



# Local Planning Committee (LPC)

Meeting #4

September 18, 2024



# Agenda

## Welcome, Introductions, and Presentation (165 minutes)

- Welcome
- LPC Code of Conduct
- NY Forward Timeline
- Highland Falls NY Forward Vision
- Project Evaluation Criteria
- Project Evaluation

## Public Comment (15 minutes)

- Next Steps

# LPC Code of Conduct



*Members shall exercise their duties and responsibilities as Members in the public interest of the inhabitants of the State, regardless of their affiliation with, or relationship to, any business, municipality, not-for-profit, agency, program, entity, or interest group. The standards that should guide the conduct of Members include, but are not limited to the following:*

- A Member should endeavor to pursue a course of conduct that will not raise suspicion among the public or the DRI or NYF community in which the Member is likely to be engaged. Even an appearance of impropriety or an appearance of improper conduct should be avoided.*
- A Member should not pursue a course of conduct that will constitute a violation of his, her, or their trust as a Member.*
- No Member should permit the Member's employment or relationship with any entity that might benefit from the decisions made by the Committee to impair any independence of judgment in the exercise of the Member's duties on a Local Planning Committee.*
- No Member should disclose confidential information acquired by the Member during the course of the Member's duties as a Member or by reason of the Member's position as a Member or use such information to further the Member's personal interest(s).*
- No Member should use or attempt to use the Member's position as a Member to secure unwarranted privileges or exemption(s) for the Member or others.*
- No Member should engage in any transaction with any business entity in which the Member has a direct or indirect financial interest that might reasonably tend to conflict with the proper discharge of the Member's duties as a Member.*
- A Member should refrain from making personal investment(s) in any enterprise which the Member has reason to believe may be directly involved in decisions to be made by the Member as a Member or which will otherwise create substantial conflict between the Member's duty as a Member to act in the public interest and the Member's private interest.*

# 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.*

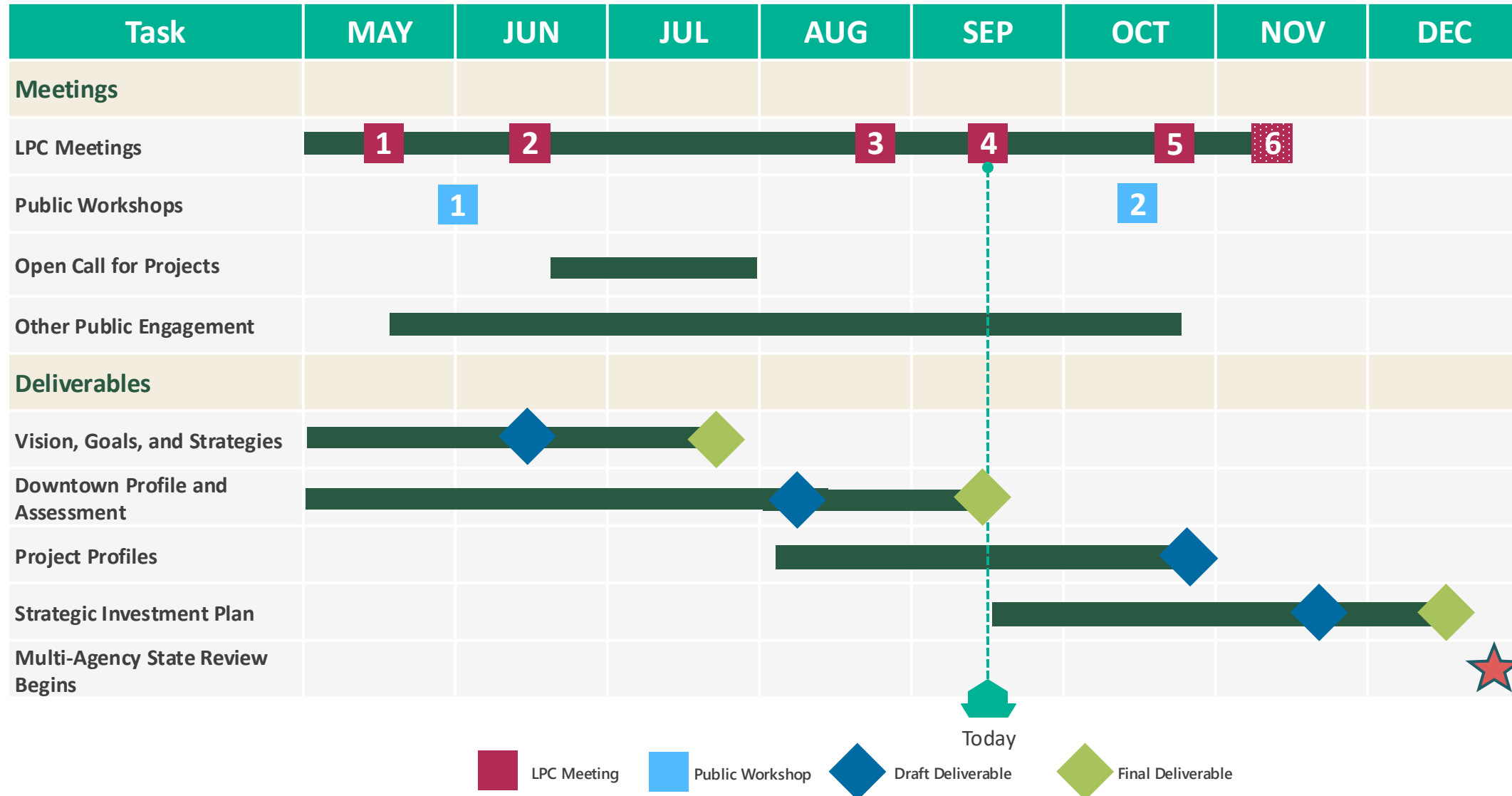
*Do any LPC members need to make a disclosure to the Committee?*

*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.*

## Current Recusals

- › Develop 285 Main Street into an Arts and Retail Space (formerly Lilly's of the Valley)  
– Dee Dee Moreno
  
- › Revitalize 447 Main Street (Gracie Market) to Improve Restaurant Operations and Add New Apartments – Mick Hauser

# NY Forward Timeline



The background is a gradient of teal colors, transitioning from a lighter shade on the left to a darker shade on the right. Several white, curved lines of varying lengths and positions are scattered across the background, creating a sense of movement and design.

# 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.**

## Population and Housing Trends

- Decreasing population (↓ 4.4% in last 10 years)
- Aging population (Over 55 = 32% of village pop. ↑10% in last 10 years)
- Consistent transient population
- Decreasing available housing inventory (↓ 63% in # of homes on the market in 10 years)
- Increasing housing prices (↑ \$195K in 10 years)

## Business Trends

- Limited patronage
- Vacant and obsolete storefronts (~18 vacant)
- Aging buildings
- Changing generation of downtown building owners (7 downtown properties sold since 2023)
- Limited commercial offerings (42% public comments requesting different types of shops/restaurants)

## Economic Development Needs

- Functional and activated storefronts
- Diverse commercial offerings
- Additional downtown residents
- Attraction of robust regional tourism base
- Enhanced public amenities
- Increased tax base



The background is a solid teal color with several white, curved, abstract lines that sweep across the frame, creating a sense of motion and design.

# Project Evaluation Criteria

# 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 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 may determine which projects will continue through the NY Forward process. Project evaluation today will focus on project readiness, catalytic effect, and cost effectiveness.

# Project Evaluation Process

## LPC Meeting #2

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

## LPC Meeting #3

The Consultant team presented the projects received through the Open Call for Projects and assisted the LPC in determining the following:

