

City of Canandaigua

Downtown Revitalization Initiative (DRI)

Local Planning Committee Meeting #3



**Downtown
Revitalization
Initiative**

Agenda

1. Code of Conduct
2. Engagement / Work Update
4. Preliminary Review of Projects
5. Evaluation Criteria
6. Next Steps
7. Public Comment Period

Code of Conduct

Code of Conduct

Each Local Planning Committee Member is reminded of their obligation to disclose potential conflicts of interest with respect to projects that may be discussed at today's meeting.

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

For example, you may state that you, or a family member, have a financial interest in the project, or you are on the board of the organization proposing the project.

Does anyone have a conflict to disclose?

Work Update

Since LPC Meeting #2...

- ✓ The DRI Vision & Goals were finalized.

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- ✓ **Ongoing work on the Downtown Profile & Assessment.**

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- ✓ The Open Call for Projects was launched and closed (May 22 to July 11).
- ✓ Meetings with sponsors to discuss their projects, including site visits.
- ✓ Ongoing work on the Downtown Profile & Assessment.
- ✓ **A survey was launched to get your feedback on the Revitalization Strategies.**

Since LPC Meeting #2...

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- ✓ The Open Call for Projects was launched and closed (May 22 to July 11).
- ✓ Meetings with sponsors to discuss their projects, including site visits.
- ✓ Ongoing work on the Downtown Profile & Assessment.
- ✓ A survey was launched to get your feedback on the Revitalization Strategies.
- ✓ **We undertook an initial review of project applications.**

Planning Process

We are here



Visioning

Refine the community's future vision, establish priorities and gather input



Opportunities + Challenges

Understand the community's unique characteristics and key opportunities



Project Development + Evaluation

Identify, develop, and evaluate potential projects



Project Recommendations

Recommend projects that align with the community's

8 Month Timeframe (May – December 2025)

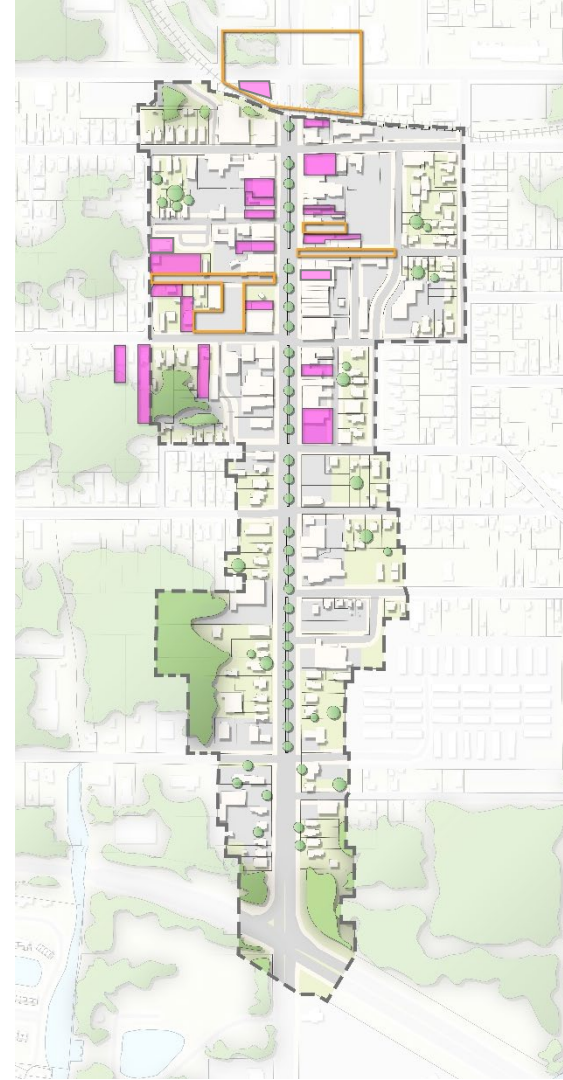
Preliminary Review of Projects

Project Summary Table

Applications Received	<u>24 Total</u> 16 Renovation / Rehabilitation Projects 1 New Development Project 4 Public Improvement Projects 1 Wayfinding Project 1 Small Grant Fund
Total Project Costs	\$28.4M
Total DRI Request	\$24.0M
Target DRI Funding	\$12M - \$15M

Project Locations

- Focused in and around the compact, commercial core.
- A few located along side streets, in some cases knitted together with public improvement projects.
- Three projects are beyond the DRI boundary.



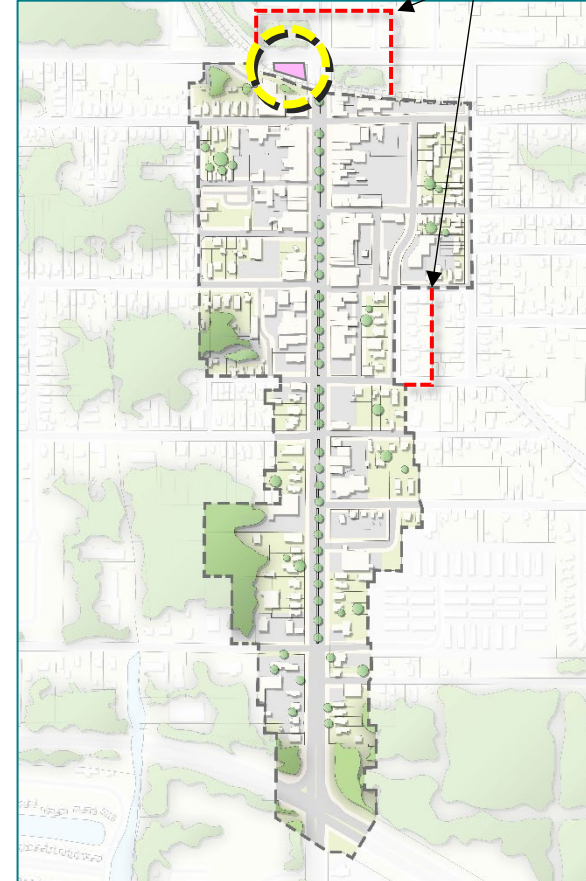
What we are Doing Today

- Share information about each of the projects.
- Share our initial thoughts on project readiness, missing information, project development needs, etc.
- Discuss projects along the way, which will help guide our follow-up conversations with project sponsors.
- There could be some decisions to make (e.g., project removal, boundary adjustments).

Key Project Information

- Project Location
- Project Type
- Budget Estimate / DRI Request
- Scope of Work

Preserve Canandaigua's Historic City Hall as a Civic Landmark



Preserve Canandaigua's Historic City Hall as a Civic Landmark



Project Sponsor: City of Canandaigua

Property Owner: Same

Project Type: Rehabilitation

Total Cost: \$675,000

DRI Request: \$675,000 (100%)

Match: \$0 (0%)



Preserve Canandaigua's Historic City Hall as a Civic Landmark

This project proposes to implement the preservation work that was identified through an existing conditions evaluation for City Hall. The City implemented work that was identified as essential for life safety and building stabilization in 2024. The scope of work includes: preservation of the roof; masonry repairs; repair / restoration of architectural details and windows; foundation repairs.

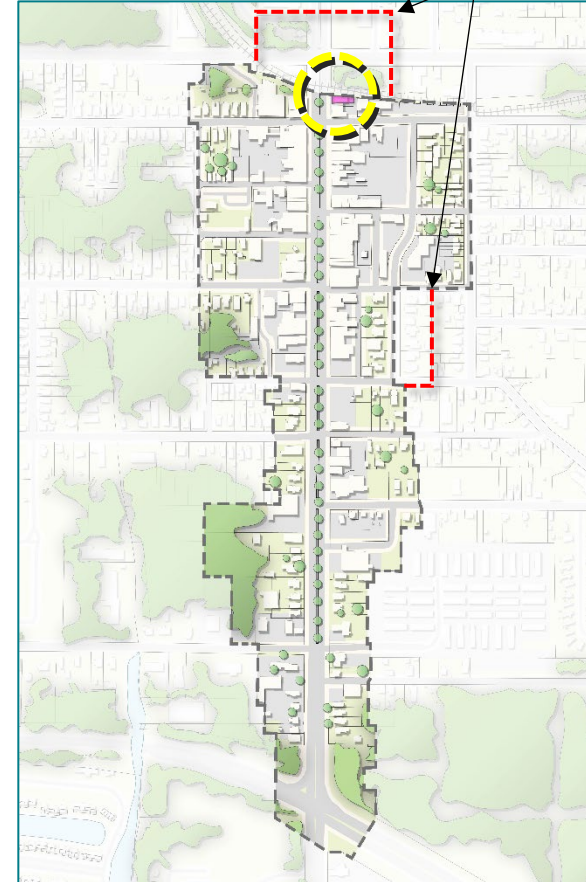
Expected outcomes

- Improve building appearance
- Ensure the long-term stabilization of an important civic building

Considerations

- Demonstrated capacity to implement preservation work through recent improvements.
- Comprehensive existing conditions evaluation, including rehabilitation estimates by a heritage architecture firm.

