

NY Forward

Village of Chittenango LPC Meeting #4

September 23, 2025



LPC Code of Conduct

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. The conflicts of interest we have on file include *<none to date>*.

Do any other 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

- Planning Updates
- Project Evaluation Criteria
- Review of Proposed Projects
- Next Steps
- Public Comment



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Planning Updates



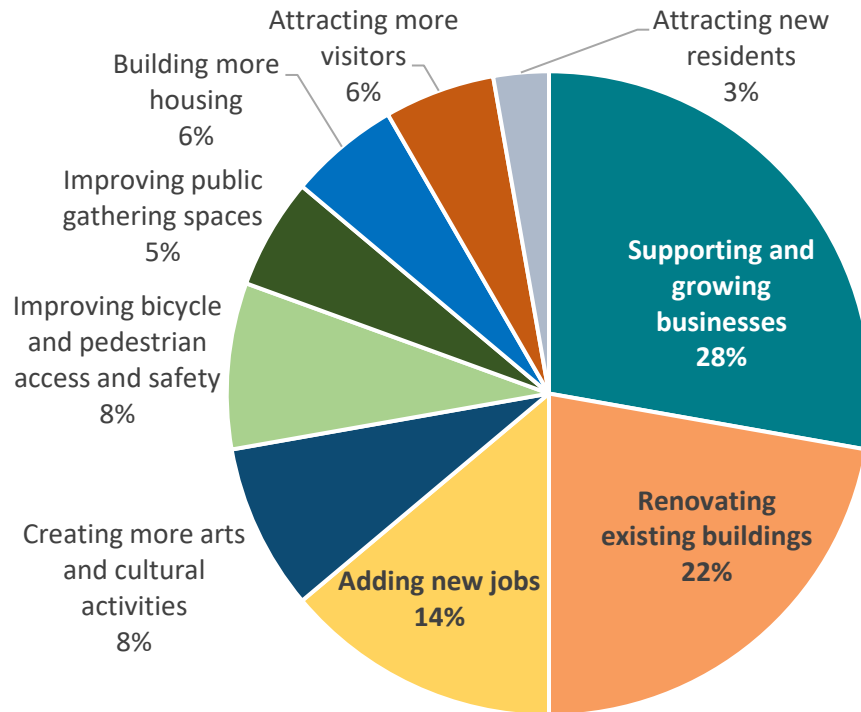
Engagement Updates

- **Pop-up event** – August 19th Tuesdays in the Park
 - Spoke with 30+ people and provided flyers to promote upcoming public meeting

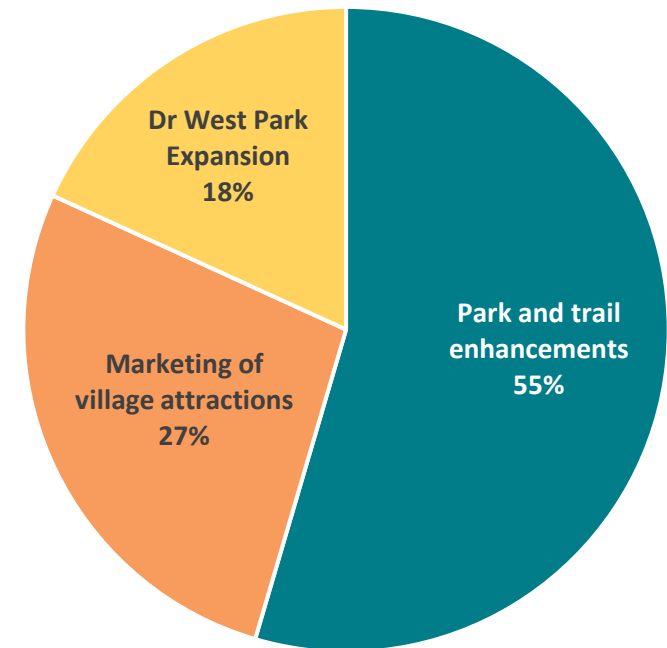


Pop-up Event

What is your highest priority for the downtown area?



What type of public improvement would you like to see in the downtown area?



Public Meeting #2

**TONIGHT, September 23rd at
Chittenango High School cafeteria**

- Share vision & goals and potential projects
- Ask people what they think of potential projects
- Goal is to assess public level of support for each project
- Project feedback survey will be online after meeting for those who cannot attend



**We want to hear from as
many people as we can!**



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Project Evaluation Criteria



Project Eligibility



Eligibility Requirements

Projects must also meet the following eligibility requirements to be considered:



Identified project sponsor with capacity and legal authority to undertake project



Project sponsor has site control



Large enough to be truly transformative to downtown (\$100,000+ total cost)



Must be able to break ground within two years of receiving NYF award



Financing commitments largely secured – or demonstrated to be able to be secured



Includes decarbonization techniques
(if new construction, substantial renovation, or building addition)

Project Eligibility



Evaluation Criteria

The LPC should consider the following.

The consultant team will provide information to support your evaluation.

- ☐ **Alignment with Local and State Goals.** Projects must advance the goals established by the LPC and the State for the NYF community.
- ☐ **Catalytic Effect.** Projects must have a significant positive impact on the revitalization of downtown.
- ☐ **Co-Benefits.** Projects must result in benefits to the community, beyond just the project developer, such as additional economic activity and improved quality of life.
- ☐ **Project Readiness.** Projects should be well-developed and ready to proceed as soon as possible upon the award of funding.
- ☐ **Cost Effectiveness.** Projects must represent an effective and efficient use of public resources.

