

NY Forward

# Village of Chittenango LPC Meeting #6

---

October 29, 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. We have one conflict of interest on file.

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

---

- Project Projects & Updates
- Recommended Project Slate
  - Discussion & Vote
- Community Roadmap
- Next Steps
- Public Comment





1

# Proposed Projects & Updates



# Projects Being Considered

## 16 Potential Projects

✓ \$7 M

NYF Funds Requested

✓ \$11.47 M

Total Project Costs

## 11 Small Project Interest

✓ \$513K

NYF Funds Requested

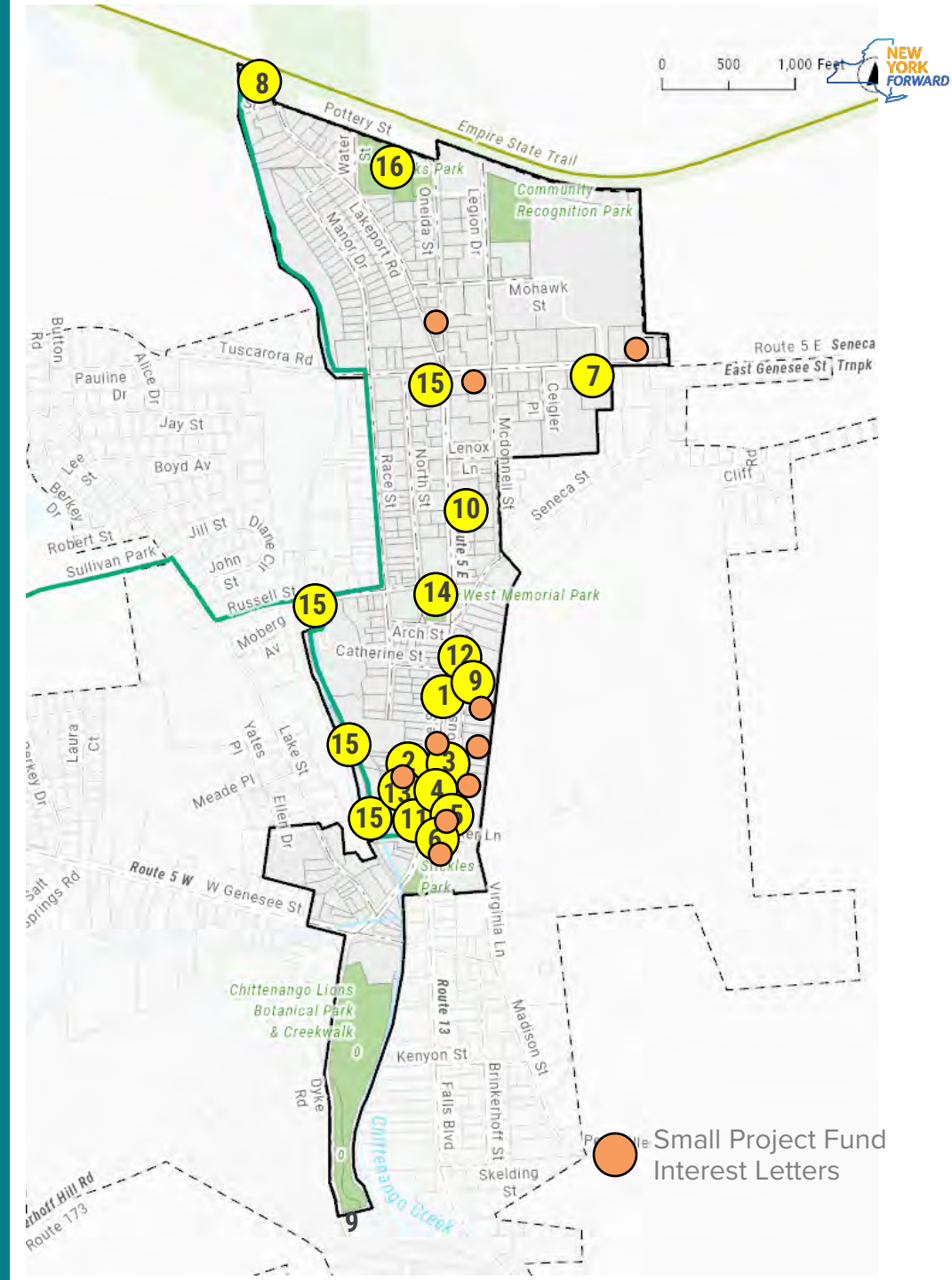
✓ \$742K

Total Project Costs

# Projects Being Considered

## ● Potential NYF Projects

	Requested	Total Cost
1. Expand Sweet Tooth Bakery	\$520,000	\$1.3 M
2. Improve 227 Genesee St. for Energy-Efficiency	\$82,000	\$136,000
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.	\$73,600	\$98,100
6. Renovate 210 St. Genesee to Add Addtl Apartments	\$292,500	\$487,500
7. Expand Sorbello's Gift & Garden	\$435,000	\$725,000
8. Enhance CLCBM as Visitor Attraction	\$233,000	\$303,000
9. Modernize QuickServe Market	\$156,000	\$260,000
10. Construct New Multi-family Housing at McDonnell	\$915,000	\$2.4 M
11. Improve Visitor Experience at All Things Oz Museum	\$482,000	\$522,000
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	\$825,000	\$850,000
15. Implement Village Public Realm & Connectivity	\$472,000	\$525,000
16. Create Chittenango Recreation Center	\$1.17M	\$1.3 M



