



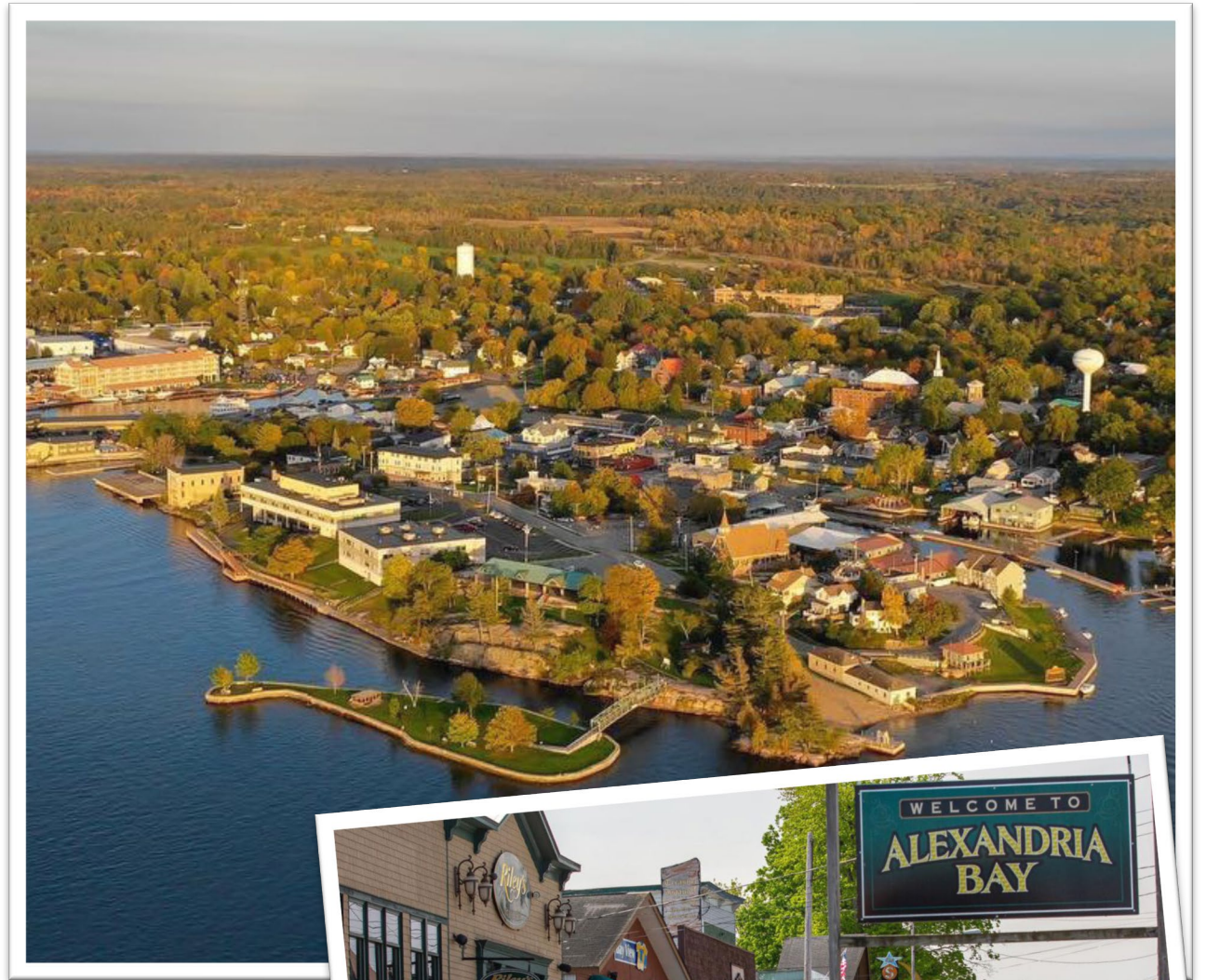
NY Forward

# Alexandria Bay

NY Forward

## Local Planning Committee (LPC)

Meeting #5 | October 7, 2024



# Welcome & Code of Conduct Reminder



# NY Forward Preamble

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. At this time, are there any recusals that need to be noted?