DRI + NYF Goals



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



**Enhance downtown living
and quality of life**



**Provide diverse
employment opportunities
for a variety of skill sets
and salary levels**



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



**Provide enhanced public
spaces that serve those of
all ages and abilities**



**Encourage the reduction
of greenhouse gas
emissions**



**Grow the local property
tax base**

Village Goals

Chittenango's NYF Goals



Support a diversity of local businesses that meets interests of residents and visitors



Improve downtown's buildings, streetscapes, and connectivity



Provide a variety of housing types



Enhance and promote Chittenango's attractions, businesses, and public spaces to visitors and residents

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Proposed Projects



Open Call for Projects Results:

16 Potential Projects

✓ \$7.6 M

NYF Funds Requested

✓ \$12 M

Total Project Costs

11 Small Project Interest

✓ \$513K

NYF Funds Requested

✓ \$742K

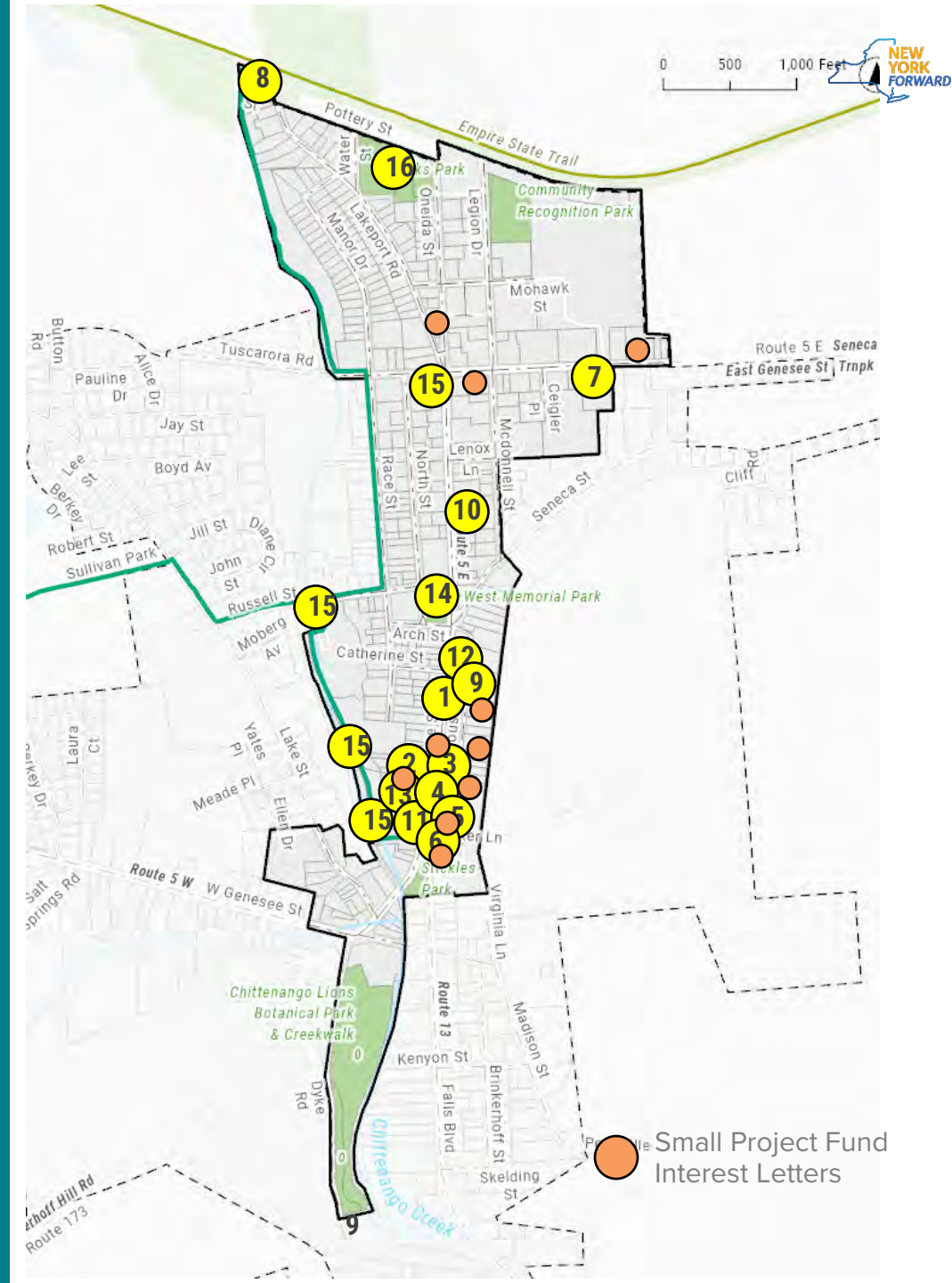
Total Project Costs

Projects Received

● Potential NYF Fund Projects

	Requested	Total Cost
1. Expand Sweet Tooth Bakery	\$520,000	\$1.3 M
2. Improve 227 Genesee St. for Energy-Efficiency	\$61,800	\$103,000
3. Create New Apartments at 254 Genesee St.	\$336,000	\$560,000
4. Modernize Commercial & Housing at 236 Genesee	\$516,000	\$860,000
5. Beautify 216 Genesee St.	\$82,500	\$110,000
6. Renovate 210 St. Genesee to Add Addtl Apartments	\$291,000	\$485,000
7. Expand Sorbello's Gift & Garden	\$435,000	\$725,000
8. Create Outdoor Ed & Rec Center at CLCBM	\$950,000	\$1.1 M