## **NYF POTENTIAL PROJECTS RECEIVED**

**13 private projects + 3 public projects**

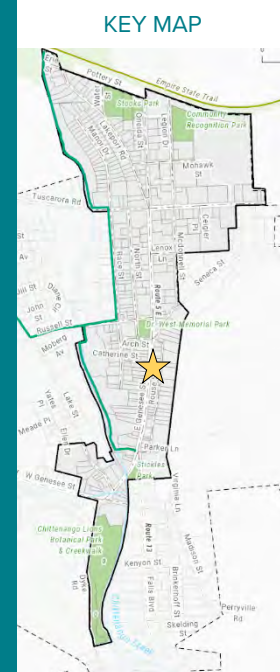




## BUILDINGS

# 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%)**

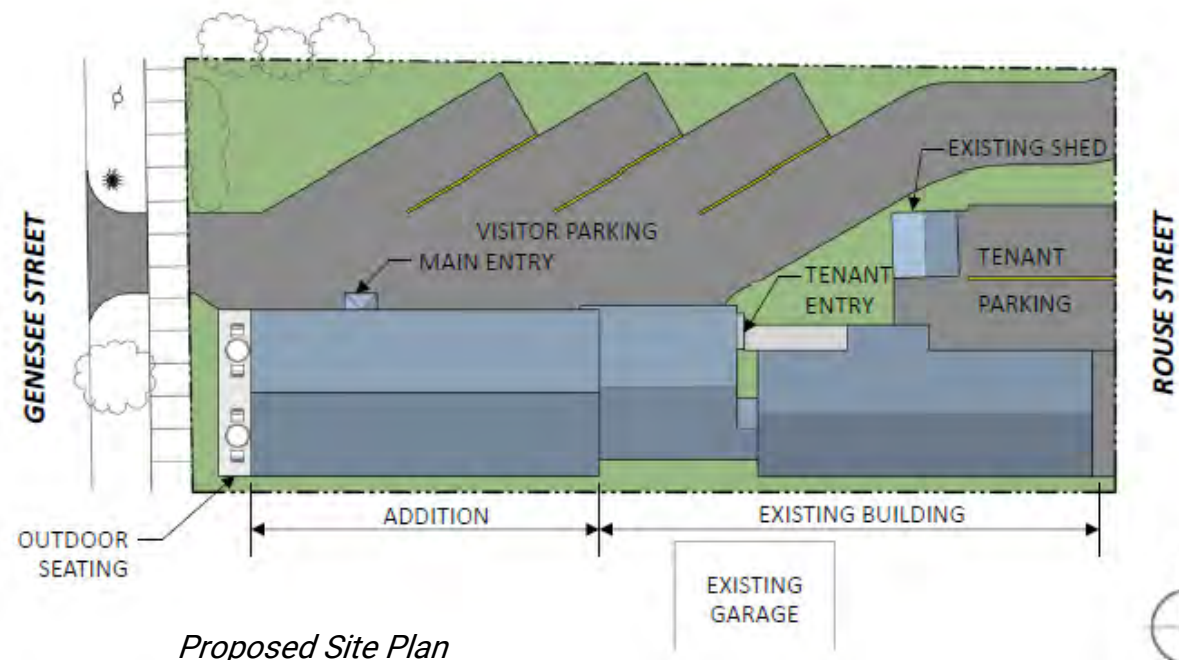
**\$1,300,000 Total Project Cost**

Sponsor: Sweet Tooth Annie

Site control: Yes

Existing use: Mixed-use

Update:



*Proposed Site Plan*



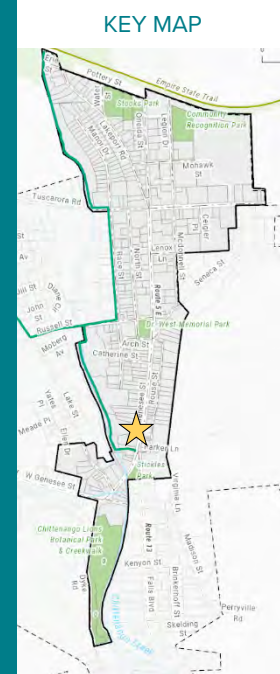


## BUILDINGS

# 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. Also includes interior renovation in commercial spaces.

SPF candidate?



**\$82,000 NYF Request (60%)**  
**\$136,000 Total Project Cost**

Sponsor: Just in Town Properties, LLC

Site control: Yes

Existing use: **Commercial**

Update: Increased scope and NYF request to replace ceilings in commercial space



*Existing conditions*



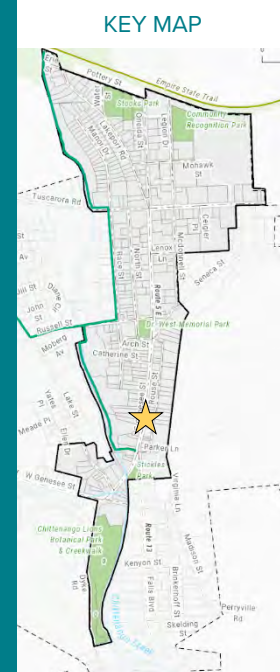
*Proposed Concept*



## 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. 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

**Update:** New apartments will be studio, 1-bedroom, and 2-bedroom units.



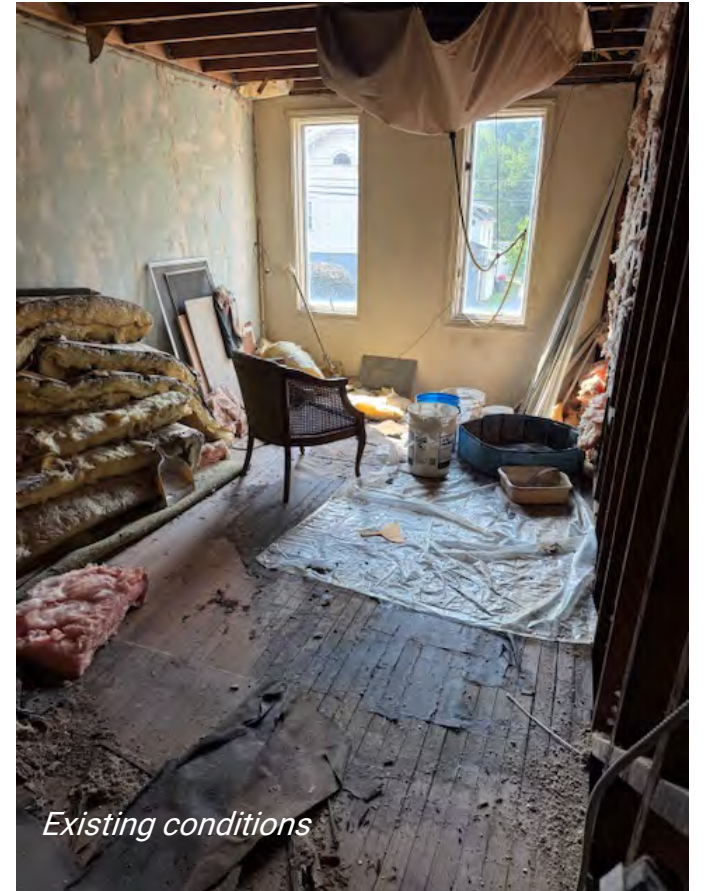
*Existing conditions*



# Create New Apartments at 254 Genesee Street



*Conceptual Rendering –  
subject to change*



*Existing conditions*

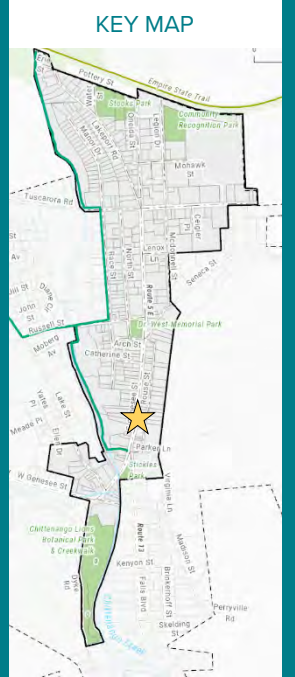




## BUILDINGS | PUBLIC IMPROVEMENT

# 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

**Update:** Apartments will remain occupied through renovation; rents will stay same. Decarbonization required (>5,000sf).