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.

As we continue through the planning process, recusal forms will be required from anyone with an identified potential conflict to be kept on file with the Department of State.

# Agenda

- Welcome & Code of Conduct
- Public Comment
- Project Schedule Update
- Community Engagement Update
- Refined Projects List Discussion
- Vote on Slate of Projects
- Pipeline Project Discussion
- Next Steps



***Thank you for serving on the Local Planning Committee for your community!***

# Public Comment

(3 minute per person)



# Project Schedule & Scope



# Community Engagement Update

- Tuesday, September 24  
Community Meeting Room, 110 Walton Street  
5:30 – 7:30 PM
- Approximately 21 attendees
- Interactive stations for the public to learn about proposed projects being evaluated by the LPC and to share their thoughts on transformational impact.



# Community Engagement Update

**Alexandria Bay**  
NY Forward

## PUBLIC OPEN HOUSE

Help shape the transformation of Alexandria Bay! The Village of Alexandria Bay has been awarded \$4.5 million through the NY Forward program to fund downtown revitalization.

The Local Planning Committee (LPC) is evaluating a number of project proposals for potential NY Forward funding consideration.

**Which projects do you think would have the most transformative impact in downtown Alexandria Bay? We want to hear from you!**

**September 24, 2024**  
5:30 - 7:30 PM  
Drop in anytime!  
Interactive stations to learn about the process and share ideas.

**Community Meeting Room**  
110 Walton St.  
Alexandria Bay

**FOR MORE INFORMATION**

**SCAN HERE!**

Or visit  
[AlexBayNYForward.com](http://AlexBayNYForward.com)

NEW YORK STATE OF OPPORTUNITY | NY Forward

**Alexandria Bay**  
NY Forward

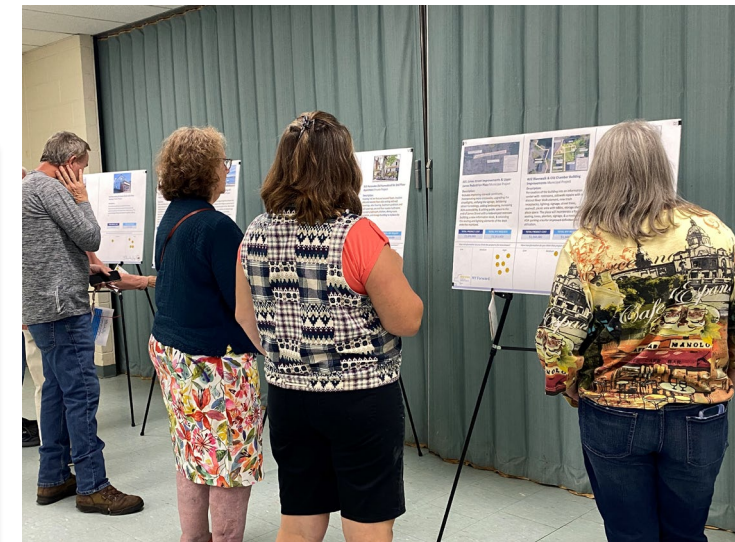
YOU ARE INVITED TO A  
**PUBLIC OPEN HOUSE**

**September 24, 2024**  
5:30 - 7:30 PM

**Community Room**  
110 Walton St.  
Alexandria Bay

**DROP IN AT ANY TIME!**  
Between 5:30 - 7:30 PM

For more info visit  
[AlexBayNYForward.com](http://AlexBayNYForward.com)  
or scan the QR code