- Project eligibility
- Local, state, and regional goals
- Co-benefits

## 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.

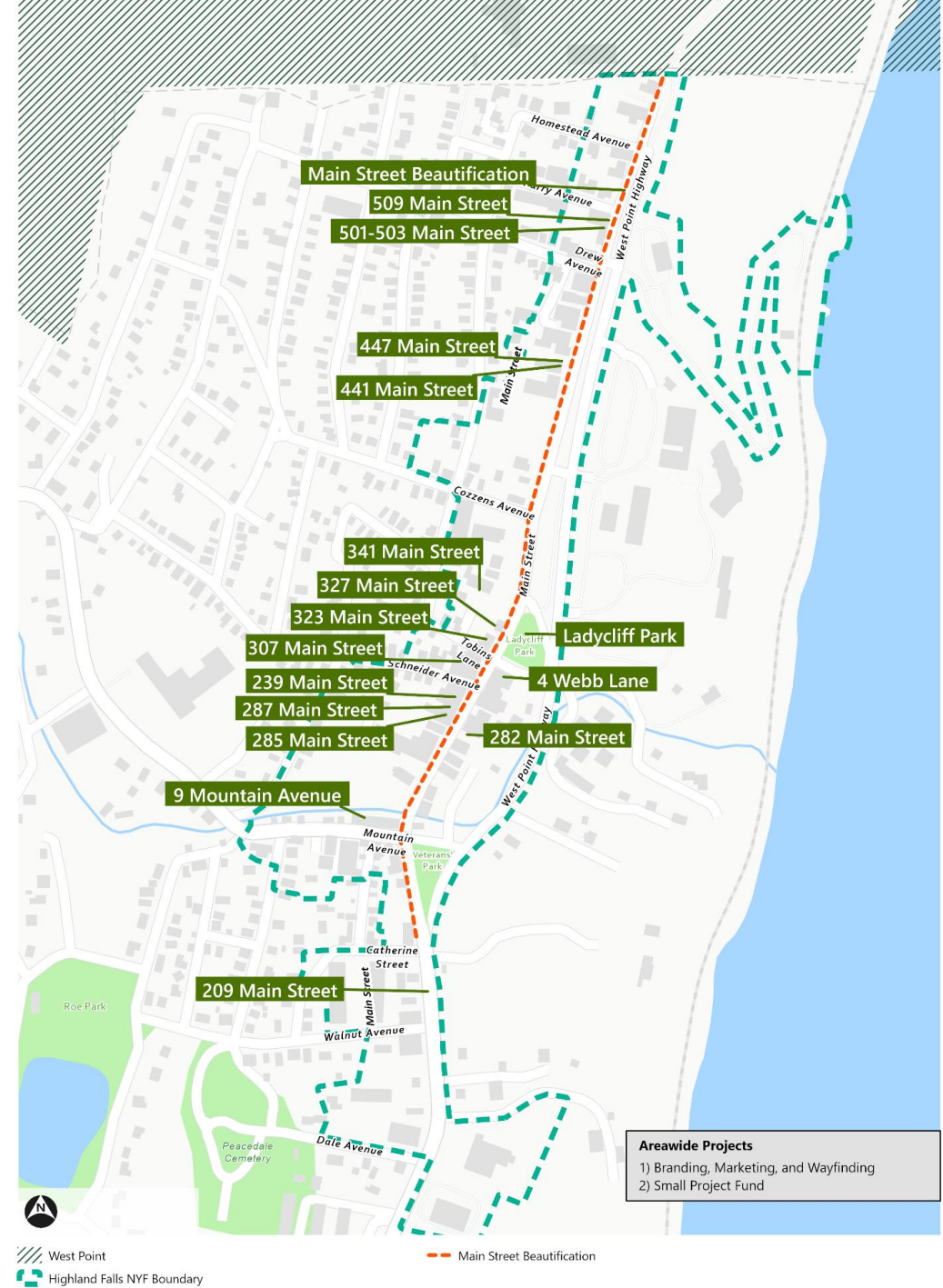
## LPC Meeting #5 or 6

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 Projects



Project	Preliminary NYF Request	Preliminary Total Project Cost	Adjusted NYF Request	Adjusted Total Project Cost	Difference in NYF Request	Difference in Total Project Cost
Improve and Restore Downtown Buildings with a Small Project Fund	\$600,000	\$600,000	\$654,000	\$654,000	\$0	\$54,000
Highlight Downtown Highland Falls with a Comprehensive Branding, Marketing, and Wayfinding Initiative	\$500,000	\$500,000	\$500,000	\$500,000	\$0	\$0
Beautify Main Street Through Streetscaping and Open Space Improvements	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$0	\$0
Redesign and Expand Ladycliff Park to Increase Usage and Offer New Amenities in Downtown	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	\$0	\$0
Modify the Highland Falls Firehouse to House Modern Fire Apparatus	\$571,230	\$777,925	\$571,230	\$777,925	\$0	\$0
Renovate 209 Main Street (Former NAPA Building) to Attract Commercial and Residential Tenants	\$308,500	\$410,000	\$336,600	\$374,000	\$28,100	-\$36,000
Improve the Building Appearance and Functionality of 282-286 Main Street (West Point Pizza)	\$77,438	\$103,250	\$77,062	\$102,750	-\$376	-\$500
Develop 285 Main Street into an Arts and Retail Space (formerly Lilly's of the Valley)	\$540,000	\$600,000	\$200,809	\$223,121	-\$339,191	-\$376,879
Rehabilitate 287 Main Street (Delizia's)	\$450,000	\$500,000	\$382,500	\$425,000	-\$67,500	-\$75,000
Renovate 293 Main Street (Benny Havens)	\$239,850	\$266,500	\$285,914	\$317,682	\$46,064	\$51,182
Enhance 307 Main Street (Bear Mountain Bakery) and 2 Schneider Street Through Building Renovations and Equipment Upgrades	\$100,000	\$100,000	\$100,000	\$100,000	\$0	\$0
Upgrade 323 Main Street to Improve Curb Appeal and Tenant Comfort (Sushi King and Rafi's Gyro Loco)	\$261,900	\$291,000	\$314,243	\$349,158	\$52,343	\$58,158
Add New Residential and Commercial Spaces at 327 Main Street (Main Street Grocery)	\$427,500	\$475,500	\$420,000	\$466,000	-\$7,500	-\$9,000
Establish a Café to Serve as a Community Gathering Space and Performance Venue	\$80,000	\$100,000	\$80,000	\$100,000	\$0	\$0
Restore and Renovate a Vacant Church and Parsonage at 341 Main Street into an Upscale Restaurant and Mixed-Use Building	\$1,000,000	\$5,925,000	\$750,000	\$5,500,000	-\$250,000	-\$425,000
Renovate 441 Main Street (World Class Grill and West Point Smoke and Cigar) to Upgrade Existing Residential Units and Add New Residential Units	\$540,000	\$600,000	\$562,500	\$625,000	\$22,500	\$25,000
Revitalize 447 Main Street (Gracie Market) to Improve Restaurant Operations and Add New Apartments	\$1,342,800	\$1,492,000	\$450,000	\$1,075,000	-\$892,800	-\$417,000
Redevelop Vacant and Underutilized Parcels into a Luxury Hotel and Spa	\$2,000,000	\$58,941,029	\$1,500,000	\$58,941,029	-\$500,000	\$0
Restore the Facades of 501-503 Main Street to Create a More Inviting Gateway into Downtown from West Point	\$166,000	\$185,400	\$227,400	\$253,400	\$61,400	\$68,000
Enhance South Gate Tavern Through Building Repairs and Capacity Upgrades	\$277,000	\$308,968	\$313,900	\$348,900	\$36,900	\$39,932
<b>Total Projects (20)</b>	<b>\$11,982,218</b>	<b>\$74,676,072</b>	<b>\$10,172,158</b>	<b>\$73,632,965</b>	<b>-\$1,810,060</b>	<b>-\$1,043,107</b>

# LPC Questions and Answers







# Preliminary Project List Non-Profit Projects

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

**Location:** 9 Mountain Avenue, Highland Falls, NY 10928

**Project Description:** As the village grows, the Fire Department needs to ensure they are prepared by modernizing aging fire apparatus. They propose to 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.

Activity	Cost	Funding Source (Before Reimbursement)	Status of Funds	NYF Funding (Y/N)
<b>Pre Construction Architectural Services</b>	\$12,200	Highland Falls Volunteer Fire Department	Secured	N
<b>Pre Construction Environmental Testing</b>	\$4,085	Highland Falls Volunteer Fire Department	Secured	N
<b>Project costs including asbestos abatement</b>	\$571,230	Wallkill Valley Savings and Loan Bank Loan	Anticipated	Y
<b>Balance of projects costs including asbestos abatement</b>	\$190,410	Highland Falls Volunteer Fire Department	Secured	N
<b>Total NYF Funding Request:</b>	<b>\$571,230</b>			<b>73% of total project cost</b>
<b>Total Funds from Other Sources:</b>	<b>\$206,695</b>			<b>Did not apply for hardship</b>
<b>Total Project Cost:</b>	<b>\$777,925</b>			

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

### Project Readiness / Cost Effectiveness:

*The project is well-developed and can proceed in the near-term.*

1. Can the project proceed without any significant regulatory hurdles?
2. Does the project sponsor have other funding available for this project?
3. Does the project sponsor have the capacity to implement and maintain the project?
4. Is the project scope clearly defined?
5. Did the sponsor provide adequate budget information?
6. Is the sponsor providing matching funds beyond State requirement?

### Project Readiness

- Complies with Zoning
- Does not need Site Plan approval, SEQRA, other approvals (other than building permits)
- Demonstrated potential to secure funding while awaiting reimbursement
- Has Experience With:
  - Construction Projects
  - Third Party Grants (FEMA, State Grants, Etc.)
  - Operating a Business
- Have Received Third Party Quote

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

**Catalytic Effect:**

*The project is likely to have a positive and transformational impact on the downtown.*

1. Does this project add economic activity to downtown Highland Falls?
2. Will this project have long-term beneficial impact?

**Co-Benefit Results from LPC #3:**



**Impact to Downtown:**

- Improves an existing public service

 Aligns with Small Project Fund Activities

**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.



# Preliminary Project List

## Private Projects

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

**Location:** 209 Main Street, Highland Falls, NY 10928

**Project Description:** 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 and second floor windows;
- installing new HVAC; and
- upgrading one apartment.

Activity	Cost	Funding Source (Before Reimbursement)	Status of Funds	NYF Funding (Y/N)
Roof Replacement	\$37,400	Personal Savings	Secured	N
Roof Replacement	\$37,600	Bank Loan	Anticipated	Y
Window Replacement	\$39,000	Bank Loan	Anticipated	Y
Facade Upgrade (stucco, repair bricks, replace rotted wood, miscellaneous painting)	\$139,000	Bank Loan	Anticipated	Y
Install New HVAC in Commercial Space	\$46,000	Bank Loan	Anticipated	Y
Gut Rehab of one 2 <sup>nd</sup> Floor Residential Unit (includes new plumbing, electrical, HVAC, doors, floors, kitchen, bathroom)	\$75,000	Bank Loan	Anticipated	Y
<b>Total NYF Funding Request:</b>	<b>\$336,600</b>			<b>90% of total project cost</b>
<b>Total Funds from Other Sources:</b>	<b>\$37,400</b>			<b>Applied for hardship</b>
<b>Total Project Cost:</b>	<b>\$374,000</b>			

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

### Project Readiness / Cost Effectiveness:

*The project is well-developed and can proceed in the near-term.*

1. Can the project proceed without any significant regulatory hurdles?
2. Does the project sponsor have other funding available for this project?
3. Does the project sponsor have the capacity to implement and maintain the project?
4. Is the project scope clearly defined?
5. Did the sponsor provide adequate budget information?
6. Is the sponsor providing matching funds beyond State requirement?

### Project Readiness

- Complies with Zoning
- Does not need Site Plan approval, SEQRA, other approvals (other than building permits)
- Demonstrated potential to secure funding while awaiting reimbursement
- Has Experience With:
  - Construction Projects
  - Third Party Grants (FEMA, State Grants, Etc.)
  - Operating a Business
- Have Received Third Party Quote

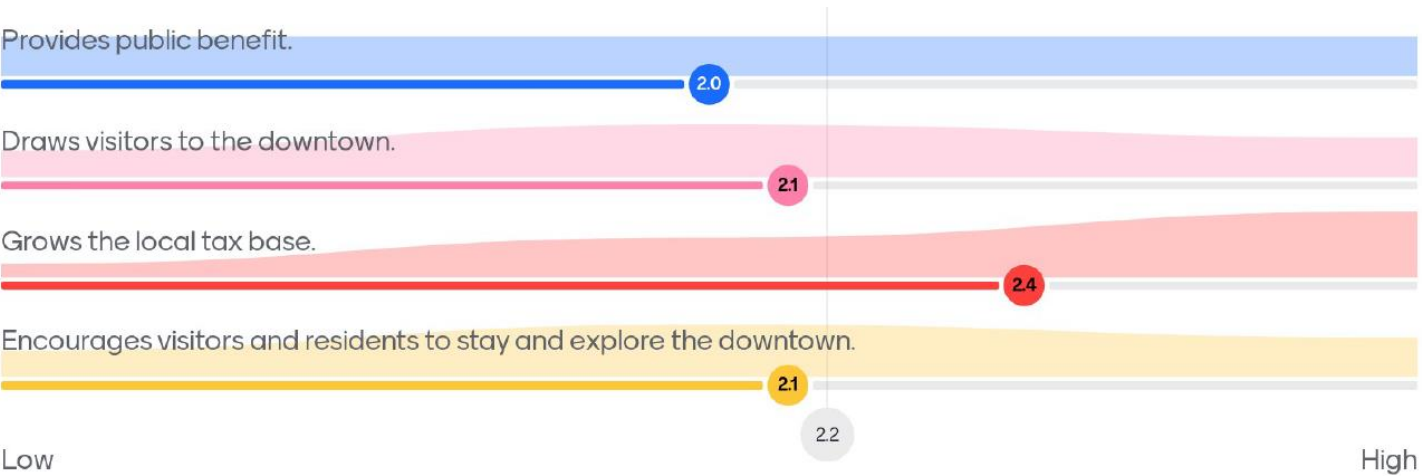
# 6. Renovate 209 Main Street (Former NAPA Building) to Attract Commercial and Residential Tenants

**Catalytic Effect:**

*The project is likely to have a positive and transformational impact on the downtown.*

1. Does this project add economic activity to downtown Highland Falls?
2. Will this project have long-term beneficial impact?




**Co-Benefit Results from LPC #3:**




**Impact to Downtown:**

- Reactivates vacant commercial space
- Increases property and sales tax revenue
- Potentially diversifies local commercial offerings
- Improves Main Street aesthetics

**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.

 **Aligns with Small Project Fund Activities**



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

**Location:** 282 Main Street Highland Falls, NY 10928

**Project Description:** 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, doors, and boiler;
- upgrading electrical and HVAC system in the vacant storefront;
- replacing exterior signage;
- exterior paint and trim;
- improving landscaping;
- restoring brickwork; and
- repairing back porch.

Activity	Cost	Funding Source (Before Reimbursement)	Status of Funds	NYF Funding (Y/N)
Replace 3 commercial doors & all display windows 1st floor	\$25,000	Personal Funds	Secured	Y
Replace all remaining windows on upper floors w/ energy efficient thermal units	\$21,750	Personal Funds	Secured	Y
Landscape, exterior paint, replace all trim, new business sign	\$14,500	Personal Funds and/or Venture X line of credit	Secured	Y
Boiler, Ductless AC, Electrical upgrade	\$27,000	Personal Funds and/or Venture X line of credit	Secured	Y
Replace rear porch	\$14,500	Personal Funds	Secured	Y
<b>Total NYF Funding Request:</b>	<b>\$77,062</b>			<b>75% of total project cost</b>
<b>Total Funds from Other Sources:</b>	<b>\$25,688</b>			<b>Did not apply for hardship</b>
<b>Total Project Cost:</b>	<b>\$102,750</b>			

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

### Project Readiness / Cost Effectiveness:

*The project is well-developed and can proceed in the near-term.*

1. Can the project proceed without any significant regulatory hurdles?
2. Does the project sponsor have other funding available for this project?
3. Does the project sponsor have the capacity to implement and maintain the project?
4. Is the project scope clearly defined?
5. Did the sponsor provide adequate budget information?
6. Is the sponsor providing matching funds beyond State requirement?

### Project Readiness

- Complies with Zoning
- Does not need Site Plan approval, SEQRA, other approvals (other than building permits)
- Demonstrated potential to secure funding while awaiting reimbursement
- Has Experience With:
  - Construction Projects
  - Third Party Grants (FEMA, State Grants, Etc.)
  - Operating a Business
- Have Received Third Party Quote

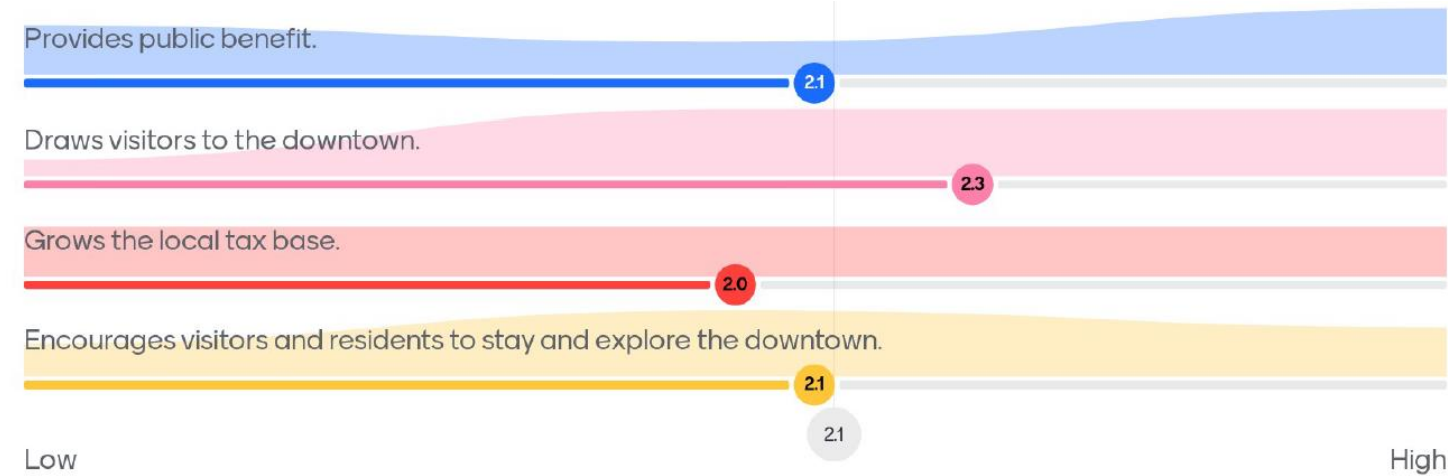
# 7. Improve the Building Appearance and Functionality of 282-286 Main Street (West Point Pizza)

**Catalytic Effect:**

*The project is likely to have a positive and transformational impact on the downtown.*

1. Does this project add economic activity to downtown Highland Falls?
2. Will this project have long-term beneficial impact?

