

# NY Forward - Capital Region Hoosick Falls

Local Planning Committee (LPC)

Meeting #5

October 28, 2024



**NY Forward**

An aerial photograph of a town, featuring a prominent church with a tall steeple, several residential houses, and commercial buildings. The scene is captured from a high angle, showing streets, parking lots, and greenery.

# Opening Remarks

Mayor Robert Allen

# Welcome!

## LPC Meetings are meant to be working sessions of the LPC

- These meetings are open to the public, but are not intended as interactive public workshops.
- The public is welcome to observe committee meetings and submit comments to **HoosickFallsNYF@gmail.com**
- The final 10-15 minutes of the meeting are reserved for public comment and discussion.

## How to get involved:

- We want to hear from you! **Visit the map table at the Municipal Building!**
- Visit the Hoosick Falls NYF website to send comments:  
**[www.HoosickFallsNYF.com](http://www.HoosickFallsNYF.com)**
  - **The submitted projects are now available on the website! Check them out, and **let us know what you think!****

# Agenda

- Code of Conduct
- Updates: Planning Process
- Submitted Projects – updates & amendments
- Final Vote on Slate of Projects
- Public Comment
- Next Steps



# Code of Conduct & Recusals

*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.*

*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.*

*Conflicts of interest currently on file are listed to the right. **Do any LPC members need to make any additional disclosures to the Committee at this time?***

Name	Organization / Relation	Project
Mike Willemsen	Part owner and project sponsor CiviCure Board Member	Lower Classic St. Mixed Use Revitalization Wood Block HoosArt Center Restoration
Craig Kennedy	Hoosac School Board Member Rescue Squad Board Member	Skating Rink Upgrade Rescue Squad Improvements
Doug Sauer	Village of Hoosick Falls Trustee  Rescue Squad Board Member	Hoosick Falls Monument Park Hoosic River Greenway Unification Municipal Building Upgrades Murphy Building Renovation Pedestrian Infrastructure Improvements Rescue Squad Improvements
Paula Kamperman	Related to property owner Hoosic River Greenway Committee	24 Church St Mixed Use Renovation Hoosic River Greenway Unification
Marianne Zwicklbauer	Hoosick Armory Board President Owner of 15 Church St Hoosick Rising Board President  Related to property owner	Hoosick Armory Modernization 15 Church St Residential Rehabilitation Hoosick Falls Branding and Marketing Town Playground Improvements Firehouse Restaurant Renovation
James Monahan	24 Church St Owner Town of Hoosick Rescue Squad	24 Church St Mixed-Use Renovation Rescue Squad Improvements
Trish Bloomer	Sand Bar Restaurant	The Sand Bar Expansion
Aaron Buzzinski	Hoosick Rising	Hoosick Armory Modernization Hoosick Falls Branding & Marketing Town Playground Improvements
Ric DiDonato		Wood Block HoosArt Center Restoration

# Updates: Planning Process

# What's been done so far?

- ✓ Jun 3 HoosickFallsNYF.com went live
- ✓ **Jun 3** **LPC Meeting #1**
- ✓ Jun 13 Postcards and flyers printed
- ✓ Jun 14 Open Call for Projects released
- ✓ **Jul 2** **Public Workshop #1**
- ✓ Jun 24 – Jul 12 Office Hours / Technical Assistance sessions
- ✓ **Jul 15** **LPC Meeting #2**
- ✓ Aug 7 Open Call for Projects closed
- ✓ **Aug 19** **LPC Meeting #3**
- ✓ Aug 26-30 Feedback conversations with Project Sponsors
- ✓ **Sep 9** **Public Workshop #2**
- ✓ **Sep 23** **LPC Meeting #4**
- ✓ Sep 30 – Oct 4 Feedback conversations with Project Sponsors
- ✓ **Oct 28** **LPC Meeting #5 – IN PROGRESS**

# What's on the horizon?

☐ Nov 18

LPC Meeting #6 (if needed)

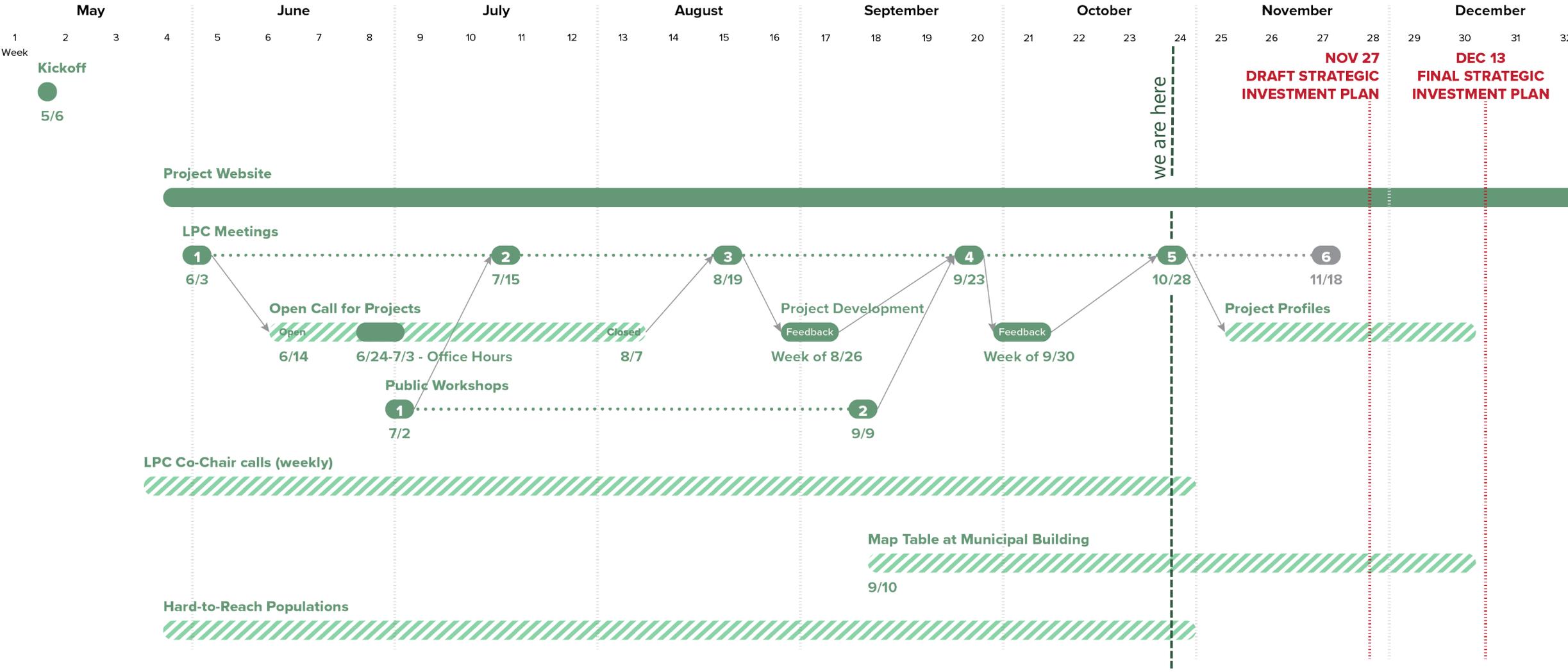
☐ Nov 27

Draft Strategic Investment Plan due

☐ Dec 13

Final Strategic Investment Plan due

# NY Forward Planning Process



An aerial photograph of a town, featuring a prominent church with a tall steeple, several residential houses, and commercial buildings. The scene is captured from a high angle, showing streets, parking lots, and greenery.

# Community Engagement Summary

# Engagement Table



# Website Traffic

- **2,439** total site visits
- **503** site visits since PW#2 (21% of total site visits)
- **Facebook** is the most popular source of traffic
- The **projects page** has the most traffic



# Instagram Highlights



# Online Project Review Survey

21 total survey responses (\*note that comments do not reflect updates since the 2nd public workshop)

12 projects received specific questions and suggestions

- **(A) Hoosick Falls Monument Park**

- Could a skate park be incorporated?
- What are the costs associated with obtaining ownership of the property? Does the Village anticipate finding other funding sources?
- Have the proposed plans for the park been approved by DEC/EPA and any other agencies necessary?
- Does the proposal anticipate potential problems with maintaining the cap on Oak's contaminants?

- **(B) Hoosick Falls Branding and Marketing**

- The iron arch should be removed to declutter Wood Park
- Who is designing the new signs/logos? Could this be an opportunity to involve local artists?

- **(C) Hoosic River Greenway Unification**

- The gravel path should be the same width as the north path
- Could local artists and businesses be considered to help with the murals and landscaping?

- **(F) Pedestrian Infrastructure Improvements**

- Could funding for this project come from a different source other than NY Forward?

- **(J) Hoosick Armory Modernization**

- What are the plans for the additional 6000 sq ft of public space listed in the proposal?

- **(L) Town Playground Improvements**

- Incorporate chairs or benches near each play structure
- Continue incorporating a variety of play structure for different age groups

- **(O) Game Store Renovation**

- An arcade game area would benefit the younger crowd of Hoosick Falls
- Is there a plan to incorporate digital games? Sponsor could look to Gamer's Grotto in Bennington for inspiration. Team up with the school to create games with C++ and other coding languages.

- **(P) Historic Sweet Shop Restoration**

- Is there a plan for the second commercial property?

- **(U) Wood Block HoosArt Center Restoration**

- We MUST save this building, but is there sufficient demand for any new spaces that might be created there? Are there businesses ready to occupy these commercial spaces?

- **(V) 1 Center St Warehouse Mixed-use Rehabilitation**

- Is there a business plan for the residential side of this? In how many years can we expect all 12 prospective apartments to be available?

- **(W) 1 Mechanic St Warehouse Commercial Rehabilitation**

- Who owns the property? Will there be costs associated with obtaining ownership?

- **(X) 15 Church St Residential Rehabilitation**

- Could this be used for affordable housing?

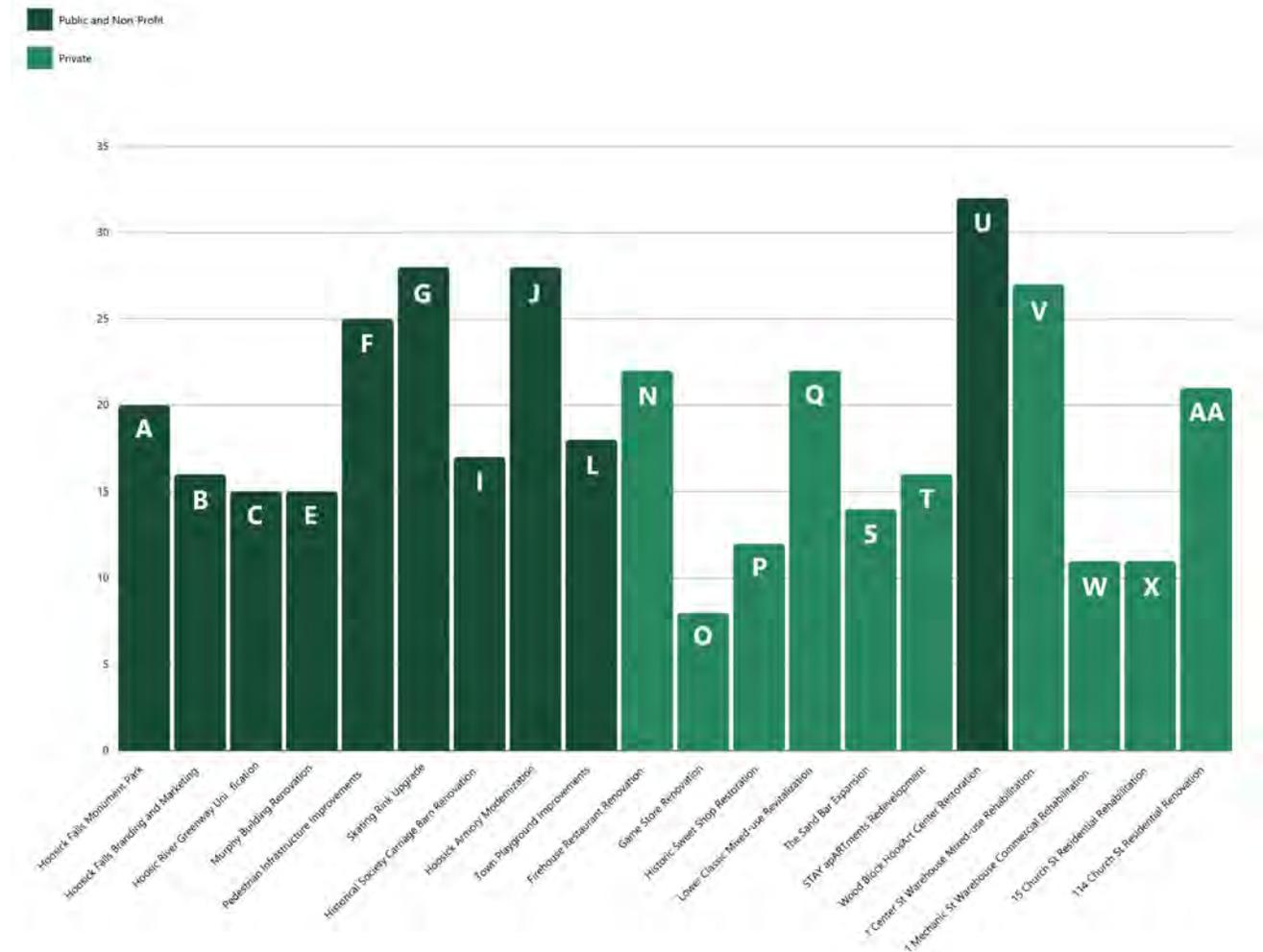
# Overall Public Interest

- **Projects with 20 or more favorable comments**

- Wood Block HoosArt Center Restoration (32)
- Skating Rink Upgrade (28)
- Hoosick Armory Modernization (28)
- 1 Center St Warehouse Mixed-use Rehabilitation (27)
- Pedestrian Infrastructure Improvements (25)
- Firehouse Restaurant Renovation (22)
- Lower Classic Mixed-use Revitalization (22)
- 114 Church St Residential Renovation (21)
- Hoosick Falls Monument Park (20)