9. Modernize QuickServe Market	\$156,000	\$260,000
10. Construct New Multi-family Housing at 428 Genesee	\$960,000	\$2.4 M
11. Improve Visitor Experience at All Things Oz Museum	\$759,300	\$814,300
12. Enhance Darlene's Kitchen	\$149,500	\$249,000
13. Create New Upper Story Housing at 211 Genesee St.	\$465,000	\$775,000
14. Expand & Improve Dr. West Park	\$535,800	\$635,800
15. Implement Village Public Realm & Connectivity	\$450,500	\$500,000
16. Create Chittenango Recreation Center	\$950,000	\$1.06 M

* Estimated costs and NY Forward requests subject to change



NYF POTENTIAL PROJECTS RECEIVED

13 private projects + 3 public projects

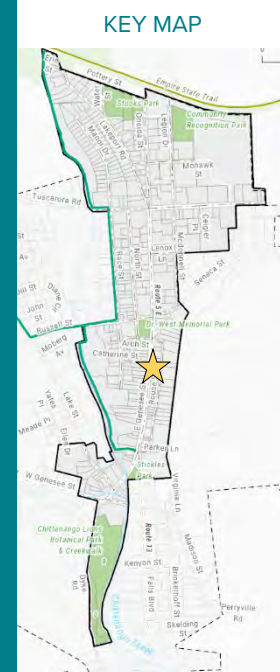
** Project details, including scope, estimated costs, and NY Forward requests, subject to change*



BUILDINGS

Expand Sweet Tooth Bakery

The project will replace a house on expand the bakery through demolition of old house and construction of new two-story building facing to Genesee Street. First floor will be a new café space for bakery and second floor will include one apartment. Additional space will allow bakery to expand days of operation and hire additional staff.



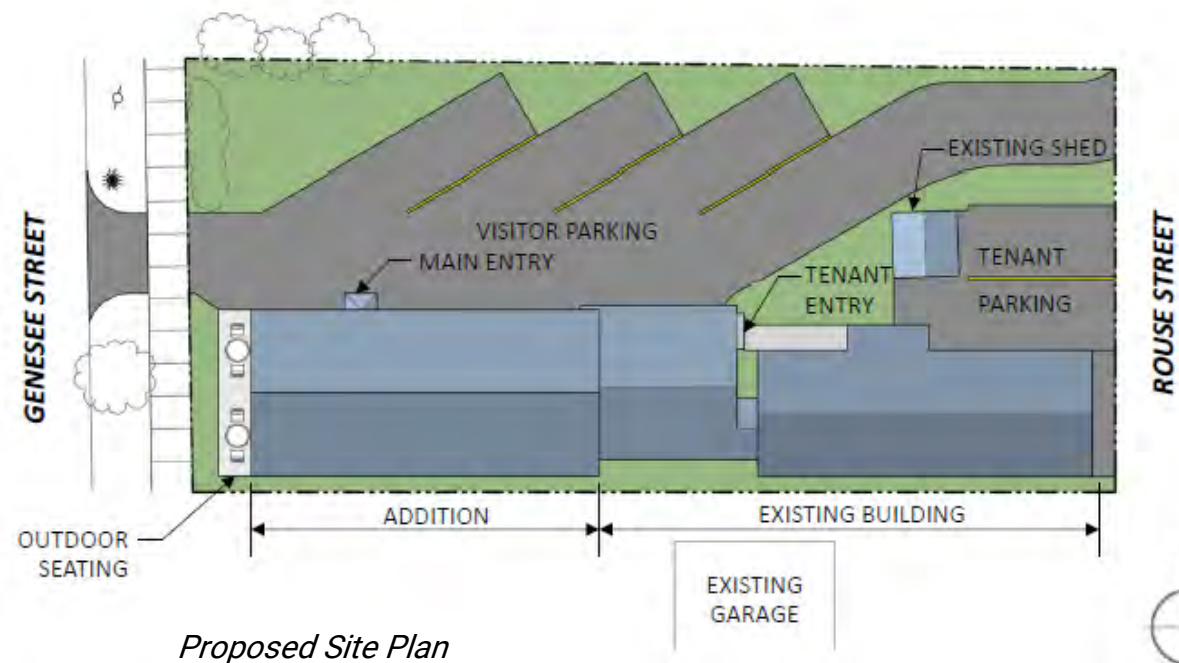
\$520,000 NYF Request (40%)

\$1,300,000 Total Project Cost

Sponsor: Sweet Tooth Annie

Site control: Yes

Existing use: Mixed-use



Proposed Site Plan



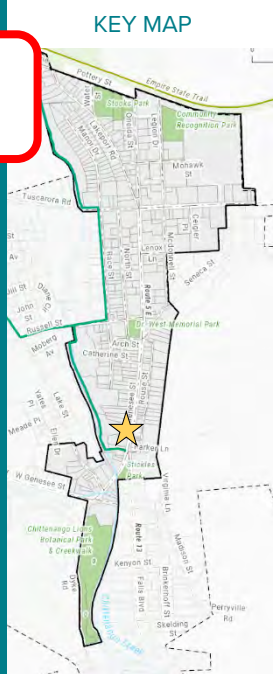
BUILDINGS

Improve 227 Genesee Street for Energy-Efficiency

The project includes several exterior improvements to an aging commercial building to improve its appearance and energy-efficiency to create a more desirable space for current and future businesses in downtown.



