



# Local Planning Committee (LPC)

## Meeting #3

August 21, 2024



# Agenda

## Welcome, Introductions, and Presentation (105 minutes)

- Welcome
- LPC Code of Conduct
- NY Forward Timeline
- Public Engagement Update
- Highland Falls NY Forward Vision and Goals
- Project Eligibility
- Project Evaluation
- Preliminary Project List

## Public Comment (15 minutes)

- Next Steps

# 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.*

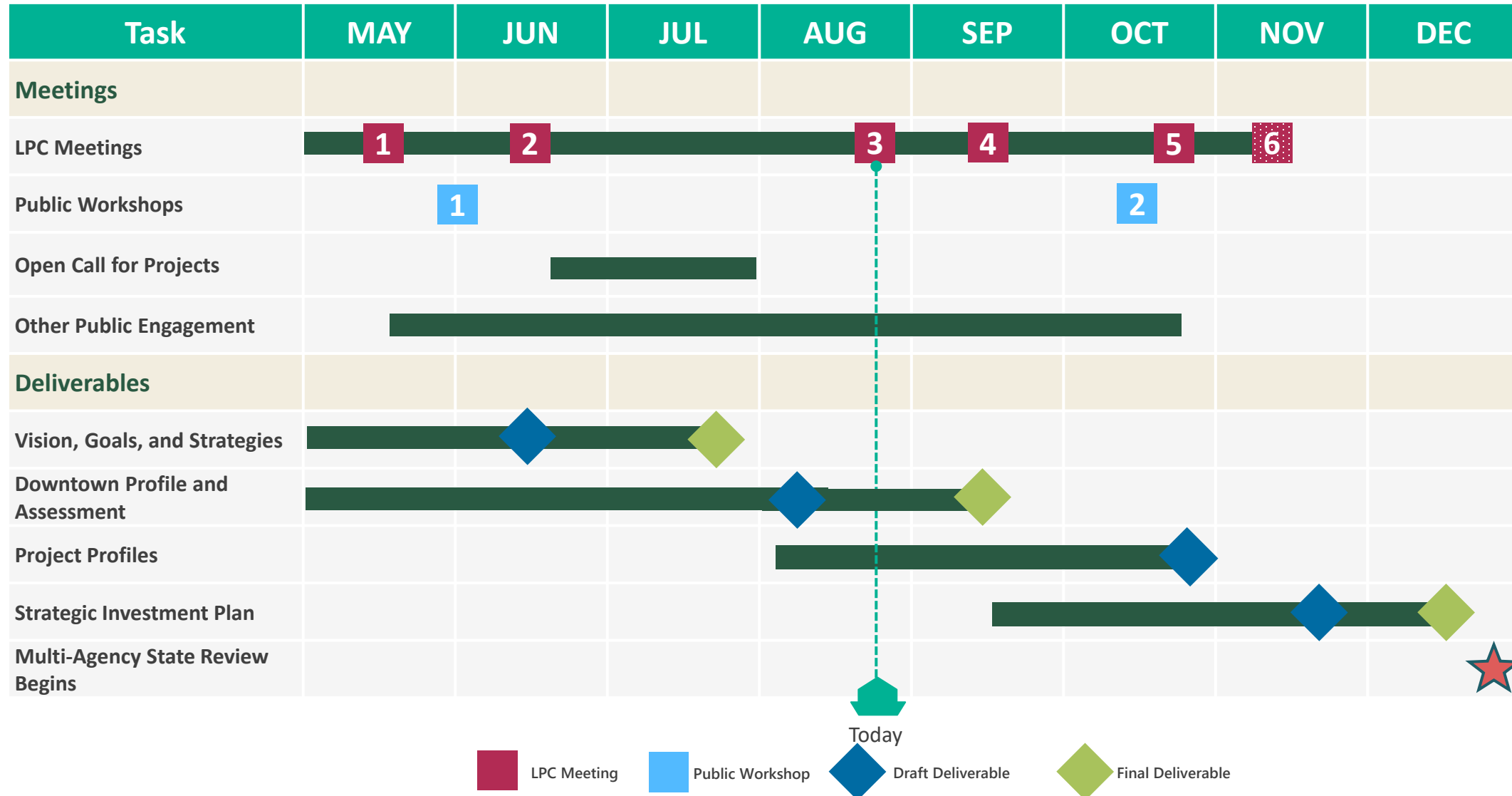
*If you have a potential conflict of interest regarding a project you believe will be discussed during the meeting, please disclose it now and recuse yourself from any discussion or vote on that project.*

*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.*

*Do any 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.*

# NY Forward Timeline





# Public Engagement Update

# June 30<sup>th</sup> Farmer's Market

What streetscaping amenities would you like to see along Main Street:

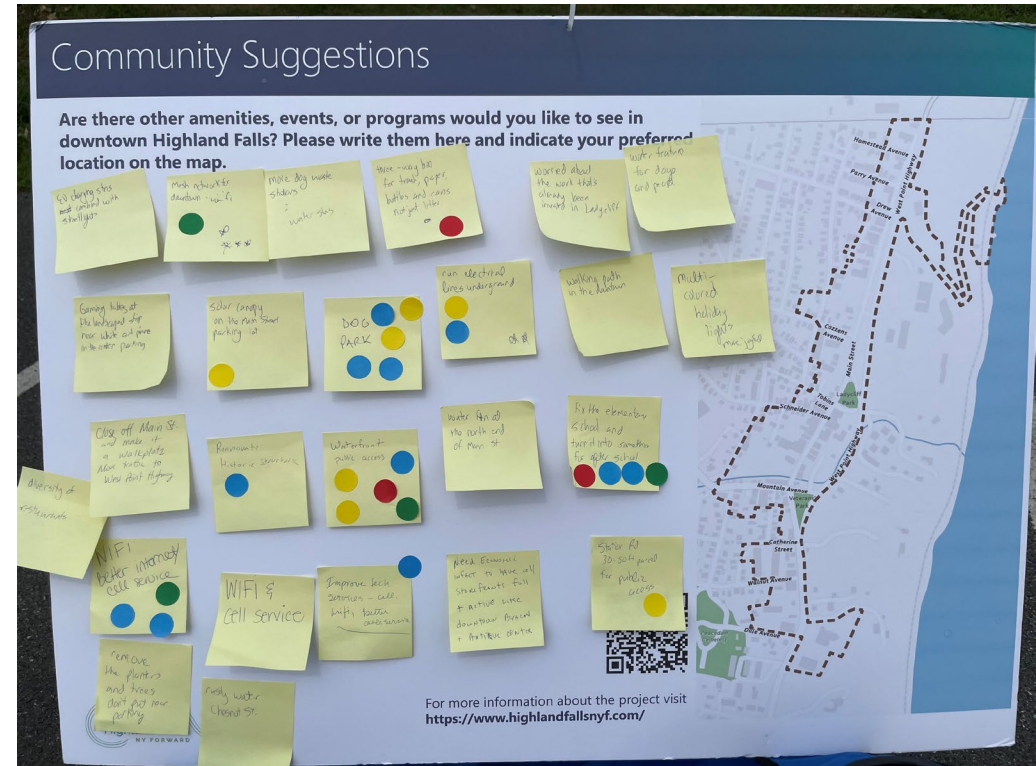
- › Holiday lights
- › Public art
- › Litter bins
- › Decorative lighting
- › Planters



# June 30<sup>th</sup> Farmer's Market

What types of programming would you like to see within Ladycliff Park:

- › Interactive water feature
- › Farmers market or food festivals
- › Children's playground
- › Picnic table and seating
- › Amphitheater
- › Arts and crafts workshops
- › Street fair or block parties
- › Game tables



# Fall Public Engagement



## Fall Foliage Festival:

- › Saturday October 5
- › Engagement exercise to obtain feedback on projects

## Public Workshop #2

- › Tentative - October 8, 5pm-7pm at the Library
- › Update on NYF Planning Process
- › Finalized Vision and Goals
- › Presentation followed by engagement exercise to obtain feedback on projects

THE TOWN OF HIGHLANDS AMBULANCE CORPS PRESENTS

# THE 31st ANNUAL FALL FOLIAGE FESTIVAL

\*\*\*\*\*HELD OUTSIDE, RAIN OR SHINE\*\*\*\*\*

**SATURDAY, OCTOBER 5, 2024**

**9AM - 4PM**

**NORTH MAIN ST.**

**HIGHLAND FALLS, NY**

Our street fair is always very successful! Rain or Shine will still draw in 1000's of visitors. We are located outside the gates of West Point and across from the West Point Visitor Center. We advertised this event in all county and local newspapers.

We will have street entertainment, a DJ and more!



# Public Engagement – Open Call for Projects

Total Number of Projects = 23

Ineligible Projects = 3

Eligible Projects = 20

Total NY Forward Request = \$12,471,930

Total NY Forward Request for Eligible Projects = \$12,094,680

# LPC Questions and Answers





# Highland Falls NYF Vision and Goals

# Highland Falls NYF Vision Statement

“ A revitalized Downtown Highland Falls will weave its history into the needs of the future, maintaining its close-knit character while becoming a more walkable and vibrant neighborhood with beautiful streetscapes, prosperous local businesses, and spaces for all ages to meet. As a hub of activity in an area surrounded by natural and historic attractions, Highland Falls will celebrate the downtown’s connection to West Point, the Hudson River, and other regional attractions, while providing diverse amenities for residents and visitors alike. Highland Falls will live up to its name of Hometown USA, becoming a place where visitors will come, and residents will thrive.

# Goals



Attract West Point tourists and visitors from the West Point community and nearby natural and historic sites, such as Bear Mountain, to Main Street.