Renovate Patty's Place to Enhance its Role as a Local Institution



LPC voted for
these boundary
adjustments

Renovate Patty's Place to Enhance its Role as a Local Institution



Project Sponsor: Patty's Place Inc.
Property Owner: M&D Mainstreet LLC
Project Type: Rehabilitation
Total Cost: \$215,000
DRI Request: \$140,000 (65%)
Match: \$75,000 (35%)



Renovate Patty's Place to Enhance its Role as a Local Institution

This project proposes a complete renovation of Patty's Place, which has only undergone cosmetic improvements since the 1980s. This includes: upgrades to mechanical systems, appliances and workspaces; interior remodeling of the restaurant with reclaimed finishes; and improvements to the exterior (e.g., a new commercial door to improve accessibility, lighting, an awning, and a new sidewalk patio).

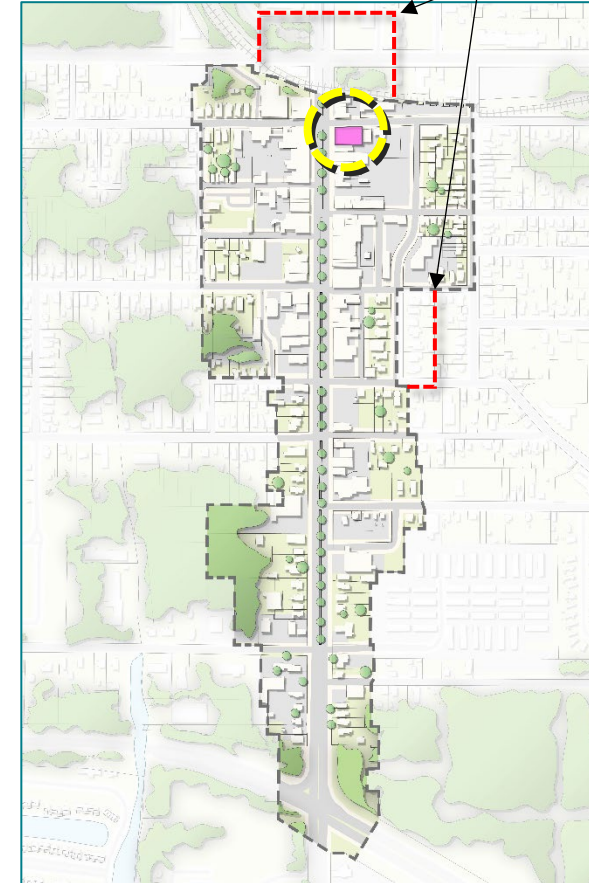
Expected outcomes

- Improve building safety, accessibility, and efficiency
- Increased capacity (seating and service hours) and more efficient food service operations
- Modernization of a local restaurant serving affordable, homemade meals

Considerations

- Thorough application, including cost estimates, which will be vetted by project team.

Expand Skip's Showroom Space and Improve the Appearance and Accessibility of the Building



Expand Skip's Showroom Space and Improve the Appearance and Accessibility of the Building



Project Sponsor: Skip's Custom Flooring Inc.

Property Owner: Same

Project Type: Rehabilitation

Total Cost: \$356,000

DRI Request: \$249,000 (70%)

Match: \$107,000 (30%)



Expand Skip's Showroom Space and Improve the Appearance and Accessibility of the Building

This project proposes to enlarge the showroom of Skip's Custom Flooring by installing an elevator to the second floor. The second floor would be repainted and the flooring would be refinished. This project also includes improvements to the building's exterior, including replacing the entry door, installing new windows with larger panes, and painting.

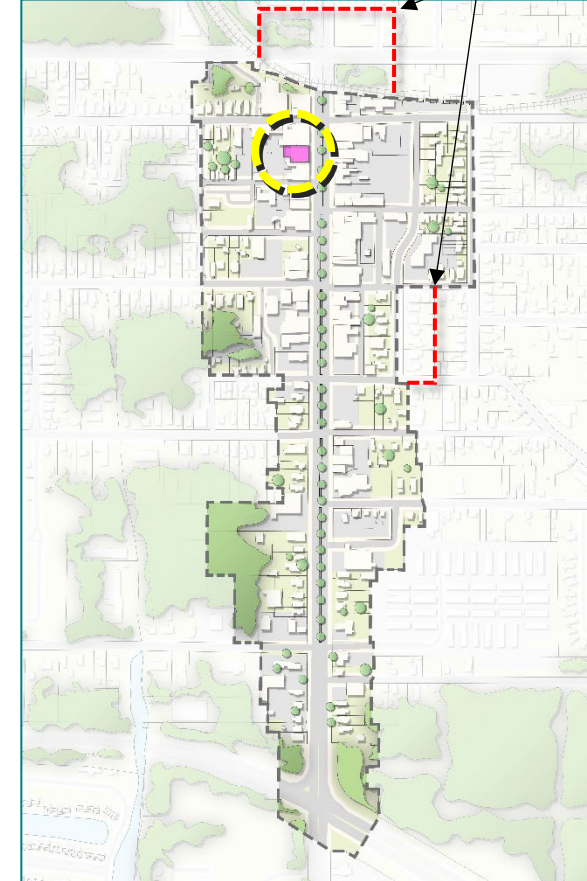
Expected outcomes

- Enhanced building appearance
- Additional commercial space in the Downtown that is accessible

Considerations

- Initial quotes obtained by sponsor, which will be shared with the project team shortly.

Reactivate the Upper Floors of the Historic Bemis Block



Reactivat



emis Block



Project Sponsor: Leo Genecco & Sons
Property Owner: Leo Genecco & Sons
Project Type: Rehabilitation
Total Cost: \$3,615,000
DRI Request: \$2,900,000 (80%)
Match: \$715,000 (20%)



Reactivate the Upper Floors of the Historic Bemis Block

This project proposes the rehabilitation of the second floor of the Bemis Block for new residential units and rehabilitating the third floor as a space to host public and private events. The proposed work entails a new roof, mechanical equipment, windows, and interior and exterior renovation.

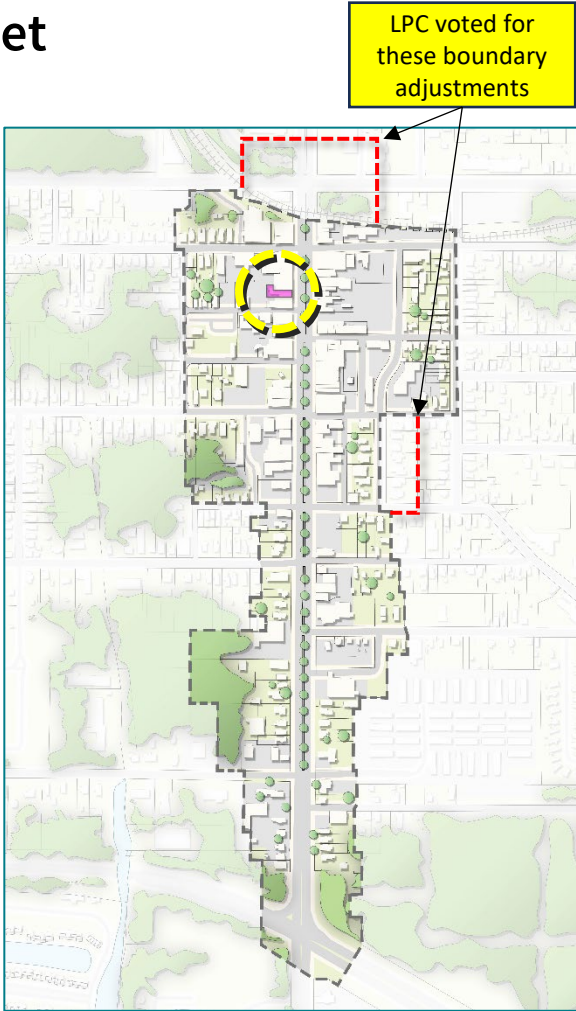
Expected outcomes

- Promoting restoration of visible and prominent building
- New housing in the Downtown (6 units)
- Restoration of 3rd floor ballroom for community / private events and programming

Considerations

- Preliminary schematic provided, to be updated to reflect new directions for 3rd floor.
- Project sponsor has engaged an architect and contractor.
- Cost estimate based on rough calculations. Detailed scope of work and estimates required.
- Further information needed on plans for 3rd floor.
- As a large project in size and cost, pro forma / market analysis may be required.