**Co-Benefit Results from LPC #3:**



**Impact to Downtown:**

- Reactivates vacant commercial space
- Increases property and sales tax revenue
- Potentially diversifies local commercial offerings
- Improves Main Street aesthetics

**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.

 **Aligns with Small Project Fund Activities**

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

**Location:** 285 Main Street Highland Falls, NY 10928

**Project Description:** Renovate 285 Main St into an Art Center, an expansion of Crafty Dee's Canvas. Crafty Dee's Canvas will continue to bring the ARTS to the community, by continuing with hosting learning workshops but now allowing retail space for local artisans, which will make this the only location in the village that offers retail, arts workshops, & exhibit/event space.

Activities include:

- renovating the first-floor into a retail space;
- facade improvements;
- upgrades to the existing roofing;
- repairing the foundation; and
- adding rooftop solar and mini-splits.

Activity	Cost	Funding Source (Before Reimbursement)	Status of Funds	NYF Funding (Y/N)
<b>Solar Installation</b>	\$39,721	Personal Funds	Secured	Y
<b>Roofing</b>	\$28,000	Personal Funds	Secured	Y
<b>Permits</b>	\$1,000	Personal Funds	Secured	Y
<b>Architectural</b>	\$5,000	Personal Funds	Secured	N
<b>Windows and Doors</b>	\$9,700	Personal Funds	Secured	N
<b>Interior Reno / Foundation Repairs / Exterior Stucco &amp; Paint</b>	\$98,000	Personal Funds	Secured	Y
<b>Mini Splits</b>	\$30,000	Personal Funds	Secured	Y
<b>Flooring</b>	\$11,700	Personal Funds	Secured	Y
<b>Total NYF Funding Request:</b>	<b>\$200,809</b>			<b>90% of total project cost</b>
<b>Total Funds from Other Sources:</b>	<b>\$22,312</b>			<b>Applied for hardship</b>
<b>Total Project Cost:</b>	<b>\$223,121</b>			

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

### Project Readiness / Cost Effectiveness:

*The project is well-developed and can proceed in the near-term.*

1. Can the project proceed without any significant regulatory hurdles?
2. Does the project sponsor have other funding available for this project?
3. Does the project sponsor have the capacity to implement and maintain the project?
4. Is the project scope clearly defined?
5. Did the sponsor provide adequate budget information?
6. Is the sponsor providing matching funds beyond State requirement?

### Project Readiness

- Complies with Zoning
- Does not need Site Plan approval, SEQRA, other approvals (other than building permits)
- Demonstrated potential to secure funding while awaiting reimbursement
  - Has Experience With:
    - Construction Projects
    - Third Party Grants (FEMA, State Grants, Etc.)
    - Operating a Business
- Have Received Third Party Quote

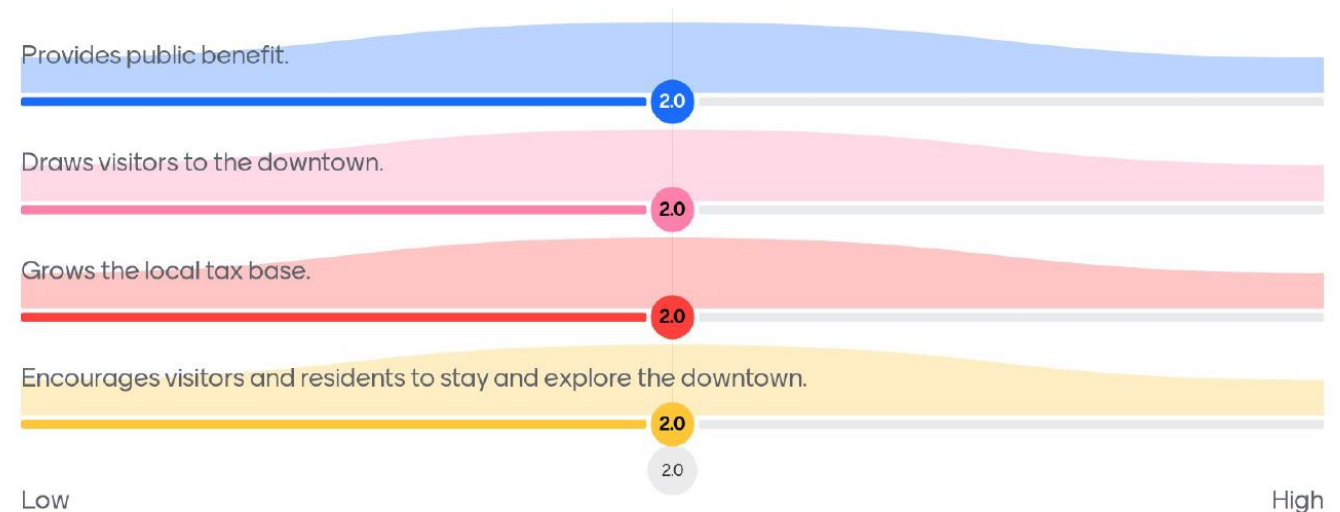
## 8. Develop 285 Main Street into an Arts and Retail Space (formerly Lily's of the Valley)

### Catalytic Effect:

*The project is likely to have a positive and transformational impact on the downtown.*

1. Does this project add economic activity to downtown Highland Falls?
2. Will this project have long-term beneficial impact?

### Co-Benefit Results from LPC #3:



### Impact to Downtown:

- Reactivates vacant commercial building
- Increases property and sales tax revenue
- Attracts visitors and tourists to Main Street
- Diversifies local commercial offerings
- Improves Main Street aesthetics
- Adds clean energy upgrades

Aligns with Small Project Fund Activities

### 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.

# 9. Rehabilitate 287 Main Street (Delizia's)

**Location:** 209 Main Street, Highland Falls, NY 10928

**Project Description:** The renovation will consist of a new stucco exterior, windows, and the storefront. 287 will go green by upgrading the electrical systems and adding solar to the property. All extra energy produced will go back into the power grid. Additionally, the project will include repairs to the foundation which was damaged in the July 2023 flood.

Activity	Cost	Funding Source (Before Reimbursement)	Status of Funds	NYF Funding (Y/N)
Solar	\$76,505	Bank Loan	Secured	Y
Electrical	\$130,000	Bank Loan	Secured	Y
Roofing	\$77,000	Personal Funds / Bank Loan	Secured / Anticipated	Y
Windows and Doors	\$38,700	Personal Funds / Bank Loan	Secured / Anticipated	Y
Architecture Drawings / Permits	\$7,500	Personal Funds	Secured	Y
Exterior / Facelift / Stucco / Foundation	\$92,000	Personal Funds / Bank Loan	Secured / Anticipated	Y
<b>Total NYF Funding Request:</b>	<b>\$379,534</b>			<b>90% of total project cost</b>
<b>Total Funds from Other Sources:</b>	<b>\$42,170</b>			<b>Applied for hardship</b>
<b>Total Project Cost:</b>	<b>\$421,705</b>			

## 9. Rehabilitate 287 Main Street (Delizia's)

### Project Readiness / Cost Effectiveness:

*The project is well-developed and can proceed in the near-term.*

1. Can the project proceed without any significant regulatory hurdles?
2. Does the project sponsor have other funding available for this project?
3. Does the project sponsor have the capacity to implement and maintain the project?
4. Is the project scope clearly defined?
5. Did the sponsor provide adequate budget information?
6. Is the sponsor providing matching funds beyond State requirement?

### Project Readiness

- Complies with Zoning
- Does not need Site Plan approval, SEQRA, other approvals (other than building permits)
- Demonstrated potential to secure funding while awaiting reimbursement
- Has Experience With:
  - Construction Projects
  - Third Party Grants (FEMA, State Grants, Etc.)
  - Operating a Business
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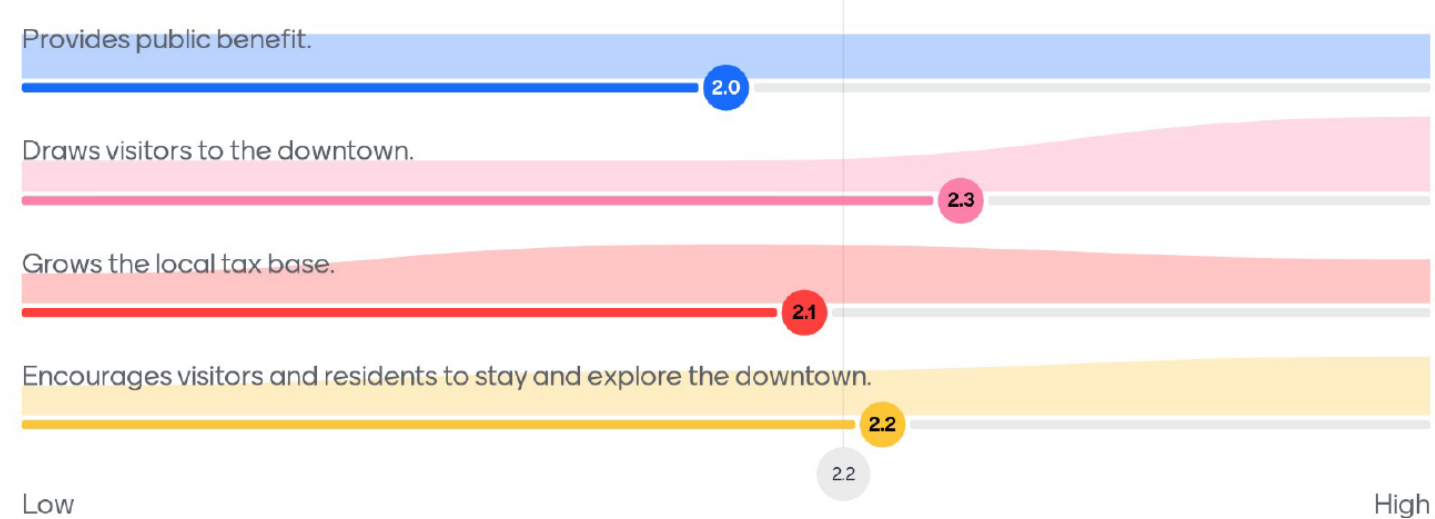
# 9. Rehabilitate 287 Main Street (Delizia's)

### Catalytic Effect:

*The project is likely to have a positive and transformational impact on the downtown.*

1. Does this project add economic activity to downtown Highland Falls?
2. Will this project have long-term beneficial impact?

### Co-Benefit Results from LPC #3:



### Impact to Downtown:

- Improves Main Street aesthetics
- Adds clean energy upgrades

### 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.



Aligns with Small Project Fund Activities

# 10. Renovate 293 Main Street (Benny Havens)

**Location:** 293 Main Street, Highland Falls, NY 10928

**Project Description:** 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.

Activity	Cost	Funding Source (Before Reimbursement)	Status of Funds	NYF Funding (Y/N)
<b>HVAC</b>	\$49,000	Bank Loan	In Process Anticipated	<b>Y</b>
<b>New windows, floors, façade, electric boiler, hallway, and stairs</b>	\$31,768	Personal Funds	Anticipated	<b>Y</b>
	\$234,950	Bank Loan		
<b>Carpeting</b>	\$2,181	Bank Loan	Anticipated	<b>Y</b>
<b>Total NYF Funding Request:</b>	<b>\$285,914</b>			<b>90% of total project cost</b>
<b>Total Funds from Other Sources:</b>	<b>\$31,768</b>			<b>Applied for hardship</b>
<b>Total Project Cost:</b>	<b>\$317,682</b>			

# 10. Renovate 293 Main Street (Benny Havens)

## Project Readiness / Cost Effectiveness:

*The project is well-developed and can proceed in the near-term.*

1. Can the project proceed without any significant regulatory hurdles?
2. Does the project sponsor have other funding available for this project?
3. Does the project sponsor have the capacity to implement and maintain the project?
4. Is the project scope clearly defined?
5. Did the sponsor provide adequate budget information?
6. Is the sponsor providing matching funds beyond State requirement?