Cultivate a diverse and sustainable mixed-use downtown corridor with thriving small businesses and reactivated storefronts.



Activate downtown with inviting streetscapes, public spaces, and amenities that encourage people to stay and explore.



# Project Eligibility

# Project Eligibility

## Eligible Project Types

- › New development and/or rehabilitation of existing downtown buildings
- › Public improvement projects
- › Small Project Fund
  - \$300,000 but it can be up to \$600,000 in total based on demand
  - 10% allocated to administrative costs
- › Branding and marketing

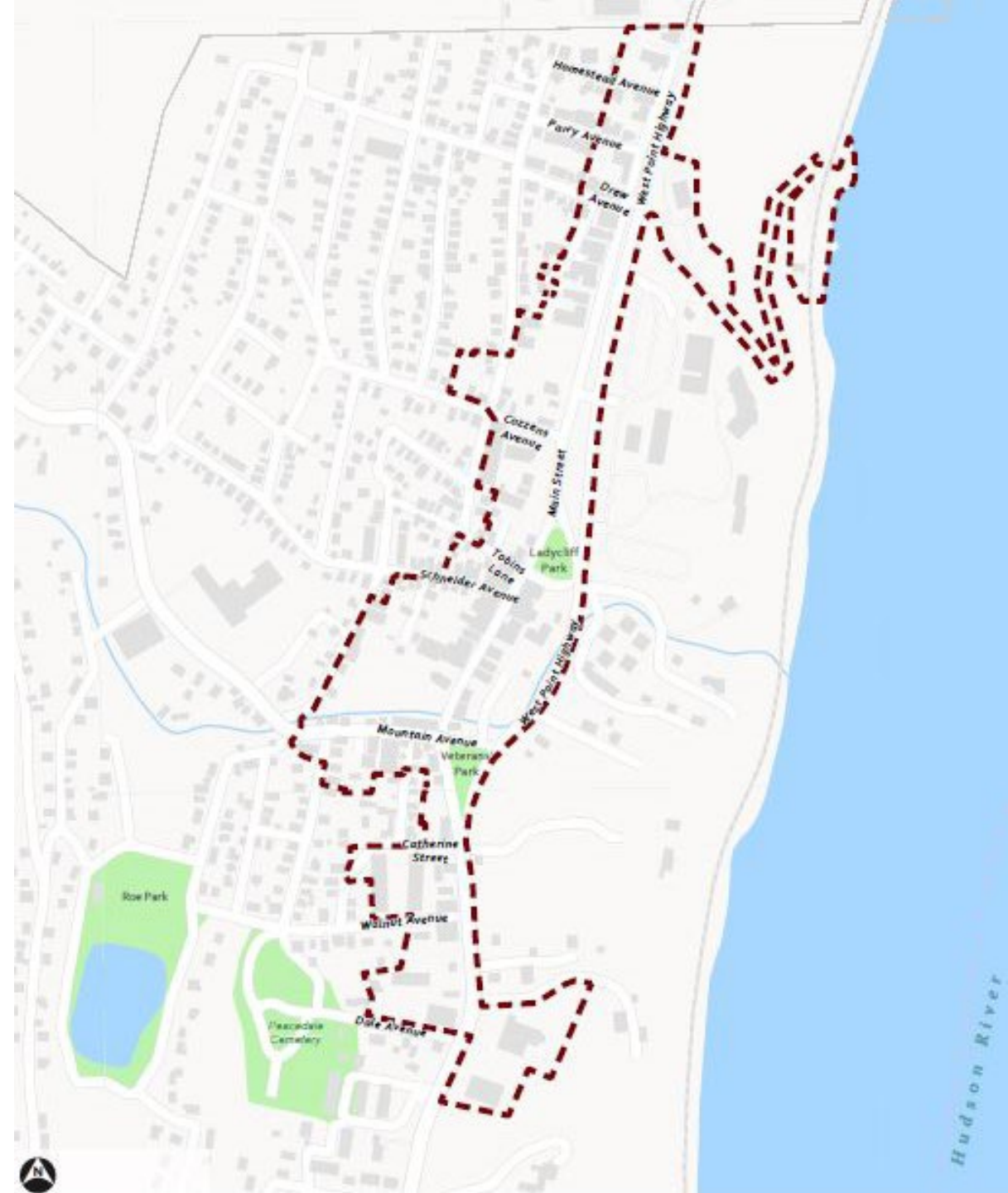
## Ineligible Activities

- › Standalone planning activities
- › Operations and maintenance
- › Pre-award costs
- › Property acquisition
- › Training and other program expenses

### Strong NY Forward projects are:

- Catalytic
- Transformational
- Able to be implemented in the near-term
- Create synergies between different projects and programs in the downtown

# Project Location - Within the Highland Falls NY Forward Boundary







# Project Evaluation

# Project Evaluation

- › At LPC Meeting #5 or #6, the LPC will be asked to select a slate of potential NY Forward projects totaling \$6 million - \$8 million, which will be submitted to the multi-agency State NY Forward program for final funding decisions.
- › The State will award \$4.5 million in NY Forward funding to individual projects recommended by the LPC.
- › For today's meeting, the LPC will review the submitted projects and determine which projects will continue through the NY Forward process. Project evaluation today will focus on local, state, and regional goals and co-benefits.