Rehabilitate the Upper Floors of 88-92 South Main Street for Residential Units



Rehabilitate the Upper Floors of 88-92 South Main Street for Residential Units



Project Sponsor: Robin Alger

Property Owner: Same

Project Type: Rehabilitation

Total Cost: \$961,000

DRI Request: \$673,000 (70%)

Match: \$288,000 (30%)



Rehabilitate the Upper Floors of 88-92 South Main Street for Residential Units.

This project proposes the rehabilitation of the second and third floors of the building for six new residential units. The second floor is partially occupied by a yoga studio, and the third floor has long been vacant. The project also includes improvements to the exterior of the building, including cleaning the facade's stonework, repairing the transom window above the entrance, and painting the exterior wood trim.

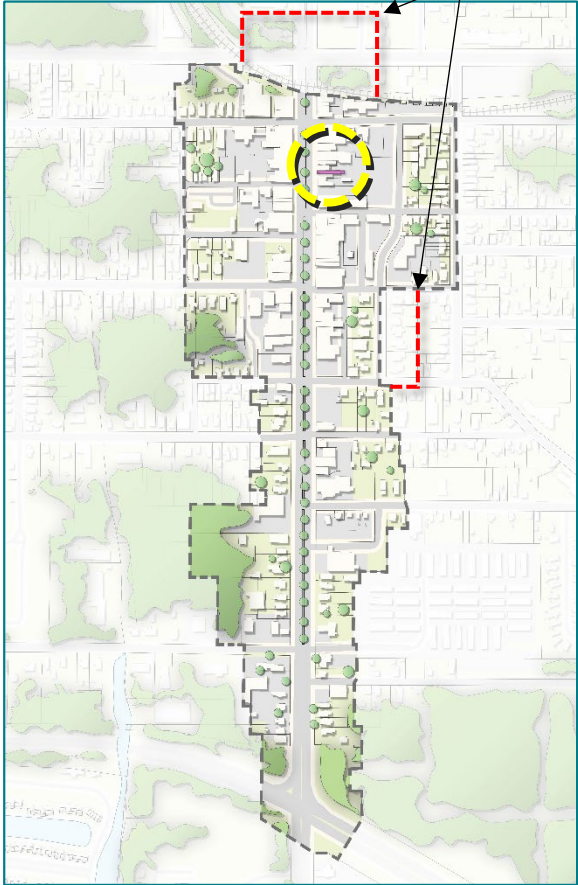
Expected outcomes

- New housing in the Downtown (6 units)
- Enhanced building appearance

Considerations

- Feasibility Study provided, including cost estimates, to be reviewed by project team.
- Project sponsor has initiated some work (e.g., electrical) through NY Main Street program.

Restore the Façade of the VFW Memorial Post 7414 Building and Renovate the Kitchen



LPC voted for these boundary adjustments

Restore the Façade of the VFW Memorial Post 7414 Building and Renovate the Kitchen



Project Sponsor: VFM Memorial Post 7414

Property Owner: Same

Project Type: Renovation

Total Cost: \$182,000

DRI Request: \$182,000 (100%)

Match: \$0 (0%)



Restore the Façade of the VFW Memorial Post 7414 Building and Renovate the Kitchen

This project proposes improvements to the exterior of the VFM Building at 93 South Main Street, which will include: replacing the front stairs; replacing the main entry, vestibule, signage, and lighting; replace the building's HVAC system; and façade improvements (e.g., repairing and repainting wood). Upgrades and renovations to the building's kitchen are also proposed, which will support Post 7414's charitable activities.

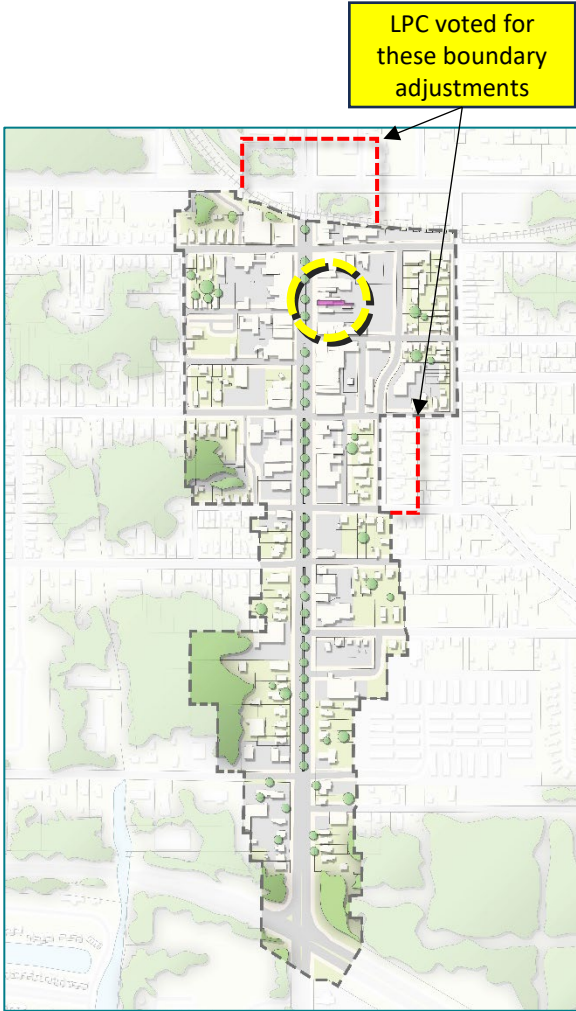
Expected outcomes

- Enhanced building appearance
- Increased capacity for VFM activities

Considerations

- Quotes for proposed work provided, to be reviewed by project team.
- Level of accessibility by general public.

Establish 97 South Main Street as a Hub for Creativity and Community



Establish 97 South Main Street as a Hub for Creativity and Community



Project Sponsor: Maciroo Pottery & Studio, LLC

Property Owner: Same

Project Type: Rehabilitation

Total Cost: \$1,047,000

DRI Request: \$727,000 (69%)

Match: \$320,000 (31%)



Establish 97 South Main Street as a Hub for Creativity and Community

Rehabilitation and renovation of vacant historic building at 97 South Main Street into a vibrant, three-story creative hub in downtown Canandaigua. The first floor will feature pottery studio and classroom alongside a retail shop offering handcrafted pottery. The second floor will serve as a flexible venue for art shows, workshops, personal family, and gatherings, while the third floor will provide short-term lodging.