- **Projects with less than 20 favorable comments**

- Town Playground Improvements (18)
- Historical Society Carriage Barn Renovation (17)
- Hoosick Falls Branding and Marketing (16)
- STAY apARTments Redevelopment (16)
- Hoosic River Greenway Unification (15)
- Murphy Building Renovation (15)
- The Sand Bar Expansion (14)
- Historic Sweet Shop Restoration (12)
- 1 Mechanic St Warehouse Commercial Rehabilitation (11)
- 15 Church St Residential Renovation (11)
- Game Store Renovation (8)



An aerial photograph of a town, likely in New York State, showing a mix of residential and commercial buildings. A prominent brick church with a tall steeple is visible on the right side. The town is surrounded by green trees and has several parking lots with cars. The overall scene is a typical small-town or village setting.

# Submitted Projects

# A Redevelop the Former Oak-Mitsui Industrial Site into a Park



**Project Location:**  
Former Oak Mitsui Site,  
80 1st St.

**Project Type:**  
Public Improvement

**Project Sponsor:**  
Village of Hoosick Falls

**Property Ownership:**  
Village of Hoosick Falls

**Funding Estimate:**  
\$352,000  
Total Project Cost  
\$282,000  
Total NYF Funds Requested  
20%  
Sponsor Match %

**Project Overview:**  
This project will redevelop the former Oak-Mitsui industrial site into a 7.5-acre public park with wide-open greenspace along the Hoosic River. Plans include a new footbridge that connects the park to the Hoosic River Greenway, parking lot expansion, and a memorial monument.

In transforming this remediated industrial site into a key recreational asset for the Village, this project carries the promise of not only enhancing the quality of life of nearby residents and reconnecting the community to the River - but also drawing visitors from across the region to a site that's walkable to the downtown commercial core.



# Redevelop the Former Oak-Mitsui Industrial Site into a Park



Location: Former Oak-Mitsui Site, 80 1st St.

### Existing Site Conditions:

The former industrial structures were demolished in the summer of 2017. After an investigation of soil, sediment, groundwater, and other items, the site received the equivalent of three Interim Remedial Measures (IRM's): two excavated and refilled soil areas (areas of concern where hazardous materials were removed) and the cap/cover laid across the entire location. The final Site Management Plan and Environmental Easement Engineering report were completed this summer.

### Capacity and Partners:

The Village of Hoosick Falls has extensive recent experience with the implementation of large scale projects and grant programs. This project would be carried out in cooperation with NY DEC and US Army Corps of Engineers.

### Alignment with Vision and Goals:

**Waterfront Activation** - bringing a major recreational and gathering place to the banks of the River. **Pedestrian Mobility** - providing additional connections and access to the Greenway Trail. **Arts & Culture** - expanding outdoor recreation and providing an additional large-capacity venue for outdoor events.

### Readiness and Timeframe:

The Village has begun the design process, which would likely be fully completed by fall 2025, with construction running from spring thru fall of 2026.



Above: Former Oak-Mitsui facility aerial site plan



Above: Inspiration images of similar parks



Above: Remediated site, Nov 2022

### Project Category:



Public Improvement

### Project Size:



Medium

### NYF Funds Requested:



\$282,000

### Changes/updates:

- None

### Benefits:

- Reconnects the community to the Hoosic River.
- Provides enhanced connections to the Hoosic River Greenway.
- Begins the process of redeveloping an industrial site into a riverfront public park.
- Enhances cultural and recreational programming opportunities, with the potential to draw visitors from across the region.

### Challenges / Risks:

- Design constraints and public perception challenges of working on a capped site with hazardous materials underneath.

## B Implement a Hoosick Falls Branding and Signage Campaign



**Project Location:**  
Village-wide

**Project Type:**  
Branding and Marketing  
+ Public Improvement

**Project Sponsor:**  
Village of Hoosick Falls  
+ Hoosick Rising

**Property Ownership:**  
Village of Hoosick Falls  
Town of Hoosick

**Funding Estimate:**  
\$300,000  
Total Project Cost  
\$300,000  
Total NYF Funds Requested  
0%  
Sponsor Match %

**Project Overview:**  
In looking to transform the “brand” of Hoosick Falls, this project will develop a unified branding and marketing campaign to highlight the Village’s historic downtown and the Hoosick River, helping to change the narrative and move past the PFOA crisis.

Efforts will include a new website, advertising campaign, maps, and a logo. Additionally, signage is proposed that would include new welcome signs at the 4 entrances to the historic district, an iron arched sign at the Wood Park entrance, and a coordinated effort to update municipal signage across the downtown.



## Implement a Hoosick Falls Branding and Signage Campaign



**B** Location: Village-wide

### Existing Site Conditions:

The Village faces a significant branding challenge stemming from the PFOA crisis and attendant news coverage. While this history cannot be ignored, it is now time to emphasize the transition to a future with a new, clean, and reliable water supply. Additionally, the signage around the downtown is outdated, lacks aesthetic cohesion, and does not adequately celebrate the spaces and history of the place.

### Capacity and Partners:

The Village of Hoosick Falls has experience working with grants and the implementation of major projects. Hoosick Rising will partner with the Village in identifying talent and businesses to support the project.

### Alignment with Vision and Goals:

**Economic Growth** - changing the narrative to drive tourism, welcome visitors, and attract new residents. **Pedestrian Mobility** - improving wayfinding to get people out of their cars and into the public spaces and businesses downtown.

### Readiness and Timeframe:

Currently, Hoosick Rising has been working on to improve the signage of historic and notable attractions. This will be a two year project that will incorporate research, planning, design work, and implementation.



Above: Sample Iron gateway sign for Wood Park



Above: Sample street sign



Above: Groundbreaking for new water pipeline, March 2024

### Project Category:



Public Improvement +  
Branding and Marketing

### Project Size:



Medium

### NYF Funds Requested:



\$300,000

### Changes/updates:

- None

### Benefits:

- Allows the Village to publicly “turn the page” after the water crisis – making water a key selling point.
- Highlights the Village’s historic downtown and the Hoosic River.
- Attracts visitors and encourages exploration.
- Enhances wayfinding and promotion of the Village.
- Encourages new residents.

### Challenges / Risks:

- Nothing in particular.

# Improve the Hoosick River Greenway Trail Connections

Rendering Pending



**Project Location:**  
Hoosick River Greenway, Water St., Church St., and Mechanic St.

**Project Type:**  
Public Improvement

**Project Sponsor:**  
Village of Hoosick Falls

**Property Ownership:**  
Village of Hoosick Falls

**Funding Estimate:**  
\$190,000  
Total Project Cost  
\$190,000  
Total NYF Funds Requested  
0%  
Sponsor Match %

**Project Overview:**  
This project will improve the Hoosick River Greenway Trail by unifying the disjointed parts, connecting it with other recreational assets, beautifying the area around it, and marketing it to attract visitors.  
  
This work will include new murals under the railroad trestle at 1st St. and along the floodwall on Water St., as well as lighting under the Church St. bridge and decorative landscaping on the north side of the River.

Unifying the two sections of trail will involve the provision of a walking lane and crosswalks along Water St. and across Church St.



# Improve the Hoosick River Greenway Trail Connections



Location: Hoosick River Greenway, Water St., Church St., and Mechanic St.

**Existing Site Conditions:**  
The Hoosick River Greenway is a 2+ mile hiking trail that is used on a daily basis by residents and tourists that follows an abandoned rail bed from Water Works Rd in the south, thru downtown, and onto Sewer Plan Rd. just north of the Village line. Currently, the downtown portion of the Greenway is not completely continuous and it is difficult to navigate.

**Capacity and Partners:**  
The Village of Hoosick Falls has a long history of using smaller grant programs to acquire and maintain pieces of the Greenway. The Town of Hoosick will be involved in any changes requires on/near the Church St bridge.

**Alignment with Vision and Goals:**  
**Pedestrian Mobility** - improving and expanding access to the Greenway while also improving a key pedestrian street crossing.  
**Waterfront Activation** - beautifying and encouraging expanded use of a riverside recreational amenity.

**Readiness and Timeframe:**  
Preliminary phases of the project may be completed as early as Spring 2025, while the design and construction of infrastructure along the Greenway would continue through 2026.



Above: Existing Greenway in context of the NYF boundary  
Above: Diagram of proposed Greenway improvements



Above: Diagram of potential reconfiguration of Church St crossing

<b>Project Category:</b>	<b>Project Size:</b>	<b>NYF Funds Requested:</b>
Public Improvement	Medium	\$190,000

### Changes/updates:

- None

### Benefits:

- Beautifies areas around the Greenway with public art, landscaping, and lighting.
- Enhances accessibility and wayfinding for Greenway visitors.
- Develops branding and marketing efforts for the Greenway trail.
- Significantly improves traffic patterns, clarity, and ped/bike safety at the Water St / Superior St / Church St intersection.

### Challenges / Risks:

- Changes in the right-of-way can be very sensitive – multiple stakeholders are involved, especially at the intersection.

## **E** Renovate the Murphy Building to Accommodate Public Safety and Municipal Services



**Project Location:**  
The Murphy Building,  
69 Church St.

**Project Type:**  
Rehabilitation of an  
Existing Building(s)

**Project Sponsor:**  
Village of Hoosick Falls

**Property Ownership:**  
Rensselaer County  
(currently)

**Funding Estimate:**  
\$1,700,000  
Total Project Cost  
\$1,700,000  
Total NYF Funds Requested  
0%  
Sponsor Match 3%

**Project Overview:**  
Renovate the Murphy Building's interior and exterior to provide the Village with improved space for municipal services by locating the police department and Village Court here, as well as providing space for the County Sheriff and State Police. This would allow the Village office the ability to expand to occupy the entire Municipal Building.

In order to achieve this vision, the Murphy Building would require a new roof, updated electrical, new HVAC system, and reconfigured interior partitions. There may also be some sitework and facade repairs and upgrades.



## Renovate the Murphy Building to Accommodate Public Safety and Municipal Services



Location: The Murphy Building, 69 Church St.

### Existing Site Conditions:

Throughout the years, the John A. Murphy Building has housed important services for Rensselaer County, such as the senior center and DMV satellite office. The County moved to a new building just outside the Village in summer 2023, and subsequently made repairs to the basement of this now-vacant building.

### Capacity and Partners:

The Village has been involved with many public improvement and building rehabilitation projects in recent years.

### Alignment with Vision and Goals:

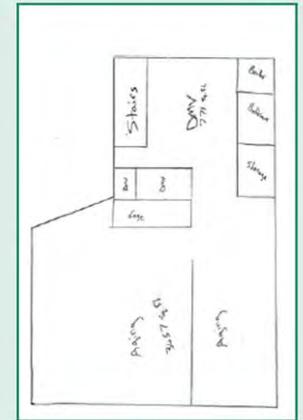
**Redevelop & Restore** - bringing a large vacant building in a prominent downtown location back into service.  
**Economic Growth** - providing adequate facilities for municipal staff to meet growing need for services.

### Readiness and Timeframe:

The Village is currently in the process of acquiring the property, although this is not yet certain. If it were to move forward, the expectation would be that design could start in 2025, with construction taking place over the course of 2026.



Above: Existing first floor plan



Above: Existing basement floor plan



Above: View from Spring St. alley at rear of building

### Project Category:



Rehabilitation of an  
Existing Building

### Project Size:



Large

### NYF Funds Requested:



\$1,700,000

### Changes/updates:

- None

### Benefits:

- Enhances the efficiency and functionality of Village services – allowing better use of the Municipal Building.
- Provides larger, more functional space for the Village Court and Board of Trustees meetings.
- Expands space for the Hoosick Falls Police Department, addressing current space issues.
- Prevents a prominent downtown building from entering long term vacancy.