Scope being refined



\$61,800 NYF Request (60%)
\$103,000 Total Project Cost

Sponsor: Just in Town Properties, LLC

Site control: Yes

Existing use: Commercial



Existing conditions



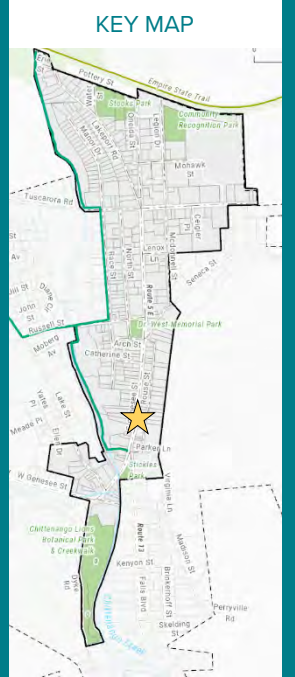
Proposed Concept



BUILDINGS

Create New Apartments at 254 Genesee Street

The project will renovate several gutted upper story apartments and return them to a livable condition. Activities will include demolition, roof replacement, complete structural and energy improvements to the building, plumbing and electric updates, and the installation of new kitchens and bathrooms. Three or four new housing units will be created.

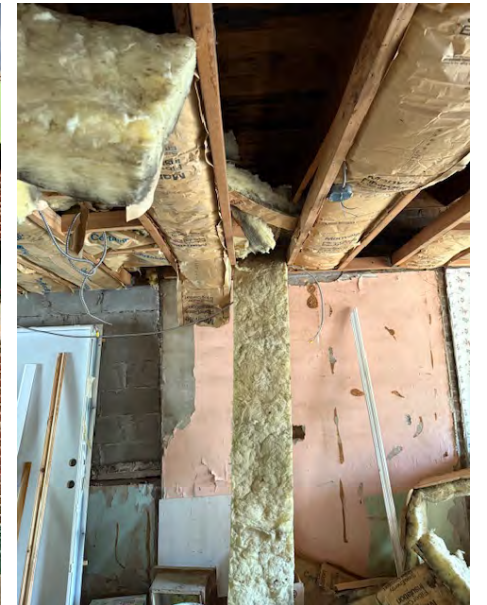


\$336,000 NYF Request (60%)
\$560,000 Total Project Cost

Sponsor: Kupczynski Holding LLC

Site control: Yes

Existing use: Mixed-use



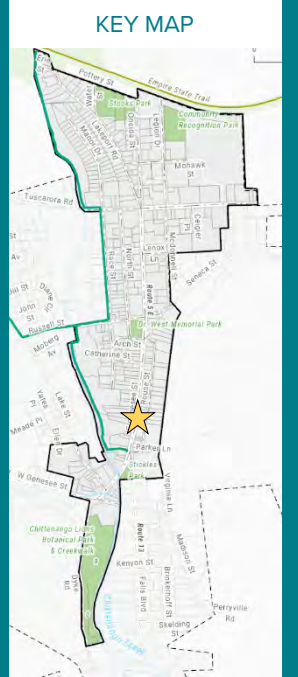
Existing conditions



BUILDINGS | PUBLIC IMPROVEMENT

Modernize Commercial and Housing Units at 236 Genesee Street

The project will improve the building's storefront facades, upgrade the nine second-story apartments, and create a new event space at Ruby Begonia's.



\$516,000 NYF Request (60%)
\$860,000 Total Project Cost

Sponsor: Kupczynski Holding LLC

Site control: Yes

Existing use: Mixed-use



Existing conditions

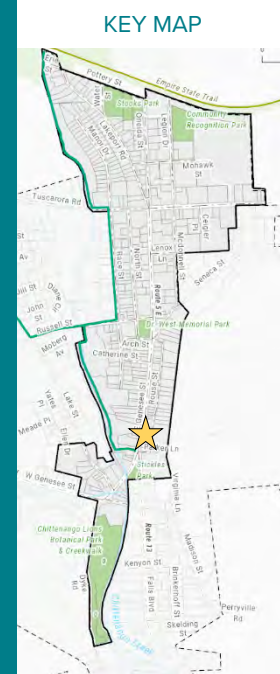


BUILDINGS

! Scope being refined

Beautify 216 Genesee Street

The project will replace the building's deteriorated exterior to bring a new and improved look to downtown.