# Project Evaluation Process

## LPC Meeting #2

The LPC determines the project evaluation criteria to be used to refine the project list.

## LPC Meeting #3

The Consultant team will present the projects received through the Open Call for Projects and will assist the LPC in determining the following:

- Project eligibility
- Local, state, and regional goals
- Co-benefits
- LPC may refine initial project list

## LPC Meeting #4

Projects will be presented to LPC with additional information (updates, detailed budgets, etc). LPC will use project evaluation criteria to continue to refine the project list.

## LPC Meeting #5 or 6

LPC determines the final slate of projects to be included in the Strategic Investment Plan.

# Project Evaluation Criteria

- › Local, State, and Regional Goals
- › Co-Benefits
  - Provides public benefit
  - Draws visitors to the downtown
  - Grows the local tax base
  - Encourages visitors and residents to stay and explore the downtown
- › Project Readiness
- › Catalytic Effect
- › Cost Effectiveness
- › Public Support

# Project Map – Eligible and Ineligible Projects



Sponsor Type	Project	Eligible	NYF Request
Public (Village)	Improve and Restore Downtown Buildings with a Small Project Fund	Yes	\$600,000
Public (Village)	Highlight Downtown Highland Falls with a Comprehensive Branding, Marketing, and Wayfinding Initiative	Yes	\$500,000
Public (Village)	Beautify Main Street Through Streetscaping and Open Space Improvements	Yes	\$1,000,000
Public (Village)	Redesign and Expand Ladycliff Park to Increase Usage and Offer New Amenities in Downtown	Yes	\$1,500,000
Non-Profit	Modify the Highland Falls Firehouse to House Modern Fire Apparatus	Yes	\$571,230
Private	Renovate 209 Main Street (Former NAPA Building) to Attract Commercial and Residential Tenants	Yes	\$308,500
Private	Improve the Building Appearance and Functionality of 282-286 Main Street (West Point Pizza)	Yes	\$103,250
Private	Develop 285 Main Street into an Arts and Retail Space (formerly Lilly's of the Valley)	Yes	\$540,000
Private	Rehabilitate 287 Main Street (Delizia's) to Address Flood Damage	Yes	\$450,000
Private	Renovate 293 Main Street (Benny Havens)	Yes	\$266,500
Private	Enhance 307 Main Street (Bear Mountain Bakery) and 2 Schneider Street Through Building Renovations and Equipment Upgrades	Yes	\$100,000
Private	Upgrade 323 Main Street to Improve Curb Appeal and Tenant Comfort (Sushi King and Rafi's Gyro Loco)	Yes	\$261,900
Private	Add New Residential and Commercial Spaces at 327 Main Street (Main Street Grocery)	Yes	\$427,500
Private	Establish a Café to Serve as a Community Gathering Space and Performance Venue	Yes	\$80,000
Private	Restore and Renovate a Vacant Church and Parsonage at 341 Main Street into an Upscale Restaurant and Mixed-Use Building	Yes	\$1,000,000
Private	Renovate 441 Main Street (World Class Grill and West Point Smoke and Cigar) to Upgrade Existing Residential Units and Add New Residential Units	Yes	\$600,000
Private	Revitalize 447 Main Street (Gracie Market) to Improve Restaurant Operations and Add New Apartments	Yes	\$1,342,800
Private	Redevelop Vacant and Underutilized Parcels into a Luxury Hotel and Spa	Yes	\$2,000,000
Private	Restore the Facades of 501-503 Main Street to Create a More Inviting Gateway into Downtown from West Point	Yes	\$166,000
Private	Enhance South Gate Tavern Through Building Repairs and Capacity Upgrades	Yes	\$277,000
<i>Private</i>	<i>145 Main Street (Hacienda)</i>	<i>No</i>	<i>\$175,950</i>
<i>Private</i>	<i>499 Main Street</i>	<i>No</i>	<i>\$88,000</i>
<i>Private</i>	<i>489 Main Street</i>	<i>No</i>	<i>\$59,300</i>
<b>Total Projects</b>	<b>23 Projects</b>		<b>\$12,417,930</b>
<b><i>Total Ineligible</i></b>	<b><i>3 Projects</i></b>		<b><i>\$323,250</i></b>
<b>Total Eligible</b>	<b>20 Projects</b>		<b>\$12,094,680</b>

# LPC Questions and Answers





# Preliminary Project List Ineligible Projects



# Renovate the Interior and Exterior of 489 Main Street

Conduct interior and exterior renovations at 489 Main Street (International Wine and Liquors) to repair the roof system, add new heated concrete parking lot and new awnings of the front and side of the building, and modernize interior lighting.