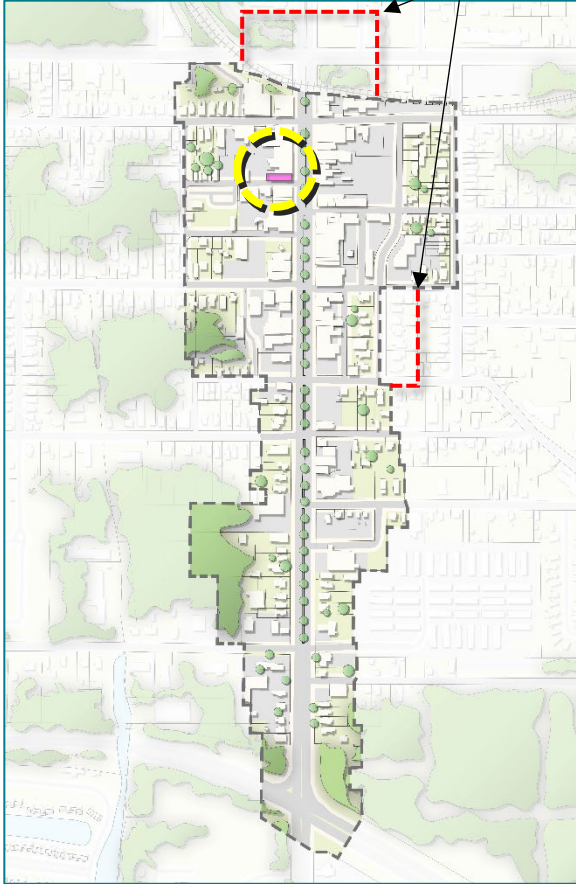
Expected outcomes

- New accommodations in the Downtown (1 unit)
- New amenities Downtown (retail, event space, classroom space) for locals and visitors
- Enhanced building appearance
- Job creation (2-3 FT, 3-5PT)

Considerations

- Sponsor has engaged an architect and is waiting on final drawings.
- Preliminary scope to be reviewed, refined.
- To be operated by project sponsor, professional potter with background in higher education.

Renovate 100 South Main Street to Create New Apartments and Improve its Façade



LPC voted for these boundary adjustments

Renovate 100 South Main Street to Create New Apartments and Improve its Façade



Project Sponsor: JoRock LLC

Property Owner: Same

Project Type: Rehabilitation

Total Cost: \$1,057,000

DRI Request: \$740,000 (70%)

Match: \$317,000 (30%)



Renovate 100 South Main Street to Create New Apartments and Improve its Façade

This project proposes to renovate the second floor (office / workshop space) and the vacant third floor as three new apartments. The project also includes improvements to the exterior to enhance its appearance and long-term durability, including cleaned and repaired stonework, rehabilitated windows, new trim and signage, and a new storefront and entry doors.

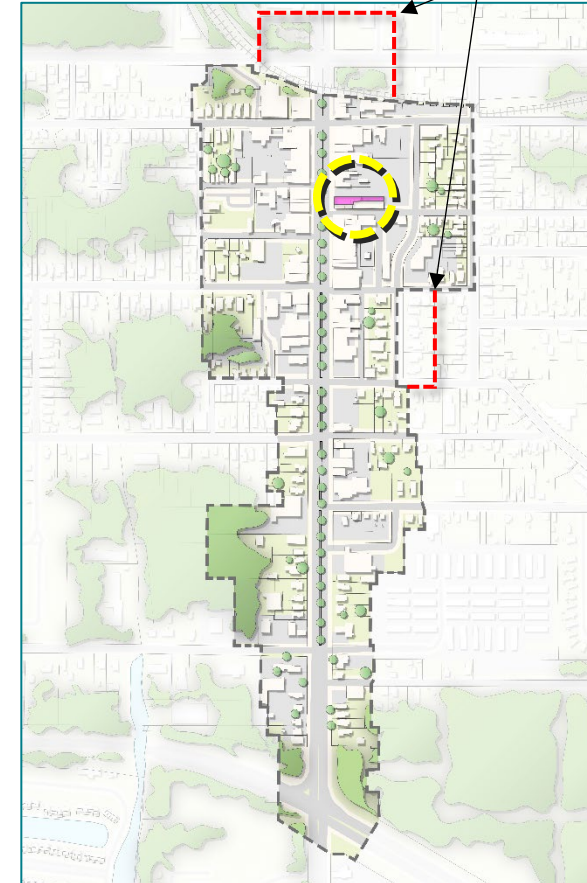
Expected outcomes

- New housing in the Downtown (3 units)
- Enhanced building appearance

Considerations

- Feasibility Study provided, including cost estimate, which will be reviewed by project team.
- Sponsor has engaged a consultant for architecture and construction.

Renovate and Expand the Chamber of Commerce Building for New Retail Units, Offices, and Meeting Space



Renovate and Expand the Chamber of Commerce Building for New Retail Units, Offices, and Meeting Space



Project Sponsor: Ontario County
Chamber of Commerce
Property Owner: Same
Project Type: Renovation/Addition
Total Cost: \$1,442,000
DRI Request: \$1,442,000 (100%)
Match: \$0 (0%)



Renovate and Expand the Chamber of Commerce Building for New Retail Units, Offices, and Meeting Space

The proposed project will result in up to three retail and/or tourism-related spaces on the ground floor, and new office space for the Chamber on the second floor. The current conference room will be enlarged to support a range of programming and meeting needs. A three-season rooftop deck will be built that can be used alongside programming within Central on Main or rented separately for various community events.

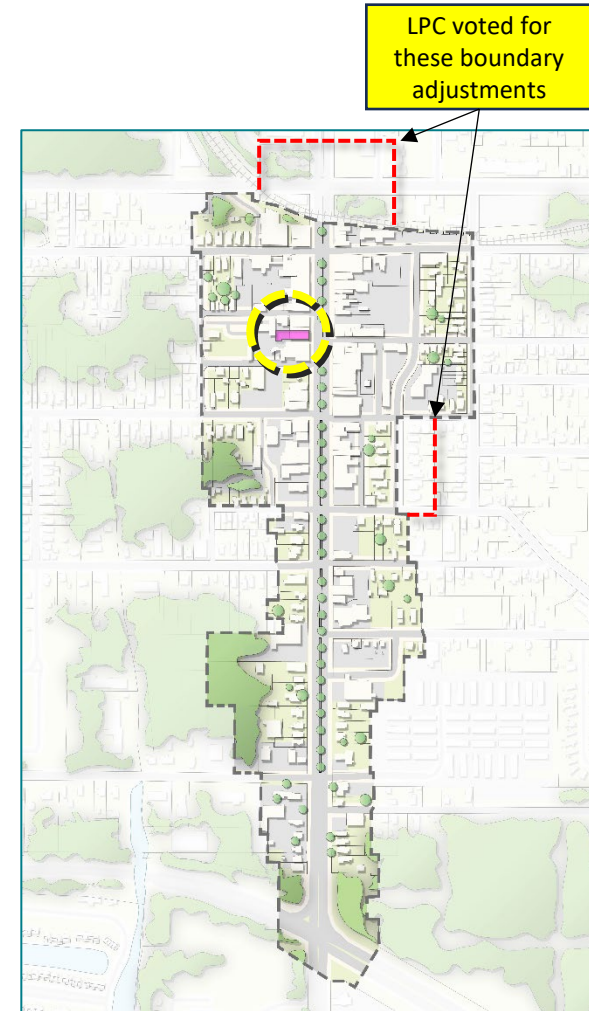
Expected outcomes

- Additional retail units in the Downtown
- Supports programming at the Central
- New, improved, and accessible spaces for meeting and events

Considerations

- Architect and structural engineer are engaged, preliminary drawings provided.
- Cost estimates prepared by a construction company, to be refined as drawings advance.
- Overall transformative potential and whether certain elements of scope could be considered deferred maintenance.

Improve the Façade of 120 South Main Street and Upgrade the Existing Apartments



Improve the Façade of 120 South Main Street and Upgrade the Existing Apartments



Project Sponsor: JPA Management NY LLC

Property Owner: Same

Project Type: Renovation

Total Cost: \$500,000

DRI Request: \$383,000 (77%)

Match: \$117,000 (23%)



Improve the Façade of 120 South Main Street and Upgrade the Existing Apartments

This project proposes exterior improvements, including replacing the windows along the primary façade, repointing and repairing bricks along the alley and below the storefronts, painting the trim, replacing the signage for the toy shop, and modernizing the storefront. Interior improvements include renovating the kitchens of the nine existing apartments and reallocating storage space to provide dens to two existing apartments.