*Existing conditions*



# Modernize Commercial and Housing Units at 236 Genesee Street



*Conceptual Rendering –  
subject to change*



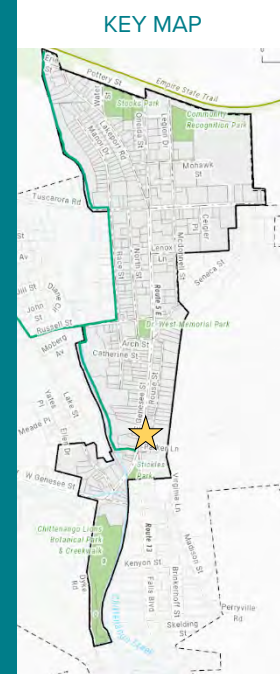


## BUILDINGS

# Beautify 216 Genesee Street

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

! Scope & budget change  
SPF candidate?



**\$73,600 NYF Request (75%)**

**\$98,100 Total Project Cost**

Sponsor: HavenAir Enterprises LLC

Site control: Yes

Existing use: Mixed-use

**Update:** Decreased scope and budget. Apartment renovation removed from scope.



*Existing conditions*



*Proposed conditions*

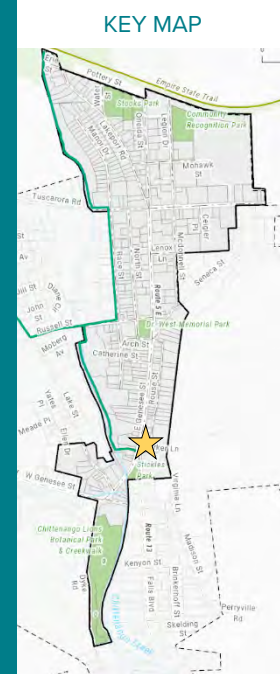




## BUILDINGS

# 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.



**\$292,500 NYF Request (60%)**  
**\$487,500 Total Project Cost**

Sponsor: HavenAir Enterprises LLC

Site control: Yes

Existing use: Mixed-use

Update: Increase in total costs. New apartments will include “mid-range” finishes



*Existing conditions*



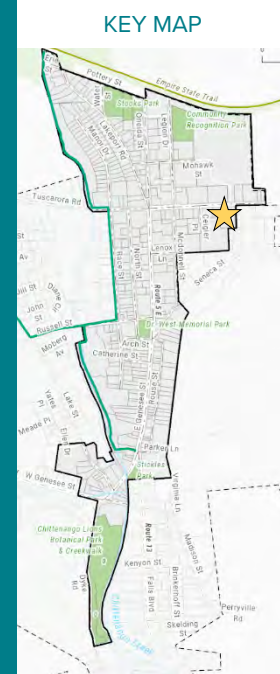
*Conceptual image*



## 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. Goal to add at least 2 full-time jobs with expansion.



**\$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

**Update:** Amphitheater to accommodate 100-150 people; sponsor anticipates hosting 1 event/week and no impact on Dr. West Park events