- **Sponsor Type:** Private
- **Sponsor Name:** John Pelella
- **Location:** 489 Main Street, Highland Falls, NY 10928



NYF Funding Request: \$59,300

Total Project Cost: \$59,300

# Improve Building Appearance and Energy Efficiency at 145 Main Street

Update the roof to improve the appearance of 145 Main Street (Hacienda Mexican Restaurant) and upgrade the cooling and electrical systems to increase the building's energy efficiency.

- **Sponsor Type:** Private
- **Sponsor Name:** Jesus Cisneros
- **Location:** 145 Main Street, Highland Falls, NY 10928



NYF Funding Request: \$175,950

Total Project Cost: \$175,950

# Improve Façade and Energy Efficiency at 499 Main Street

Conduct exterior upgrades to increase curb appeal and replace windows, AC/HVAC equipment, and the boiler to more energy efficient models at 499 Main Street. Exterior upgrades include the replacement of shingles, rehabilitation of the building's front porch, and landscaping improvements.

- **Sponsor Type:** Private
- **Sponsor Name:** Anastasios Kentimenos
- **Location:** 499 Main Street, Highland Falls, NY 10928

**NYF Funding Request:** \$88,000

**Total Project Cost:** \$88,000



# LPC Questions and Answers





# Preliminary Project List Eligible Projects



# Preliminary Project List Public Projects

# 1. Improve and Restore Downtown Buildings with a Small Project Fund

Establish a Small Project Fund that will enable business and property owners to improve building facades, enhance building interiors, and purchase permanent equipment.

The Village has received letters of interest from 5 property owners within the NYF boundary (totaling \$274,300 in requests), and several private NY Forward project applications that could be eligible for the fund

- **Sponsor Type:** Public
- **Sponsor Name:** The Village of Highland Falls
- **Location:** Highland Falls NY Forward Boundary



**NYF Funding Request:** \$600,000\*

**Total Project Cost:** \$654,000

\*10% would be allocated to administrative services to be procured by the Village

## 2. Highlight Downtown Highland Falls with a Comprehensive Branding, Marketing, and Wayfinding Initiative

Create a branding and marketing strategy for downtown Highland Falls to attract and inform visitors about points of interest and downtown businesses; design and install custom wayfinding signage to facilitate navigation and inform visitors about the downtown.

- **Sponsor Type:** Public
- **Sponsor Name:** The Village of Highland Falls
- **Location:** Highland Falls NY Forward Boundary



NYF Funding Request: \$500,000

Total Project Cost: \$500,000



### 3. Beautify Main Street Through Streetscaping and Open Space Improvements

Beautify Main Street with streetscaping improvements such as stamped concrete crosswalks, antique lighting, and street furniture. Enhance gateways to the downtown by upgrading Veterans Memorial Park with a new, ADA-compliant gazebo and pathways, and adding a decorative fountain at the Buffalo Soldiers memorial in front of Thayer Gate.

- **Sponsor Type:** Public
- **Sponsor Name:** The Village of Highland Falls
- **Location:** Main Street, Highland Falls, NY 10928

**NYF Funding Request:** \$1,000,000

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



## 4. Redesign and Expand Ladycliff Park to Increase Usage and Offer New Amenities in Downtown

Transform Ladycliff Park by expanding the park along Webb Lane and adding ADA accessible walking paths, picnic tables, a kids splash pad, an amphitheater with seating to host community events, and additional landscaping.

- **Sponsor Type:** Private
- **Sponsor Name:** The Village of Highland Falls
- **Location:** Ladycliff Park, Highland Falls, NY 10928



NYF Funding Request: \$1,500,000

Total Project Cost: \$1,500,000



# Preliminary Project List Non-Profit Projects

## 6. Modify the Highland Falls Firehouse to House Modern Fire Apparatus

Enlarge and reconstruct the truck room at the Highland Falls Fire Department to allow for modern fire apparatus, such as ladder trucks and fire engines, to be properly housed at the firehouse. Activities include replacing existing ceiling in the truck room; replacing the garage doors; abating asbestos; installing new light fixtures; improving the building façade; and replacing the heater, exhaust removal system; and gear washer.

- **Sponsor Type:** Non-Profit
- **Sponsor Name:** Highland Falls Volunteer Fire Department Inc.
- **Location:** 9 Mountain Avenue, Highland Falls, NY 10928



**NYF Funding Request:** \$571,230

**Total Project Cost:** \$777,925



# Preliminary Project List

## Private Projects

## 7. Renovate 209 Main Street (Former NAPA Building) to Attract Commercial and Residential Tenants

Conduct interior and exterior renovations to upgrade the building façade, enhance the functionality of a vacant commercial space to make it more attractive for a tenant, and renovate one residential unit to attract and retain long-term tenants. Activities include replacing the roof, façade, and first floor windows; installing ADA compliant bathroom and HVAC; improving residential entrance way; upgrading the apartments; and improving exterior with awnings, lighting, etc.