**Alexandria Bay officials seek residents' input on revitalizing downtown**



Alexandria Bay officials seek residents' input on revitalizing downtown

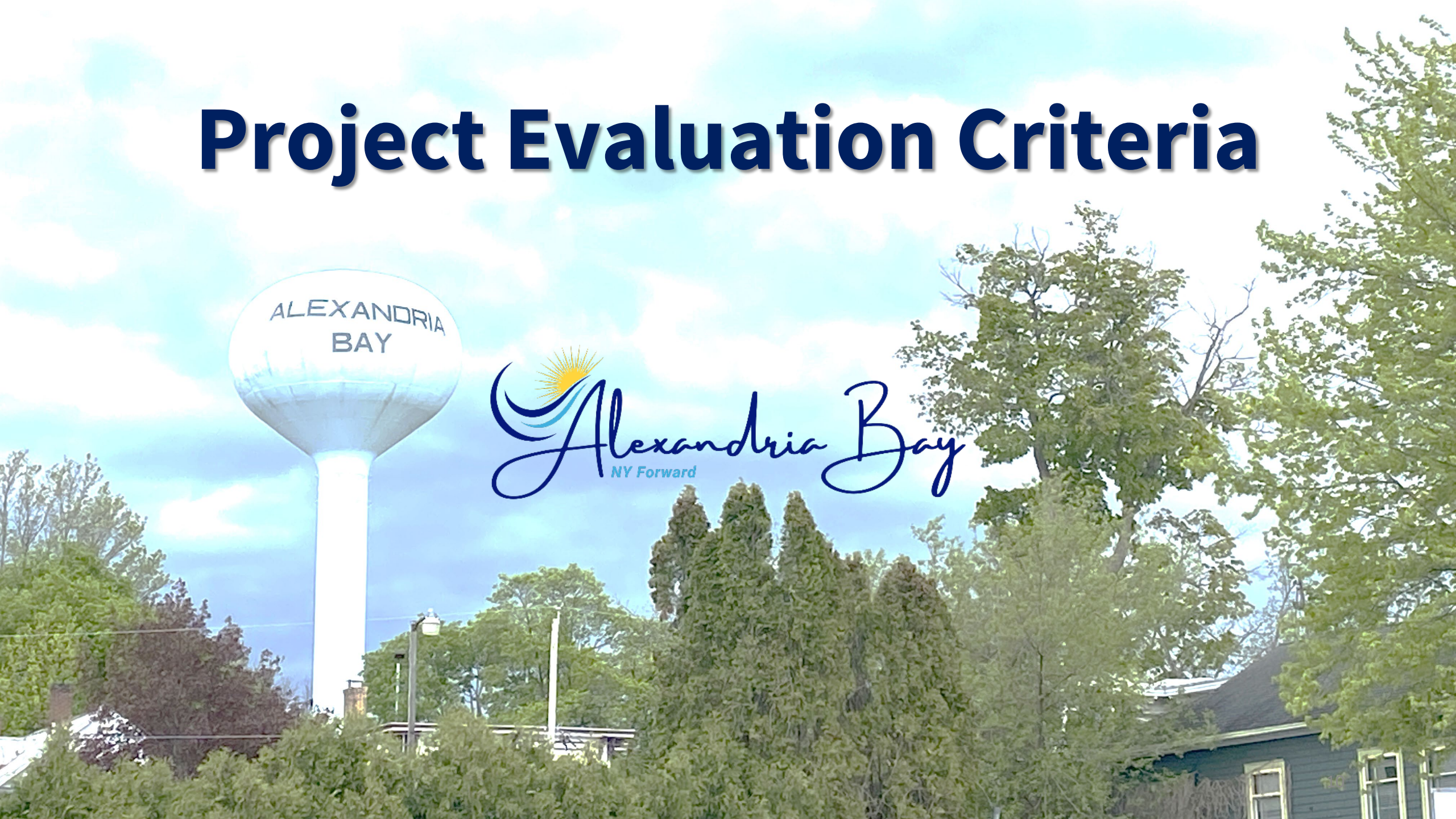


# Community Engagement Update



PROJECT NAME	HIGH	MEDIUM	LOW
A01 James Street Improvements & Upper James Pedestrian Plaza	■		
A02 Riverwalk & Old Chamber Building Improvements	■		
A05 Improvements to the Chamber of Commerce Building	■		
B04 Renovate 27 James Street into a Mixed-Use Project		■	
B06 Beautify & Secure Hutchinson’s Boat Works	■		
B09 Renovations of 20 Walton Street	■		
B15 Renovate Old Homestead for 2nd Floor Apartment	■		
B18 Renovating 34 James Street with New Housing	■		
B23 Repair Historical Society Museum Headquarters	■		
C01 Create a Small Project Fund for Downtown Alexandria Bay	■		
D01 Create a Downtown Branding and Wayfinding Strategy	■		