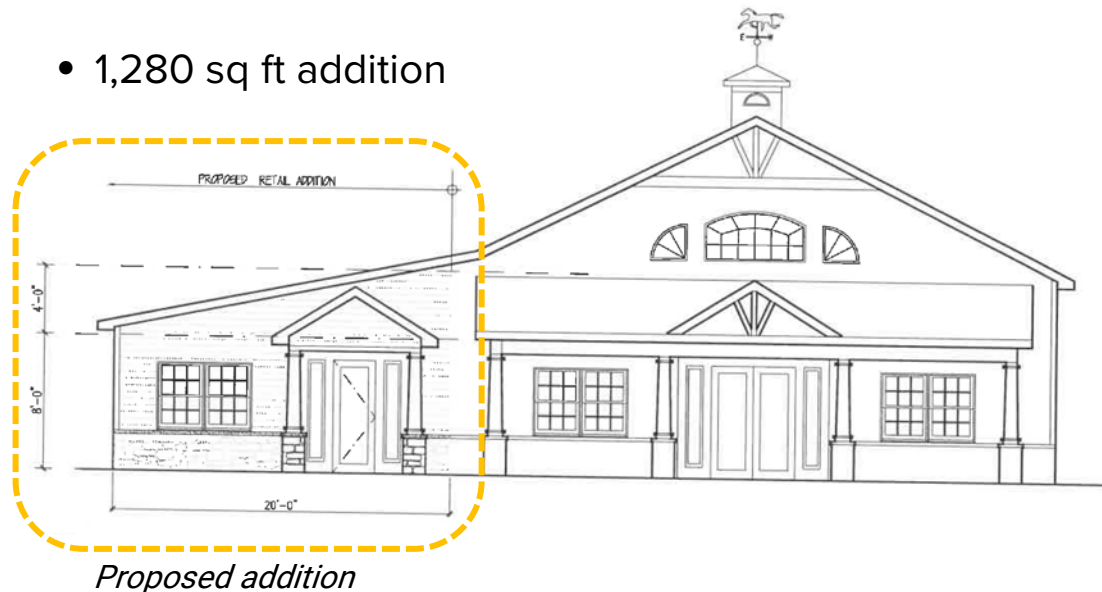




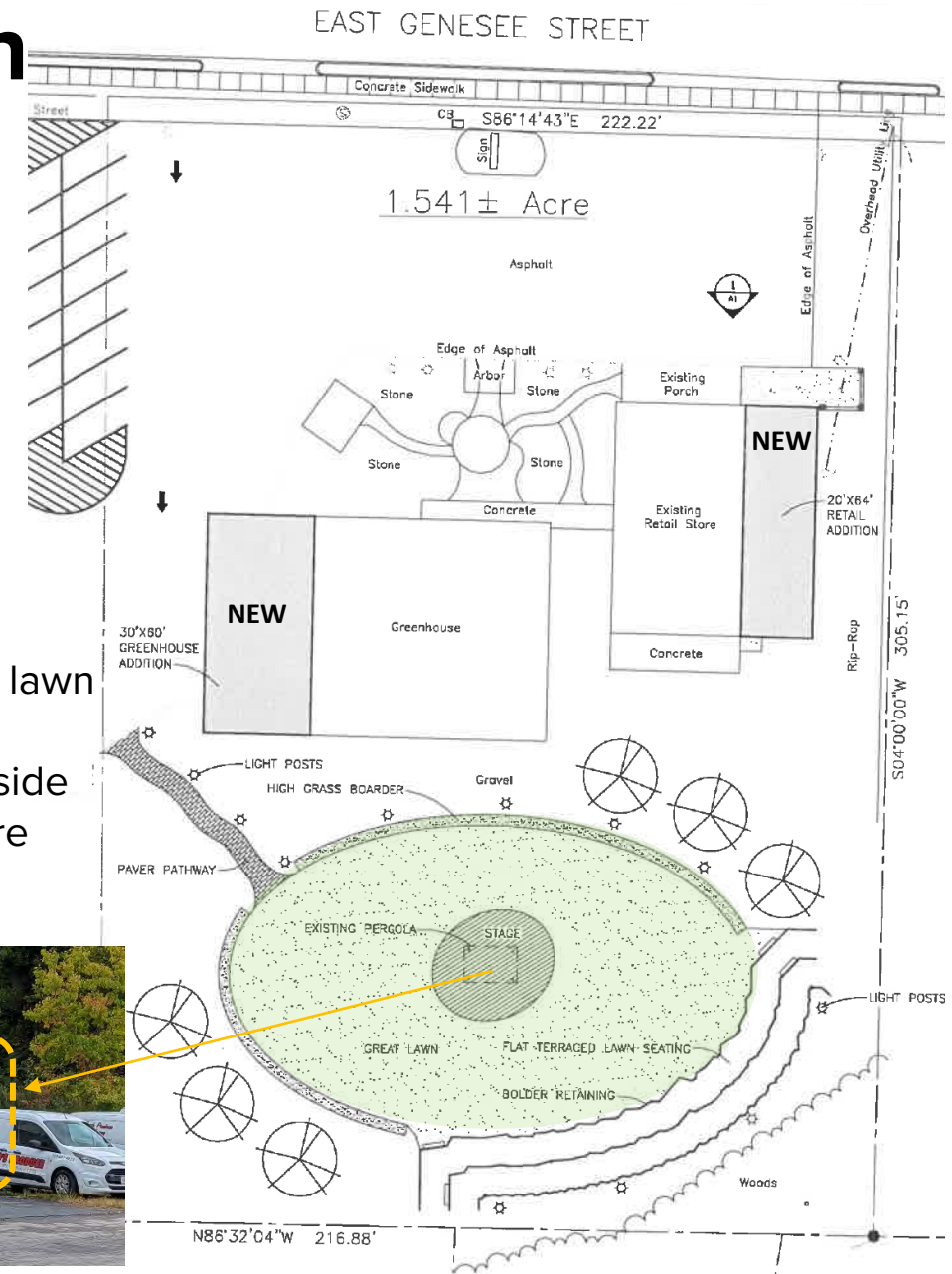
# Expand Sorbello's Gift and Garden



- 1,280 sq ft addition



- Paver path from parking to great lawn
- Terraced lawn seating on one side
- Stage built where pergola is now