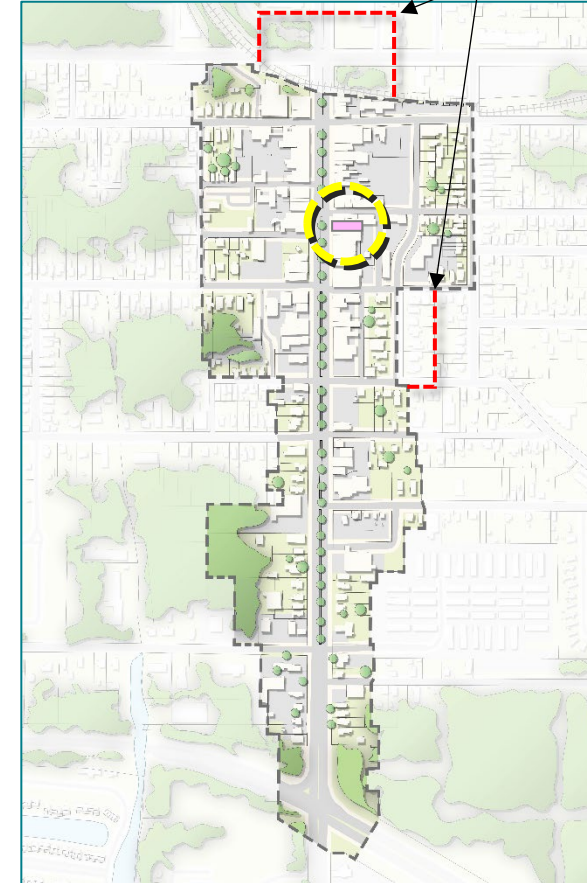
Expected outcomes

- Improvements to 9 existing residential units
- Enhanced building appearance

Considerations

- Feasibility Study provided, including cost estimate, to be reviewed by project team.
- Does not currently meet match requirement.

Reactivate the Second Floor of 143 South Main Street and Enhance its Facade



Reactivate the Second Floor of 143 South Main Street and Enhance its Facade



Project Sponsor: 143 Canandaigua LLC

Property Owner: Same

Project Type: Rehabilitation

Total Cost: \$757,000

DRI Request: \$450,000 (59%)

Match: \$307,000 (41%)



Reactivate the Second Floor of 143 South Main Street and Enhance its Facade

This project proposed to rehabilitate the second floor of 143 South Main Street to create three apartment units and to maintain commercial units on the ground floor. Exterior improvements include: replacing windows; a steel canopy/awning; improved signage; removal of paint from brickwork and stone; replacement storefront systems; and other facade improvements.

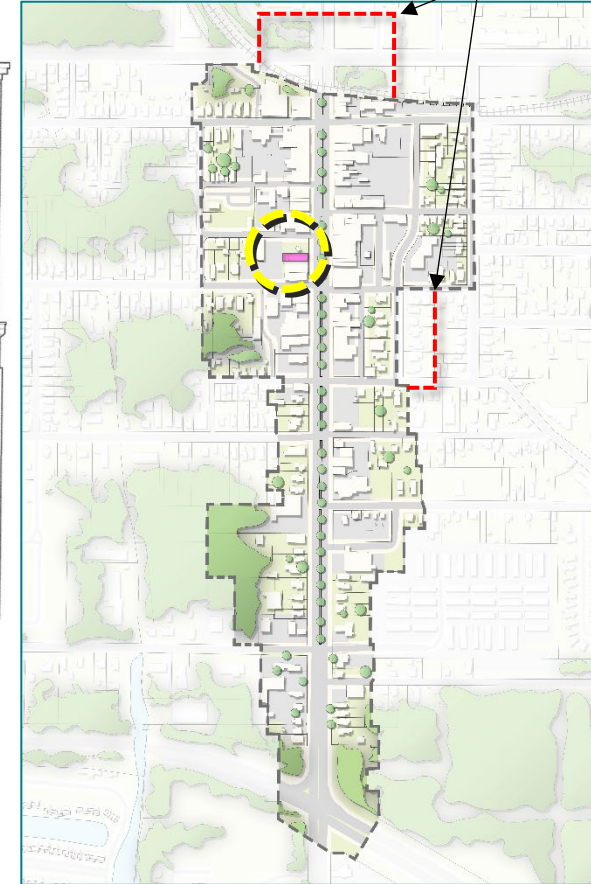
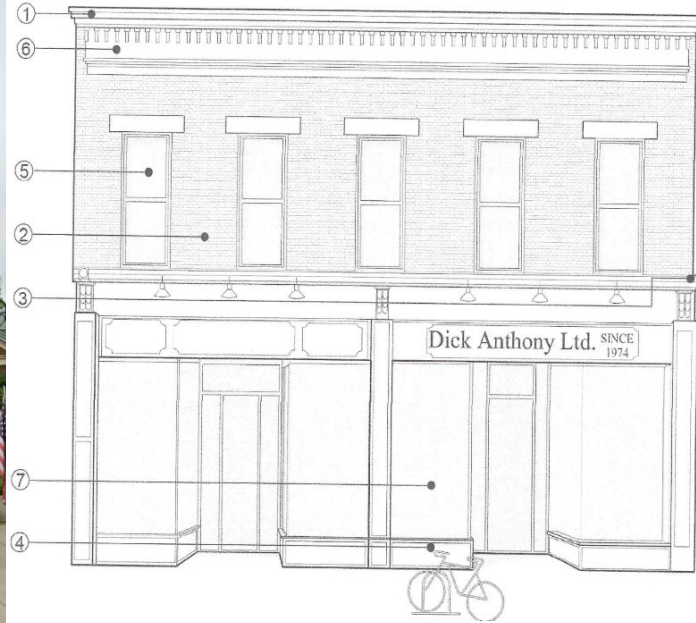
Expected outcomes

- New housing in the Downtown (3 units)
- Enhanced building appearance

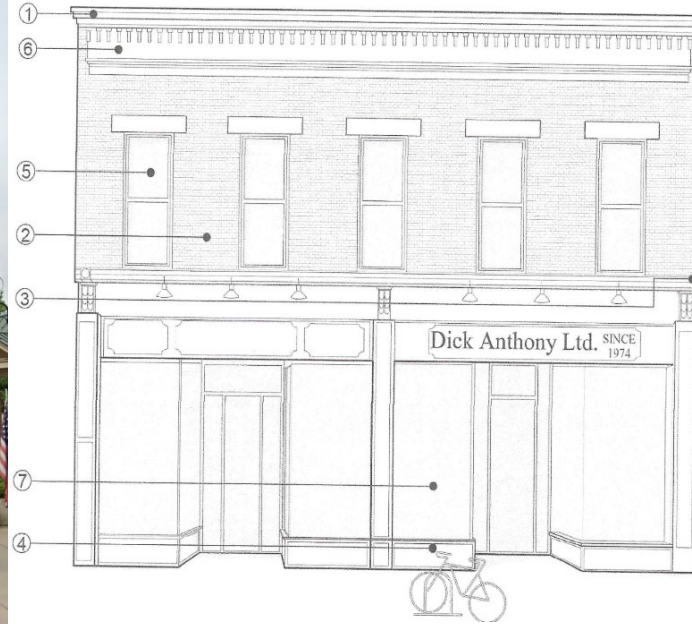
Considerations

- Non-DRI funding sources are secured (loans).
- Sponsor has engaged an architect, plans have been provided.
- Permit has been issued by the City, to be updated.
- Cost estimates/quotes and pro forma analysis provided.

Restore the Façade of 166 South Main Street and Add Residential Units to the Second Floor



Restore the Façade of 166 South Main Street and Add Residential Units to the Second Floor



Project Sponsor: Dick Anthony Ltd.

Property Owner: Same

Project Type: Rehabilitation

Total Cost: \$707,000

DRI Request: \$495,000 (70%)

Match: \$212,000 (30%)



Restore the Façade of 166 South Main Street and Add Residential Units to the Second Floor

This project proposes to renovate the second floor of the building for the purposes of three apartments. The existing storage/office space related to the ground floor businesses will remain. The project also proposes improvements to the exterior of the building. This includes rehabilitated windows, removing the metal siding, repairing facade details, removing the faux roof, etc.