## Project Readiness

- Complies with Zoning
- Does not need Site Plan approval, SEQRA, other approvals (other than building permits)
- Demonstrated potential to secure funding while awaiting reimbursement
- Has Experience With:
  - Construction Projects
  - Third Party Grants (FEMA, State Grants, Etc.)
  - Operating a Business
- Have Received Third Party Quote

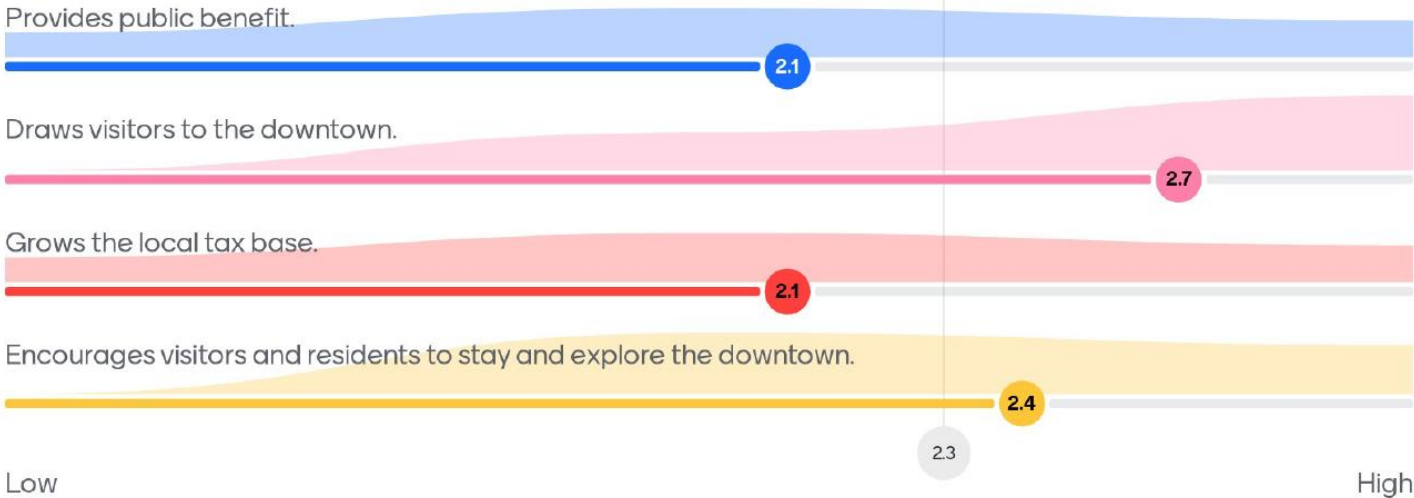
# 10. Renovate 293 Main Street (Benny Havens)

### Catalytic Effect:

*The project is likely to have a positive and transformational impact on the downtown.*

1. Does this project add economic activity to downtown Highland Falls?
2. Will this project have long-term beneficial impact?

### Co-Benefit Results from LPC #3:



### Impact to Downtown:

- Improve Main Street aesthetics
- Expands existing business
- Adds clean energy upgrades

 Aligns with Small Project Fund Activities

### 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.

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

**Location:** 307 Main Street, Highland Falls, NY 10928

**Project Description:** 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.

Activity	Cost	Funding Source (Before Reimbursement)	Status of Funds	NYF Funding (Y/N)
<b>Total NYF Funding Request:</b>	\$90,000			<b>90% of total project cost</b>
<b>Total Funds from Other Sources:</b>	\$10,000			<b>Applied for hardship</b>
<b>Total Project Cost:</b>	\$100,000			

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

## Project Readiness / Cost Effectiveness:

*The project is well-developed and can proceed in the near-term.*

1. Can the project proceed without any significant regulatory hurdles?
2. Does the project sponsor have other funding available for this project?
3. Does the project sponsor have the capacity to implement and maintain the project?
4. Is the project scope clearly defined?
5. Did the sponsor provide adequate budget information?
6. Is the sponsor providing matching funds beyond State requirement?

## Project Readiness

- Complies with Zoning
- Does not need Site Plan approval, SEQRA, other approvals (other than building permits)
- Demonstrated potential to secure funding while awaiting reimbursement
- Has Experience With:
  - Construction Projects
  - Third Party Grants (FEMA, State Grants, Etc.)
  - Operating a Business
- Have Received Third Party Quote

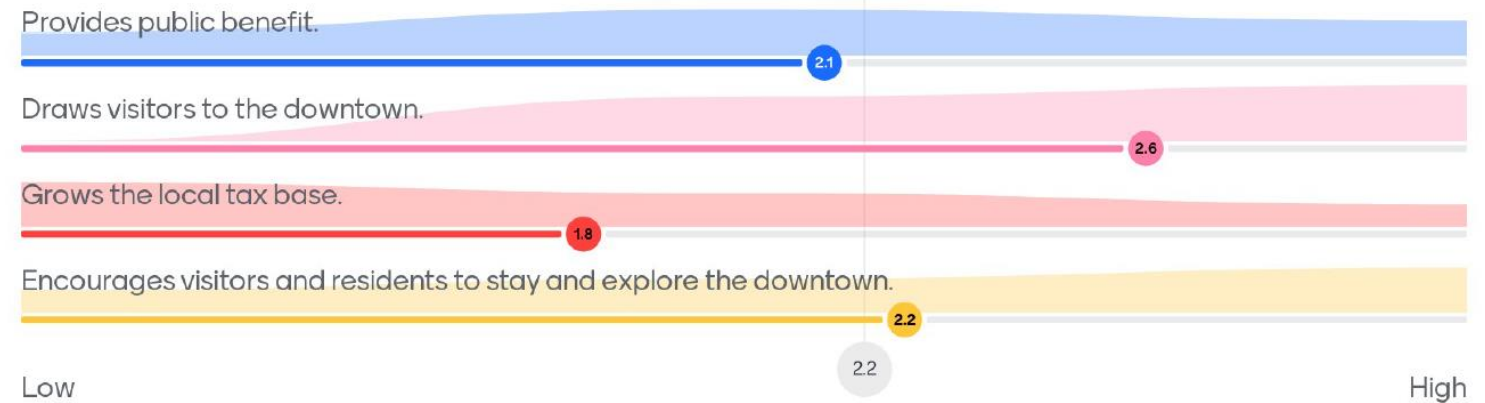
# 11. Enhance 307 Main Street (Bear Mountain Bakery) and 2 Schneider Street Through Building Renovations and Equipment Upgrades

## Catalytic Effect:

*The project is likely to have a positive and transformational impact on the downtown.*

1. Does this project add economic activity to downtown Highland Falls?
2. Will this project have long-term beneficial impact?

## Co-Benefit Results from LPC #3:



## Impact to Downtown:

- Improve Main Street aesthetics
- Expand existing business

## 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.



Aligns with Small Project Fund Activities

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

**Location:** 323 Main Street, Highland Falls, NY 10928

**Project Description:** Upgrade 323 Main Street. 323 will also go green by adding solar to the property. All extra energy produced will go back into the power grid.

Activities include:

- replacing windows and trim;
- improving the exterior store front doors;
- exterior painting; and
- updating electrical system

Activity	Cost	Funding Source (Before Reimbursement)	Status of Funds	NYF Funding (Y/N)
<b>Windows and Doors</b>	\$52,500	Personal Funds / Bank Loan	Secured / Anticipated	<b>Y</b>
<b>Exterior Facelift</b>	\$42,000	Personal Funds / Bank Loan	Secured / Anticipated	<b>Y</b>
<b>Roof</b>	\$45,000	Personal Funds / Bank Loan	Secured	<b>Y</b>
<b>Electrical</b>	\$74,000	Personal Funds / Bank Loan	Secured	<b>Y</b>
<b>Solar</b>	\$60,658	Personal Funds / Bank Loan	Secured	<b>Y</b>
<b>Permits / Architectural</b>	\$75,000	Personal Funds	Secured	<b>Y</b>
<b>Total NYF Funding Request:</b>	<b>\$314,242</b>			<b>90% of total project cost</b>
<b>Total Funds from Other Sources:</b>	<b>\$34,915</b>			<b>Applied for hardship</b>
<b>Total Project Cost:</b>	<b>\$349,158</b>			



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

### Project Readiness / Cost Effectiveness:

*The project is well-developed and can proceed in the near-term.*

1. Can the project proceed without any significant regulatory hurdles?
2. Does the project sponsor have other funding available for this project?
3. Does the project sponsor have the capacity to implement and maintain the project?
4. Is the project scope clearly defined?
5. Did the sponsor provide adequate budget information?
6. Is the sponsor providing matching funds beyond State requirement?

### Project Readiness

- Complies with Zoning
- Does not need Site Plan approval, SEQRA, other approvals (other than building permits)
- Demonstrated potential to secure funding while awaiting reimbursement
- Has Experience With:
  - Construction Projects
  - Third Party Grants (FEMA, State Grants, Etc.)
  - Operating a Business
- Have Received Third Party Quote

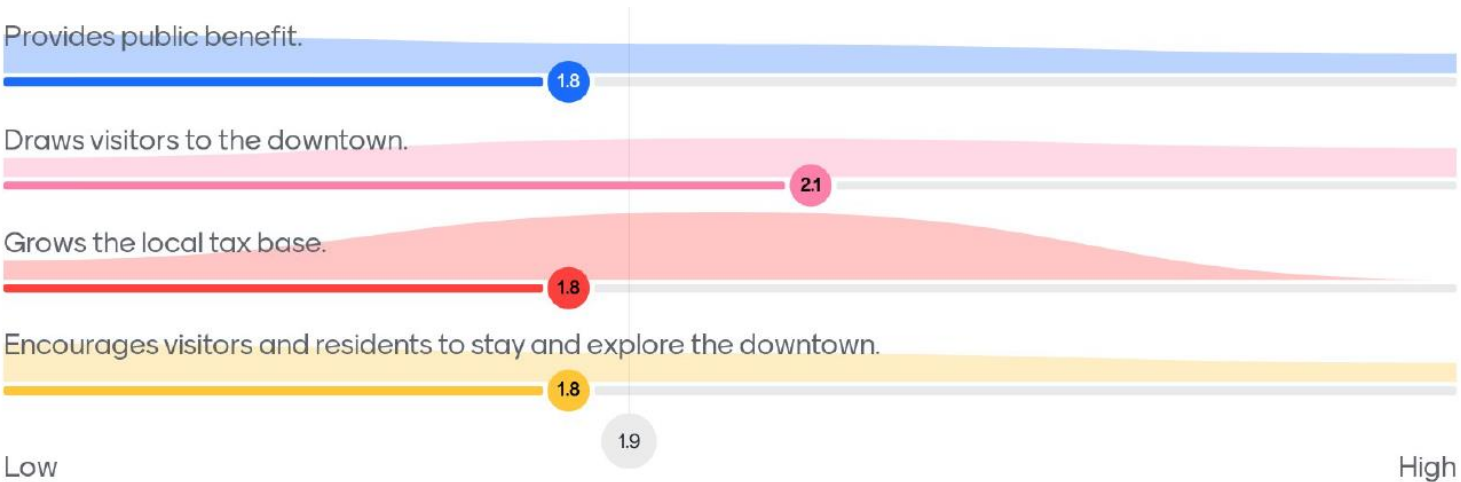
# 12. Upgrade 323 Main Street to Improve Curb Appeal and Tenant Comfort (Sushi King and Rafi's Gyro Loco)

**Catalytic Effect:**

*The project is likely to have a positive and transformational impact on the downtown.*

1. Does this project add economic activity to downtown Highland Falls?
2. Will this project have long-term beneficial impact?

**Co-Benefit Results from LPC #3:**



**Impact to Downtown:**

- Improve Main Street aesthetics
- Adds clean energy upgrades

**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.

 Aligns with Small Project Fund Activities

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

**Location:** 327 Main Street, Highland Falls, NY 10928

**Project Description:** 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.

Activity	Cost	Funding Source (Before Reimbursement)	Status of Funds	NYF Funding (Y/N)
Architecture and design services	\$13,000	Personal Funds	Secured	N
Permits	\$15,000	Personal Funds	Secured	N
Reinforcement, expansion of second floor- electric, plumbing, concrete, etc.	\$420,000	Bank Loan	Anticipated	Y
HVAC	\$15,000	Personal Funds	Secured	N
Lighting	\$3,600	Personal Funds	Secured	N
<b>Total NYF Funding Request:</b>	<b>\$420,000</b>			<b>90% of total project cost</b>
<b>Total Funds from Other Sources:</b>	<b>\$46,000</b>			<b>Applied for hardship</b>
<b>Total Project Cost:</b>	<b>\$466,000</b>			

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

### Project Readiness / Cost Effectiveness:

*The project is well-developed and can proceed in the near-term.*

1. Can the project proceed without any significant regulatory hurdles?
2. Does the project sponsor have other funding available for this project?
3. Does the project sponsor have the capacity to implement and maintain the project?
4. Is the project scope clearly defined?
5. Did the sponsor provide adequate budget information?
6. Is the sponsor providing matching funds beyond State requirement?