*Proposed amphitheater*

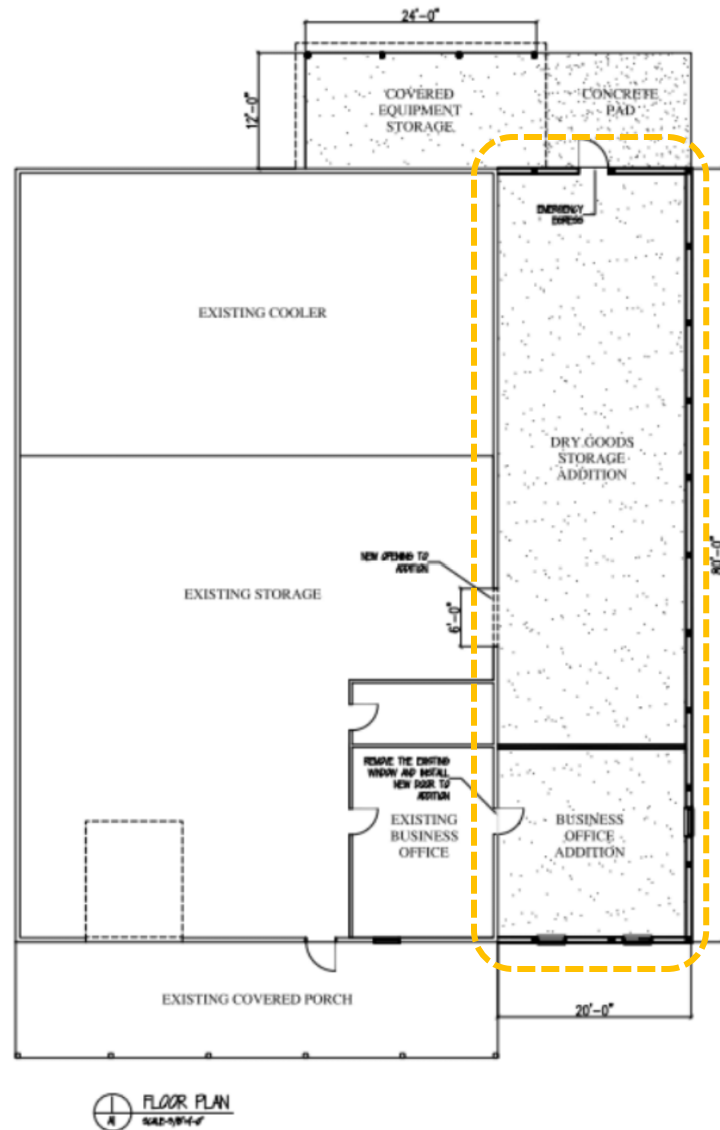


# Expand Sorbello's Gift and Garden

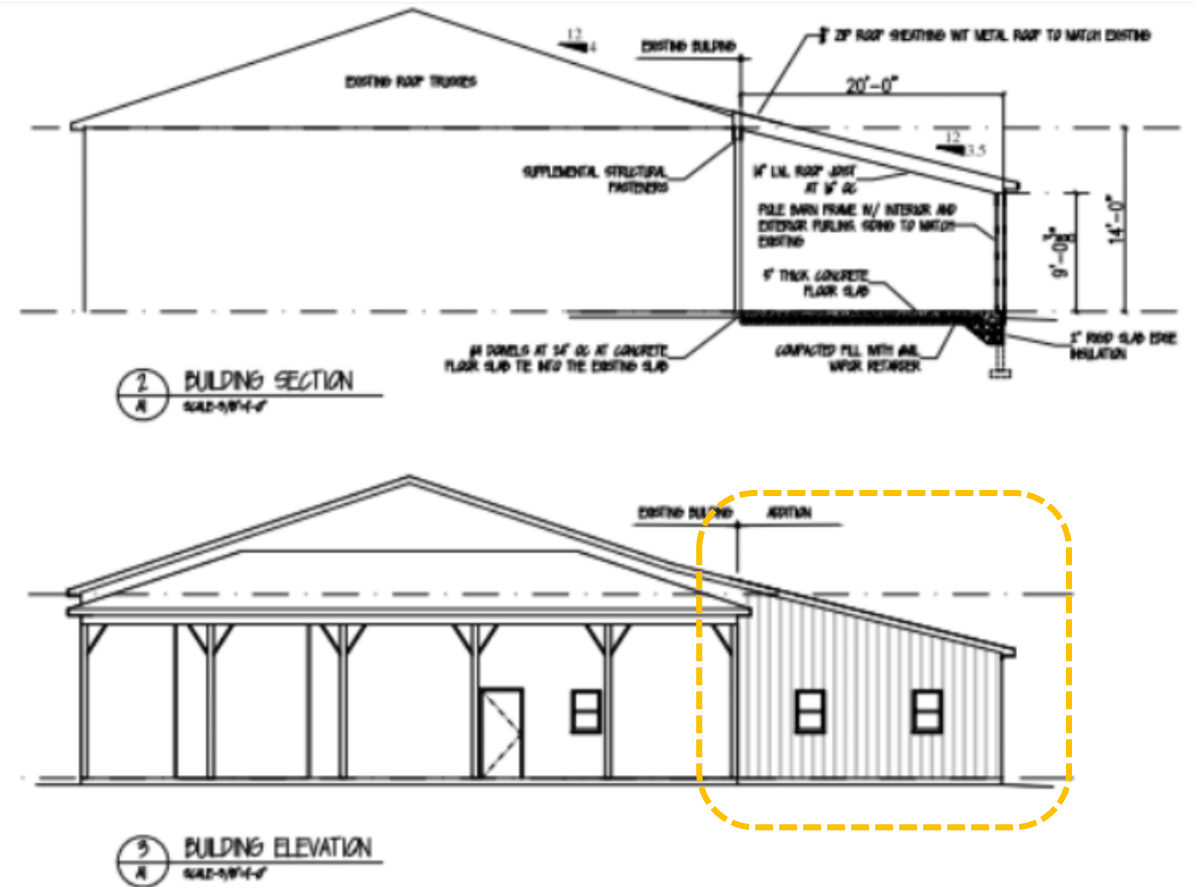


*Conceptual Rendering –  
subject to change*

# Expand Sorbello's Gift and Garden



Proposed addition floor plan



Proposed addition





## BUILDINGS

# Enhance the Canal Boat Museum as a Visitor Attraction

The project will complete Phase 1 of a multi-phase project to reinvigorate the museum as an attraction and destination along the Erie Canal. Project elements in this phase include a canal lookout area, outdoor patio with pergola structure, seat wall, signage, and other site improvements including native landscaping, parking, and lighting.

! Scope & budget change



**\$233,000 NYF Request (77%)**

**\$303,000 Total Project Cost**

Sponsor: Chittenango Landing Canal Boat Museum

Site control: Yes

Existing use: Museum

Update: Phase 1 of larger project. Restrooms to be included in Phase 2.



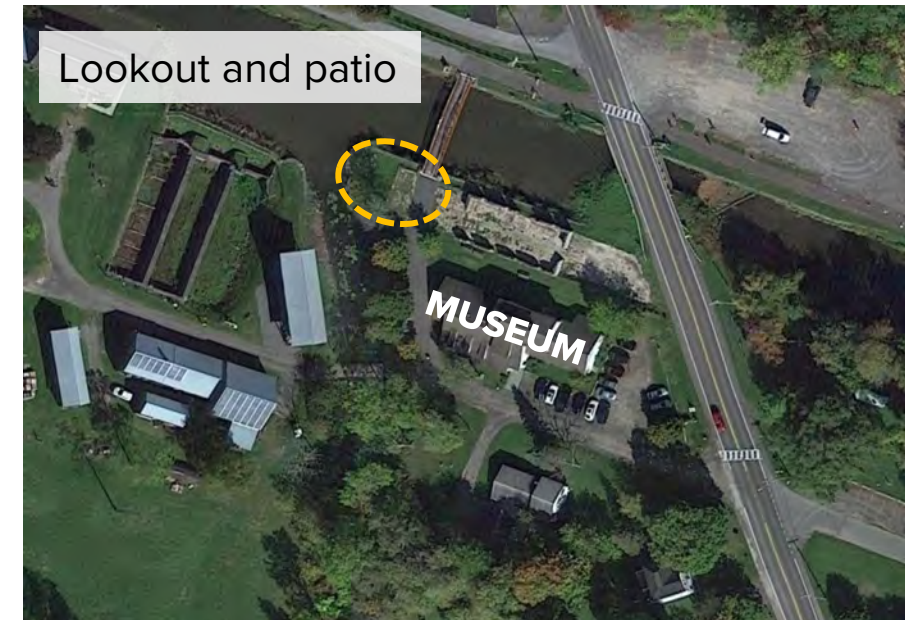


# Enhance the Canal Boat Museum



*Example of outdoor patio and pergola*

- Connect CLCBM to Creekwalk extension
- Activate museum's outdoor space
- Signal renewal







## BUILDINGS

! Scope & budget change

# Modernize QuickServe Market

The project will renovate the interior and exterior of the existing convenience store. Includes front façade improvements, installing new flooring in store, roof replacement, 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

Update: Sponsor including facade improvements



Existing conditions





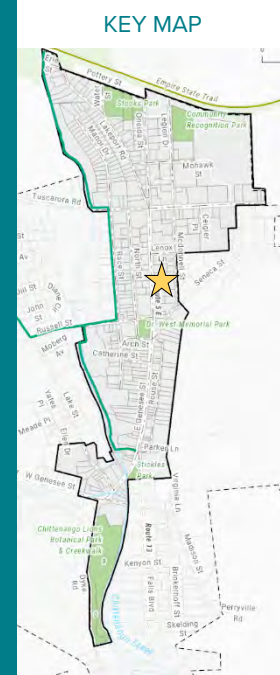


## BUILDINGS

# Construct New Multi-family Housing on McDonnell Street

The project will construct a new market-rate, modular 6-unit townhouse building on a vacant lot along McDonnell Street near downtown.

**! Site control not secured**



**n/a NYF Request**

**n/a Total Project Cost**

Sponsor: SoulCraft, LLC

Site control: No

Existing use: Vacant

**Update: Sponsor unable to secure site control**



*Existing conditions*

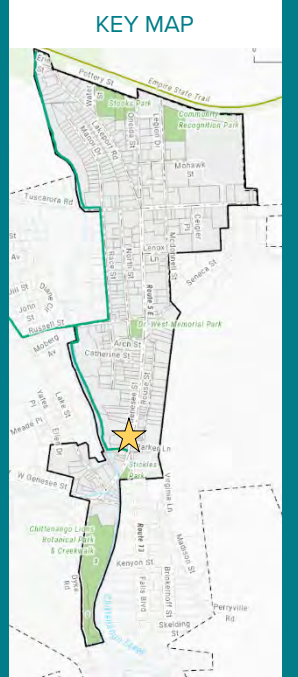


## BUILDINGS

# Improve the Visitor Experience at the All Things Oz Museum

The project will replace the museum's siding, windows, and doors; add a second restroom, renovate the existing gift shop, upgrade to LED lighting and climate control upstairs (exhibit storage), and acquire new display case.

! Scope & budget change



**\$482,000 NYF Request (92%)**

**\$522,000 Total Project Cost**

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

Site control: Yes

Existing use: Museum

**Update:** Decrease in total project cost. Removed addition to second floor but keeps renovation to existing second floor



*Existing conditions*



# Improve the Visitor Experience at the All Things Oz Museum



*Gaylord display case*



*Existing second floor storage*



## 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.

SPF candidate?



**\$149,500 NYF Request (60%)**

**\$249,000 Total Project Cost**

Sponsor: Darlene's Kitchen

Site control: Yes

Existing use: Restaurant

Update: Still waiting for updates from sponsor.