- **Sponsor Type:** Private
- **Sponsor Name:** Walnut Apartments LLC / Kevin Smedman
- **Location:** 209 Main Street, Highland Falls, NY 10928



**NYF Funding Request:** \$308,500

**Total Project Cost:** \$410,000

## 8. Improve the Building Appearance and Functionality of 282-286 Main Street (West Point Pizza)

Enhance the overall appearance of 282-286 Main Street and modernize the vacant storefront of 282-286 Main Street to make it rentable. Activities include replacing windows and boiler; upgrading electrical and HVAC system in the vacant storefront; improving landscaping; restoring brickwork; and repairing back porch.

- **Sponsor Type:** Private
- **Sponsor Name:** Kent Food, Inc. / Anastasios Kentimenos and Danielle Vallone
- **Location:** 282 Main Street Highland Falls, NY 10928



NYF Funding Request: \$77,438

Total Project Cost: \$103,250

## 9. Develop 285 Main Street into an Arts and Retail Space (formerly Lily's of the Valley)

Renovate 285 Main Street (formerly Lily's of the Valley) to support and expand arts activities and retail at Crafty Dee's Canvas. Activities include upgrading electrical, plumbing, and insulation; repairing the basement and foundation; constructing a second-floor for rentable artist studios; renovating first-floor into retail space; constructing studio space in the rear of the building; and enhancing the outdoor space.

- **Sponsor Type:** Private
- **Sponsor Name:** DGM Blue Steel Real Estate LLC / Dandai Paharsingh-Moreno
- **Location:** 285 Main Street, Highland Falls, NY 10928

**NYF Funding Request:** \$540,000

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





## 10. Rehabilitate 287 Main Street (Delizia's) to Address Flood Damage

Repair the building which was damaged by the flood. Activities include replacing the roof; repairing the foundation and basement; updating the electrical system; installing solar panel; and replacing the building façade, windows, and trim.

- **Sponsor Type:** Private
- **Sponsor Name:** 323 Cisneros LLC / Jesus Cisneros
- **Location:** 287 Main Street, Highland Falls, NY 10928



NYF Funding Request: \$450,000

Total Project Cost: \$500,000

# 11. Renovate 293 Main Street (Benny Havens)

Enhance 293 Main Street (Benny Havens) by conducting renovations and repairs on the first and second floors. Activities include replacing all windows and entry doors; painting and carpeting the hallway and stairs; replacing the exterior siding; and installing a new HVAC system, signage, lighting, and solar panels.

- **Sponsor Type:** Private
- **Sponsor Name:** Benny Havens Pub and Restaurant / Sean Broesler and Connor Broesler
- **Location:** 293 Main Street Highland Falls, NY 10928



NYF Funding Request: \$239,850

Total Project Cost:

\$266,500

## 12. Enhance 307 Main Street (Bear Mountain Bakery) and 2 Schneider Street Through Building Renovations and Equipment Upgrades

Restore the overall building and upgrade Bear Mountain Bakery's interior and equipment to increase capacity, allow for more food offerings, and enhance the customer experience. Activities in the bakery include installing commercial exhaust hood, larger oven and mixer, kitchen island, benches, shelves, cabinets, tables, chairs, and air conditioning; adding exterior awnings and signage; repairing side windows. Activities to the overall building include replacing doors, sidewalk, stairs, and boilers; restoring sandglass and exterior painting.

- **Sponsor Type:** Private
- **Sponsor Name:** Bear Mountain Bakery and Café / Azhar Agurto
- **Location:** 307 Main Street Highland Falls, NY 10928



NYF Funding Request: TBD

Total Project Cost: TBD

## 13. Upgrade 323 Main Street to Improve Curb Appeal and Tenant Comfort (Sushi King and Rafi's Gyro Loco)

Upgrade 323 Main Street. Activities include replacing windows and trim; improving the exterior store front doors; exterior painting; updating electrical system; installing solar panels; and improving HVAC system in upper story residential apartments.

- **Sponsor Type:** Private
- **Sponsor Name:** Jesus Cisneros
- **Location:** 323 Main Street, Highland Falls, NY 10928

**NYF Funding Request:** \$261,900

**Total Project Cost:** \$291,000



## 14. Add New Residential and Commercial Spaces at 327 Main Street (Main Street Grocery)

Renovate 327 Main Street to include an additional 1-2 residential units, reactivate the vacant commercial storefront, improve the existing grocery store, and upgrade building exterior. Activities include adding 1-2 residential units on upper stories or through an extension to the back of the building; structural work to support new addition; outfitting the first-floor vacant storefront for a casual eatery and installing kitchen equipment; renovating grocery store with new equipment and interior refurbishment; and improving building exterior with new signage and façade.