\$82,500 NYF Request (75%)
\$110,000 Total Project Cost

Sponsor: HavenAir Enterprises LLC

Site control: Yes

Existing use: Mixed-use



Existing conditions



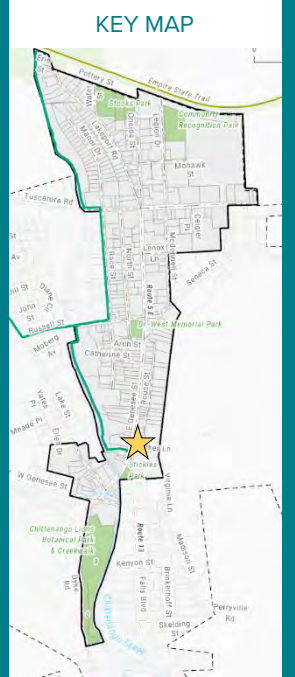
Proposed conditions



BUILDINGS

Renovate 210 Genesee Street to Add Additional Apartments

The project will make improvements to a mixed-use building to maximize the under-used second story space, revitalize exterior conditions, and replace the HVAC with an energy efficient system. Two additional apartments will be added to the building's existing five residential and two commercial units.



\$291,000 NYF Request (60%)
\$485,000 Total Project Cost

Sponsor: HavenAir Enterprises LLC

Site control: Yes

Existing use: Mixed-use



Existing conditions



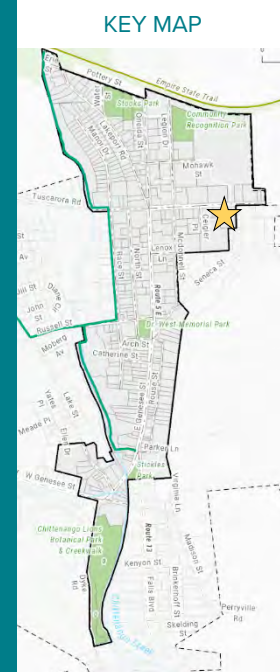
Conceptual image



BUILDINGS

Expand Sorbello's Gift and Garden for Community Programming

The project will expand the existing business' gift shop, warehouse, and produce house. It will add a third greenhouse and amphitheater to support regular public programming and events.



\$435,000 NYF Request (60%)

\$725,000 Total Project Cost

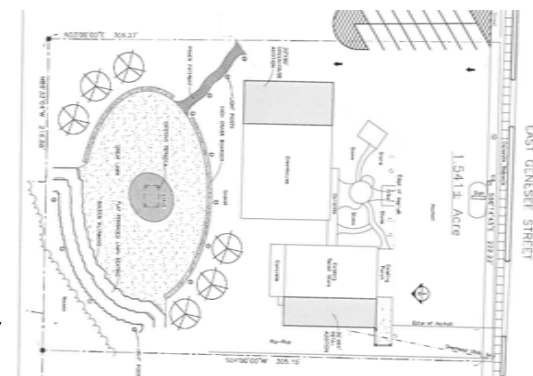
Sponsor: Sorbello's Produce Co. Inc.

Site control: Yes

Existing use: Garden Center and Gift Shop



Proposed addition



Proposed amphitheater



BUILDINGS

Create Outdoor Educational & Recreational Center at Canal Boat Museum

The project will develop an ADA accessible building with an outdoor patio to serve as an education and cultural center for year-round programming and expanded recreational opportunities. Once built, the project will strengthen connections between the museum, the Village of Chittenango, and regional trail networks.



\$950,000 NYF Request (90%)

\$1,050,000 Total Project Cost

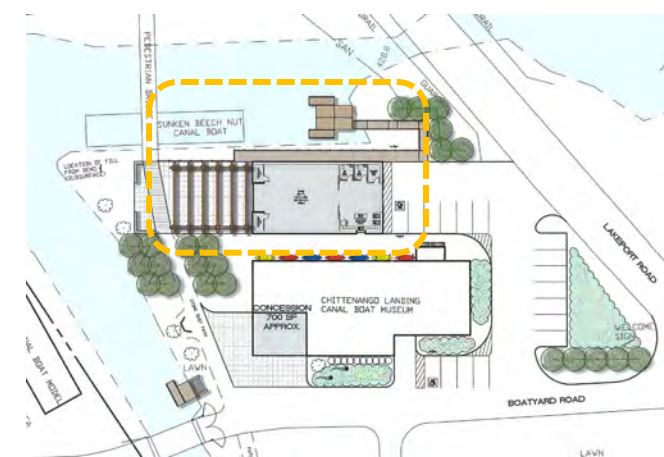
Sponsor: Chittenango Landing Canal Boat Museum

Site control: Yes

Existing use: Museum



Proposed exterior



Proposed site plan



BUILDINGS

! Scope being refined

Modernize QuickServe Market

The project will renovate the interior and exterior of the existing convenience store. Includes roof replacement, installing new flooring, resurfacing the parking lot, and updating the HVAC system.



\$156,000 NYF Request (60%)
\$260,000 Total Project Cost

Sponsor: QuickServe Market LLC

Site control: Yes

Existing use: Convenience store



Existing conditions

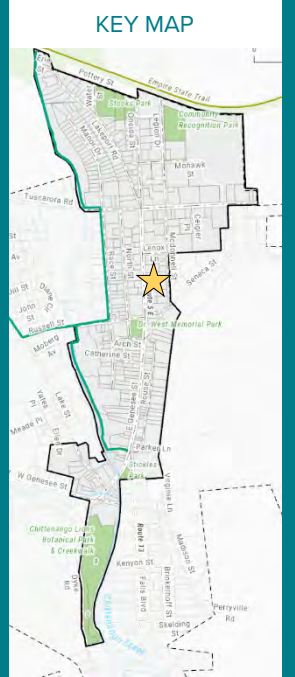




BUILDINGS

Construct New Multi-family Housing at 428 Genesee Street

The project will construct a new multifamily, market-rate, modular 8-unit building on a portion of a vacant lot along Genesee Street.