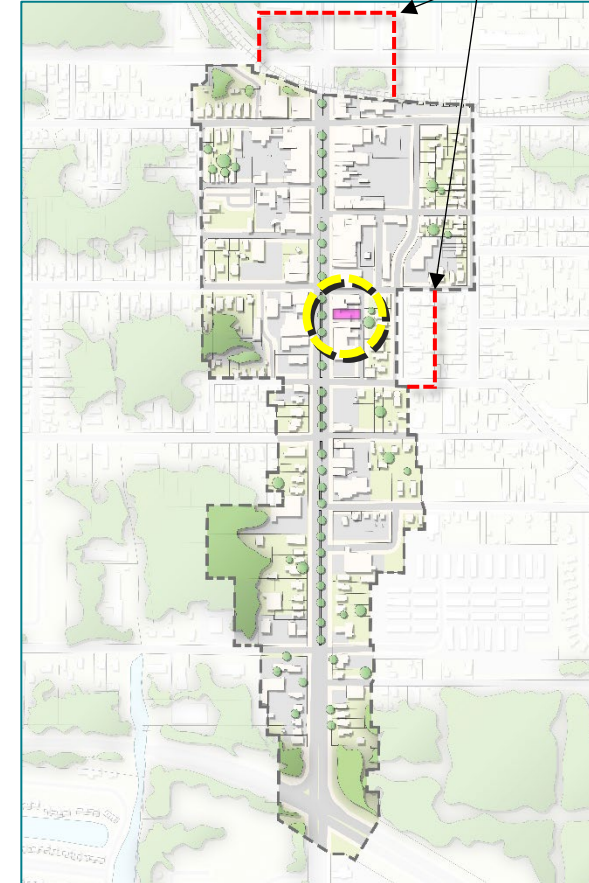
Expected outcomes

- New housing in the Downtown (3 units)
- Enhanced building appearance (a building that has been significantly altered over time)

Considerations

- Feasibility Study provided, including cost estimate, to be reviewed by project team.

Build Four New Apartments at 209 South Main Street



Build Four New Apartments at 209 South Main Street



Project Sponsor: Joe Furmansky

Property Owner: Same

Project Type: New Construction

Total Cost: \$1,800,000

DRI Request: \$1,260,000 (70%)

Match: \$540,000 (30%)



Build Four New Apartments at 209 South Main Street

This project proposes to construct four new residential units at the rear of the 209 South Main Street, along Beaman Alley.

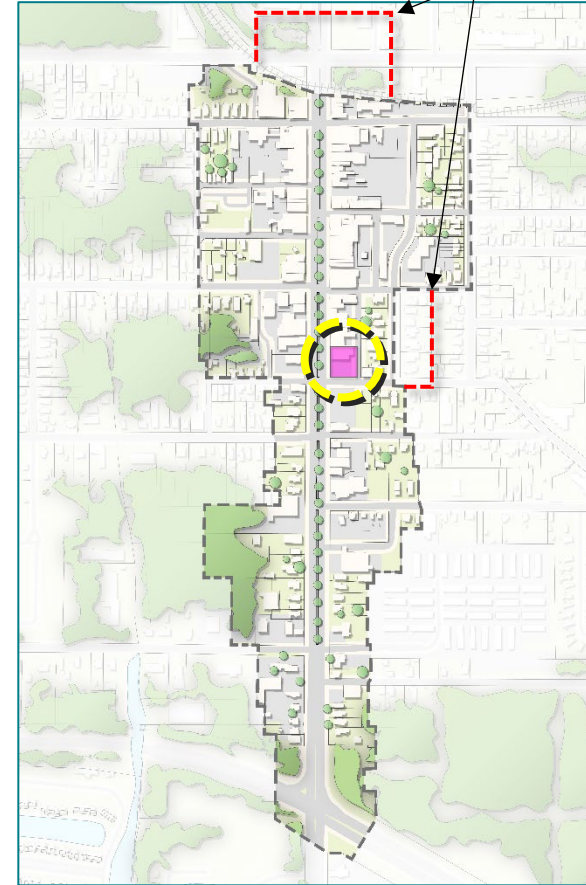
Expected outcomes

- New housing in the Downtown (4 units)

Considerations

- Floor plans have been provided, to be reviewed by team.
- Cost estimate has been prepared and will be provided shortly.

Transform Lincoln on Main into a Destination for Live Music and Food & Beverage



Transform Lincoln on Main into a Destination for Live Music and Food & Beverage



Project Sponsor: Miliso Villager LLC

Property Owner: M. Hetelekidites

Project Type: Renovation

Total Cost: \$2,632,000

DRI Request: \$1,842,000 (70%)

Match: \$790,000 (30%)



Transform Lincoln on Main into a Destination for Live Music and Food & Beverage

This project proposes the renovation of the partially-vacant and underutilized Lincoln on Main building to include a 400-person capacity live music venue including a full bar, a new kitchen, an outdoor patio, and related amenities.

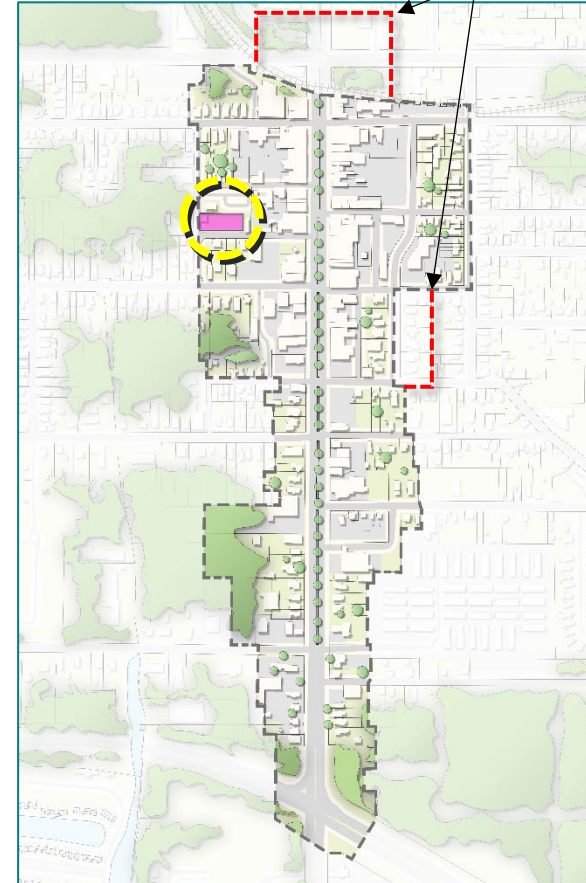
Expected outcomes

- New jobs opportunities
- New amenities Downtown (F&B, live music), including year-round and into the evening
- Enhanced venue for events

Considerations

- As a large project in size and cost, pro forma / market analysis may be required. Sponsor has indicated that a business plan & projections would be provided.
- Floor plans and cost estimates have been provided, to be reviewed by the project team.
- Sponsor operates Lincoln Hill Farms, an outdoor music venue and event space.

Transform 32 Coach Street into a Brewery, Bistro and Studio Apartment



Transform 32 Coach Street into a Brewery, Bistro and Studio Apartment



Project Sponsor: Todd Henderson

Property Owner: Same

Project Type: Rehabilitation

Total Cost: \$425,000

DRI Request: \$300,000 (71%)

Match: \$125,000 (29%)



Transform 32 Coach Street into a Brewery, Bistro and Studio Apartment

Rehabilitate the existing building on the property, which is currently used as a keg-cleaning service, into a small brewery with a bistro. The second floor of the building would be rehabilitated as a studio apartment.