# Project Evaluation Criteria

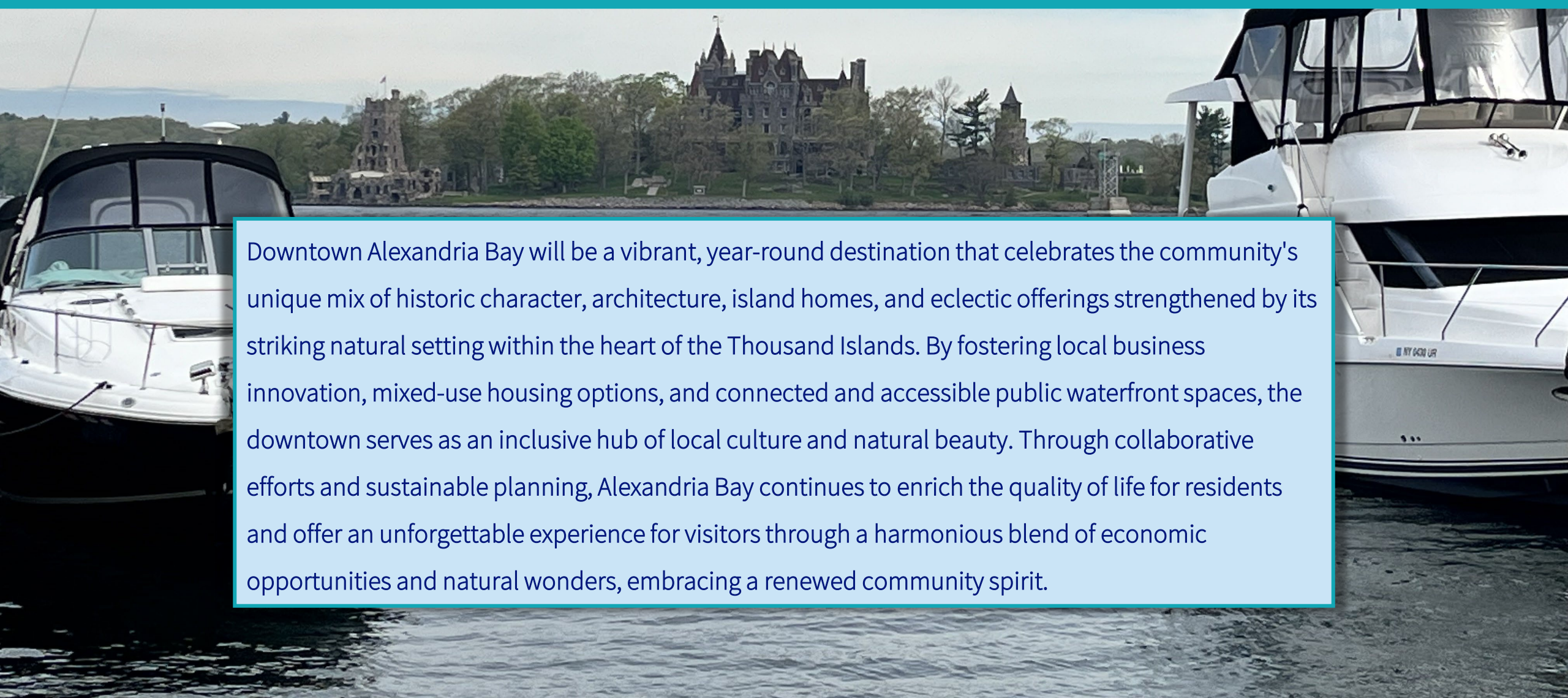


# Project Evaluation Criteria

- State and local goals
- Project readiness
- Catalytic effect
- Cost effectiveness
- Co-benefits
- Public support
- Other



# Downtown Alexandria Bay Vision

A scenic view of Alexandria Bay, New York, showing a waterfront with several white motorboats docked. In the background, a large, historic stone building with multiple towers and a flagpole sits on a hillside overlooking the water. The sky is overcast.