- **Sponsor Type:** Private
- **Sponsor Name:** M & R Interprize Inc / Medyan Algaheim
- **Location:** 327 Main Street, Highland Falls, NY 10928



NYF Funding Request: \$427,500

Total Project Cost: \$475,000

## 15. Establish a Café to Serve as a Community Gathering Space and Performance Venue

Convert the former location of News of the Highlands at 4 Webb Lane into a cafe to serve as a gathering spot and small performance venue for the community. Activities include upgrading HVAC systems; installing new bathroom fixtures; repairing exterior concrete; enhancing the entrance; installing outdoor seating; and installing new counters, cabinetry, and kitchen equipment.

- **Sponsor Type:** Private
- **Sponsor Name:** Patrick Kelly
- **Location:** 4 Webb Lane, Highland Falls, NY 10928



NYF Funding Request: \$80,000

Total Project Cost: \$100,000

## 16. Restore and Renovate a Vacant Church and Parsonage at 341 Main Street into an Upscale Restaurant and Mixed-Use Building

Renovate First Presbyterian Church at 341 Main Street into an upscale restaurant and music entertainment lounge with upgrades to the adjacent former parsonage into a multi-use building with office spaces and a residence. Activities include stabilizing, renovating, and retrofitting the historic church; restoring and preserving the stained-glass windows, plaster walls, organ chimes, pews, and wood beams; installing central bar, tables, seating, stage/lighting/sound for live entertainment, kitchen equipment, bathrooms, outdoor dining, landscaping, and rooms for private parties; and constructing an addition to the parsonage to support office use.

- **Sponsor Type:** Private
- **Sponsor Name:** MC Joint Venture, LTD / Rick Minicozzi
- **Location:** 341 Main Street, Highland Falls, NY 10928



NYF Funding Request: \$1,000,000

Total Project Cost: \$5,925,000

## 17. Renovate 441 Main Street (World Class Grill and West Point Smoke and Cigar) to Upgrade Existing Residential Units and Add New Residential Units

Renovate two existing apartments and construct two-four apartments to 441 Main Street. Activities include adding one to two stories to the existing building to create additional two-four residential units; replacing existing residential windows, kitchens, and bathrooms; and improving interior hallway floors and walls.

- **Sponsor Type:** Private
- **Sponsor Name:** MJRM Management, LLC / Michael Morana
- **Location:** 441 Main Street, Highland Falls, NY 10928

**NYF Funding Request:** \$540,000

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





## 18. Revitalize 447 Main Street (Gracie Market) to Improve Restaurant Operations and Add New Apartments

Renovate the exterior and interior of 447 Main Street (Gracie Market) to modernize, improve the functionality, and expand operations of the restaurant and add up to three new residential units. Activities include constructing a second floor to enable the addition of new apartments; upgrading exterior façades; adding awnings; replacing flooring; updating lighting, plumbing, and electrical systems; installing accessibility features; expanding restaurant seating areas; and redesigning interior restaurant decor.

- **Sponsor Type:** Private
- **Sponsor Name:** Gracie Market / Isaac Lee
- **Location:** 447 Main Street, Highland Falls, NY 10928



**NYF Funding Request:** \$1,342,800

**Total Project Cost:** \$1,492,000

## 19. Redevelop Vacant and Underutilized Parcels into a Luxury Hotel and Spa

Redevelop the vacant site of the former PenFed Building at 470 Main Street, and adjacent properties, into the Thayer Resort and Spa -- a 5-story, 100 room luxury hotel, with an upscale restaurant, day spa, office space, meeting spaces, rooftop bar and lounge, rooftop deck, fitness center, and parking garage. Activities include site work; construction; installation of fixtures, equipment, and machinery; and professional services (soft costs).

- **Sponsor Type:** Private
- **Sponsor Name:** South Gate Flats, LTD / Rick Minicozzi
- **Location:** 470 Main Street, Highland Falls, NY 10928



**NYF Funding Request:** \$2,000,000

**Total Project Cost:** \$58,941,029

## 20. Restore the Facades of 501-503 Main Street to Create a More Inviting Gateway into Downtown from West Point

Restore the facades of two storefronts at 501 - 503 Main Street. Activities include repairing foundation; replacing entrance steps, door, windows, siding, and damaged wood; restoring door overhang; repairing electrical system; exterior painting; and installing a new roof.

