



TICONDEROGA DRI

10.12.2023 | LOCAL PLANNING COMMITTEE (LPC) #5 MEETING SUMMARY

In Attendance:

NYS	Ticonderoga LPC	Consultant Team
Susan Landfried, DOS	<i>Mark Wright, Co-Chair</i>	Arista Strungys, Camiros
Kylie Peck, DOS	<i>James McKenna, Co-Chair</i>	
Steve Hunt, ESD	Stuart Baker	
	John Bartlett	
	Carol Calabrese	
	Matthew Courtright	
	June Curtis	
	Nicole Justice Green	
	Beth Hill	
	Jaimee Kuhl	
	Robert Porter	
	Donna Wadsworth	
	Donna Wotton	
	Megan Scuderi	

Meeting Summary:

Camiros opened the meeting, and LPC Co-Chair read the code of conduct. Co-Chair then handed the presentation over to Camiros to proceed with the meeting.

Project Review and Votes

The consultant team and DOS staff reviewed the state goals to be used as part of the LPC evaluation. This was followed with a review of the 19 projects that had been elected to move forward from LPC Meeting #4. Each project advanced to Phase 2 was presented to the group, with time for discussion among the LPC. The following summarizes the comments heard:

- 1. 6 Montcalm Street – Circle Court Motel**
 - o Discussion of zoning issues related to location of motel expansion
 - o Overview of larger town zoning issue within the Downtown area, where a number of parcels have split-lot zoning where residential zoning may be located along the “back” of commercial parcels
 - o Discussion of how Town may handle this larger zoning issue within the Downtown
 - o Noted that the sponsor has stated they are willing to move the location of the expansion to comply with zoning
 - o Due to timing of the Strategic Investment Plan submittal and state decisions, there is a window to make this change
- 2. 103 Montcalm Street – Adirondack Performing Arts Center**
 - o No comments
- 3. 105 Montcalm Street Sports and Entertainment Venue**
 - o Update that the project is moving towards closing on the property and that research regarding similar businesses was conducted



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- Discussion on the elevator component of the budget and if an elevator is needed, or if a chair lift would be sufficient
- 4. 106 Montcalm Street – Mixed-Use Building**
- Noted that this project maintains the same number of apartments and removed request for roof replacement
 - One member would like to see creation of new apartments as part of the DRI project overall
 - Rehabilitation of the apartments may be able to be funded by small projects fund; other funds may be available for this type of project
 - Discussion of budget for the project and if funds reduced would need to modify scope and the sponsor's response
 - Large question of how the LPC may modify the budgets; concern regarding cutting budgets that will create projects that will not meet goals and how the projects can meet their goal as required by state with reduced funds
 - Overall, the discussion should continue to focus on transformative
- 5. 108 Montcalm Street**
- Following LPC Meeting #4 the volunteer committee created at the meeting reviewed the project and recommended it move forward for further consideration along with the remaining projects. An updated scope of work and budget was submitted by the project sponsor for further evaluation upon the request of the volunteer committee. All updated materials were provided to the full LPC for review
 - Concerns regarding the potential tenant which was indicated on the original submittal
 - Concerns regarding the Ticonderoga Revitalization Alliance and the intent to keep a commercial tenant off the tax rolls
 - Concerns regarding whether it may be more cost-effective to demolish the building, rather than stabilize
 - Concerns regarding TRA capacity to undertake the project; however it was noted that the revised application indicates a willingness to work with others
 - Reiteration that the revised proposal is to shore up the building and no tenant was indicated
 - There is concern regarding the impact of the building not being stabilized on the neighboring buildings; the ability to stabilize the building can have a catalytic effect
 - Concern that demolition of the building alone will create a "hole" in the Downtown
- 6. 109 Montcalm Street – Ticonderoga Natural Food Co-Op**
- Project, while small, has a significant impact on Downtown
 - Serves both residents and visitors because of current limited healthy food options
 - The co-op is part of the DRI strategy to be transformative as part of the whole and is important
 - Discussion regarding the commercial kitchen and whether it will be open to the public to allow for home-based businesses to expand; this would be also contribute to the positive transformative impact
- 7. 113 Montcalm Street – Punky Noodles Children's Museum/Cafe/Day Care**
- Question regarding the living space in the building; this is not part of the application (only the main floor is part of funding request)
- 8. 116 Montcalm Street – The Perelman**
- Clarified no zoning issues with the bar/restaurant component



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- Noted that the DRI request was reduced
 - Concerns regarding the incorporation of the parking lot into the development and the ownership of the land
 - Noted that without DRI funds, the project sponsor noted that the scope of the project would be modified
 - There is significant value for more hotel rooms Downtown
 - There may be other funding avenues for this project; however additional funding would be more limited than the DRI
 - Discussion of the time the historic tax credits would take, the amount of developer fees noted within the budget
- 9. 172 Champlain Ave – Mixed-Use Building**
- Noted that this property is in property tax arrears
 - Current improvements have been successful
 - Discussion regarding apartments, which were lost during a fire, and would allow for those properties to come back online
 - The location of this project is within the core area of the Downtown
 - Discussion if other funds are available; however the DRI request creates a “big bang for the buck”
- 10. 6 Carnegie Place – Black Watch Library**
- Good project but there is other funding available
 - Project does not “face” Montcalm
- 11. Montcalm Streetscape Improvements**
- “This is DRI” – very important to the Downtown revitalization
 - Explanation of how the costs have been reduced
 - Explanation of contingency costs
 - Question whether other funds could be used for streetscape
 - Discussion whether streetscape budget aligns with other communities (it is in general alignment)
 - Noted that the streetscape is broken down into three sections (core, east, west)
 - New streetscape will drive private investment
 - Comments from visitors have indicated that streetscape needs significant improvement
 - Have not, to date, allowed for comprehensive streetscape improvement because of piecemeal funding
 - Questions regarding the use of municipal bonds to fund public projects; public projects may be allowed quarterly reimbursement
- 12. Adirondack Drive Improvements**
- Question regarding the paving of the roadway and if the full budget is needed
 - Side discussion regarding recusal of Pride from public projects
 - This is a part of the streetscape as a whole
 - Needed to attract and bring people to the riverfront
- 13. Riverfront Recreation Improvements**
- Tremendous asset and underutilized now
 - Existing paths are in bad shape
 - Creates a direct link to the Downtown core
 - Key amenity for the Town
- 14. Bicentennial Park Improvements**