### Project Readiness

- Complies with Zoning
- Does not need Site Plan approval, SEQRA, other approvals (other than building permits)
- Demonstrated potential to secure funding while awaiting reimbursement
- Has Experience With:
  - Construction Projects
  - Third Party Grants (FEMA, State Grants, Etc.)
  - Operating a Business
- Have Received Third Party Quote

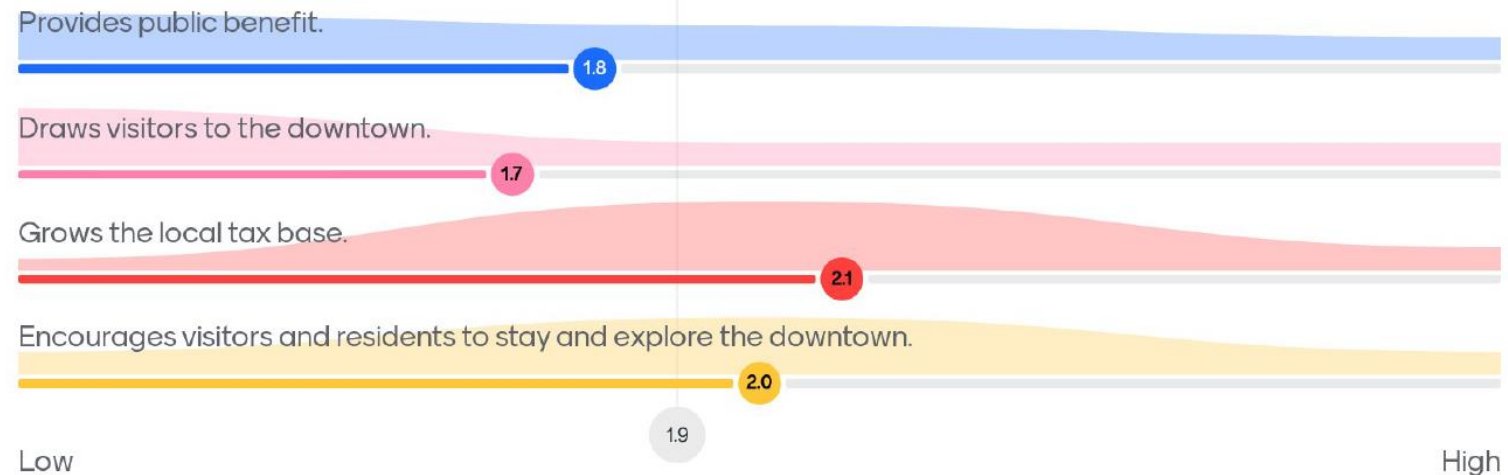
# 13. Add New Residential and Commercial Spaces at 327 Main Street (Main Street Grocery)

## Catalytic Effect:

*The project is likely to have a positive and transformational impact on the downtown.*

1. Does this project add economic activity to downtown Highland Falls?
2. Will this project have long-term beneficial impact?

## Co-Benefit Results from LPC #3:



## Impact to Downtown:

- Increases property and sales tax revenue
- Reactivates vacant commercial space
- Improves Main Street aesthetics
- Potentially diversifies local commercial offerings
- Increases foot traffic along Main Street

Aligns with Small Project Fund Activities

## 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.

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

**Location:** 4 Webb Lane, Highland Falls, NY 10928

**Project Description:** 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.

Activity	Cost	Funding Source (Before Reimbursement)	Status of Funds	NYF Funding (Y/N)
HVAC and permits	\$40,000	Bank Loan	Anticipated	Y
Electrical	\$8,000	Bank Loan	Anticipated	Y
Bathroom fixtures and plumbing	\$7,000	Bank Loan	Anticipated	Y
Exterior concrete, awning, landscape, and mural	\$10,500	Bank Loan	Anticipated	Y
Painting and drywall	\$4,000	Bank Loan	Anticipated	Y
Security/alarm	\$5,000	Bank Loan	Anticipated	Y
Doors	\$5,500	Bank Loan	Anticipated	Y
Café equipment	\$20,000	Personal Savings	Secured	N
<b>Total NYF Funding Request:</b>	<b>\$80,000</b>			<b>80% of total project cost</b>
<b>Total Funds from Other Sources:</b>	<b>\$20,000</b>			<b>Applied for hardship</b>
<b>Total Project Cost:</b>	<b>\$100,000</b>			

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

## Project Readiness / Cost Effectiveness:

*The project is well-developed and can proceed in the near-term.*

1. Can the project proceed without any significant regulatory hurdles?
2. Does the project sponsor have other funding available for this project?
3. Does the project sponsor have the capacity to implement and maintain the project?
4. Is the project scope clearly defined?
5. Did the sponsor provide adequate budget information?
6. Is the sponsor providing matching funds beyond State requirement?

## Project Readiness

- Complies with Zoning
- Does not need Site Plan approval, SEQRA, other approvals (other than building permits)
- Demonstrated potential to secure funding while awaiting reimbursement
- Has Experience With:
  - Construction Projects
  - Third Party Grants (FEMA, State Grants, Etc.)
  - Operating a Business
- Have Received Third Party Quote

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

## Catalytic Effect:

*The project is likely to have a positive and transformational impact on the downtown.*

1. Does this project add economic activity to downtown Highland Falls?
2. Will this project have long-term beneficial impact?

## Co-Benefit Results from LPC #3:

Provides public benefit.

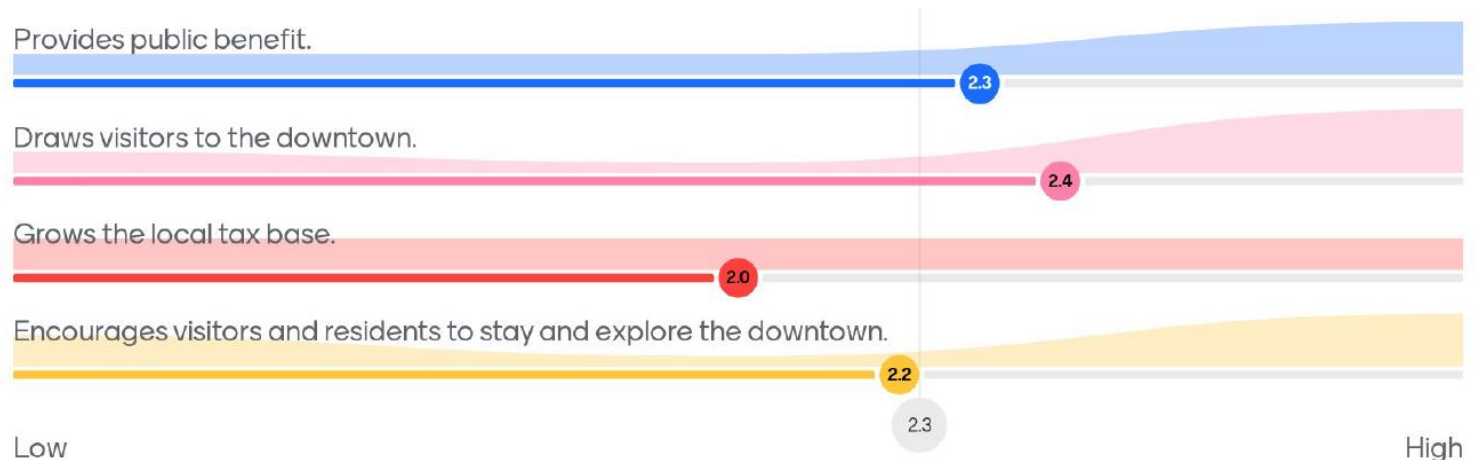
Draws visitors to the downtown.

Grows the local tax base.

Encourages visitors and residents to stay and explore the downtown.

Low

High



## Impact to Downtown:

- Increases property and sales tax revenue
- Reactivates vacant space
- Attracts visitors and tourists to Main Street
- Diversifies local commercial offerings

Aligns with Small Project Fund Activities

## 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.



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

**Location:** 341 Main Street, Highland Falls, NY 10928

**Project Description:** Renovate First Presbyterian Church at 341 Main Street into a new upscale restaurant and music entertainment lounge with upgrades to the adjacent former parsonage into a multi-use building with new office spaces and a restaurant.

Activities include:

- stabilizing, renovating, and retrofitting the historic church;
- restoring and preserving the stained-glass windows, plaster walls, organ chimes, pews, and wood beams of the historic church;
- 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 and a residence.

Activity	Cost	Funding Source (Before Reimbursement)	Status of Funds	NYF Funding (Y/N)
Site work and construction	\$3,050,000	Investors Loan	Secured Anticipated	N
Site work and construction	\$750,000	Loan	Anticipated	Y
Furniture fixtures and equipment	\$1,700,000	Investors	Secured	N
<b>Total NYF Funding Request:</b>	<b>\$750,000</b>			<b>14% of total project cost</b>
<b>Total Funds from Other Sources:</b>	<b>\$4,750,000</b>			<b>Did not apply for hardship</b>
<b>Total Project Cost:</b>	<b>\$5,500,000</b>			

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

## Project Readiness / Cost Effectiveness:

*The project is well-developed and can proceed in the near-term.*

1. Can the project proceed without any significant regulatory hurdles?
2. Does the project sponsor have other funding available for this project?
3. Does the project sponsor have the capacity to implement and maintain the project?
4. Is the project scope clearly defined?
5. Did the sponsor provide adequate budget information?
6. Is the sponsor providing matching funds beyond State requirement?

## Project Readiness

- Complies with Zoning
- Does not need Site Plan approval, SEQRA, other approvals (other than building permits)
- Demonstrated potential to secure funding while awaiting reimbursement
- Has Experience With:
  - Construction Projects
  - Third Party Grants (FEMA, State Grants, Etc.)
  - Operating a Business
- Have Received Third Party Quote

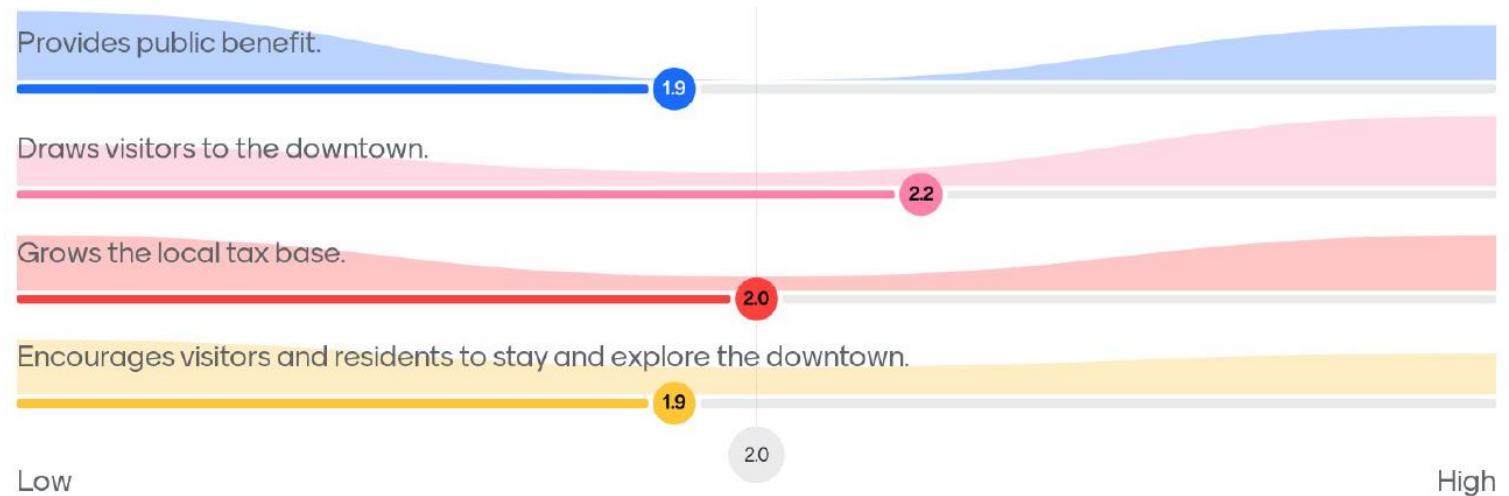
# 15. Restore and Renovate a Vacant Church and Parsonage at 341 Main Street into an Upscale Restaurant and Mixed-Use Building

## Catalytic Effect:

*The project is likely to have a positive and transformational impact on the downtown.*

1. Does this project add economic activity to downtown Highland Falls?
2. Will this project have long-term beneficial impact?

## Co-Benefit Results from LPC #3:



## Impact to Downtown:

- Reactivates vacant commercial space
- Increases property and sales tax revenue
- Attracts tourists and visitors to Main Street
- Diversifies local commercial offerings
- Improves Main Street aesthetics
- Increases foot traffic along Main Street

Aligns with Small Project Fund Activities

## 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.

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



**Location:** 441 Main Street, Highland Falls, NY 10928

**Project Description:** Renovate two existing apartments and construct two to 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.