### Challenges / Risks:

- Village does not yet own the property.

# F Improve and Expand Pedestrian Infrastructure Downtown



**Project Location:**  
Village-wide

**Project Type:**  
Public Improvement

**Project Sponsor:**  
Village of Hoosick Falls

**Property Ownership:**  
Village of Hoosick Falls

**Funding Estimate:**  
\$303,000  
Total Project Cost  
\$201,000  
Total NYF Funds Requested  
34%  
Sponsor Match %

**Project Overview:**  
The aim of this project is to improve pedestrian infrastructure in the Village by replacing select sidewalks and curb ramps, adding lighting and new signage at strategic locations, and partially reconfiguring lower Classic St with a wider sidewalk and improved stormwater management.

The key areas of intervention include replaced sidewalks and new lighting that essentially connect the proposed Monument Park all the way to and thru downtown: John St from the Sandbar to Church St., an expanded pedestrian zone on Church St., and widened sidewalks down lower Classic St.



# Improve and Expand Pedestrian Infrastructure Downtown



F Location: Village-wide

**Existing Site Conditions:**  
The Village is walkable but suffers from poor and neglected pedestrian infrastructure in key locations, including degraded curb ramps and unsafe or unmarked intersection crossings.

**Capacity and Partners:**  
The Village has a proven track record with both large and small projects, including successful sidewalk improvements, demonstrating readiness to carry out these enhancements.

**Alignment with Vision and Goals:**  
**Pedestrian Mobility** - fixing existing pedestrian infrastructure where needed while also expanding it in strategic locations.

**Readiness and Timeframe:**  
This project is in the conceptual phase and is expected to take place between spring to fall of 2025, with some more major potential interventions occurring thru 2026.



Above: Existing curb ramp in need of replacement

Above: Map noting areas for specific improvements



Above: Diagram of proposed pedestrian expansions at Church St and Classic St.

<b>Project Category:</b>	<b>Project Size:</b>	<b>NYF Funds Requested:</b>
Public Improvement	Medium	\$201,000

### Changes/updates:

- None

### Benefits:

- Improves pedestrian comfort in the Village by replacing sidewalks in various key locations.
- Enhances safety, accessibility, and walkability with ADA compliant ramps, added lighting, a crosswalk, and signage.
- Improves connection between the senior apartments and the Town park.

### Challenges / Risks:

- Nothing in particular.



## Upgrade the Town Skating Rink to Expand Recreational Opportunities



**Project Location:**  
10 Barton Ave.

**Project Type:**  
Public Improvement  
+ Rehabilitation of an  
Existing Building(s)

**Project Sponsor:**  
Hoosac School +  
Town of Hoosick

**Property Ownership:**  
Town of Hoosick

**Funding Estimate:**  
\$1,767,000  
Total Project Cost  
\$1,000,000  
Total NYF Funds Requested  
43%  
Sponsor Match %

### Project Overview:

The project proposes a multi phase approach to insulating the structure and providing refrigeration in order to offer a consistent 16-18 weeks of ice skating each year. This phase will include system upgrades and equipment, the construction of the rink, an upgraded shell, and locker-room trailers and hook-ups that would bring the facility up to the level needed for regular hockey team practices and events, including major regional tournaments.



## Upgrade the Town Skating Rink to Expand Recreational Opportunities



Location: 10 Barton Ave.

### Existing Site Conditions:

Originally built in 1973, and upgraded in 1998 and 2007, this one-story facility is currently exposed to the elements and requires many hours of spraying with a hose to create ice. Due to increasingly inconsistent winter temperatures, it is difficult for the Town to meet its goal of providing 8 weeks of skating lessons.

### Capacity and Partners:

The Town is partnering with Hoosac School, a non-profit private school with a long history in Hoosick Falls, who is proposing to contribute to the capital project as well as being the anchor tenant for the benefit of their hockey team.

### Alignment with Vision and Goals:

**Economic Growth** - positioning the Village to host regional hockey teams and events, since the nearest adequate ice skating facility is in Williamstown, MA.  
**Arts & Culture** - upgrading the skating rink expands opportunities for outdoor recreation, especially during the challenging winter season.

### Readiness and Timeframe:

Preliminary cost estimates and a feasibility study are complete, and with funds secured, the project can begin immediately, taking six months to one year to finish. The project had previously secured a \$975k grant from DASNY which has been tied up for 7 years.



Above: Existing skating rink

### Project Category:



Public Improvement  
/ Rehabilitation of an  
Existing Building

### Project Size:



Large

### NYF Funds Requested:



\$1,000,000

### Changes/updates:

- New proposal includes an operational rink with necessary upgrades and equipment, the construction of the rink, an upgraded shell, and locker-room trailers and hook-ups.
- Total project budget has been updated to \$1,767,000 (from \$2M) and NYF request of \$1M (from \$1.3M)
  - \$567k from Hoosac School
  - \$200k from Town of Hoosick

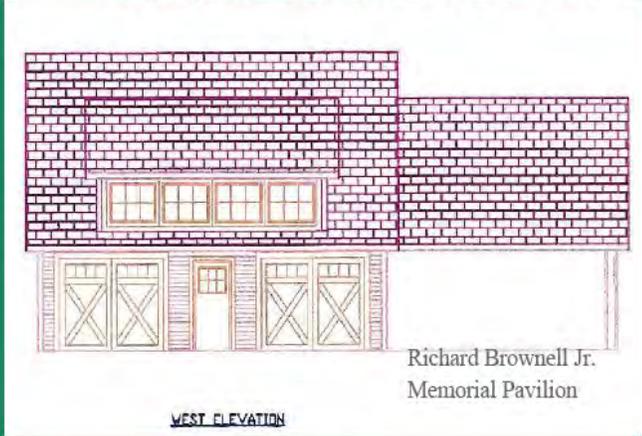
### Benefits:

- Allows for full-season reliable use of the skating rink.
- Improves accommodations for regional hockey teams to generate more consistent revenue.
- Promotes public youth programming in partnership with Hoosac School.
- Drives significant new visitation to the Village from around the region.

### Challenges / Risks:

- Nothing in particular.

# I Upgrade the Hoosick Township Historical Society Buildings to Better Display and Preserve the Collections



**Project Location:**  
166 Main Street

**Project Type:**  
Rehabilitation of an Existing Building(s)

**Project Sponsor:**  
Hoosick Township Historical Society

**Property Ownership:**  
Hoosick Township Historical Society

**Funding Estimate:**  
\$290,000  
Total Project Cost  
\$244,000  
Total NYF Funds Requested  
16%  
Sponsor Match %

**Project Overview:**  
This project will convert the Hoosick Township Historical Society's Carriage Barn into a public display facility, increasing protection of and access to the historic collection.

The barn restoration includes roof replacement, interior lighting, new doors and windows, epoxy flooring, new concrete patio and sidewalk, interior fit out, and exterior siding. The barn holds a collection of Wood tractor equipment.

This work also includes the installation of a new HVAC and climate control system in the main house as well to better preserve historic.



# I Upgrade the Hoosick Township Historical Society Buildings to Better Display and Preserve the Collections



**Existing Site Conditions:**  
The Carriage Barn is currently inadequate for displaying large historical artifacts due to small doors and insufficient space. Upgrading the building with a new roof, electrical service, and foundation reinforcement would make it suitable for showcasing the collection and hosting galleries. Additionally, the main museum building needs updated climate control to preserve historic items.

**Capacity and Partners:**  
The director of the Historical Society has experience with grants and private funding, demonstrated through the successful redevelopment of the Louis Miller Museum's basement.

**Alignment with Vision and Goals:**  
**Arts & Culture** - improving the ability of the facilities to share the collection with the public, including participation in public programs like the Heritage and History Fair, summer music events, tractor show, and school tours.

**Readiness and Timeframe:**  
The project is in the preliminary design phase, with HVAC approval expected within a month of grant approval, and the carriage barn renovation likely to begin in spring 2025.



Above: Carriage Barn drawing



Above: An example of Wood tractor equipment installed around the Village as public benches

**Project Category:** Rehabilitation of an Existing Building

**Project Size:** Small

**NYF Funds Requested:** \$244,000

## Changes/updates:

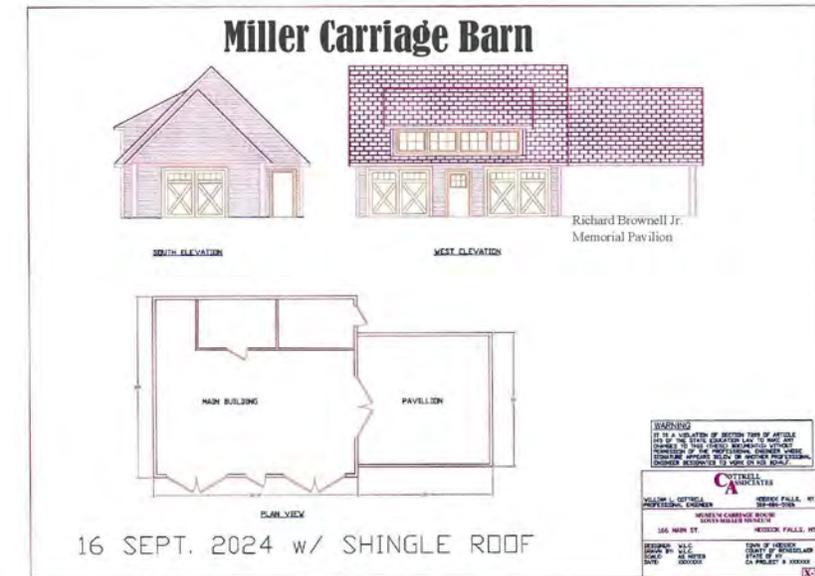
- Budget updated to \$290k (from \$152k) with an 84% NYF funding request of \$244k (from \$142k).
- Provided document with the Hoosick Township Historical Society's organizational mission and core offerings.
- Shared a plan and elevations of the proposed Miller Carriage Barn.

## Benefits:

- Increases access to historic collection and enables opportunities to host galleries.
- Upgrades the building with a new roof, electrical system, and foundation reinforcement.
- Improves energy efficiency and climate controls to protect the historic collection.

## Challenges / Risks:

- Nothing in particular.



# J Modernize the Hoosick Armory through Accessibility and Renewable Energy Upgrades



**Project Location:**  
80 Church Street

**Project Type:**  
Rehabilitation of an Existing Building(s)

**Project Sponsor:**  
Hoosick Armory

**Property Ownership:**  
Hoosick Armory

**Funding Estimate:**  
\$673,000  
*Total Project Cost*  
\$673,000  
*Total NYF Funds Requested*  
0%  
*Sponsor Match %*

**Project Overview:**  
This project will restore and modernize the Hoosick Armory to increase economic activity and sustainability through exterior improvements, ADA compliance, and renewable energy increasing their ability to host additional arts and cultural activities.

The key to unlocking over 6,000 sq of space for additional public use is the installation of an elevator and ADA compliant restrooms. In addition, the project seeks to replace 10 historic windows and install a solar array along with expanded heat pump system to reduce the use of the oil-fired boiler.



## Modernize the Hoosick Armory through Accessibility and Renewable Energy Upgrades



Location: 80 Church Street

### Existing Site Conditions:

The Armory is a historic, gable-roofed brick building with a footprint of about 11,000 sq. ft., featuring turrets and original architectural elements like hardwood floors and exposed steel trusses. It houses community activities in the Perry Room and provides office space for non-profits and local organizations. The basement and 2nd floors are underutilized due to lack of accessibility.

### Capacity and Partners:

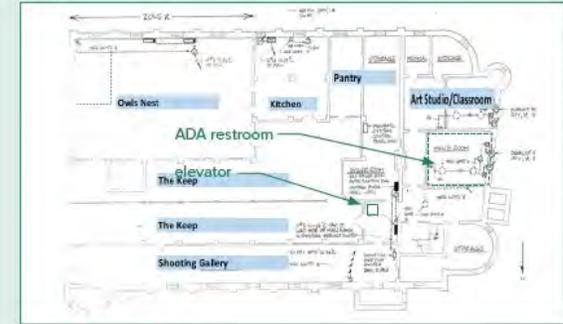
The non-profit Hoosick Armory is managed by a diverse ten-person board experienced in overseeing capital and maintenance activities funded through grants. Recent projects include installing a heat pump, new steel doors, a security system, and upgrading the smoke and fire sensing system.