Expected outcomes:

- New amenities in the Downtown (food & beverage)
- Increase housing supply (1 unit)
- Enhanced building appearance

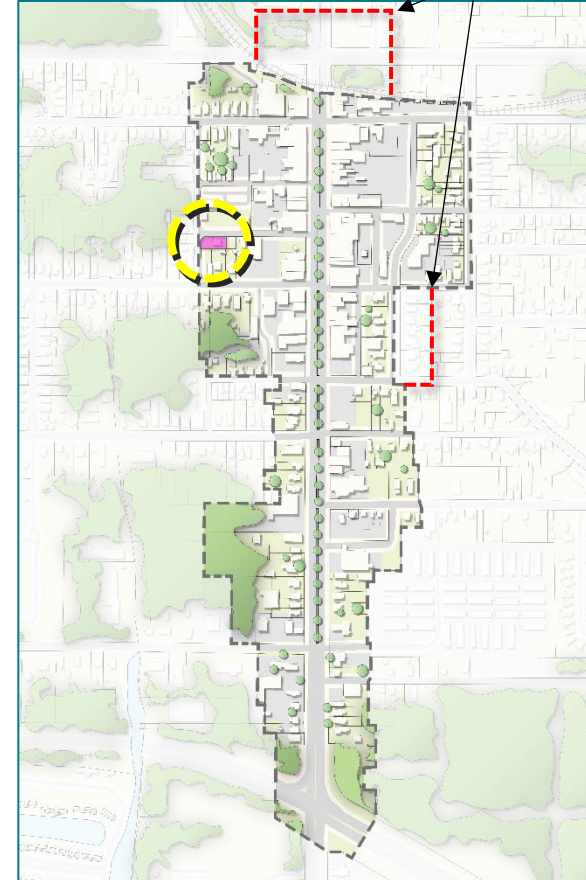
Considerations

- Project sponsor has prior experience as a brewer.
- Just slightly under match requirement.



**AI rendering*

Expand Peacemaker Brewing Company to Increase its Capacity for Patrons and Live Music



Expand Peacemaker Brewing Company to Increase its Capacity for Patrons and Live Music

**Project Sponsor:**

Peacemaker Brewing Properties

Property Owner: Same

Project Type: Renovation

Total Cost: \$455,000

DRI Request: \$319,000 (70%)

Match: \$136,000 (30%)



Expand Peacemaker Brewing Company to Increase its Capacity for Patrons and Live Music

This project proposes to convert the building's second floor (currently an apartment) into a dedicated special event space with an additional bar and outdoor deck. The ground floor will be expanded by extended the west wall outwards and incorporating two large overhead garage doors to create an indoor/outdoor environment.

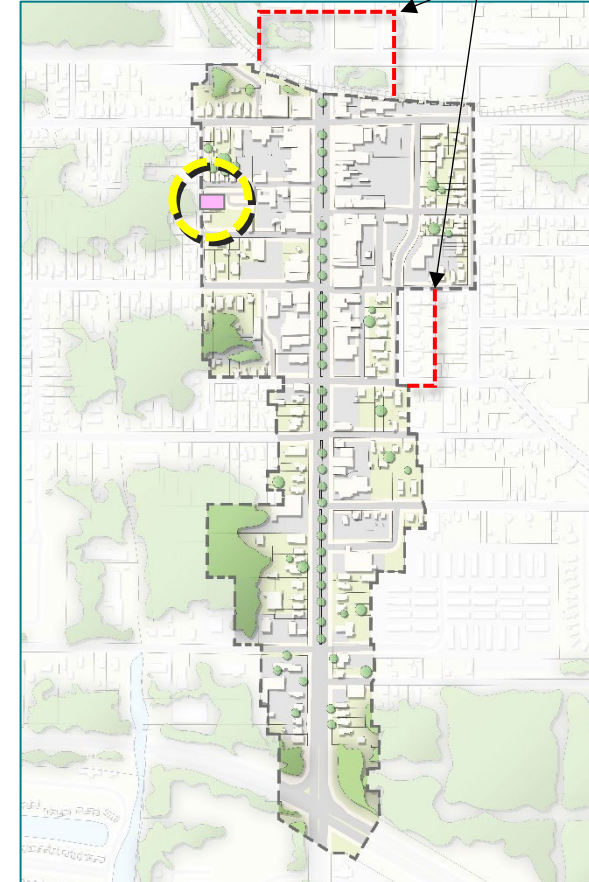
Expected outcomes

- Increased capacity for brewery & live music (e.g., more space, year-round, indoor/outdoor)
- New space for events and programming

Considerations

- Sponsor has previous experience implementing renovation projects, including current building.
- Architectural drawings provided.
- Project budget prepared by contractor, to be reviewed by project team.

Expand Casa de Pasta by Creating a Three-Season Dining Room



Expand Casa de Pasta by Creating a Three-Season Dining Room



Project Sponsor: Casa de Pasta

Property Owner: Same

Project Type: Rehabilitation

Total Cost: \$425,000

DRI Request: \$300,000 (71%)

Match: \$125,000 (29%)



Expand Casa de Pasta by Creating a Three-Season Dining Room

This project proposed an expansion of the Casa de Pasta Italian restaurant, replacing the existing patio with a three-season room that would increase the restaurants capacity around the year. Other improvements include replacing the roof, windows, and doors, as well as the heating and air conditioning equipment.

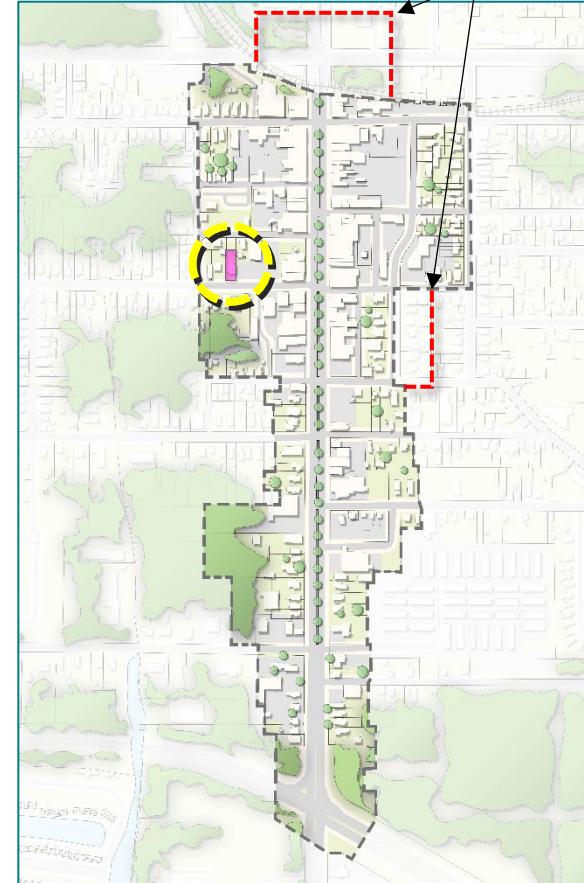
Expected outcomes

- Increased business capacity, particularly for more year-round dining.
- Enhanced building appearance.

Considerations

- Just shy of match requirement.
- Cost estimates are high-level and preliminary, prepared by sponsor.
- Non-DRI funding sources not identified.

Rehabilitate Exterior of 38 Bristol Street and Convert Rooming House to Mixed-Use



Rehabilitate Exterior of 38 Bristol Street and Convert Rooming House to Mixed-Use



Project Sponsor: Alpine Group NY LLC

Property Owner: Same

Project Type: Renovation

Total Cost: \$210,000

DRI Request: \$160,000 (76%)

Match: \$50,000 (24%)



Rehabilitate Exterior of 38 Bristol Street and Convert Rooming House to Mixed-Use

This project proposes to convert the existing rooming house into a mixed-use building for office space and food and beverage uses. This includes: replacing the roof, windows, and siding of the house and garage; reinforcing the foundation; renovating the porch and front steps; and removing the chimneys, which are in disrepair. The application does not indicate improvements to the interior of the building to support the proposed uses.

Expected outcomes

- Additional space for businesses in the Downtown
- Enhanced building appearance
- Loss of existing housing

Considerations

- Does not meet match requirement.
- Limited supporting materials with application (e.g., no drawings, cost estimates).
- No detail or cost estimates for interior renovations (requested).
- Certain elements of proposal may not be eligible (e.g., maintenance).