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- Entrance to the park is a public safety issue and needs improvement
- Visitors do not know the park is there
- Currently a lot of musical performances there but the area is inadequate for that and therefore improvements are needed
- Discussion of park layout
- 15. Capital Ice Rink Improvements**
 - Great project but are other resources available to fund
 - Significant that it could be used year-round
 - An amenity for the children within the community
- 16. Small Project Fund**
 - No comment
- 17. Ticonderoga Marking, Branding, and Signage**
 - The branding should be done professionally, not internally (DOS requires professional consultant)
 - Current branding is not consistent in the Town
 - Noted that this is common within a DRI project
- 18. Public Art Fund**
 - Public art contributes positively to a community; help to define the town
 - Public art can be tied to community heritage
 - Creates “instagrammable” moments; engagement with social media
 - Low investment, high return for marketing the Town
 - Project has been redefined as a targeted art project
 - Discussion on cost of sculptures and other art projects
- 19. Demolition of Agway Building**
 - Budget increase because of public space improvement following demolition
 - The current state of the building detracts from the Downtown core as you enter from Moses Circle
 - Public safety issue (fire, vandalism)
 - Discussion regarding donation to the land bank

Discussion regarding the projects overall then followed the individual project discussion. The discussion was focused on the full slate of projects and how the projects together would be transformative. The following were the key points raised.

- The core part of Downtown is where the true transformative potential is located. Some of the more perimeter projects may not contribute energy to the Downtown. Those may be the projects that would not be part of the slate of projects.
- Significant leverage for private investment. Other investment is potentially coming to the Downtown.
- Other projects not be funded by DRI are more prepared for funding through other sources.
- There was discussion regarding the streetscape budget of line items related to contingencies and other unidentified projects. It was explained what these costs were.

Following discussions, the group agreed to move forward with evaluating each project. Evaluation consisted of an interactive polling tool, during which each LPC member provided feedback on a scale of 1-5 for alignment with state and local goals. This resulted in an average “score” for



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State and Local Goal alignment and each project individually was assigned a value between 1 and 5. Following this poll for each project, LPC members chose whether the project would proceed or not proceed within the process. Results of this evaluation are included below.

Evaluation #1				
Project	State & Local Goals Alignment Average	Proceeds	Does Not Proceed	Decision
6 Montcalm – Circle Court	4	9	4	Proceeds
103 Montcalm – APAC	3.8	10	1	Proceeds
105 Montcalm – Sports Venue	2.8	4	9	Does not proceed
106 Montcalm – Mixed-Use	2.8	3	10	Does not proceed
108 Montcalm	3.6	8	3	Proceeds
109 Montcalm – Food Co-Op	4.1	9	2	Proceeds
113 Montcalm – Punky Noodles	3.6	10	1	Proceeds
116 Montcalm – Perelman	4	9	4	Proceeds
172 Champlain – Mixed-Use	3.3	6	8	Does not proceed
6 Carnegie Place – Library	3.3	4	10	Does not proceed
Montcalm Streetscape	4.5	14	0	Proceeds
Adirondack Drive	3.9	11	3	Proceeds
Riverfront Recreation	4	11	3	Proceeds
Bicentennial Park	3.9	8	6	Proceeds
Capital Ice Rink	3.3	8	4	Proceeds
Small Projects Fund	4.6	10	0	Proceeds
Marketing, Branding, & Signage	4.3	12	0	Proceeds
Public Art Fund	4	11	0	Proceeds
Demolition of Agway Building	4.2	12	0	Proceeds

Following the above project list refinement, the DRI request was approximately \$16,620,000. In order to meet the state required DRI request range of \$12-\$15 million, a second evaluation was undertaken following LPC discussion of further refinement options. There was discussion that projects with higher budgets may need to be further reviewed to reach the required range as an option, but it was decided to repeat the evaluation process for projects close in range for proceed versus not proceed in order to further refine the DRI request. Four projects were re-evaluated.

Results of the evaluation of these four projects are included below.

Evaluation #2			
Project	Proceeds	Does Not Proceed	Decision
6 Montcalm – Circle Court	7	7	Proceeds
116 Montcalm – Perelman	9	4	Proceeds
Bicentennial Park	3	11	Does not proceed
Capital Ice Rink	3	9	Does not proceed



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The following projects were removed from the slate of projects moving forward:

- 105 Montcalm – Sports and Entertainment Venue
- 106 Montcalm – Mixed-Use Development
- 172 Champlain – Mixed-Use Development
- 6 Carnegie Place – Black Watch Library
- Bicentennial Park Improvements
- Capital Ice Rink Improvements

The final total of DRI funding request was approximately \$14,400,000.

Following the second round of evaluation, the meeting was adjourned. There was no public comment.