*Existing conditions*



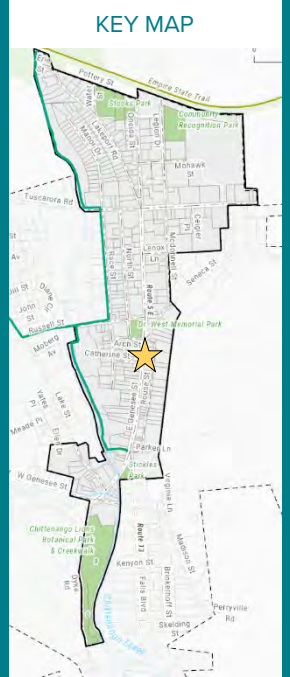


## BUILDINGS

SPF candidate?

# 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.



Potential Small Project Fund elements:

- Rebuild entryway and make ADA accessible
- Replace two windows and doors
- New exterior signage



Existing conditions



## BUILDINGS

# Create New Upper Story Housing at 211 Genesee Street

The project will create six new apartments on upper floors, renovate building's exterior façade, and improve the site's connection to the Creekwalk through the addition of new pathways, benches, and picnic tables.



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

Sponsor: JMRM Management, LLC

Site control: Yes

Existing use: Mixed-use

**Update:** Apartments will provide workforce housing  
(50-60% Syracuse MSA Area Median Income)



*Existing conditions*



# Create New Upper Story Housing at 211 Genesee Street

Second floor:

- Remove shingled 'apron' exterior structure to open windows for interior space
- Renovate formerly unusable space into two studios or one 1-bedroom



Third floor:

- Create four new 1-bedroom apartments in vacant space



# Create New Upper Story Housing at 211 Genesee Street



*Conceptual rendering – subject to change*





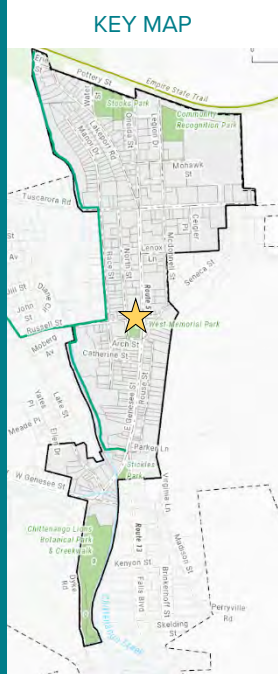
## PUBLIC IMPROVEMENT

# 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.



Cost and request updated



**\$825,000 NYF Request (96%)**

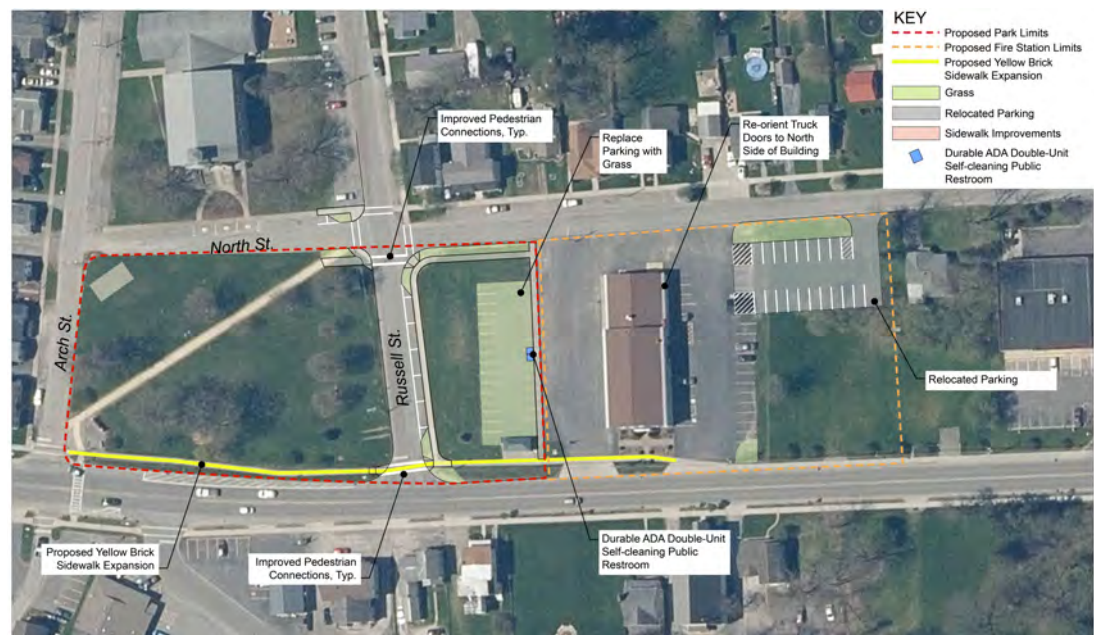
**\$850,000 Total Project Cost**

Sponsor: Village of Chittenango

Site control: Yes

Existing use: Dr. West Park and Fire Station

**Update: Added cost to replace paving with grass, shipping and install of bathroom**



*Proposed Plan*

# Expand and Improve Dr. West Park



*Existing portable toilets*

- Urban Blu self-cleaning restroom examples
- Single-restroom unit installed in Albany, NY park (*not shown*)



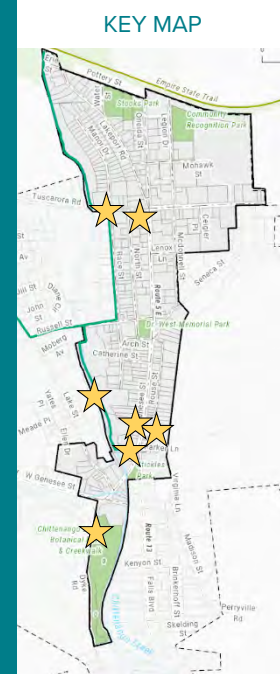




## PUBLIC IMPROVEMENT

# 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.



**\$472,000 NYF Request (90%)**  
**\$525,000 Total Project Cost**

Sponsor: Village of Chittenango

Site control: Yes

Existing use: Public realm, public space

Update:



*Existing end of yellow brick sidewalk*



*Proposed mural concept*



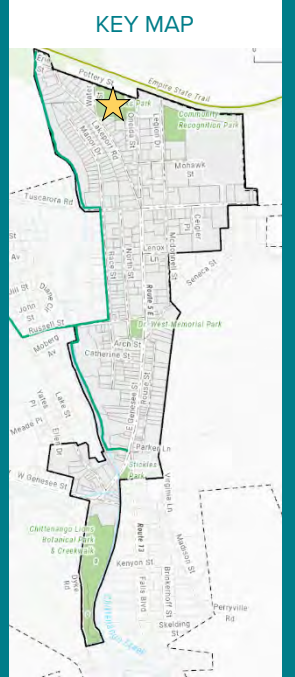
## PUBLIC IMPROVEMENT



Cost and request  
updated

# 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 be at Stooks Park. The 80'x130' facility will house a multi-use indoor court, locker rooms, concession area, and seating. It could also be used for small events.