Downtown Alexandria Bay will be a vibrant, year-round destination that celebrates the community's unique mix of historic character, architecture, island homes, and eclectic offerings strengthened by its striking natural setting within the heart of the Thousand Islands. By fostering local business innovation, mixed-use housing options, and connected and accessible public waterfront spaces, the downtown serves as an inclusive hub of local culture and natural beauty. Through collaborative efforts and sustainable planning, Alexandria Bay continues to enrich the quality of life for residents and offer an unforgettable experience for visitors through a harmonious blend of economic opportunities and natural wonders, embracing a renewed community spirit.

# Alex Bay Goals & Strategies

## **GOAL 1: ECONOMIC VITALITY**

Advance Alexandria Bay's economic vitality through the transformation of the economy from seasonal to year-round.

## **GOAL 2: COMMUNITY CONNECTIONS**

Enhance physical and social connections and diversify housing options throughout downtown Alexandria Bay.

## **GOAL 3: ENVIRONMENTAL STEWARDSHIP**

Improve environmental sustainability to protect and enhance Alexandria Bay's relationship with its natural surroundings and the St. Lawrence River.

## **GOAL 4: CULTURE & HISTORY**

Renew and respect Alexandria Bay's culture, heritage, and historic significance.

# Refined Projects List Discussion



# Project Updates Since LPC #4

## **B09 Renovation of 20 Walton Street**

- Submitted finalized cost estimates
- Clarified intended use of 1<sup>st</sup> floor – will rent as a commercial space
- No floor plans or architectural drawings available at this time

## **B18 Renovating 34 James Street**

- Submitted a detailed budget showing which items are requesting reimbursement and other funding sources available for the project
- Clarified intended use of 1<sup>st</sup> floor is to fit the space up for a future grab and go style restaurant
- Sponsor provided project renderings

# Preliminary Projects List from LPC #4

- **11** Projects Ready to Advance
- **16** Projects Not for NY Forward
- **3** Pipeline Projects
- **\$6.6** Million in Requested Funds
- **\$7.5** Million in Total Project Costs

- LPC to develop a slate of recommended projects for inclusion in the Strategic Investment Plan
- This slate of projects should represent a NYF request of between **\$6 – \$8 million**



## PROJECTS READY TO ADVANCE

- A01 James Street Improvements and Upper James Pedestrian Plaza
- A02 Riverwalk and Old Chamber Building Improvements
- A05 Improvements to the Chamber of Commerce Building
- B04 Renovate 27 James Street into Mixed Use Property
- B06 Beautify and Secure Hutchinson's Boat Works
- B09 Renovations of 20 Walton Street
- B15 Renovate Old Homestead for 2<sup>nd</sup> Floor Apartment
- B18 Renovating 34 James Street with New Housing
- B23 Repair Historical Society Museum Headquarters
- C01 Create a Small Project Fund for Downtown Alexandria Bay
- D01 Create a Downtown Branding and Wayfinding Strategy

**TOTAL NYF REQUEST**

**\$6,621,000**

This map was prepared for illustrative purposes only and is not suitable for engineering, surveying, or legal purposes.