- **Sponsor Type:** Private
- **Sponsor Name:** George Fallon
- **Location:** 501-503 Main Street Highland Falls, NY 10928



**NYF Funding Request:** \$166,000

**Total Project Cost:** \$185,400

## 21. Enhance South Gate Tavern Through Building Repairs and Capacity Upgrades

Restore and repair South Gate Tavern's interior and exterior, increase customer seating capacity through renovation of 2<sup>nd</sup> floor apartment and balcony, and add another residential rental unit at 509 Main Street. Activities include constructing a building addition for a new residential unit; converting a 2<sup>nd</sup> floor residential apartment into new restaurant space; reconstructing 2<sup>nd</sup> floor porch into outdoor restaurant area; restoring windows, door, and overhang roof; replacing electrical system; repairing damaged wood and foundation walls; installing new roof; and upgrading exterior façade.

- **Sponsor Type:** Private
- **Sponsor Name:** South Gate Tavern / George Fallon
- **Location:** 509 Main Street Highland Falls, NY 10928



**NYF Funding Request:** \$277,000

**Total Project Cost:** \$308,968



# Project Evaluation LPC Exercise

# Project Evaluation Criteria

- › Local, State, and Regional Goals
- › Co-Benefits
  - Provides public benefit
  - Draws visitors to the downtown
  - Grows the local tax base
  - Encourages visitors and residents to stay and explore the downtown
- › Project Readiness
- › Catalytic Effect
- › Cost Effectiveness
- › Public Support

# Project Options

1. Project proceeds as a NY Forward Project
2. Project does not proceed as a NY Forward Project
  - Project proceeds as a Supporting Project
    - Supporting Projects are listed in the Strategic Investment Plan as contributing to the Vision and Goals but not recommended for NY Forward funding.
  - Project proceeds to Small Project Fund
    - These projects would demonstrate demand for the Small Project Fund and may apply for the Small Project Fund if the Small Project Fund is awarded as a NY Forward Project.

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# Public Comment





Next Steps

# LPC Meetings

- Meeting #1 – May 14, 2024
- Meeting #2 – June 13, 2024
  - › Review feedback from Public Workshop #1
  - › Vision and Goals
  - › Project Match
  - › Project Evaluation Criteria
  - › Open Call for Projects
- Meeting #3 – August 21, 2024
  - › Downtown Profile and Assessment key findings/takeaways
  - › Project Evaluation Criteria
  - › Proposed Projects from the Open Call for Project
- Meeting #4 – September 18, 2024
  - › Refine Project List
  - › Preparation for public outreach
- Meeting #5 – October 29, 2024
  - › Review feedback from public outreach
  - › Review Project List
  - › Vote on Final Project List
- Meeting #6 (if needed) – November 12, 2024
  - › Review Project List
  - › Vote on Final Project List

# Next Steps

## LPC Members

- › Review Downtown Profile and Assessment
- › Promote Small Project Fund Letters of Interest

## Consultant Team

- › Promote Small Project Fund Letters of Interest
- › Downtown Profile and Assessment
- › Project development

# Important Dates

## September 18, 2024

- 5:00 – 7:00 PM, LPC Meeting #4, Senior Center

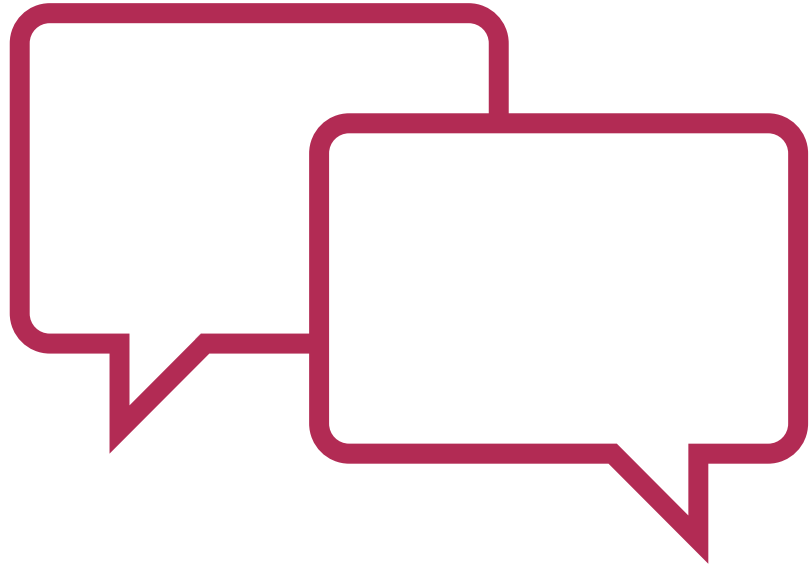
## October 5, 2024

- Time TBD, Fall Foliage Festival

## October 8, 2024 - Tentative

- 5:00 – 7:00 PM, Public Workshop #2, Highland Falls Library





# Questions?

 [HighlandFallsNYF@vhb.com](mailto:HighlandFallsNYF@vhb.com)

**For Code of Conduct submissions, email:**

 [Susan.Landfried@dos.ny.gov](mailto:Susan.Landfried@dos.ny.gov)

**Highland Falls NY Forward website:**

 [www.highlandfallsnyf.com](http://www.highlandfallsnyf.com)