  - DOES NOT PROCEED (moved to small project fund)



## Downtown Revitalization Initiative

### 7. 172 Champlain Ave- Mixed Use Building

- Comments: can this project be considered within the small project funds? Clarification on budget is needed, as this work will not be completed by the project sponsor but by professionals that will charge market rate.
- Votes: 13
- Average score: 3.2
- PROCEEDS: 10

### 8. 94 Montcalm Street – Niagara Mohawk Building

- Comments: No comments
- Votes: 12
- Average score: 2.8
- DOES NOT PROCEED: 9

### 9. 6 Carnegie Place – Black Watch Library

- Comments: No comments
- Votes: 13
- Average score: 3.5
- PROCEEDS: 9

### 10. 110 Montcalm Street- Olio Olive Oil

- Comments: can this be moved into the small project fund? Skip voting and move to small project fund.
- Votes:
- Average score:
- MOVES TO SMALL PROJECT FUND

### 11. 98 Montcalm Street – Sugar and Spice

- Comments: No comments
- Votes: 12
- Average score: 2
- DOES NOT PROCEED: 11

### 12. 103 Montcalm Street – Adirondack Performing Arts Center

- Comments: additional information is forthcoming and therefore skip and vote to after additional information has been reviewed.

### 13. 105 Montcalm Street Sports and Entertainment Venue

- Comments: No comments
- Votes: 12
- Average score: 3.4
- PROCEED: 8

### 14. 106 Montcalm Street – Mixed Use Building

- Comments: No comments
- Votes: 12
- Average score: 3
- PROCEEDS: 7

### 15. Montcalm Streetscape Improvements

- Comments: budgets have changed. This scope may need to change or phased as this budget takes up approx. 50% of the DRI budget. The downtown walkable area should be the priority of this project, that is budgeted at \$3.6 million.
- Votes: 12



## Downtown Revitalization Initiative

- Average score: 3.7
- PROCEEDS: 11
- 16. Adirondack Drive Improvements**
  - Comments: no comments
  - Votes: 13
  - Average score: 3.6
  - PROCEEDS: 10
- 17. Riverfront Recreation Improvements**
  - Comments: no comments
  - Votes: 12
  - Average score: 4
  - PROCEEDS: 11
- 18. Bicentennial Park Improvements**
  - Comments: no comments
  - Votes: 12
  - Average score: 3.7
  - PROCEEDS: 11
- 19. Capital Ice Rink Improvements**
  - Comments: no comments
  - Votes: 12
  - Average score: 3.7
  - PROCEEDS: 10
- 20. Small Project Fund**
  - Comments: move straight to proceed/not proceed
  - Votes: 10
  - Average score: n/a
  - PROCEEDS
- 21. Ticonderoga Marking, Branding, Signage**
  - Comments: no comments
  - Votes: 9
  - Average score: 3.6
  - PROCEEDS: 9
- 22. Public Art Fund**
  - Comments: No comments
  - Votes: 8
  - Average score: 3.5
  - PROCEEDS
- 23. Demolition of Agway Building**
  - Comments: The project's eligibility is under question as there is not significant public benefit.
  - Votes: 13
  - Average score: n/a
  - DOES NOT PROCEED: 9
  - Following the vote, an LPC member offered to approach the Agway building owner to review project and possible alternatives. All LPC members were in favor.



## Downtown Revitalization Initiative

### **Public Comments**

A member of the public was concerned that their project was not selected to move forward and requested feedback on their application form. Without DRI funding the owner is unable to proceed with the project. The project in question is located in a critical area of the Downtown and close proximity to the La Chute River. Following discussion of this item, the meeting was adjourned.