**\$1,170,000 NYF Request (90%)**  
**\$1,300,000 Total Project Cost**

Sponsor: Village of Chittenango

Site control: Yes

Existing use: Public Park

Update: Added site costs for parking and drainage.



*Existing conditions*



## QUESTIONS FOR THE LPC

**Should any projects be removed from further consideration?**

## **SMALL PROJECT INTEREST**

**11 letters of interest received**





## PUBLIC IMPROVEMENT

# Create a Small Project Fund

Eligible activities include:

- Exterior and interior renovations to commercial and mixed-use buildings
- Upper-story residential improvements
- Business assistance/permanent commercial machinery and equipment
- Soft costs related to improvements
- Public art

**\$400,000 NYF Request (75%)**

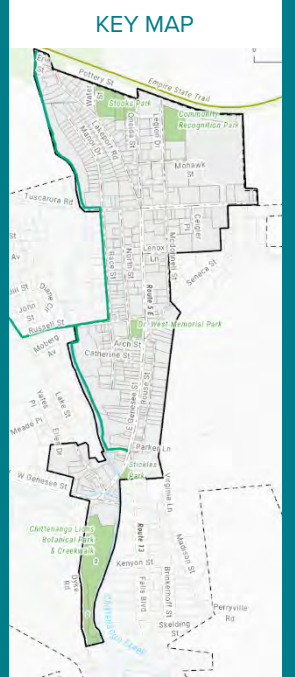
**\$600,000 Total Project Cost**

LPC can determine need for small project fund and amount - typically up to \$300,000 for NYF communities but can increase to \$600,000

Demonstration of need required

Ineligible activities include:

- Property acquisition
- Deferred maintenance or general repairs (businesses/for-profits)
- Landscaping
- Working capital
- Improvements to municipally-owned/operated buildings
- Participant or related labor



# Interest Letters Received

## ● Potential Small Project Fund Projects

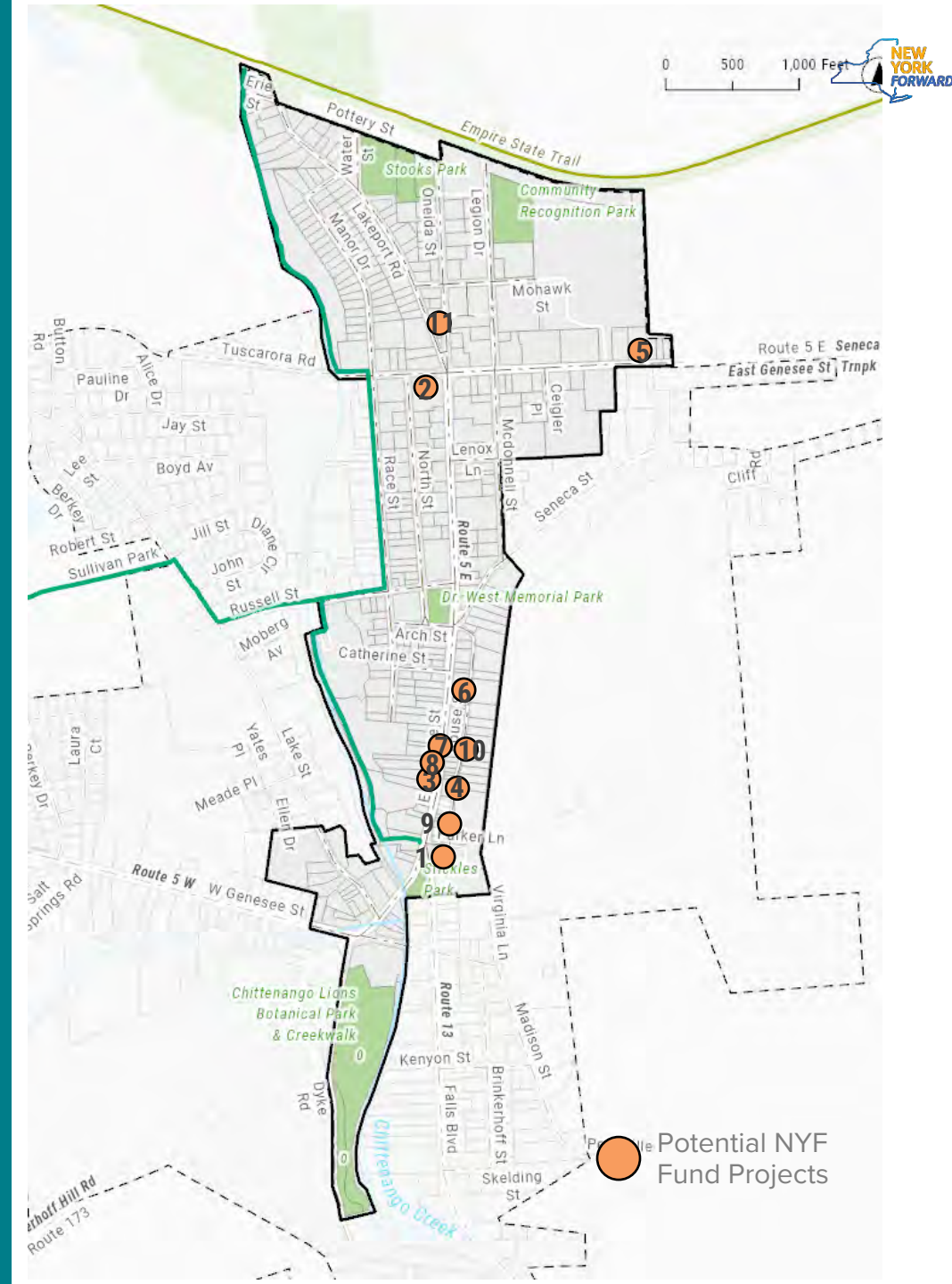
	Requested	Total Cost
1. Sullivan Free Library	\$15,000	\$20,000
2. Serendipity Café & The North Pole	\$52,500	\$70,000
3. 227 Genesee Building Improvements	\$34,300	\$49,000
4. 216 Genesee Building Improvements	\$74,300	\$99,000
5. 1007 Genesee – Laundromat Dryers	\$75,000	\$155,000
6. Sweet Tooth Bakery 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**

Other potential small project candidates:

- Darlene's Kitchen?