### Alignment with Vision and Goals:

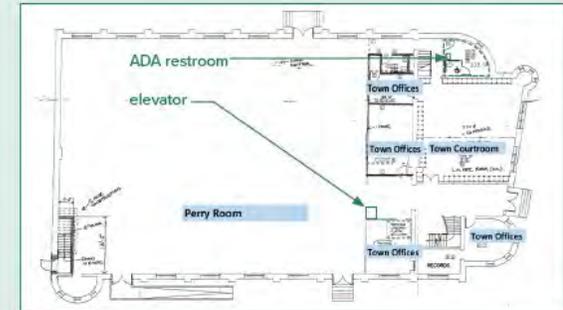
The project aligns with the goals of **Economic Growth, Restore & Revitalize, and Arts & Culture**. This project will open up 6,790 sq. ft. on the basement and second floors for rentals, community events, markets, job fairs, and educational initiatives, boosting local economic activity. Renovating 135-year-old windows will restore the village's historic urban fabric, increase tenancy, and enable more arts and cultural activities, such as dance and craft classes, and make it easier to rent the third-floor artist's studio.

### Readiness and Timeframe:

The project is ready to move forward with preliminary site designs and budgetary quotes secured for all components.



Above: Basement floor plan



Above: First floor plan

**Project Category:**



Rehabilitation of an Existing Building

**Project Size:**



Medium

**NYF Funds Requested:**



\$673,000

### Changes/updates:

- None

### Benefits:

- Restores and modernizes the Hoosick Armory to increase economic activity.
- Makes the Armory fully accessible with ADA-compliant restrooms and an elevator.
- Embraces sustainability by incorporating renewable energy.
- Increases capacity for the Armory to host cultural events and attract visitors.

### Challenges / Risks:

- Nothing in particular.

## L Make Comprehensive Upgrades at the Town Playground



**Project Location:**  
9 Barton Ave.

**Project Type:**  
Public Improvement

**Project Sponsor:**  
Town of Hoosick +  
Hoosick Rising

**Property Ownership:**  
Town of Hoosick

**Funding Estimate:**  
\$343,000  
Total Project Cost  
\$343,000  
Total NYF Funds Requested  
0%  
Sponsor Match %

**Project Overview:**  
The goal of this project is to improve and expand the local playground to make it ADA accessible, add an outdoor workout area, divider wall at the tennis courts, and install new seating. The playground will be expanded, new sidewalk for handicapped accessibility, handicapped accessible playground elements, outdoor workout area, cement wall installation for interactive elements on one side and artistic mural on the other side, it includes seating and picnicking amenities that allows for a full outdoor recreation experience for the community.



## L Make Comprehensive Upgrades at the Town Playground



Location: 9 Barton Ave.

### Existing Site Conditions:

The Town Playground is heavily used but has deteriorated wooden elements, including rotted castle-like walls that separate the basketball courts from the play area. The playground is not easily accessible for individuals with disabilities and lacks features for children with mobility limitations. Adjacent to the playground is an overgrown area with rotted benches.

### Capacity and Partners:

The Town of Hoosick has managed and implemented many large scale projects, including grants.

### Alignment with Vision and Goals:

Expanding the playground to include handicapped accessibility and an outdoor workout area aligns with the goal of **Arts & Culture** by expanding outdoor recreation, making the space more inclusive and available to everyone. Adding a mural will beautify the Town's recreation area, which hosts many cultural events, making it a valuable attraction for families considering moving to the community.

### Readiness and Timeframe:

Preliminary site design is complete, and the Town has the funds to begin the project. Construction of footings and a cement wall will start in late spring 2025, with new equipment installation in summer 2025, and mural painting in fall 2025.



Above: Examples of proposed new equipment

### Project Category:



Public Improvement

### Project Size:



Small

### NYF Funds Requested:



\$343,000

### Changes/updates:

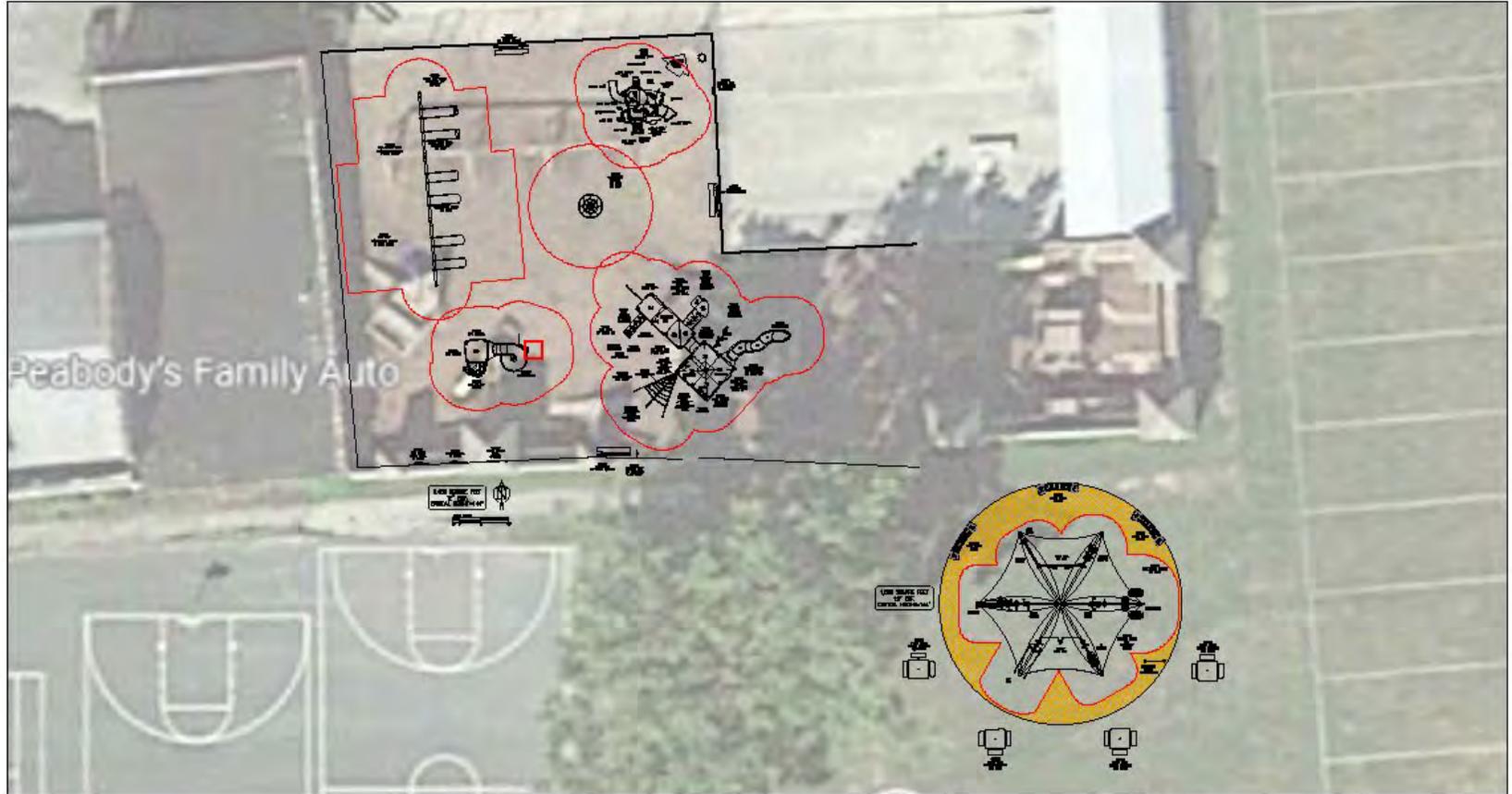
- Provided equipment plan and selection of 3d views

### Benefits:

- Improves, expands, and increases accessibility of the local playground.
- Adds recreational opportunities with a new outdoor workout area.

### Challenges / Risks:

- Nothing in particular.



Proposed Equipment Plan

800.726.4833 playgroundinfo.com

Hoosick Falls Town Park  
Hoosick Falls, NY

File Name: Hoosick Falls Town Park_2025 DWG
Date: 10/29/2024
Scale: As Shown
Drawn By: LTM



## **N** Redevelop the Former Firehouse into a Restaurant



**Project Location:**  
44 and 50 Church Street

**Project Type:**  
Rehabilitation of an Existing Building

**Project Sponsor:**  
Edward J. Gorman

**Property Ownership:**  
577 Congress Street LLC

**Funding Estimate:**  
\$278,000  
Total Project Cost  
\$209,000  
Total NYF Funds Requested  
25%  
Sponsor Match %

**Project Overview:**  
The old firehouse and adjacent vacant lot will be transformed into a functional and inviting restaurant space with outdoor patio seating. The second floor will be converted into an event space accommodating 80-120 people.

The facade of the building will have a full-size glazed garage door once again grace the sidewalk, while the interior will be renovated and reconfigured. Heat pumps will be installed for modern climate control, and the vacant lot will become a vibrant seating area.



## Redevelop the Former Firehouse into a Restaurant



Location: 44 and 50 Church Street

### Existing Site Conditions:

The building had hosted the "Olde Firehouse Tavern" restaurant, which has been closed for the last 15 years. The sponsor acquired this property in early 2022, along with all its kitchen, bar, and seating equipment. The adjacent vacant lot was last used as a community garden and was acquired by the sponsor in 2023 to complement the Firehouse property.

### Capacity and Partners:

The project sponsor has managed a Main Street Grant for facade improvements in Hoosick Falls and has extensive experience with grant administration through various not-for-profit boards. As a property developer, he has significant expertise in renovating and developing residential and commercial properties.

### Alignment with Vision and Goals:

**Economic Growth** - creating a business venue that generates jobs, attracts patrons, and provides space for community events.  
**Redevelop & Restore** - repurposing a vacant building and underutilized lot into a restaurant and event venue.

### Readiness and Timeframe:

The project is shovel-ready, with completed architectural designs and committed local contractors for various tasks. Although building permits are pending, preliminary approval has been obtained, and the project is expected to take approximately 3-6 months.



Above: Existing conditions of the exterior



Above: Location of proposed outdoor seating



Above: Existing conditions on 2nd floor seating

### Project Category:



Rehabilitation of an Existing Building

### Project Size:



Medium

### NYF Funds Requested:



\$209,000

### Changes/updates:

- None.

### Benefits:

- Redevelops the old firehouse and adjacent vacant lot into a functional and inviting restaurant space with outdoor patio seating.
- Fosters economic growth in the downtown business district corridor.
- Increases programming capacity by transforming the upper level into an event space.

### Challenges / Risks:

- Nothing in particular.

## Create a Game Store and Community Space at 72 Main Street



**Project Location:**  
72 Main St

**Project Type:**  
Rehabilitation of an Existing Building(s)

**Project Sponsor:**  
PKP Research

**Property Ownership:**  
Emma Kerr-Patterson,  
Gabriel Kerr-Patterson

**Funding Estimate:**  
\$123,000  
Total Project Cost  
\$93,000  
Total NYF Funds Requested  
25%  
Sponsor Match %

**Project Overview:**  
Renovating the commercial space at 72 Main Street would allow the Sponsor to create a game store and community-gathering space for all ages that can hold various events in collaboration with the senior center, school, and youth center.

The project would occupy the first floor of the existing house with both a retail space selling games and related items, as well as a small gathering space primarily intended for community playing of board games and card games.



## Create a Game Store and Community Space at 72 Main Street



Location: 72 Main St

### Existing Site Conditions:

The mixed-use property at 44 Church Street had fallen into mild disrepair after 15 years of vacancy and an absentee landlord. Over the past year, the carriage house and upstairs apartment have been fully renovated, but the commercial section still requires updates, particularly to the roof, electrical, plumbing, and parking lot. Some improvements have been made, such as installing new French doors, replacing subflooring and joists, adding a new gutter, and making the space wheelchair accessible.

### Capacity and Partners:

The project team has successfully managed a game store for three years and completed extensive renovations on the property, including transforming a neglected carriage house into a livable cottage.

### Alignment with Vision and Goals:

**Economic Growth** - adding a retail game store to a vacant downtown commercial space. **Arts & Culture** - providing a social hub for adults and teens.

### Readiness and Timeframe:

The commercial space has been improved and is ready for further renovations, with a home equity line of credit being secured and a timeline for plumbing, roofing, paving, and other updates aiming for completion within a few months.



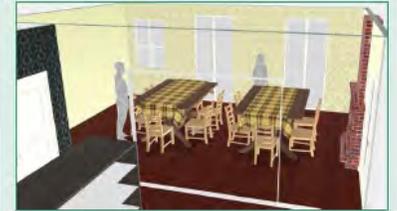
Above: Existing conditions of the exterior



Above: Current and proposed entrance



Above: 3D visual of proposed space



Above: Seating area

### Project Category:



Rehabilitation of an Existing Building

### Project Size:



Small

### NYF Funds Requested:



\$93,000

### Changes/updates:

- Provided letters of support from:
  - Director of Hoosick Falls Senior Center
  - Superintendent of Hoosick Falls CSD
- Updated the budget based on detailed cost estimates. Overall budget reduced to \$123k (from \$160k), and NYF ask reduced to \$93k (from \$128k).

### Benefits:

- Provides entertainment and programming for all ages.
- Renovates a commercial space to enable increased community gathering.

### Challenges / Risks:

- Nothing in particular.