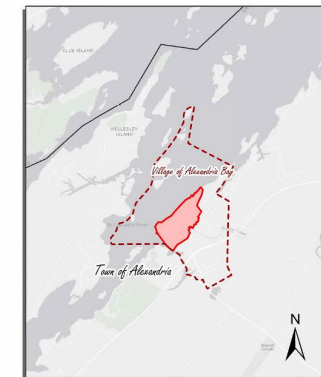
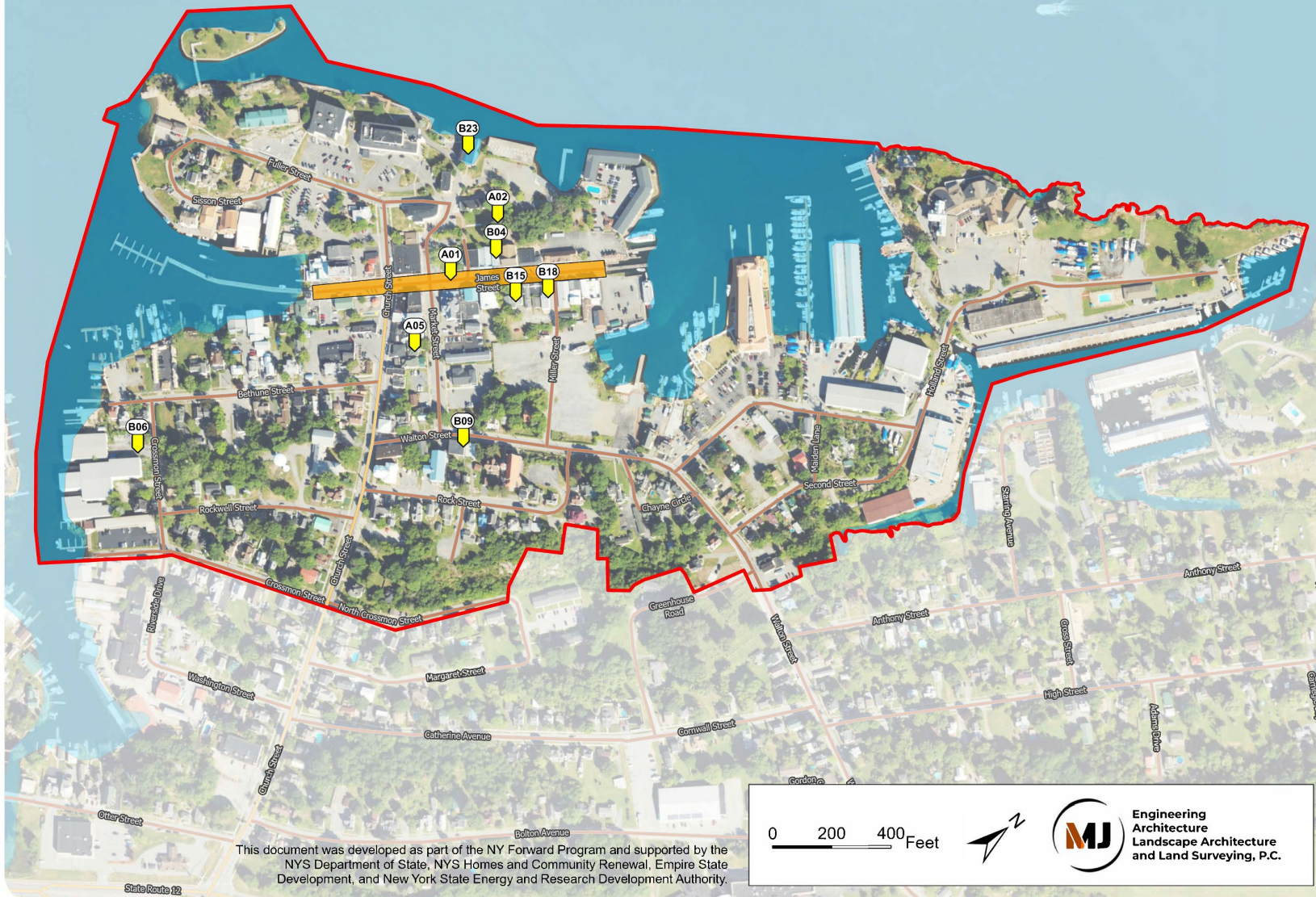
# Proposed Projects

## September 2024

St Lawrence River

### LEGEND

- NYF Boundary
- State Routes
- Village Streets
- Other Roads
- Water Body
- Proposed Projects
- Streetscape Improvements



Sources:  
 Village of Alexandria Bay,  
 Jefferson County  
 USGS, Esri, NYS ITS

This document was developed as part of the NY Forward Program and supported by the NYS Department of State, NYS Homes and Community Renewal, Empire State Development, and New York State Energy and Research Development Authority.