Activity	Cost	Funding Source (Before Reimbursement)	Status of Funds	NYF Funding (Y/N)
Roof replacement	\$80,000	Bank Loan	Secured	Y
Window replacements and doors (third floor)	\$17,000	Bank Loan	Secured	Y
Façade and raise roof	\$150,000	Bank Loan	Secured	Y
Gut rehab of second floor (plumbing, electrical, doors, windows, kitchens, and baths)	\$150,000	Bank Loan	Secured	Y
Build out third floor	\$150,000	Bank Loan	Secured	Y
General conditions, applications, safety	\$78,000	Bank Loan	Secured	Y
<b>Total NYF Funding Request:</b>	<b>\$562,500</b>			<b>90% of total project cost</b>
<b>Total Funds from Other Sources:</b>	<b>\$62,500</b>			<b>Applied for hardship</b>
<b>Total Project Cost:</b>	<b>\$625,000</b>			

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

## Project Readiness / Cost Effectiveness:

*The project is well-developed and can proceed in the near-term.*

1. Can the project proceed without any significant regulatory hurdles?
2. Does the project sponsor have other funding available for this project?
3. Does the project sponsor have the capacity to implement and maintain the project?
4. Is the project scope clearly defined?
5. Did the sponsor provide adequate budget information?
6. Is the sponsor providing matching funds beyond State requirement?

## Project Readiness

- Complies with Zoning
- Does not need Site Plan approval, SEQRA, other approvals (other than building permits)
- Demonstrated potential to secure funding while awaiting reimbursement
- Has Experience With:
  - Construction Projects
  - Third Party Grants (FEMA, State Grants, Etc.)
  - Operating a Business
- Have Received Third Party Quote

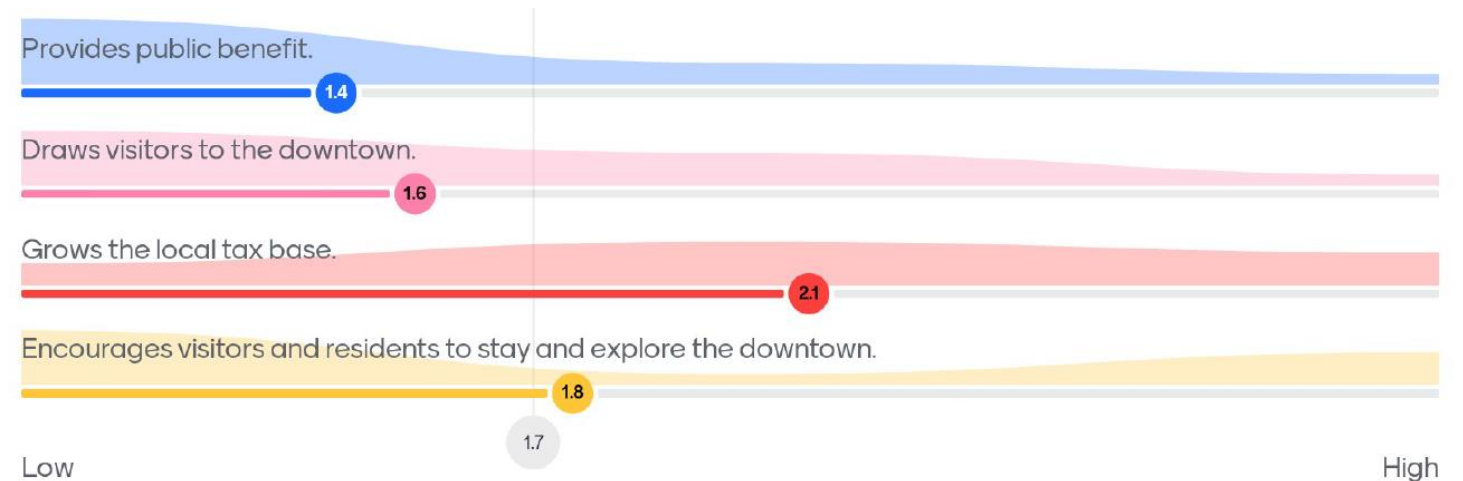
# 16. Renovate 441 Main Street (World Class Grill and West Point Smoke and Cigar) to Upgrade Existing Residential Units and Add New Residential Units

## Catalytic Effect:

*The project is likely to have a positive and transformational impact on the downtown.*

1. Does this project add economic activity to downtown Highland Falls?
2. Will this project have long-term beneficial impact?

## Co-Benefit Results from LPC #3:



## Impact to Downtown:

- Increases property tax revenue
- Increases foot traffic along Main Street

Aligns with Small Project Fund Activities

## 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.

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

**Location:** 447 Main Street, Highland Falls, NY 10928

**Project Description:** 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:

- upgrading exterior façades;
- adding awnings;
- replacing flooring;
- updating lighting, plumbing, and electrical systems;
- installing accessibility features;
- expanding restaurant seating areas;
- redesigning interior restaurant décor; and
- constructing a second floor to enable the addition of new apartments.

Activity	Cost	Funding Source (Before Reimbursement)	Status of Funds	NYF Funding (Y/N)
New awning and façade upgrade	\$30,000	Private Investor (Marko Guzijan)	Secured	Y
New Entrance (Handicap Accessible Walkway, New Doors, New Guard Railing, New Awning)	\$25,000	Private Investor (Marko Guzijan)	Secured	Y
HVAC (Installation Only)	\$5,000	Private Investor (Marko Guzijan)	Secured	Y
Large Mural in Alleyway (ICNCLST Artist)	\$15,000	Private Investor (Marko Guzijan)	Secured	Y
Addition of Residential Units (3 Apartments)	\$1,000,000	Private Investor (Marko Guzijan)	Secured	Y / N (partial \$375,000)
<b>Total NYF Funding Request:</b>	<b>\$450,000</b>			<b>42% of total project cost</b>
<b>Total Funds from Other Sources:</b>	<b>\$625,000</b>			<b>Did not apply for hardship</b>
<b>Total Project Cost:</b>	<b>\$1,075,000</b>			

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

## Project Readiness / Cost Effectiveness:

*The project is well-developed and can proceed in the near-term.*

1. Can the project proceed without any significant regulatory hurdles?
2. Does the project sponsor have other funding available for this project?
3. Does the project sponsor have the capacity to implement and maintain the project?
4. Is the project scope clearly defined?
5. Did the sponsor provide adequate budget information?
6. Is the sponsor providing matching funds beyond State requirement?

## Project Readiness

- Complies with Zoning
- Does not need Site Plan approval, SEQRA, other approvals (other than building permits)
- Demonstrated potential to secure funding while awaiting reimbursement
- Has Experience With:
  - Construction Projects
  - Third Party Grants (FEMA, State Grants, Etc.)
  - Operating a Business
- Have Received Third Party Quote



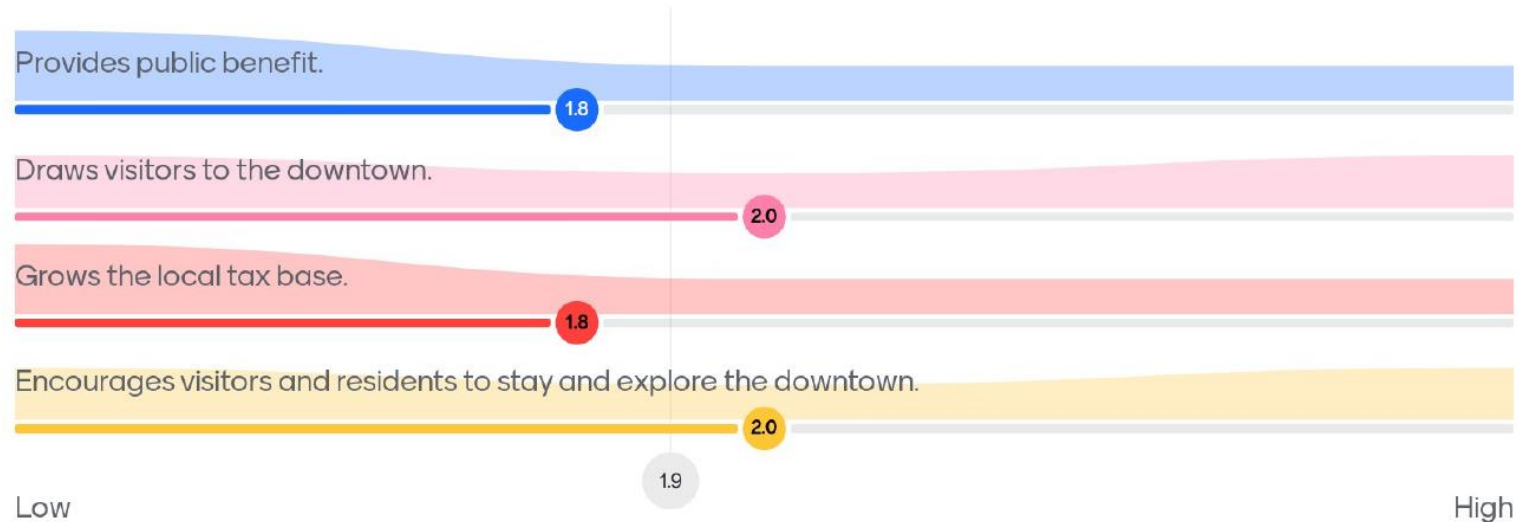
# 17. Revitalize 447 Main Street (Gracie Market) to Improve Restaurant Operations and Add New Apartments

## Catalytic Effect:

*The project is likely to have a positive and transformational impact on the downtown.*

1. Does this project add economic activity to downtown Highland Falls?
2. Will this project have long-term beneficial impact?

## Co-Benefit Results from LPC #3:



## Impact to Downtown:

- Increases sales and property tax revenue
- Increases foot traffic along Main Street
- Expands an existing business
- Improves Main Street aesthetics

Aligns with Small Project Fund Activities

## 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 reactuated storefronts.



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

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

**Location:** 470 Main Street, Highland Falls, NY 10928

**Project Description:** 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).

Activity	Cost	Funding Source (Before Reimbursement)	Status of Funds	NYF Funding (Y/N)
Site work and construction of the Hotel	\$50,353,135	Cash from investors and bank loan	Anticipated	N
Real estate acquisition	\$17,991,335	Cash from Investors	Secured	N
Machinery	\$1,300,000	Cash from investors	Secured	N
Furniture fixtures and equipment	\$2,250,000	Cash from investors	Secured	N
Soft costs and professional services	\$1,546,559	Cash from investors	Secured	N
Construction work of the Hotel	\$1,500,000	Loan	Anticipated	Y
<b>Total NYF Funding Request:</b>	<b>\$1,500,000</b>			<b>2.5% of total project cost</b>
<b>Total Funds from Other Sources:</b>	<b>\$57,441,029</b>			<b>Did not apply for hardship</b>
<b>Total Project Cost:</b>	<b>\$58,941,029</b>			

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

## Project Readiness / Cost Effectiveness:

*The project is well-developed and can proceed in the near-term.*

1. Can the project proceed without any significant regulatory hurdles?
2. Does the project sponsor have other funding available for this project?
3. Does the project sponsor have the capacity to implement and maintain the project?
4. Is the project scope clearly defined?
5. Did the sponsor provide adequate budget information?
6. Is the sponsor providing matching funds beyond State requirement?

## Project Readiness

- Complies with Zoning
- Does not need Site Plan approval, SEQRA, other approvals (other than building permits)
- Demonstrated potential to secure funding while awaiting reimbursement
- Has Experience With:
  - Construction Projects
  - Third Party Grants (FEMA, State Grants, Etc.)
  - Operating a Business
- Have Received Third Party Quote

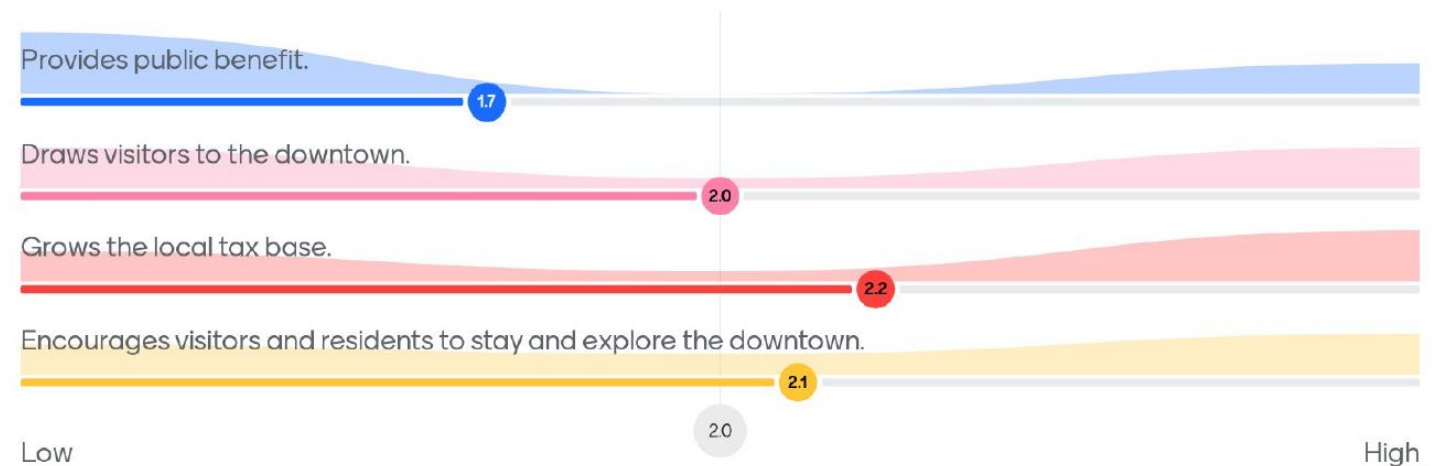
# 18. Redevelop Vacant and Underutilized Parcels into a Luxury Hotel and Spa

## Catalytic Effect:

*The project is likely to have a positive and transformational impact on the downtown.*

1. Does this project add economic activity to downtown Highland Falls?
2. Will this project have long-term beneficial impact?