**P** Renovate the Historic Sweet Shop to Add a Residential Unit and Improve the Commercial Space



**Project Location:**  
39-43 Church Street

**Project Type:**  
Rehabilitation of an Existing Building(s)

**Project Sponsor:**  
Christina Kovage Rouseau

**Property Ownership:**  
Christina Kovage Rouseau

**Funding Estimate:**  
\$323,000  
Total Project Cost  
\$232,000  
Total NYF Funds Requested  
28%  
Sponsor Match %

**Project Overview:**  
Renovate the historic building to make it more energy efficient, preserve the exterior, add an additional apartment unit, and improve the commercial space.

The primary component of the project is the installation of a heat pump system for the entire building, allowing tenant to discontinue the use of window A/C's. There will also be some brick work, windows replaced, and new storefront awnings.

The ground floor will also be reconfigured to reduce the size of the larger of the two commercial units in order to create a new residential rental unit at the rear. The reduced commercial unit will be rehabilitated to attract a new tenant.



**Renovate the Historic Sweet Shop to Add a Residential Unit and Improve the Commercial Space**



Location: 39-43 Church Street

**Existing Site Conditions:**

The historic 6,800 sf building includes 2 storefronts and 6 well-maintained residential apartments. One storefront is busy and in good condition, while the other is hard to rent due to its size and condition. The building currently relies on costly coal and oil heating and window air conditioning units.

**Capacity and Partners:**

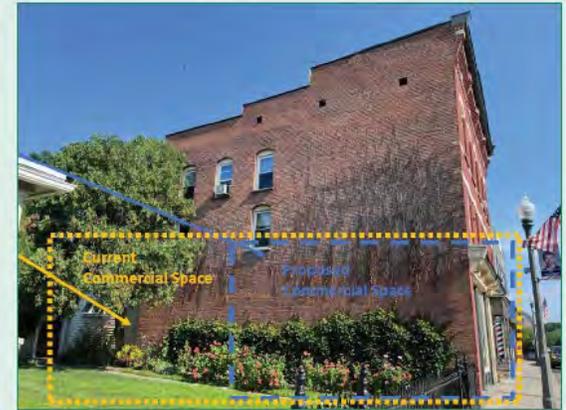
The Sponsor reports extensive knowledge of construction complexities and property renovation, and will continue to upkeep and renovate the property.

**Alignment with Vision and Goals:**

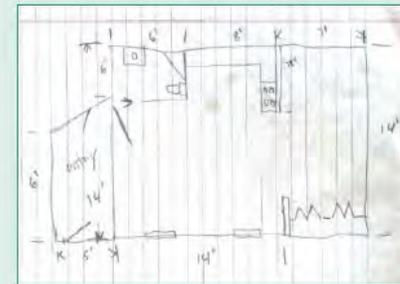
- Economic Growth** - refreshing and right-sizing an existing commercial space.
- Housing Options** - converting unused commercial space into a new rental apartment, while also upgrading energy efficiency and comfort for 6 existing units.
- Redevelop & Restore** - preserving and modernizing an historic building.

**Readiness and Timeframe:**

Estimates have been shared for most scopes of work. Once funded, the work can begin promptly, and would likely require up to a year to complete.



Above: Existing vacant storefront to be reduced



Above: plan sketch of proposed new apartment

**Project Category:**



Rehabilitation of an Existing Building

**Project Size:**



Medium

**NYF Funds Requested:**



\$232,000

### Changes/updates:

- Sponsor is open to removing apartment from original proposal (\$88k)
- Shared annotated images of proposed improvements.
- Provided quotes for proposed labor and materials.

### Benefits:

- Renovates a historic building and improves energy efficiency.
- Increases residential capacity by adding an additional apartment unit.
- Improves the commercial space by adding a bathroom, and updating the electrical system, flooring, and ceiling.

### Challenges / Risks:

- Nothing in particular.

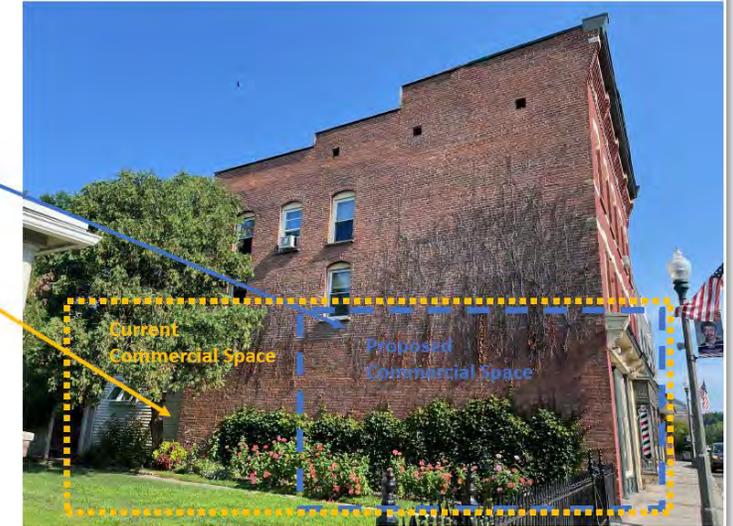
## Project 2

- Chip out mortar and point up new – various areas on building that haven't been done recently and need to be repointed.
- Remove and replace two water table roofs
- Repair damaged and rotten trim and paint two store fronts



## Project 4

- Improve Commercial Store Front
  - With creating apt (Project 3) store front will be 350 Sq ft
  - Without creating apartment store front is approximately 700 sq ft



Annotated images of proposed improvements



## Revitalize the Commercial and Residential Spaces in the Saluzzo Building



**Project Location:**  
14-24 Classic Street

**Project Type:**  
Rehabilitation of an Existing Building

**Project Sponsor:**  
Mike Willemssen / NOCO Group

**Property Ownership:**  
Mike Willemssen, Greg Streeter, Tom Perrault, Gregg Villnave

**Funding Estimate:**  
\$745,000  
Total Project Cost  
\$558,000  
Total NYF Funds Requested  
25%  
Sponsor Match %

**Project Overview:**  
This project will revitalize the mixed-use building on Classic St, renovating and upgrading the existing 8 apartments and 3 commercial spaces while adding 4 additional apartments. A commercial kitchen will also be installed as an amenity to the commercial spaces, which all already have committed tenants.

This is one of the few downtown buildings with a view over the Hoosick River, and the plan is to celebrate that by providing a new ground floor, river-facing apartment with access to the Greenway as well as a 1st-story deck for the proposed tavern restaurant and bar.



## Revitalize the Commercial and Residential Spaces in the Saluzzo Building



Location: 14-24 Classic Street

### Existing Site Conditions:

24 Classic St is a 12,000 sf, three-story, masonry-and-joist building constructed in 1880 along the Hoosick River. It spans the entire northern side of the downtown Classic St block and is one of the largest mixed-use buildings in the village. Once home to the neighborhood restaurant, The Grill, this building was a village landmark until the mid/late-90's. Since then, first-floor commercial space has remained mostly vacant, while the 8 residential units on the upper floors have been only intermittently occupied.

### Capacity and Partners:

With 15 years of experience in multifamily and affordable housing projects, Mike is a licensed General Contractor in 8 states and is currently leading over \$100 million in HCR-awarded projects throughout New York.

### Alignment with Vision and Goals:

**Economic Growth** - providing modern space for 3 new businesses. **Housing Options** - adding 4 new residential rental units and renovating the 8 existing units. **Redevelop & Restore** - preserving and modernizing an historic building.

### Readiness and Timeframe:

Phase 1, including minor renovations and storefront upgrades, is underway and will finish by June 2025. Phase 2 is planned for February 2025, focusing on electric upgrades and residential buildouts, completing in 12 months. Phase 3, including sidewalks, lighting, solar, and EV charging, will finish by August 2026.



Above: Existing conditions of exterior



Above: Proposed bar interior



Above: Proposed bakery interior

**Project Category:**



Rehabilitation of an Existing Building

**Project Size:**



Large

**NYF Funds Requested:**



\$558,000

### Changes/updates:

- None

### Benefits:

- Boosts economic growth and revitalizes downtown by introducing new businesses and increasing housing.
- Adds 4 new residential units.
- Enhances the safety, accessibility, and overall appeal of existing units and commercial spaces.
- Incorporates a new commercial kitchen as well as a two-story deck for dining and ground floor apartments.
- Contributes to activation of the Hoosic River Greenway

### Challenges / Risks:

- Nothing in particular.

# S Enhance the Sand Bar Through Expanded Outdoor Dining and Volleyball Court Facilities

Rendering Pending



**Project Location:**  
21 Lyman Street

**Project Type:**  
Rehabilitation of an Existing Building(s)

**Project Sponsor:**  
Trish Bloomer / The Sand Bar & Restaurant, LLC

**Property Ownership:**  
Bloomer Properties LLC

**Funding Estimate:**  
\$150,000  
Total Project Cost  
\$112,000  
Total NYF Funds Requested  
25%  
Sponsor Match %

**Project Overview:**  
This project seeks to add a third outdoor sand volleyball court in order to increase capacity for both tournaments and leagues by up to 50%, as well as expand outdoor dining for the restaurant by constructing two new decks and replacing some fences and sidewalks.



# Enhance the Sand Bar Through Expanded Outdoor Dining and Volleyball Court Facilities



Location: 21 Lyman Street

**Existing Site Conditions:**

The Sand Bar and Restaurant has 2 sand volleyball courts that host frequent tournaments - an average of 10 per year, the proceeds of which are donated to various charities. This is in addition to regular league play, which brings 280 people from as far away as Glens Falls and Pittsfield, MA into the Village every week during the season. There is also an outdoor deck offering seating for dining and spectating.

**Capacity and Partners:**

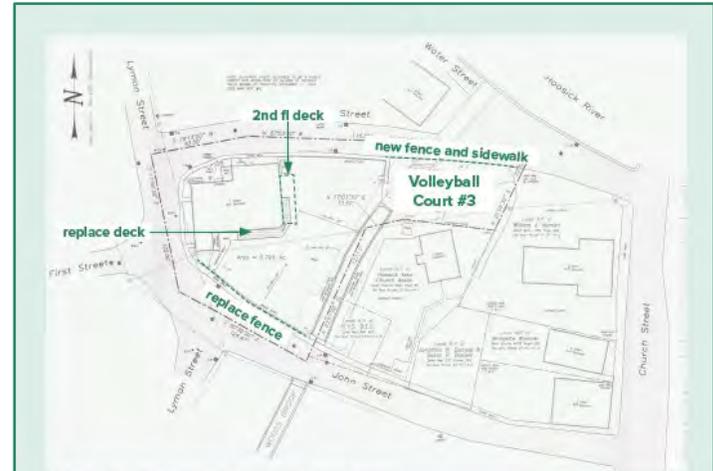
The project sponsors have no prior experience with grants but have significant experience with the project's components, including importing sand, installing drainage, grading courts, setting up stadium lighting, nets, fences, and replacing decks.

**Alignment with Vision and Goals:**

**Economic Growth** - adding a third volleyball court could add up to 540 additional tournament participants per year and 140 league participants every week, all visiting downtown Hoosick Falls from up to 50 miles away.

**Readiness and Timeframe:**

Work on the new court, including the sidewalk, fencing, netting, sand, drainage, and grading, can begin in April 2025 and finish by mid-summer 2025. Work on the new deck and John Street fence can start in fall 2025, after the leagues end in October.



Above: Site plan sketch of proposed improvements



Above: Aerial view of site

**Project Category:**



Rehabilitation of an Existing Building

**Project Size:**



Small

**NYF Funds Requested:**



\$112,000

### Changes/updates:

- None

### Benefits:

- Boosts programming and revenue generating capacity with an added volleyball court.
- Restores and expands outdoor gathering space with two new decks.
- Enhances area with a new sidewalk and fence.

### Challenges / Risks:

- Nothing in particular.

# T Develop the STAY ApARTments at 9-15 John Street



3rd Floor 4 Units

**Project Location:**  
9-11-15 John Street

**Project Type:**  
Rehabilitation of an Existing Building(s)

**Project Sponsor:**  
Yücel Erdogan

**Property Ownership:**  
Creatink Inc.

**Funding Estimate:**  
\$670,000  
*Total Project Cost*  
\$470,000  
*Total NYF Funds Requested*  
30%  
*Sponsor Match %*

**Project Overview:**  
Redevelop the top floor of the historic building on John Street into four residential units and improve the overall building's energy efficiency, which already contains a pizza shop, art gallery and 4 popular short-term rentals.

In addition to the fitout of the apartment units, the project must bring the 3rd floor up to meet building code for occupiable space, which entails upgrades to the stairwell, expanding the sprinkler system, repairing structural footings, establishing fire separation between 2nd and 3rd floors, and insulating the exterior walls (from the interior).



# Develop the STAY ApARTments at 9-15 John Street



Location: 9-11-15 John Street

**Existing Site Conditions:**

The third floor of the historic late-1800's building is over 7,200 sf of open space, ideal for unique living spaces in the heart of the Village. Built to house department stores, it had been largely unoccupied apart from a first-floor gift shop. Since 2012, the Sponsor has developed the first and second floors and replaced all 32 windows on the third floor, but the top floor remains unused.