0 200 400 Feet



Engineering  
 Architecture  
 Landscape Architecture  
 and Land Surveying, P.C.



NY Forward

## PROJECTS NOT FOR NY FORWARD

- B01 – Dark Island Spirits Enclosed Space Development
- B02 – 51 Church Extension, Renovation, and Interior
- B03 – Renovate 2 Fuller Street to add Residential Space
- B05 – Renovate 19 Church Street with Exterior Focus
- B07 – Renovate 23 Church Street
- B08 – Revitalize The Local Bakery & Diner for Year-round Operations
- B10 – Conversion of 11-13 James Street
- B11 – Renovate 76 Church Street to Preserve Rental Housing
- B12 Renovate 23 James Street for Additional Apartments
- B13 – Develop Garden Apartment Family Housing
- B14 – 20 James Street Remodel for Mixed Use
- B16 – Renovate 12 James Street
- B17 – Renovation of 18-20 Sisson Street Properties
- B19 – Restoring the Beautiful River Living Furniture and Giftware
- B21 – Redevelop 2 Housing Units at 94 Walton Street
- B22 – Moving Visitors Around the Bay (Kiosks)

## POTENTIAL PIPELINE PROJECTS

- A03 Core Streetscape Extension
- A04 Scenic View Park & Casino Island
- B20 Bonnie Castle Resort & Marina

# Vote on Slate of Projects



## VOTE ON SLATE OF PROJECTS

- LPC votes on final slate of projects to be recommended for inclusion in the Strategic Investment Plan
- This slate of projects should represent a NYF request of between \$6-8 million.

- A01 James Street Improvements and Upper James Pedestrian Plaza
- A02 Riverwalk and Old Chamber Building Improvements
- A05 Improvements to the Chamber of Commerce Building
- B04 Renovate 27 James Street into Mixed Use Property
- B06 Beautify and Secure Hutchinson's Boat Works
- B09 Renovations of 20 Walton Street
- B15 Renovate Old Homestead for 2<sup>nd</sup> Floor Apartment
- B18 Renovating 34 James Street with New Housing
- B23 Repair Historical Society Museum Headquarters
- C01 Create a Small Project Fund for Downtown Alexandria Bay
- D01 Create a Downtown Branding and Wayfinding Strategy

## Current Totals Projects Under Evaluation

- Total Project Cost: \$7,522,000
- Total NYF Request: \$6,621,000
- Slate between \$6-8M

## VOTE ON SLATE OF PROJECTS

### Ballot Instructions

- Place a check mark in the box that represents your vote
- Place a check mark in the box next to the projects you have recused yourself from if applicable
- Sign ballot
- Submit



# Pipeline Project Discussion



## POTENTIAL PIPELINE PROJECTS DISCUSSION

- Pipeline/supporting are projects proposed in the NYF process that are great ideas but are not ready to receive NYF funding for a variety of reasons. For these projects, the LPC may elect to include these projects in the SIP as supporting or pipeline projects. While not recommended for NYF funding, these projects are consistent with the goals of NYF and the community's vision and the LPC would like to include them as potential areas for revitalization within the downtown.

- ✓ Projects previously identified as potential Pipeline Projects:
  - A03 Core Streetscape Extension
  - A04 Scenic View Park & Casino Island
  - B20 Bonnie Castle Resort & Marina
  
- ✓ Discussion of additional Pipeline Projects
  
- ✓ Complete, sign and submit Pipeline Projects ballot

# Next Steps



# Next Steps

***Thank you to the LPC members!  
Your work here is **DONE!** 😊***

- Project titles and descriptions will be updated by MJ Engineering to align with NYS guidance
- Draft Strategic Investment Plan completed by MJ – **October / November**
- Final Strategic Investment Plan due to NYS – **December**
- Project Award Announcements – **anticipated Spring 2025**

**Visit the Alexandria Bay NY Forward website to stay up-to-date, view meeting summaries, presentations, materials, fill out a project form, and get involved!**

**[www.AlexBayNYForward.com](http://www.AlexBayNYForward.com)**

# Thank You!

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