\$960,000 NYF Request (40%)
\$2,400,000 Total Project Cost

Sponsor: SoulCraft, LLC

Site control: Pending

Existing use: Vacant



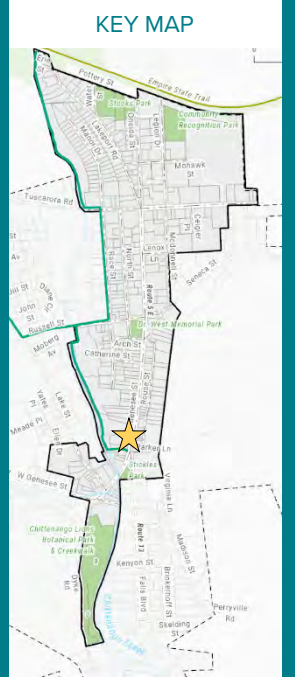
*Existing
conditions*



BUILDINGS

Improve the Visitor Experience at the All Things Oz Museum

The project will replace the museum's doors, windows, and siding, add new lighting and heating and air conditioning to the upstairs, update the restrooms, and renovate the existing gift shop. A second floor addition will create a new exhibition space and expand storage for the collection.



\$759,300 NYF Request (93%)

\$814,300 Total Project Cost

Sponsor: International L. Frank Baum & The All Things Oz Historical Foundation

Site control: Yes

Existing use: Museum



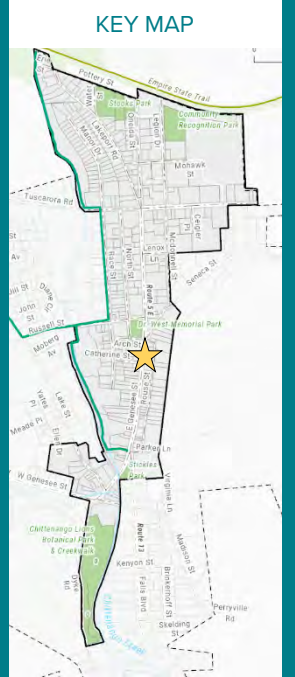
Existing conditions



BUILDINGS

Enhance Darlene's Kitchen for Improved Customer Experience

The project will renovate the existing restaurant's dining room, replace various dated kitchen and service equipment, and upgrade the heating and air conditioning system for increased energy-efficiency.



\$149,500 NYF Request (60%)
\$249,000 Total Project Cost

Sponsor: Darlene's Kitchen

Site control: Yes

Existing use: Restaurant



*Existing
conditions*



BUILDINGS

Create New Upper Story Housing at 211 Genesee Street

The project will create six new apartments on upper floors, renovate the exterior façade, and improve the site's connection to the Creekwalk.

! Scope being refined



\$465,000 NYF Request (60%)
\$775,000 Total Project Cost

Sponsor: JMRM Management, LLC

Site control: Yes

Existing use: Mixed-use



Existing conditions



PUBLIC IMPROVEMENT

Expand and Improve Dr. West Park for Community Use

The project will expand Dr. West Park across Russell Street to provide more green space for large events like Oz-stravaganza. It will also install a durable, self-cleaning public restroom facility so visitors feel comfortable extending their stay in the downtown area.



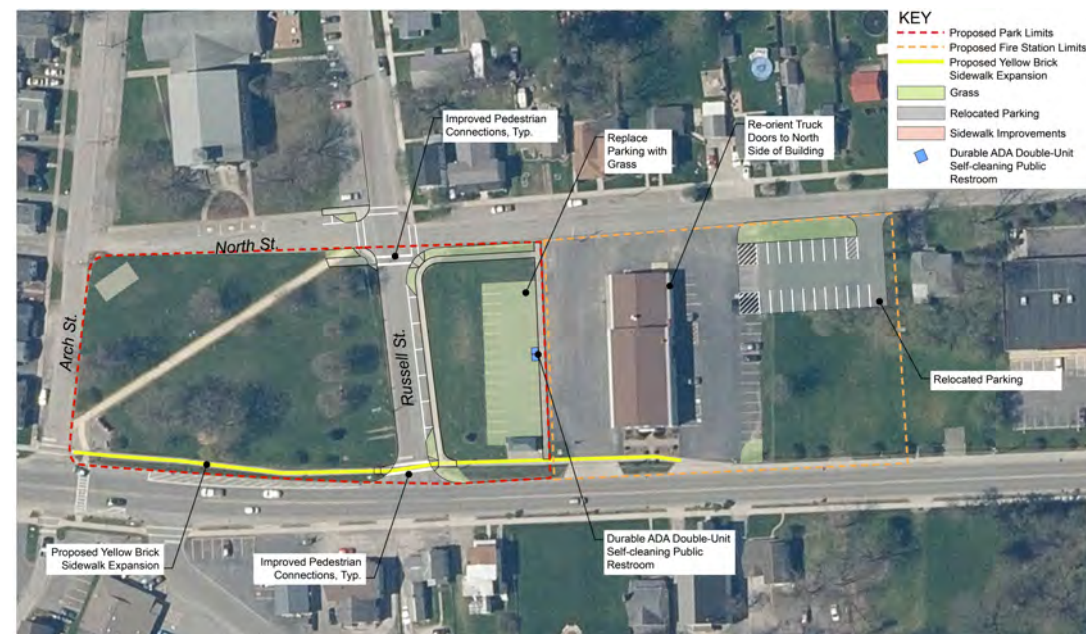
\$536,000 NYF Request (84%)