**Capacity and Partners:**

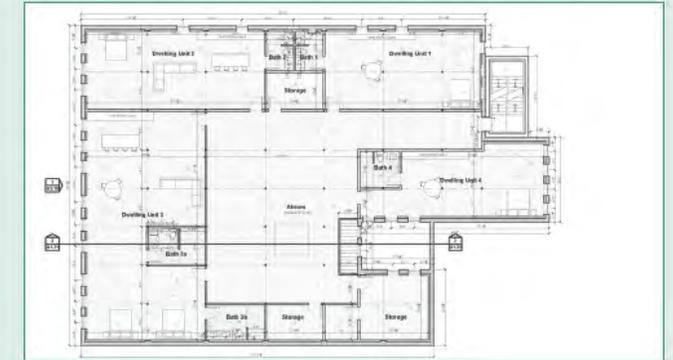
The Sponsor has already spent 12 years successfully renovating the building. Other relevant experience includes renovating a limestone house in Brooklyn and cottages in Vermont and managing a residential rental property in E. Nassau.

**Alignment with Vision and Goals:**

**Housing Options** - adding 4 new residential rental units downtown. **Redevelop & Restore** - completing the adaptation and reuse of a major historic building.

**Readiness and Timeframe:**

Two professional architects have assessed the project's viability and provided drawings for the construction budget, with consultations ensuring compliance with code and safety requirements. The project, funded by private financing and the NYF grant, will span 12-24 months, covering phases from pre-planning to post-construction.



Above: Architect's drawing of 4-unit layout on 3rd floor



Above: Photo of existing vacant 3rd floor



Above: Photo of view from 3rd floor window

**Project Category:**



Rehabilitation of an Existing Building

**Project Size:**



Medium

**NYF Funds Requested:**



\$470,000

### Changes/updates:

- Shared a series of renderings of the proposed apartments.

### Benefits:

- Provides new, modern housing in a centrally-located and historic building.
- Adds housing stock and vibrancy to the main commercial block of John St.

### Challenges / Risks:

- Nothing in particular.

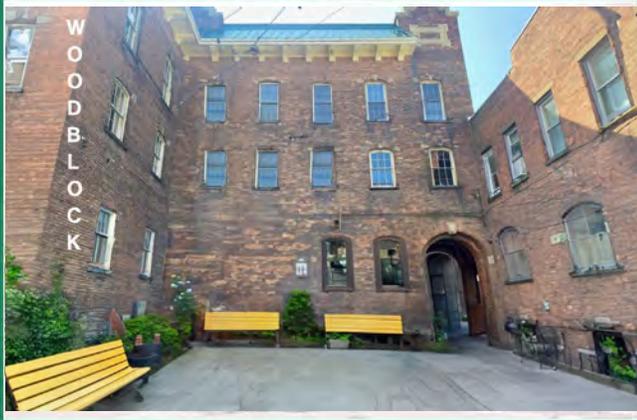


**STAY apARTments** on 3rd Floor is 7,285 sq space with exposed brick and 42 windows.

**Vision and opportunity:** Create 4 rental units that are energy efficient and sustainability-oriented - using reclaimed local wood and materials as much as possible. The units will offer lofty views of the Hoosick Falls skyline and river.

Vision for STAY apARTments

# U Unlock the Full Potential of the HoosArt Center by Making the Wood Block Fully Accessibility



**Project Location:**  
5 Main Street

**Project Type:**  
Public Improvement  
+ Rehabilitation of an Existing Building(s)

**Project Sponsor:**  
CiviCure

**Property Ownership:**  
Civic and Cultural Restoration Corp.  
(CiviCure)

**Funding Estimate:**  
\$1,500,000  
Total Project Cost  
\$850,000  
Total NYF Funds Requested  
43%  
Sponsor Match %

**Project Overview:**  
The project will restore the Wood Block into a mixed-use building with commercial tenants on the first floor and a community center for creativity on the upper floors ideal for performing arts, public event space, poetry readings, and workshops.

Work required to realize the full potential of the building centers around a new elevator and lobby as well as a restored pass-thru gallery space under a masonry arch that connects John St. to Classic St. In addition to other life safety and egress upgrades, this would allow the assembly spaces on the 3rd floor to be used at their maximum 400-person capacity.



# U Unlock the Full Potential of the HoosArt Center by Making the Wood Block Fully Accessibility



Location: 5 Main Street

**Existing Site Conditions:**

The historic 1873 Wood Block Building's upper floors need universal access and safety upgrades to be fully utilized. The ground floor is rented to professional offices and service businesses, but the third-floor performance halls have been unused since the 1950s due to safety and access issues. The second floor, originally professional offices, has been vacant since the 1980s.

**Capacity and Partners:**

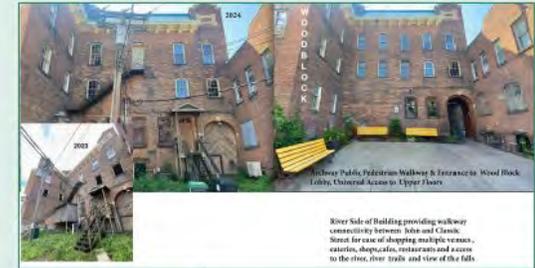
The project sponsor has extensive experience in similar projects, including creating the CiviCure website, conducting feasibility studies, and completing significant renovations funded by grants. Recent restoration work includes securing plaster, repainting, and restoring original features, supported by skilled volunteer labor and fundraising.

**Alignment with Vision and Goals:**

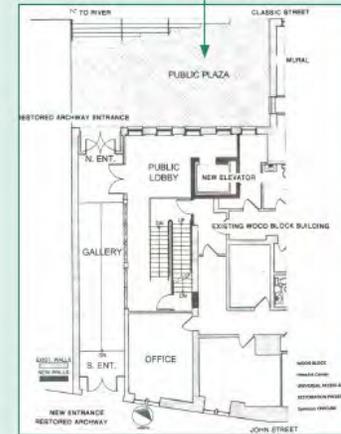
**Arts & Culture** - providing spaces for the arts, community programs, and events.  
**Redevelop & Restore** - enhancing a landmark building in the heart of downtown.

**Readiness and Timeframe:**

Feasibility reports confirm the upper stories can be used, with necessary upgrades for access and safety. The project phases include pre-planning, permitting, pre-construction, construction, inspection, and post-construction, with a total estimated timeline of 12-24 months.



River Side of Building providing walkway connectivity between John and Classic Street for ease of shopping, multiple venues, stations, shops, cafes, restaurants and access to the river, river trails and view of the falls



Above: Site plan showing ground floor proposal



Above: Photos of existing 3rd floor assembly spaces

**Project Category:**



Public Improvement + Rehabilitation of an Existing Building

**Project Size:**



Large

**NYF Funds Requested:**



\$850,000

### Changes/updates:

- Provided letters of support.
- Provided a response to LPC evaluation on 9/23.
- NYF request has been reduced to \$850k (from \$1,095k) – project budget remains the same.

### Benefits:

- Establishes the Wood Block as a revived community center for creativity, unlocking its full capacity for gatherings and events
- Enhances commercial functions on the ground floor by creating a universally accessible entrance.
- Re-establishes a pedestrian pass-thru between John St and Classic St, including a new pocket park.

### Challenges / Risks:

- Nothing in particular.

## V Transform the Abandoned Warehouse at 1 Center Street into a Mixed-Used Building



**Project Location:**  
1 Center St

**Project Type:**  
Rehabilitation of an Existing Building

**Project Sponsor:**  
Jasen VonGuinness

**Property Ownership:**  
1 Center St Inc.

**Funding Estimate:**  
\$585,000  
Total Project Cost  
\$439,000  
Total NYF Funds Requested  
25%  
Sponsor Match %

**Project Overview:**  
Rehabilitate and transform an abandoned warehouse at 1 Center St into a mixed-use building with two residential units and three commercial spaces including a fitness facility, brewery, and woodworking shops.

The two residential units would be the first of 12 eventually planned for the full build-out. These first 2 units allow the property to cashflow adequately to break even on investment.

The commercial spaces would be fit-out by the tenants. Valley Craft Ales has committed to the brewery space, while the Sponsor intends to setup the fitness facility and workshops separately with the intent to sell each to an operator once stabilized.



## Transform the Abandoned Warehouse at 1 Center Street into a Mixed-Used Building



Location: 1 Center St

### Existing Site Conditions:

The property is a 20,000 sf warehouse that has been vacant for over 20 years, with failing roofs and compromised masonry. Addressing these issues will save the structure, allowing for additional businesses and residential units, and avoiding costly demolition.

### Capacity and Partners:

Principal Jasen VonGuinness has extensive experience with commercial projects, including converting a biscuit factory into Albany Distilling and a textile mill into residential and office space. In Hoosick Falls, he converted a 16,000 sq ft Catholic School into 8 residential units and transformed a 4-unit property purchased at county auction, in addition to the Unihog project.

### Alignment with Vision and Goals:

**Redevelop & Restore** - salvaging and repurposing a large historic building.  
**Housing Options** - immediately delivering 2 new rental units with intent to add 10 more. **Economic Growth** - developing space for 3 separate businesses to locate near walkable downtown amenities.

### Readiness and Timeframe:

Zoning, planning, and funding are complete, with property cleanout underway. The project will start demolition and stabilization immediately upon approval, with Valley Craft Ales operating within 6 months, a fitness facility at 12 months, and roof rehab and woodworking shop at 18 months, coinciding with the start of residential buildout.



Above: Aerial image of existing site



Above: Conceptual site plan at first floor

### Project Category:



Rehabilitation of an Existing Building

### Project Size:



Medium

### NYF Funds Requested:



\$439,000

### Changes/updates:

- None

### Benefits:

- Rehabilitates and transforms an abandoned warehouse into a functional, mixed-use building.
- Increases commercial and residential capacity of the Village with 2 (out of an eventual 12) residential rental units and 3 commercial spaces.

### Challenges / Risks:

- Property is in an extreme state of disrepair.



## Rehabilitate the Warehouse at 1 Mechanic Street to Accommodate a Newly Relocated Business

Rendering Pending



**Project Location:**  
1 Mechanic Street,  
Building 2

**Project Type:**  
Rehabilitation of an  
Existing Building

**Project Sponsor:**  
i3 Imaging Company,  
LLC

**Property Ownership:**  
Thiem Associates, LLC

**Funding Estimate:**  
\$474,000  
Total Project Cost  
\$244,000  
Total NYF Funds Requested  
50%  
Sponsor Match %

**Project Overview:**  
Complete the ongoing rehabilitation of the warehouse at 1 Mechanic Street for use by a graphics company by improving energy efficiency, replacing the siding and roof, and improving electrical systems and equipment.

i3 Imaging Company will be moving to this location from Bennington, VT, bringing up to 15 new and projected employees with it.



## Rehabilitate the Warehouse at 1 Mechanic Street to Accommodate a Newly Relocated Business



Location: 1 Mechanic Street, Building 2

### Existing Site Conditions:

The site had been vacant for approximately five years, during which it suffered extensive damage to plumbing, flooring, drywall, and fixtures, making it uninhabitable. The building was outdated in terms of safety and security equipment and not suitable for production needs. Sponsor has since performed major renovations, including new break room kitchen, bathrooms, sprinkler system, security and IT systems, air compressor, and general replacements and repairs.

### Capacity and Partners:

Renovations so far have been funded and carried out by Sponsor. The project has been approved for the Main Street Grant, contingent on acquiring a certificate of occupancy. Sponsors own the graphics business that is moving into this property.

### Alignment with Vision and Goals:

**Economic Growth** - bringing jobs to downtown where infrastructure and amenities already exist, while also supporting community initiatives, such as the Hoosick Rising signage and redesigning the local police patrol cars.

### Readiness and Timeframe:

The project has been underway since July 2021, with no permits required for initial renovations. Funding partners are identified. Planned transition of operations to the facility is set for Q4 2024/Q1 2025, with proposed work able to take place immediately thereafter.



Above: Existing conditions



Above: Updated kitchen

### Project Category:



Rehabilitation of an  
Existing Building

### Project Size:



Medium

### NYF Funds Requested:



\$244,000

### Changes/updates:

- None

### Benefits:

- Completes the ongoing rehabilitation the warehouse by improving energy efficiency, heating and cooling systems, fire protection, electrical systems, and building exterior.
- Provides primary operations center for a graphic design, production, and installation company in the Village, including up to 15 full time employees.

### Challenges / Risks:

- Nothing in particular.