## Co-Benefit Results from LPC #3:



## Impact to Downtown:

- Increases sales and property tax revenue
- Attracts tourists and visitors to Main Street
- Increases foot traffic along Main Street
- Reactivates a large vacant site
- Improves Main Street aesthetics
- Diversifies local commercial offerings

Aligns with Small Project Fund Activities

## 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.

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

**Location:** 501-503 Main Street Highland Falls, NY 10928

**Project Description:** Restore the facades of two storefronts at 501 - 503 Main Street.

Activities include:

- repairing foundation;
- replacing entrance steps, door, windows, siding, and damaged wood;
- adding balcony to second floor;
- restoring door overhang;
- repairing electrical system;
- exterior painting; and
- installing a new roof.

Activity	Cost	Funding Source (Before Reimbursement)	Status of Funds	NYF Funding (Y/N)
Repair foundation, fix framing, replace damaged wood, repair electrical work, etc.	\$80,000	Bank Loan	Anticipated	Y
Replace roof, frame secure and build deck, exterior painting roof canopy, replace windows, etc.	\$147,400	Personal Funds	Secured	Y
<b>Total NYF Funding Request:</b>	<b>\$227,400</b>			<b>90% of total project cost</b>
<b>Total Funds from Other Sources:</b>	<b>\$26,000</b>			<b>Applied for hardship</b>
<b>Total Project Cost:</b>	<b>\$253,400</b>			

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

## Project Readiness / Cost Effectiveness:

*The project is well-developed and can proceed in the near-term.*

1. Can the project proceed without any significant regulatory hurdles?
2. Does the project sponsor have other funding available for this project?
3. Does the project sponsor have the capacity to implement and maintain the project?
4. Is the project scope clearly defined?
5. Did the sponsor provide adequate budget information?
6. Is the sponsor providing matching funds beyond State requirement?

## Project Readiness

- Complies with Zoning
- Does not need Site Plan approval, SEQRA, other approvals (other than building permits)
- Demonstrated potential to secure funding while awaiting reimbursement
- Has Experience With:
  - Construction Projects
  - Third Party Grants (FEMA, State Grants, Etc.)
  - Operating a Business
- Have Received Third Party Quote

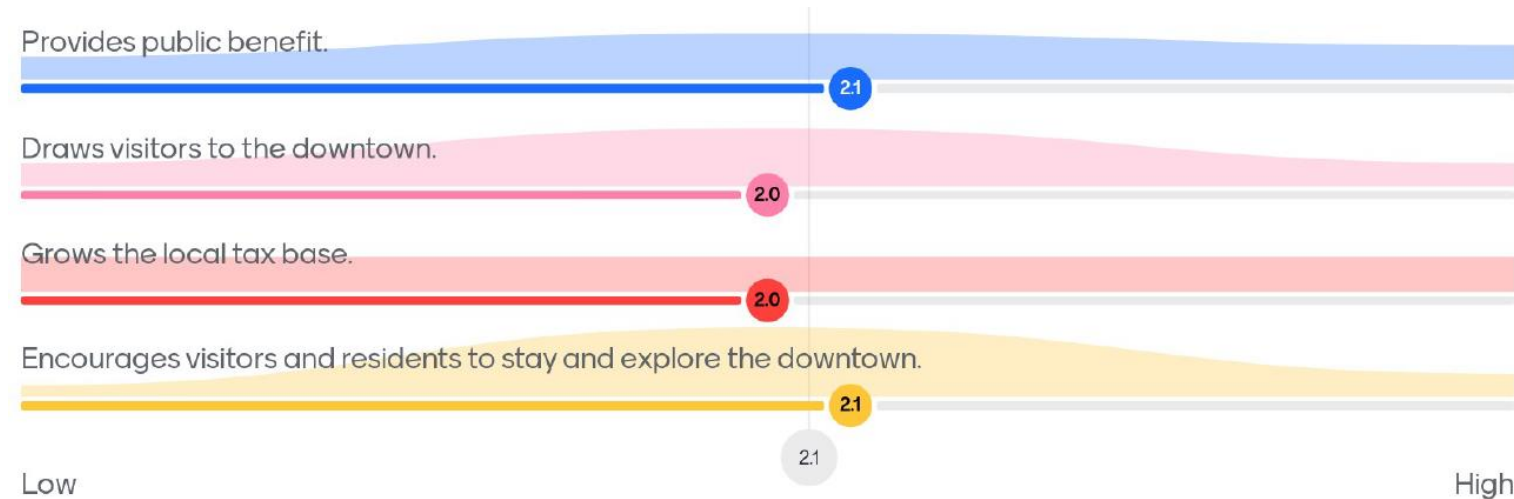
# 19. Restore the Facades of 501-503 Main Street to Create a More Inviting Gateway into Downtown from West Point

## Catalytic Effect:

*The project is likely to have a positive and transformational impact on the downtown.*

1. Does this project add economic activity to downtown Highland Falls?
2. Will this project have long-term beneficial impact?

## Co-Benefit Results from LPC #3:



## Impact to Downtown:

- Improves Main Street aesthetics

 Aligns with Small Project Fund Activities

## 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.



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

**Location:** 509 Main Street Highland Falls, NY 10928

**Project Description:** Restore and repair South Gate Tavern's interior and exterior, increase customer seating capacity through renovation of 2nd floor at 509 Main Street.

Activities include:

- convert storage space into a new residential unit;
- converting a 2nd floor residential apartment into new restaurant space;
- reconstructing 2nd 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.

Activity	Cost	Funding Source (Before Reimbursement)	Status of Funds	NYF Funding (Y/N)
Rebuild and repair porch framing, install new support columns, new bi-fold windows, etc.	\$143,900	Personal Funds	Secured	Y
Restore front door, windows, damaged wood. Repair foundation walls. Replace roof.	\$170,000	Bank Loan	Anticipated	Y
<b>Total NYF Funding Request:</b>	<b>\$313,900</b>			<b>90% of total project cost</b>
<b>Total Funds from Other Sources:</b>	<b>\$35,000</b>			<b>Applied for hardship</b>
<b>Total Project Cost:</b>	<b>\$348,900</b>			



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

### Project Readiness / Cost Effectiveness:

*The project is well-developed and can proceed in the near-term.*

1. Can the project proceed without any significant regulatory hurdles?
2. Does the project sponsor have other funding available for this project?
3. Does the project sponsor have the capacity to implement and maintain the project?
4. Is the project scope clearly defined?
5. Did the sponsor provide adequate budget information?
6. Is the sponsor providing matching funds beyond State requirement?

### Project Readiness

- Complies with Zoning
- Does not need Site Plan approval, SEQRA, other approvals (other than building permits)
- Demonstrated potential to secure funding while awaiting reimbursement
- Has Experience With:
  - Construction Projects
  - Third Party Grants (FEMA, State Grants, Etc.)
  - Operating a Business
- Have Received Third Party Quote

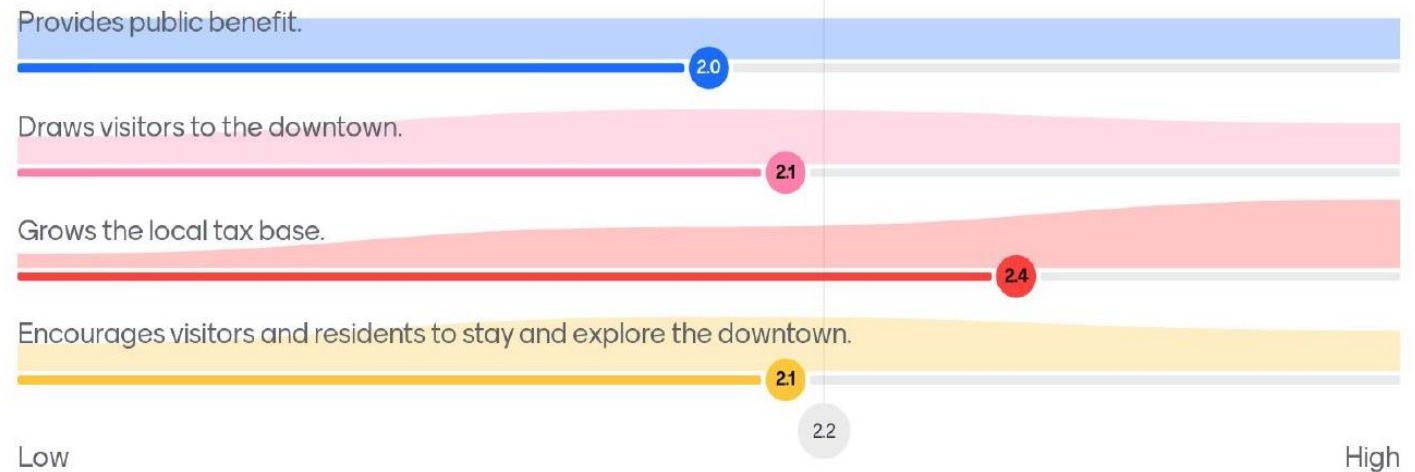
# 20. Enhance South Gate Tavern Through Building Repairs and Capacity Upgrades

## Catalytic Effect:

*The project is likely to have a positive and transformational impact on the downtown.*

1. Does this project add economic activity to downtown Highland Falls?
2. Will this project have long-term beneficial impact?

## Co-Benefit Results from LPC #3:



## Impact to Downtown:

- Expands an existing business
- Improves Main Street aesthetics

Aligns with Small Project Fund Activities

## 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.



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# Preliminary Project List Public Projects

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

**Location:** Highland Falls NY Forward Boundary

**Project Description:** Establish a Small Project Fund that will enable business and property owners to improve building facades, enhance building interiors, purchase permanent equipment, and enhance building exteriors with public art.

The Village has received letters of interest from 10 property owners within the NYF boundary (totaling \$679,000 in requests), and several private NY Forward project applications that could be eligible for the fund.

Activity	Cost	Funding Source (Before Reimbursement)	Status of Funds	NYF Funding (Y/N)
Construction	\$540,000	Private Funds	Requested	Y
Construction	\$54,000	Private Match	Anticipated	N
Administrative Costs	\$60,000	Village of Highland Falls	Requested	Y
<b>Total NYF Funding Request:</b>	<b>\$600,000</b>			<b>92% of total project cost.</b>
<b>Total Funds from Other Sources:</b>	<b>\$54,000</b>			
<b>Total Project Cost:</b>	<b>\$654,000</b>			

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

## Project Readiness / Cost Effectiveness:

*The project is well-developed and can proceed in the near-term.*

1. Can the project proceed without any significant regulatory hurdles?
2. Does the project sponsor have other funding available for this project?
3. Does the project sponsor have the capacity to implement and maintain the project?
4. Is the project scope clearly defined?
5. Did the sponsor provide adequate budget information?
6. Is the sponsor providing matching funds beyond State requirement?

## Project Readiness

- Complies with Zoning
- Does not need Site Plan approval, SEQRA, other approvals (other than building permits)
- Demonstrated potential to secure funding while awaiting reimbursement
- Has Experience With:
  - Construction Projects
  - Third Party Grants (FEMA, State Grants, Etc.)
  - Operating a Business
- Have Received Third Party Quote

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

## Catalytic Effect:

*The project is likely to have a positive and transformational impact on the downtown.*

1. Does this project add economic activity to downtown Highland Falls?
2. Will this project have long-term beneficial impact?