## QUESTIONS FOR THE LPC

**Does a Small Project Fund seem needed in Chittenango?**

**If so, what funding level seems appropriate?  
Keep minimum match at 25% or increase?**

2

# Recommended Project Slate





## 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

# Project Evaluation

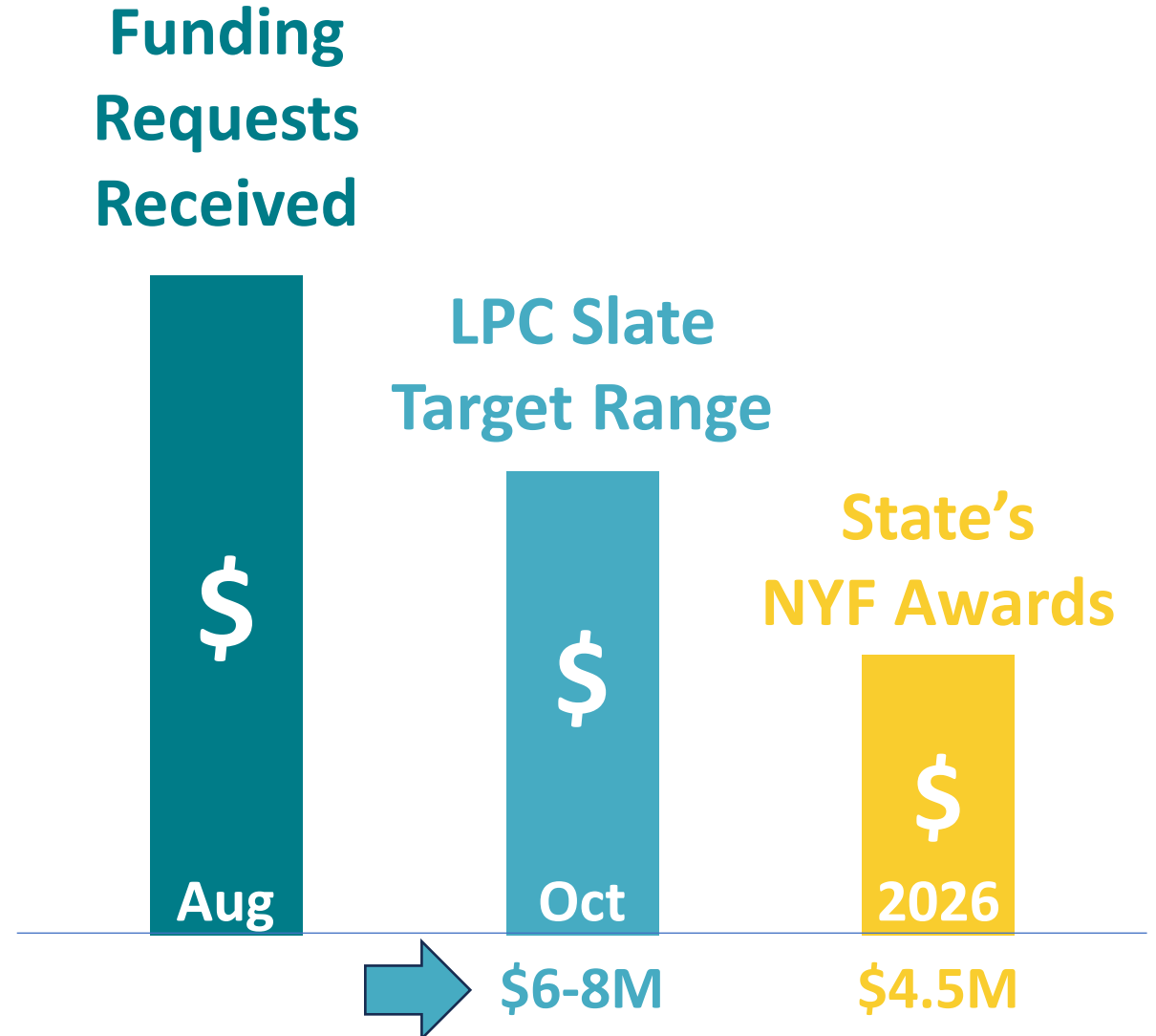
The LPC should consider the following as you discuss potential projects.

- ❑ **Catalytic + Transformative 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 + sponsor capable of completing project.
- ❑ **Cost Effectiveness.** Projects must represent an effective and efficient use of public resources.
- ❑ **Alignment with Local and State Goals.** Projects must advance the goals established by the LPC for Chittenango and the State for the NYF program.



# What We Are Doing Today

- Voting on slate of projects to recommend for funding consideration by the State – one vote on entire slate
- Recuse yourself from project(s) in which you have a conflict of interest



*With changes discussed at last LPC meeting:*

Private Projects – New Construction or Building Renovation		
Project Name	NYF Request	Total Project Cost
Expand Sweet Tooth Bakery	\$520,000	\$1.3 M
Improve 227 Genesee	<del>\$82,000</del>	<del>\$136,000</del>
Create New Apts at 254 Genesee	\$336,000	\$560,000
Modernize 236 Genesee	\$516,000	\$860,000
Beautify 216 Genesee St	<del>\$73,600</del>	<del>\$98,100</del>
Renovate 210 Genesee	\$292,500	487,500
Expand Sorbello's Gift & Garden	\$435,000	\$725,000
Enhance CLCBM	\$233,000	\$303,000
Modernize QuickServe Market	\$156,000	\$260,000
New MF Housing at McDonnell St	<del>\$915,000</del>	<del>\$2.4 M</del>
All Things Oz Museum	\$482,000	\$522,000
Enhance Darlene's Kitchen	<del>\$149,500</del>	<del>\$249,000</del>
New Housing at 211 Genesee	\$465,000	\$775,000
<b>Total</b>	<b>\$4.65 M</b>	<b>\$8.68 M</b>

✓ \$6.3 M  
NYF Funds Requested

✓ \$6-8M  
Target for NYF requests

✓ \$4.5M  
Awarded by State



✓ \$6.3 M  
**NYF Funds Requested**

✓ \$6-8M  
**Target for NYF  
 requests**

✓ \$4.5M  
**Awarded by State**

Public Improvements		
Project Name	NYF Request	Total Project Cost
Expand & Improve Dr. West Park	\$825,000	\$850,000
Implement Village Public Realm & Connectivity	\$472,000	\$525,000
Chittenango Recreation Center	\$1,170,000	\$1,300,000
<b>Total</b>	<b>\$2,467,000</b>	<b>\$2,675,000</b>

Small Project Fund		
<b>Total</b>	<b>\$400,000</b>	<b>\$600,000</b>

3

# Community Roadmap





## Community Roadmap

# Roadmap for Continued Revitalization

- Supports continued work towards downtown revitalization after the NYF planning and project implementation process ends
- Identifies actions, projects, and programs to continue downtown revitalization
- Includes near-term (3-5 years) recommendations that will build on the momentum of NYF

## Community Roadmap

# Ideas for Chittenango's Community Roadmap:

- Add new multifamily housing and/or commercial space on vacant parcels along Genesee Street
- Create a downtown business association to promote downtown, coordinate hours and specials, and raise profile
- Explore potential for small boutique hotel to extend visitors' stays
- **What else?**



# 4

## Next Steps



# NY Forward Process

Late Oct

- LPC votes to recommend a list of projects totaling \$6-8 million in NYF funding requests

Dec 2025

- Consultant team submits Strategic Investment Plan (SIP) to State

1<sup>st</sup> Half  
2026

- State agencies review SIP and make final project selections for Village's \$4.5 million award



# NY Forward Process

**2<sup>nd</sup> half  
2026+**

- Project implementation begins
  - After sponsor finalizes contract with State agency
  - Within two years of signed contract

**Project  
Completion**

- Sponsor reimbursed for their NY Forward award amount after project completed

5

# Public Comment