\$636,000 Total Project Cost

Sponsor: Village of Chittenango

Site control: Yes

Existing use: Dr. West Park and Fire Station



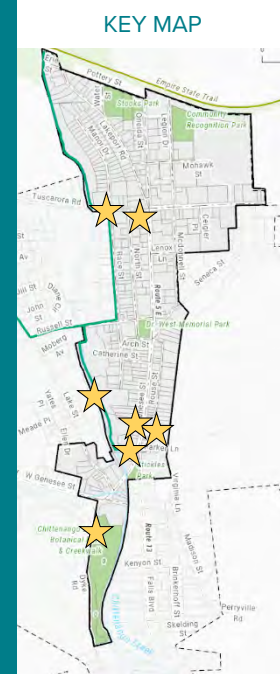
Proposed Concept



PUBLIC IMPROVEMENT

Implement Village Public Realm and Connectivity Improvements

The project is a multi-faceted effort to improve residents' quality of life and the visitor experience in the downtown area. Key components include: 1. Extend the yellow brick sidewalk from current northern end to Dr West Park. 2. Enhance Creekwalk with two entry point gateway arches and rebuilding the ADA fishing pier. 3. Create a new pocket park near the Village Offices to provide green space. 4. Install a mural at 201 Genesee Street that creates a visual landmark and celebrates features like Oz, Chittenango Falls, and the Erie Canal. 5. Create new gathering space at Lions Botanical Garden by installing a pavilion and paved seating area. 6. Install new digital sign at Genesee and Genesee Turnpike along with two village gateway signs to promote downtown.



\$450,000 NYF Request (90%)
\$500,000 Total Project Cost

Sponsor: Village of Chittenango

Site control: Yes

Existing use: Public realm, public space



Existing end of yellow brick sidewalk



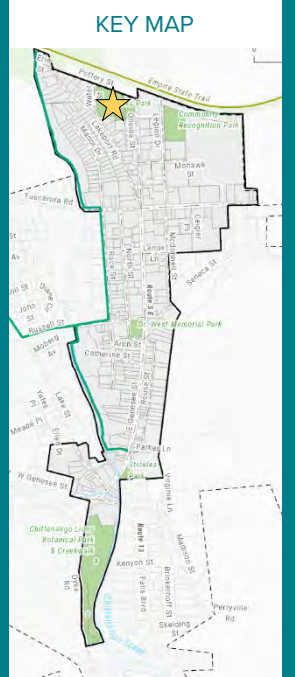
Proposed mural concept



PUBLIC IMPROVEMENT

Create Chittenango Recreation Center

The project will build a new modern, multi-use recreation center with an indoor basketball court for community use. The location will likely be at Stooks Park, though other location(s) are being considered.



\$950,000 NYF Request (90%)
\$1,055,000 Total Project Cost

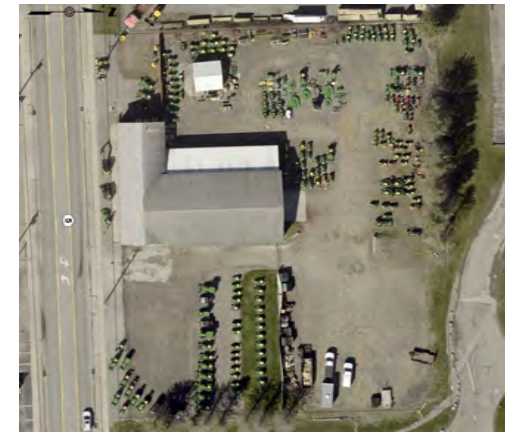
Sponsor: Village of Chittenango

Site control: Yes

Existing use: Public Park



Existing conditions



*Potential alternative location:
809 Genesee St.*

QUESTIONS FOR THE LPC

Should any projects be removed from further consideration?

What questions do you have for sponsors about projects?

SMALL PROJECT INTEREST

11 letters of interest received

Projects Received

● Potential Small Project Fund Projects

	Requested	Total Cost
1. Sullivan Free Library	\$15,000	\$20,000
2. Serendipity Café & The North Pole	\$52,500	\$70,000
3. 227 Genesee Building Improvements	\$34,300	\$49,000
4. 216 Genesee Building Improvements	\$74,300	\$99,000
5. 1007 Genesee – Laundromat Dryers	\$75,000	\$155,000
6. Sweet Tooth Bakery Generator/Freezer Equipment	\$32,000	\$42,500
7. DeMario's Interior Renovation	\$30,000	\$40,000
8. 249 Genesee Façade Improvements	\$9,200	\$12,200
9. St. Paul's Episcopal Church Improvements	\$60,000	\$80,000
10. Ruby Begonia's	\$75,000	\$100,000
11. Shears to You	\$55,700	\$74,300

\$513,000 requested (69%)

\$742,000 total cost



QUESTIONS FOR THE LPC

What are initial thoughts about the need for a Small Project Fund?

If one seems needed, what funding level seems appropriate?