# X Renovate the Upper Floor at 15 Church Street into New Residential Units



**Project Location:**  
15 Church St

**Project Type:**  
Rehabilitation of an Existing Building(s)

**Project Sponsor:**  
Sunset Knoll Realty, LLC

**Property Ownership:**  
Sunset Knoll Realty, LLC

**Funding Estimate:**  
\$644,000  
Total Project Cost  
\$480,000  
Total NYF Funds Requested  
26%  
Sponsor Match %

**Project Overview:**  
Rehabilitate the third floor of the mixed-use historic building at 15 Church Street to accommodate two new apartment units. Work will include complete interior systems and fit-out as well as exterior improvements including completely restored slate mansard roof and historically accurate replacement wood archtop windows.



## Renovate the Upper Floor at 15 Church Street into New Residential Units



Location: 15 Church St

**Existing Site Conditions:**

The first floor was renovated into retail space and the second floor into apartments in 2021. The third floor remains uninhabitable, with no plumbing or other utilities currently installed.

**Capacity and Partners:**

The sponsors have successfully renovated the first two floors of the property. They also have experience in grant administration, having secured several medical research grants in the past.

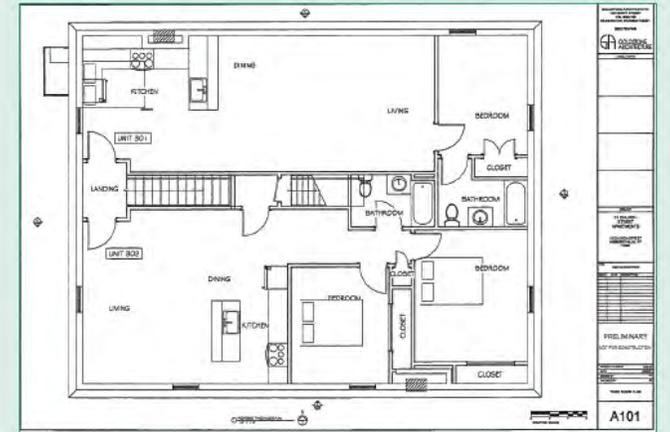
**Alignment with Vision and Goals:**

**Redevelop & Restore** - completing the restoration of an historic mixed-use building, returning it to full occupancy and vitality.

**Housing Options** - providing quality affordable housing opportunities for middle-income individuals / young professionals.

**Readiness and Timeframe:**

The sponsors have engaged an architectural firm for the apartment designs and secured a \$500,000 bridge loan from Pioneer Bank. Work can begin immediately upon project funding. The project is expected to take 50 weeks, with an 18-week buffer for potential delays, ensuring completion within 1 year and 4 months.



Above: 3rd floor proposed plan



Above: Pictures of existing conditions at 3rd floor

**Project Category:**



Rehabilitation of an Existing Building

**Project Size:**



Medium

**NYF Funds Requested:**



\$480,000

### Changes/updates:

- None

### Benefits:

- Rehabilitates the third floor of the mixed-used historic building to accommodate two new apartment units.
- Updates include exterior improvements and new windows as well as plumbing, electric, HVAC, and fire protection.

### Challenges / Risks:

- Nothing in particular.



## Rehabilitate 114 Church Street to Return Vacant Residential Units into Service



**Project Location:**  
114 Church Street

**Project Type:**  
Rehabilitation of an Existing Building(s)

**Project Sponsor:**  
Sean and Amanda McGinley

**Property Ownership:**  
114 Hoosick LLC

**Funding Estimate:**  
\$600,000  
Total Project Cost  
\$300,000  
Total NYF Funds Requested  
50%  
Sponsor Match %

**Project Overview:**  
Renovate the building at 114 Church St to return 7 apartment units to the Village housing stock after 10+ years of vacancy. This process will include new roofing, framing, and full apartment rehabilitation, taking advantage of the existing layout of the building. Windows, plumbing, electric, and heating will all be replaced. Historic character of the building will be retained and restored as much possible, including pursuit of Historic Tax Credits.



## Rehabilitate 114 Church Street to Return Vacant Residential Units into Service



Location: 114 Church Street

### Existing Site Conditions:

Building is understood to be structurally sound, but due to 10+ years of vacancy, requires extensive work to both interior and exterior. There is no off-street parking onsite, but Sponsor is in discussion with the Village to develop the adjacent parcel.

### Capacity and Partners:

Sponsor has completed an historic barn renovation in nearby Cambridge, as well as a residential conversion of an historic community center in NJ. Sponsor is the owner/operator of an electric/general contracting business for over 15 years.

### Alignment with Vision and Goals:

**Economic Growth** - increasing the full-time downtown population.  
**Housing Options** - adding 7 apartment units in the heart of downtown.  
**Redevelop & Restore** - restoring a long-vacant historic structure.

### Readiness and Timeframe:

Sponsor recently acquired the building and has begun design work. Once funded, Sponsor expects to be complete after about 1 year.



Above: 2nd and 3rd floor plans (existing same as proposed)



Above: Existing interior conditions photos

**Project Category:**



Rehabilitation of an Existing Building

**Project Size:**



Medium

**NYF Funds Requested:**



\$300,000

### Changes/updates:

- Provided quotes for proposed labor and materials.
- Draft illustrative rendering.

### Benefits:

- Restores a historic building in Hoosick Falls.
- Increases residential capacity with 7 new apartment units for the Village.
- Updates include new roofing, framing, and full apartment rehabilitation as well as plumbing, heating, and electric.

### Challenges / Risks:

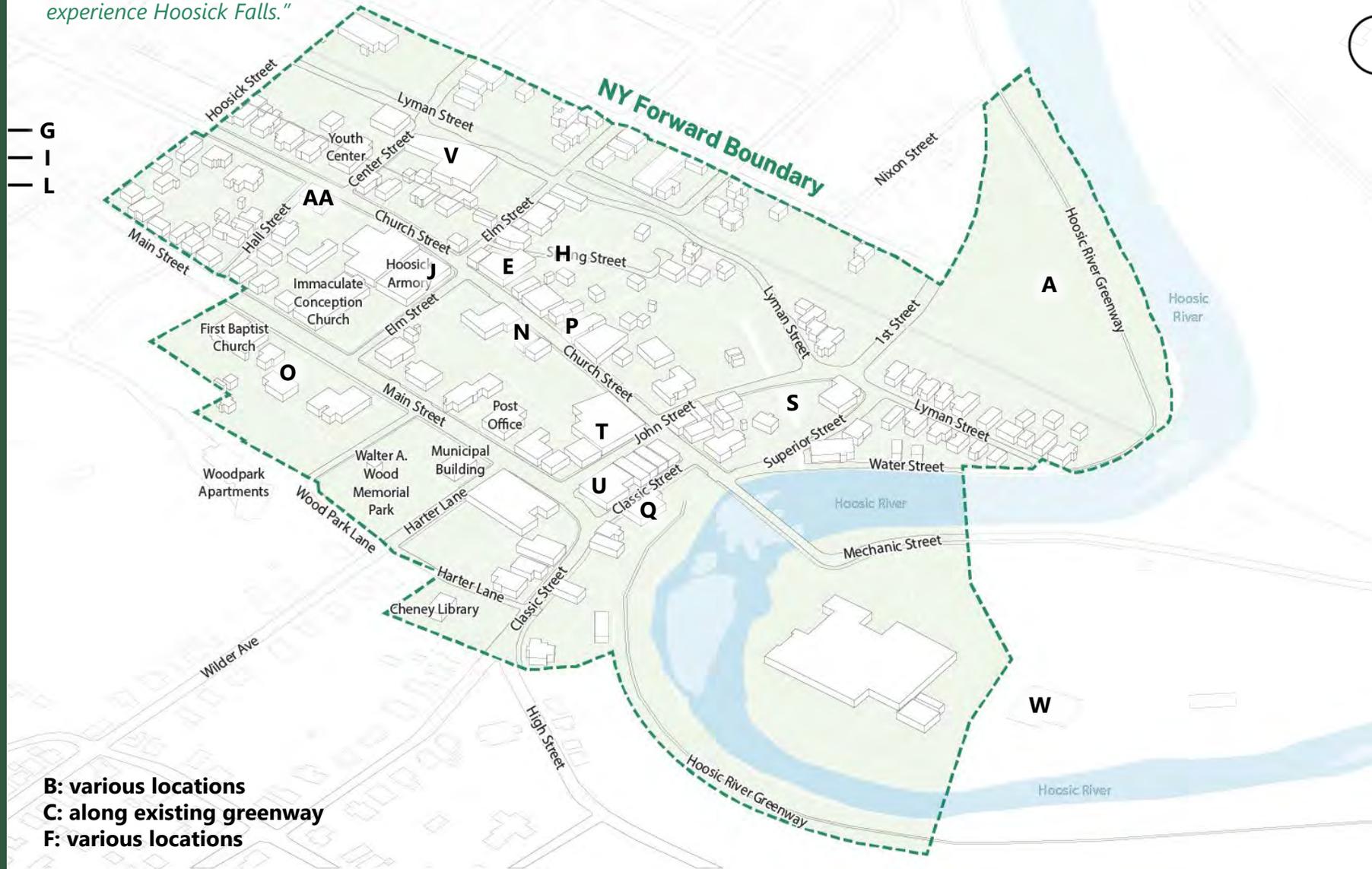
- Nothing in particular.



Draft illustrative rendering

# Review of the Slate of Projects

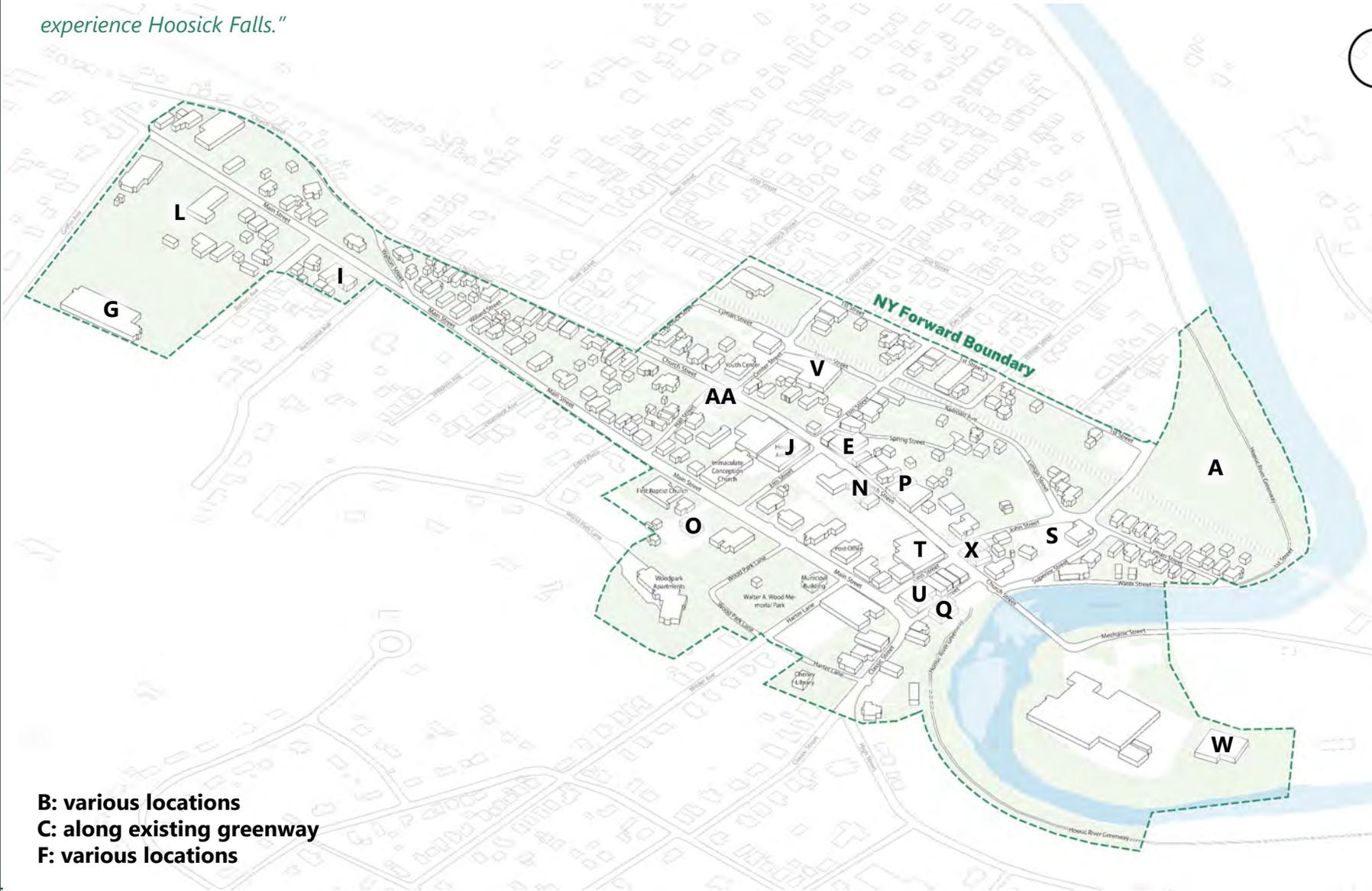
*"The Village of Hoosick Falls is a vibrant, forward-thinking community built on its rich entrepreneurial heritage, resiliency, and scenic waterway. By transforming our historic assets and embracing sustainability, the Village will be a thriving hub for local food, arts, and outdoor recreation. With a walkable, lively downtown and access to the Hoosic River, the Village will provide longtime residents, new investors, and visitors of all ages with accessible and affordable opportunities to experience Hoosick Falls."*