## Co-Benefit Results from LPC #3:



## Impact to Downtown:

- Improves Main Street aesthetics
- Preserves historic buildings
- Potential to grow local tax base

Aligns with Small Project Fund Activities

## 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.



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

**Location:** Highland Falls NY Forward Boundary

**Project Description:** 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.

Activity	Cost	Funding Source (Before Reimbursement)	Status of Funds	NYF Funding (Y/N)
<b>Brand Development</b>	\$35,000	Village of Highland Falls	Requested	Y
<b>Branding Design Guidelines</b>	\$25,000	Village of Highland Falls	Requested	Y
<b>Strategic Marketing Plan</b>	\$100,000	Village of Highland Falls	Requested	Y
<b>Wayfinding Design and Placement Strategy</b>	\$60,000	Village of Highland Falls	Requested	Y
<b>Signage Installation</b>	\$280,000	Village of Highland Falls	Requested	Y
<b>Total NYF Funding Request:</b>	<b>\$500,000</b>			<b>100% of total project cost</b>
<b>Total Funds from Other Sources:</b>	<b>\$0</b>			
<b>Total Project Cost:</b>	<b>\$500,000</b>			

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

### Project Readiness / Cost Effectiveness:

*The project is well-developed and can proceed in the near-term.*

1. Can the project proceed without any significant regulatory hurdles?
2. Does the project sponsor have other funding available for this project?
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6. Is the sponsor providing matching funds beyond State requirement?

### Project Readiness

- Complies with Zoning
- Does not need Site Plan approval, SEQRA, other approvals (other than building permits)
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- Has Experience With:
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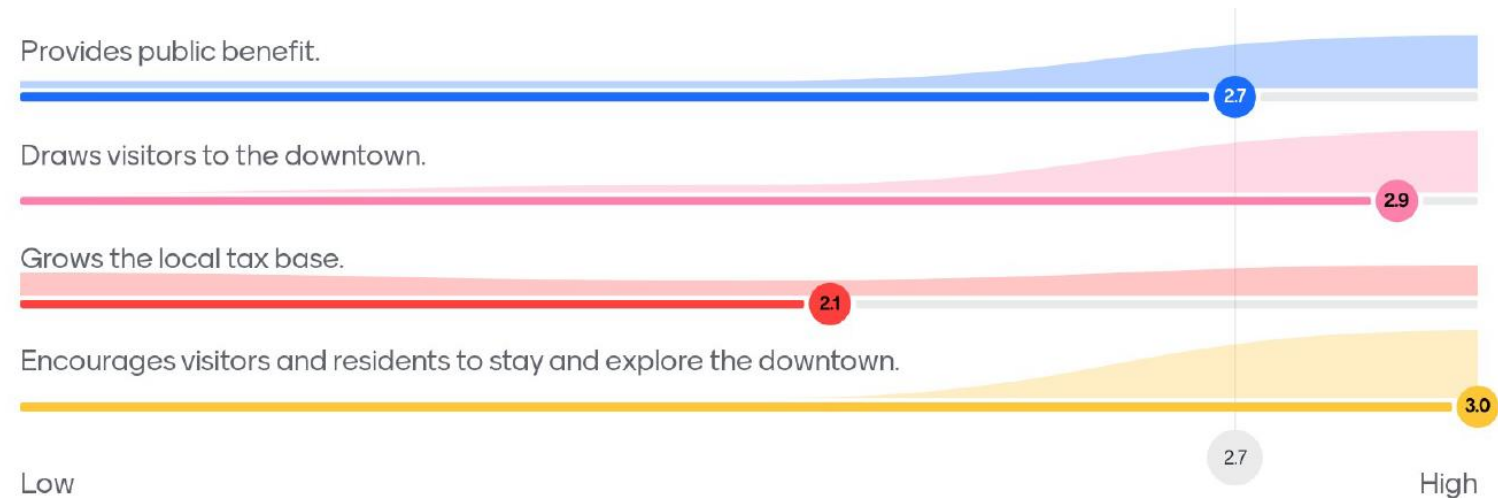
## 2. Highlight Downtown Highland Falls with a Comprehensive Branding, Marketing, and Wayfinding Initiative

### Catalytic Effect:

*The project is likely to have a positive and transformational impact on the downtown.*

1. Does this project add economic activity to downtown Highland Falls?
2. Will this project have long-term beneficial impact?

### Co-Benefit Results from LPC #3:



### Impact to Downtown:

- Attracts tourists and visitors to Main Street
- Improves Main Street aesthetics

Aligns with Small Project Fund Activities

### 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.



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

**Location:** Main Street, Highland Falls

**Project Description:** 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

Activity	Cost	Funding Source (Before Reimbursement)	Status of Funds	NYF Funding (Y/N)
<b>Demolition</b>	\$90,000	Bond	Requested	Y
<b>Earthwork</b>	\$60,000	Bond	Requested	Y
<b>Paving (crosswalks in street and park)</b>	\$150,000	Bond	Requested	Y
<b>Improvements (fountain, gazebo, benches)</b>	\$300,000	Bond	Requested	Y
<b>Landscaping</b>	\$100,000	Bond	Requested	Y
<b>Electrical (antique lights)</b>	\$300,000	Bond	Requested	Y
<b>Total NYF Funding Request:</b>	<b>\$1,000,000</b>			<b>100% of total project cost</b>
<b>Total Funds from Other Sources:</b>	<b>\$0</b>			
<b>Total Project Cost:</b>	<b>\$1,000,000</b>			

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

### Project Readiness / Cost Effectiveness:

*The project is well-developed and can proceed in the near-term.*

1. Can the project proceed without any significant regulatory hurdles?
2. Does the project sponsor have other funding available for this project?
3. Does the project sponsor have the capacity to implement and maintain the project?
4. Is the project scope clearly defined?
5. Did the sponsor provide adequate budget information?
6. Is the sponsor providing matching funds beyond State requirement?

### Project Readiness

- Complies with Zoning
- Does not need Site Plan approval, SEQRA, other approvals (other than building permits)
- Demonstrated potential to secure funding while awaiting reimbursement
- Has Experience With:
  - Construction Projects
  - Third Party Grants (FEMA, State Grants, Etc.)
  - Operating a Business
- Have Received Third Party Quote

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

## Catalytic Effect:

*The project is likely to have a positive and transformational impact on the downtown.*

1. Does this project add economic activity to downtown Highland Falls?
2. Will this project have long-term beneficial impact?

## Co-Benefit Results from LPC #3:



## Impact to Downtown:

- Improves Main Street aesthetics
- Attracts tourists and visitors to Main Street
- Reactivates underutilized public space
- Provides public benefit

Aligns with Small Project Fund Activities

## 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.



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

**Location:** Ladycliff Park, Highland Falls

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

Activity	Cost	Funding Source (Before Reimbursement)	Status of Funds	NYF Funding (Y/N)
Demolition	\$120,000	Bond	Requested	Y
Earthwork	\$150,000	Bond	Requested	Y
Paving	\$200,000	Bond	Requested	Y
Improvements (playground, splash pad, etc.)	\$500,000	Bond	Requested	Y
Retaining Walls	\$180,000	Bond	Requested	Y
Furniture (benches, tables, etc.)	\$150,000	Bond	Requested	Y
Landscaping	\$100,000	Bond	Requested	Y
Water	\$20,000	Bond	Requested	Y
Stormwater	\$50,000	Bond	Requested	Y
Electrical	\$30,000	Bond	Requested	Y
<b>Total NYF Funding Request:</b>	<b>\$1,500,000</b>			<b>100% of total project cost.</b>
<b>Total Funds from Other Sources:</b>	<b>\$0</b>			
<b>Total Project Cost:</b>	<b>\$1,500,000</b>			

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

### Project Readiness / Cost Effectiveness:

*The project is well-developed and can proceed in the near-term.*

1. Can the project proceed without any significant regulatory hurdles?
2. Does the project sponsor have other funding available for this project?
3. Does the project sponsor have the capacity to implement and maintain the project?
4. Is the project scope clearly defined?
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### Project Readiness

- Complies with Zoning
- Does not need Site Plan approval, SEQRA, other approvals (other than building permits)
- Demonstrated potential to secure funding while awaiting reimbursement
- Has Experience With:
  - Construction Projects
  - Third Party Grants (FEMA, State Grants, Etc.)
  - Operating a Business
- Have Received Third Party Quote

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

### Catalytic Effect:

*The project is likely to have a positive and transformational impact on the downtown.*

1. Does this project add economic activity to downtown Highland Falls?
2. Will this project have long-term beneficial impact?

### Co-Benefit Results from LPC #3:

Provides public benefit.

Draws visitors to the downtown.

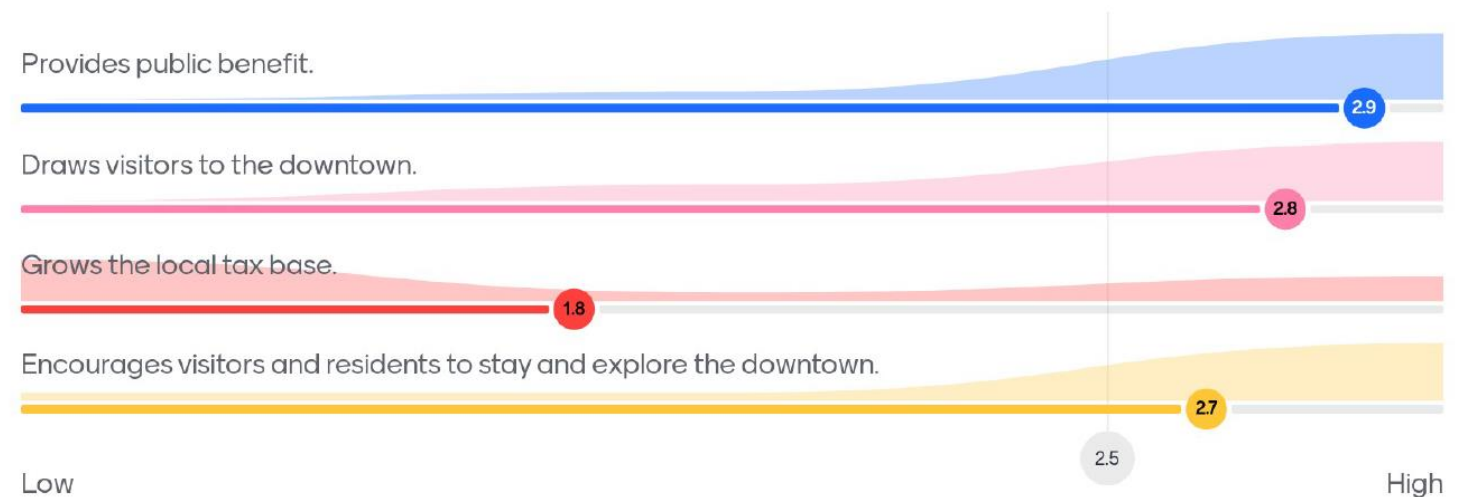
Grows the local tax base.

Encourages visitors and residents to stay and explore the downtown.

Low

2.5

High



### Impact to Downtown:

- Reactivates underutilized public space
- Attracts tourists and visitors to Main Street
- Provides public benefit
- Improves Main Street aesthetics

Aligns with Small Project Fund Activities

### 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.

The background is a solid teal color with a gradient from light to dark. It features several white, curved, abstract lines that sweep across the frame, creating a sense of motion and depth. The lines are thin and vary in curvature, some starting from the left and curving towards the right, while others start from the right and curve towards the left.

# Public Comment



The background is a gradient of teal colors, transitioning from a lighter shade on the left to a darker shade on the right. There are several thin, white, curved lines that sweep across the frame, some starting from the left edge and curving towards the center, and others starting from the right edge and curving towards the center.

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

# Important Dates

**October 5, 2024**

- Time TBD, Fall Foliage Festival

**October 8, 2024 - Tentative**

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

**October 29, 2024**

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



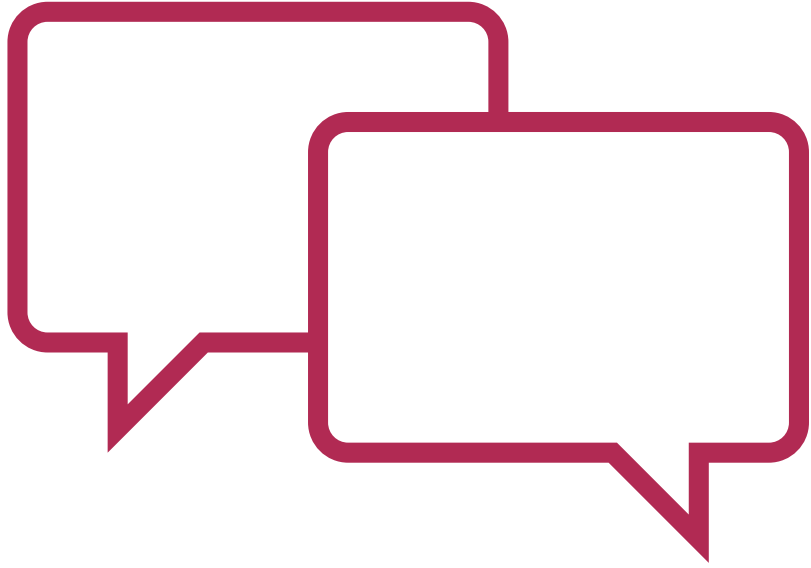
# Next Steps

## LPC Members

- › Public Engagement Outreach

## Consultant Team

- › Public Engagement Outreach
- › Project Development



# 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)