4

Next Steps



Project Development Continues

- Team will share LPC questions with sponsors
- Team will continue working with sponsors to refine project details, explore funding sources, confirm cost and request amount, create project rendering, etc.
- Sponsors will provide team with additional information as requested
- Public project survey will close October 10 – team will share feedback at next meeting

Future Meetings

LPC Meetings

LPC#1: Tuesday, May 20

LPC #2: Wednesday, June 25

LPC #3: Wednesday August 20

LPC #4: Tuesday, September 23

LPC #5: Wednesday, October 15

LPC #6: Wednesday, October 29

Public Meetings

Public Meeting #1: June 11

- Kick-off and Opportunities/Challenges

Public Meeting #2: September 23

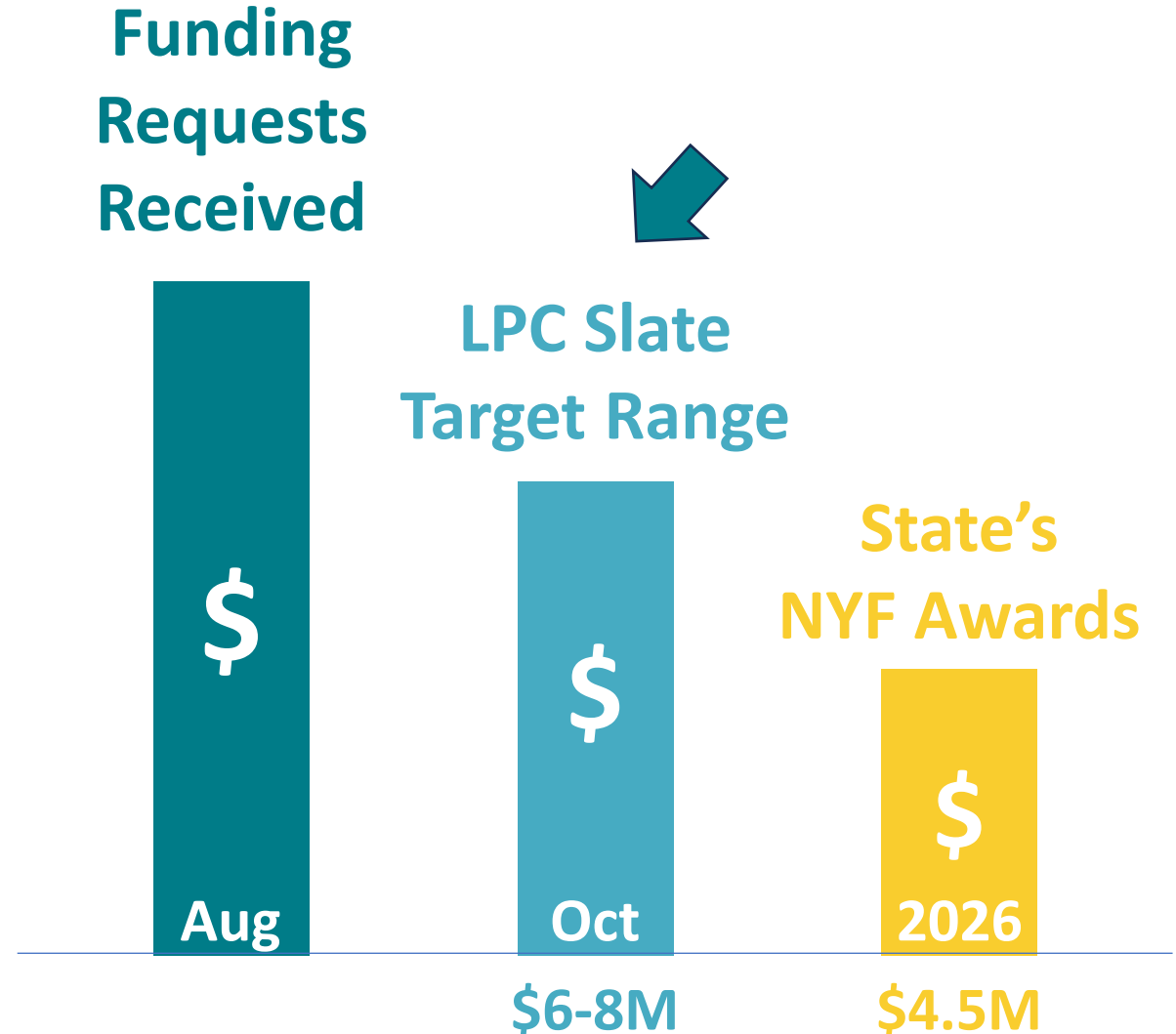
- Vision and Goals, Potential Projects

NYF Pop-Up

August 19 at Tuesdays in the Park

Final Slate of Recommended Projects

- In late October, LPC will vote on slate of projects to recommend for funding consideration by the State
- Final slate of projects takes into consideration feedback from the public among other factors
- The total amount of requested NYF funds will have a higher dollar amount than what will be awarded



At LPC 6:

- Team will draft preliminary list of projects based on LPC discussion
- LPC will discuss list and total amount requested
 - Closer to \$8 million: fewer decisions for LPC, more options for State
 - Closer to \$6 million: more decisions for LPC, fewer options for state
- Goal for LPC to finalize list of projects by end of LPC 6

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Public Comment