ID	Project
A	Hoosick Falls Monument Park
B	Hoosick Falls Branding and Marketing
C	Hoosic River Greenway Unification
E	Murphy Building Renovation
F	Pedestrian Infrastructure Improvements
G	Skating Rink Update
I	Historical Society Carriage Barn Renovation
J	Hoosick Armory Modernization
L	Town Playground Improvements
N	Firehouse Restaurant Renovation
O	Game Store Renovation
P	Historic Sweet Shop Restoration
Q	Lower Classic St Mixed-Use Revitalization
S	The Sand Bar Expansion
T	STAY apARTments Redevelopment
U	Wood Block HoosArt Center Restoration
V	1 Center St Warehouse Mixed-use Rehabilitation
W	1 Mechanic St Warehouse Commercial Rehabilitation
X	15 Church St Residential Rehabilitation
AA	114 Church St Residential Renovation

**B: various locations**  
**C: along existing greenway**  
**F: various locations**

*"The Village of Hoosick Falls is a vibrant, forward-thinking community built on its rich entrepreneurial heritage, resiliency, and scenic waterway. By transforming our historic assets and embracing sustainability, the Village will be a thriving hub for local food, arts, and outdoor recreation. With a walkable, lively downtown and access to the Hoosic River, the Village will provide longtime residents, new investors, and visitors of all ages with accessible and affordable opportunities to experience Hoosick Falls."*



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**B: various locations**  
**C: along existing greenway**  
**F: various locations**

# Evaluation Criteria

## High Med Low Alignment with Hoosick Falls NYF Goals

High	Med	Low	Alignment with Hoosick Falls NYF Goals
			Foster local economic growth while embracing our rural charm
			Improve walkability, pedestrian infrastructure, and accessibility
			Redevelop vacant assets & restore historic urban fabric
			Broaden the activation of the Hoosic River waterfront
			Improve and expand housing options
			Expand cultural activity, outdoor recreation, and the arts

## High Med Low Alignment with State NYF Goals

High	Med	Low	Alignment with State NYF Goals
			Create an active downtown with a strong sense of place.
			Attract new businesses that create a robust mix of shopping, entertainment and service options for residents and visitors, and that provide job opportunities for a variety of skills and salaries.
			Enhance public spaces for arts and cultural events that serve the existing members of the community but also draw in visitors from around the region.
			Build a diverse population, with residents and workers supported by complementary diverse housing and employment opportunities.
			Grow the local property tax base.
			Provide amenities that support and enhance downtown living and quality of life.
			Reduce greenhouse gas emissions and support investments that are more resilient to future climate change impacts.

## High Med Low Project Effectiveness

High	Med	Low	Project Effectiveness
			<b>Community support:</b> The project has received support from community members through comments provided at public workshops, outreach events, and public meetings.
			<b>Project readiness:</b> The project is well-developed and poised to proceed in the near-term in a way that will jump start the redevelopment of the NYF area.
			<b>Catalytic effect:</b> The project is likely to have a significant positive impact on the revitalization of the downtown by attracting other public and private investment at a scale appropriate for the NYF community.
			<b>Co-benefits:</b> The project will result in secondary benefits to both the community and project developer, beyond the primary goal of the project, which will generate additional economic activity, grow the local property tax base, improve quality of life in the neighborhood, and/or result in improved buildings likely to create healthier, more comfortable and productive environments in which to live and work.
			<b>Cost effectiveness:</b> Investment of NYF funds in the project would represent an effective and efficient use of public resources.

# TABLE OF PROJECTS IN CONSIDERATION

Foster local econ. growth while embracing rural charm

Improve walkability, ped infra, and accessibility

Redevelop vacant assets & restore historic urban fabric

Broaden activation of Hoosick River waterfront

Improve and expand housing options

Expand cultural activity, outdoor rec, and the arts

#	Project Title	Sponsor	Estimated Total Project Cost	NYF Funding Request
A	Hoosick Falls Monument Park	Village of Hoosick Falls	\$352,000	\$282,000
B	Hoosick Falls Branding and Marketing	Village of Hoosick Falls and Hoosick Rising	\$300,000	\$300,000
C	Hoosic River Greenway Unification	Village of Hoosick Falls	\$190,000	\$190,000
E	Murphy Building Renovation	Village of Hoosick Falls	\$1,700,000	\$1,700,000
F	Pedestrian Infrastructure Improvements	Village of Hoosick Falls	\$303,000	\$201,000
G	Skating Rink Upgrade	Hoosac School / Town of Hoosick	\$1,767,000	\$1,000,000
I	Historical Society Carriage Barn Renovation	Hoosick Township Historical Society	\$290,000	\$244,000
J	Hoosick Armory Modernization	Hoosick Armory	\$673,000	\$673,000
L	Town Playground Improvements	The Town of Hoosick and Hoosick Rising	\$343,000	\$343,000
N	Firehouse Restaurant Renovation	577 Congress Street LLC	\$278,000	\$209,000
O	Game Store Renovation	PKP Research	\$123,000	\$93,000
P	Historic Sweet Shop Restoration	Christina Kovage Rousseau	\$323,000	\$232,000
Q	Lower Classic St Mixed-Use Revitalization	NOCO Group	\$745,000	\$558,000
S	The Sand Bar Expansion	The Sand Bar & Restaurant, LLC	\$150,000	\$112,000
T	STAY apARTments Redevelopment	CREATINK INC	\$670,000	\$470,000
U	Wood Block HoosArt Center Restoration	CiviCure (Civic and Cultural Restoration)	\$1,500,000	\$850,000
V	1 Center St Warehouse Mixed-use Rehabilitation	Jasen VonGuinness	\$585,000	\$439,000
W	1 Mechanic St Warehouse Commercial Rehabilitation	i3 Imaging Company, LLC	\$474,000	\$244,000
X	15 Church St Residential Rehabilitation	Sunset Knoll Realty, LLC	\$644,000	\$480,000
AA	114 Church St Residential Renovation	114 Hoosick LLC	\$600,000	\$300,000
SPF	Small Projects Fund		\$585,000+	\$450,000
<b>Totals:</b>			<b>\$12,595,000</b>	<b>\$9,370,000</b>
			<i>Grant funding available</i>	\$4,500,000


**Target slate total: \$6 - 8m**

# FINAL SLATE OF PROJECTS

#	Project Title	Sponsor	Estimated Total Project Cost	NYF Funding Request
A	Hoosick Falls Monument Park	Village of Hoosick Falls	\$352,000	\$282,000
B	Hoosick Falls Branding and Marketing	Village of Hoosick Falls and Hoosick Rising	\$300,000	\$300,000
C	Hoosic River Greenway Unification	Village of Hoosick Falls	\$190,000	\$190,000
E	Murphy Building Renovation	Village of Hoosick Falls	\$0	\$0
F	Pedestrian Infrastructure Improvements	Village of Hoosick Falls	<b>\$403,000</b>	<b>\$301,000</b>
G	Skating Rink Upgrade	Hoosac School / Town of Hoosick	\$1,767,000	\$1,000,000
I	Historical Society Carriage Barn Renovation	Hoosick Township Historical Society	\$290,000	\$244,000
J	Hoosick Armory Modernization	Hoosick Armory	\$673,000	\$673,000
L	Town Playground Improvements	The Town of Hoosick and Hoosick Rising	\$343,000	\$343,000
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S	The Sand Bar Expansion	The Sand Bar & Restaurant, LLC	\$150,000	\$112,000
T	STAY apARTments Redevelopment	CREATINK INC	\$670,000	\$470,000
U	Wood Block HoosArt Center Restoration	CiviCure (Civic and Cultural Restoration)	\$1,500,000	\$850,000
V	1 Center St Warehouse Mixed-use Rehabilitation	Jasen VonGuinness	\$585,000	\$439,000
W	1 Mechanic St Warehouse Commercial Rehabilitation	i3 Imaging Company, LLC	\$474,000	\$244,000
X	15 Church St Residential Rehabilitation	Sunset Knoll Realty, LLC	\$644,000	\$480,000
AA	114 Church St Residential Renovation	114 Hoosick LLC	\$600,000	\$300,000
SPF	Small Projects Fund		\$585,000+	\$450,000
<b>Totals:</b>			<b>\$10,995,000</b>	<b>\$7,770,000</b>
			<i>Grant funding available</i>	\$4,500,000

Foster local econ. growth while embracing rural charm

Improve walkability, ped infra, and accessibility

Redevelop vacant assets & restore historic urban fabric

Broaden activation of Hoosic River waterfront

Improve and expand housing options

Expand cultural activity, outdoor rec, and the arts


**Target slate total: \$6 - 8m**

# Small Project Fund – demonstrated interest

#	Project Title	Short Description	Sponsor	Estimated Total Project Cost	NYF Funding Request	Match %
1	Cheney Library Lighting	Replace the interior and exterior lighting at Cheney Library with energy-efficient lights.	Sara Yetto	\$34,000	\$34,000	0%
2	Riverside Laundromat	Upgrading dryer ventilation system to allow for high efficiency dryers to be purchased and installed.	William Wyman	\$160,000	\$120,000	25%
3	Wood Park Apartments Improvements	Improve the exterior of the Wood Park Apartments by replacing the sidewalk and railing leading up to the entrance.	Patrice Zedalis	\$90,000	\$67,000	25%
4	8-10 John Street Improvements	Update the front and back façade of a historic building along John Street.	Julia Luciano Luke	\$75,000	\$57,000	25%
5	16 John Street Improvements	Renovate the exterior of the building at 16 John Street to improve its curb appeal and convert a portion of the interior into a wheelchair accessible apartment.	Janet Spitz	\$85,000	\$64,000	25%
6	65 Classic Street Restoration	Restore the house at 65 Classic St to be historically accurate and integrated into the character of the historic district.	Aaron Buzzinski	\$85,000	\$85,000	0%
7	16 John Street Signage	Update the exterior historic signage by repainting as well as incorporating contemporary signage for current businesses with illumination.	Janet Spiitz	\$33,000	\$25,000	25%
<b>Total Small Project Interest Letters Submitted</b>				<b>\$562,000</b>	<b>\$452,000</b>	
I	Historical Society Carriage Barn Renovation	Upgrade the Hoosick Township Historical Society Buildings to Better Display and Preserve the Collections	Hoosick Township Historical Society	\$290,000	\$244,000	6%
O	Game Store Renovation	Create a Game Store and Community Space at 72 Main Street	PKP Research	\$123,000	\$93,000	20%
S	The Sand Bar Expansion	Enhance the Sand Bar Through Expanded Outdoor Dining and Volleyball Court Facilities	The Sand Bar & Restaurant, LLC	\$150,000	\$112,000	25%
<b>Full Project Applications that Align with Small Project Criteria</b>				<b>\$563,000</b>	<b>\$449,000</b>	
<b>TOTAL SMALL PROJECT INTEREST DEMONSTRATED</b>				<b>\$1,125,000</b>	<b>\$901,000</b>	

# Small Project Fund – Parameters

Description of the types of projects / Eligible Activities	<ol style="list-style-type: none"><li>1. Capital improvements to commercial/mixed-use structures within the NYF boundary</li><li>2. Business assistance – perm machinery/equipment?</li><li>3. Public Art?</li></ol>
Funding limits	\$450k total for the fund? \$90k total grant request per project? (would fund at least 5 projects)
Private funding requirements	25% min. match
Any other requirements	?
Contracting entity	Village of Hoosick Falls? (plan to hire private grant admin?)

An aerial photograph of a town, showing a mix of residential and commercial buildings. A prominent church with a tall steeple is visible on the right side. The image is semi-transparent, allowing the text to be overlaid clearly.

# Local Planning Committee Q&A

An aerial photograph of a town, likely Hoosick Falls, New York. The image shows a mix of residential and commercial buildings, a large church with a prominent steeple, and several parking lots. The scene is captured from a high angle, showing the layout of streets and the density of the town.

# Public Comment

please submit comments to

**[HoosickFallsNYF@gmail.com](mailto:HoosickFallsNYF@gmail.com)**

# Next steps

- ✓ Work with Project Sponsors to finalize Project Profiles
- ✓ Complete draft SIP

LPC Meeting 6

**11/18**

3:00-5:00pm

Hoosick Armory

Draft SIP Due

**11/27**

Final SIP Due

**12/13**

An aerial, slightly faded photograph of a town. In the center-right, a large brick church with a tall steeple is prominent. Surrounding it are various residential and commercial buildings, streets, and green spaces with trees. The overall scene is a typical small-town or suburban landscape.

# Closing Remarks

Mayor Robert Allen



Thank you!