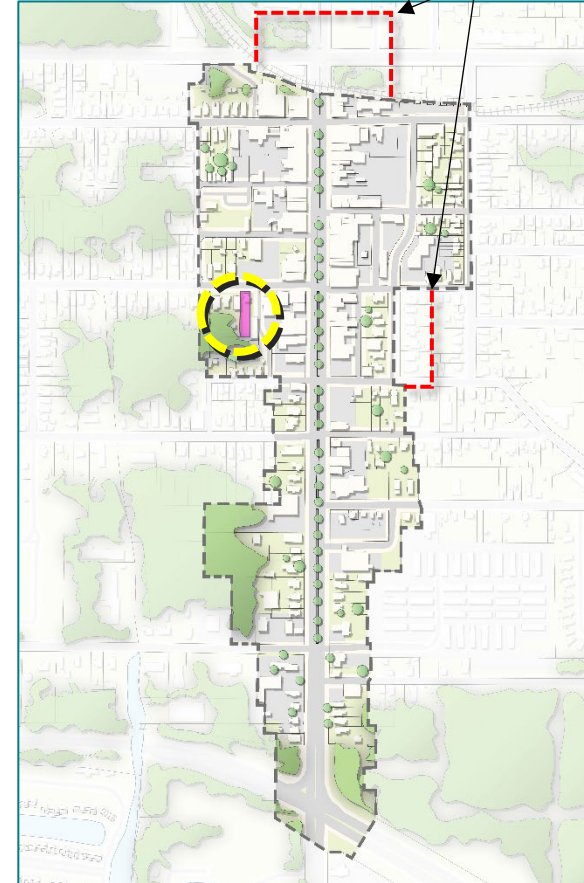
Improve the Exterior of the Short-Term Rental Lodging at 31 Bristol Street



Note: The LPC voted to remove this project from consideration on the basis of:

- No match from project sponsor
- Scope is primarily deferred maintenance

LPC voted for these boundary adjustments



Improve the Exterior of the Short-Term Rental Lodging at 31 Bristol Street



Project Sponsor: Blueline Homes Inc.

Property Owner: Same

Project Type: Renovation

Total Cost: \$145,000

DRI Request: \$145,000 (100%)

Match: \$0 (0%)



Note: The LPC voted to remove this project from consideration on the basis of:

- No match from project sponsor
- Scope is primarily deferred maintenance

Improve the Exterior of the Short-Term Rental Lodging at 31 Bristol Street

This project proposes exterior improvements to 31 Bristol Street including adding a drainpipe, paving the driveway, removing the detached garage and overgrown trees. The project also proposes the replacement concrete walkways and additional improvements to the front porch.

Expected outcomes

- Enhance the exterior of the building.

Considerations

- No sponsor match indicated.
- Limited supporting materials with application (e.g., no drawings, cost estimates).
- Certain elements of proposal may not be eligible (e.g., driveway paving, maintenance).
- Scope of work may not be transformative.

Note: The LPC voted to remove this project from consideration on the basis of:

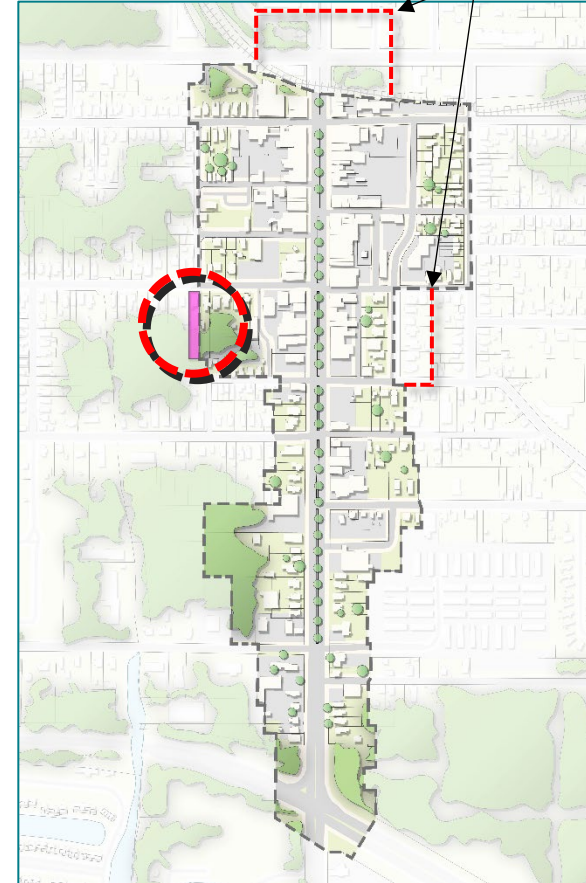
- No match from project sponsor
- Scope is primarily deferred maintenance

Renovate the Apartments at 51 Bristol Street and Enhance the Property's Appearance



Note: The LPC voted to remove this project from consideration on the basis of:

- No match from project sponsor
- Outside of boundary



Renovate the Apartments at 51 Bristol Street and Enhance the Property's Appearance



Project Sponsor: Blueline Homes Inc.
Property Owner: Same
Project Type: Rehabilitation
Total Cost: \$475,000
DRI Request: \$475,000 (100%)
Match: \$0 (0%)



Note: The LPC voted to remove this project from consideration on the basis of:

- No match from project sponsor
- Outside of boundary

Renovate the Apartments at 51 Bristol Street and Enhance the Property's Appearance

This project proposes to renovate the building's interior, which contains four currently occupied apartments. The project also entails improvements to the exterior of the building and the property, including new siding, windows, and a roof, driveway paving, and tree removal.

Expected outcomes

- Improved livability for current tenants
- Enhanced building appearance

Considerations

- No sponsor match indicated.
- Limited supporting materials with application (e.g., no drawings, cost estimates).
- Certain elements of proposal may not be eligible (e.g., driveway paving, maintenance).

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t be transformative.

Note: The LPC voted to remove this project from consideration on the basis of:

- No match from project sponsor
- Outside of boundary

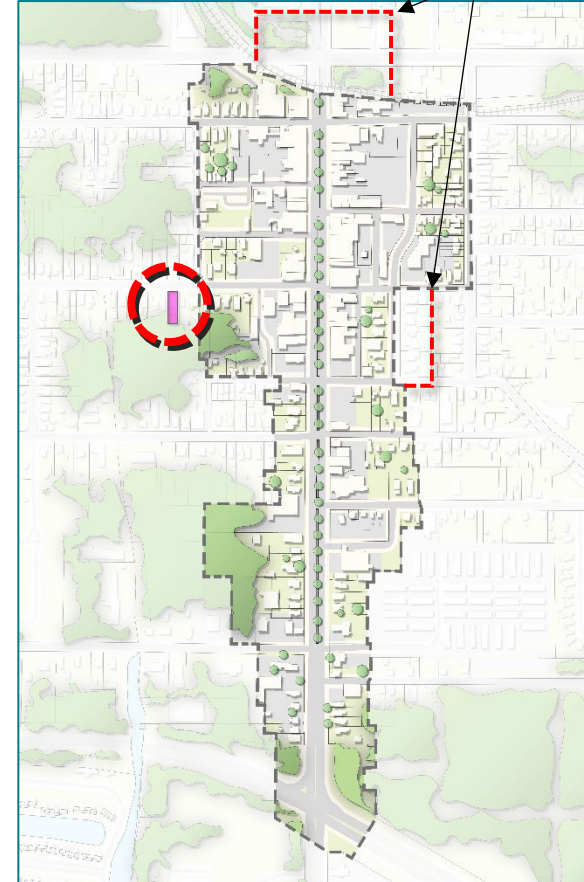
Improve the Exterior of the Short-Term Rental Lodging at 61 Bristol Street



Note: The LPC voted to remove this project from consideration on the basis of:

- No match from project sponsor
- Outside of boundary
- Scope is primarily deferred maintenance

LPC voted for these boundary adjustments



Improve the Exterior of the Short-Term Rental Lodging at 61 Bristol Street



Project Sponsor: Blueline Homes Inc.
Property Owner: Same as above
Project Type: Renovation
Total Cost: \$105,000
DRI Request: \$105,000 (100%)
Match: \$0 (0%)



Note: The LPC voted to remove this project from consideration on the basis of:

- No match from project sponsor
- Outside of boundary
- Scope is primarily deferred maintenance

Improve the Exterior of the Short-Term Rental Lodging at 61 Bristol Street

This project proposes exterior improvements to 61 Bristol Street, including new windows and siding, and a new roof at the rear. The project also includes a driveway for tenant parking and a replacement fence.

Expected outcomes

- Provide affordable rental housing
- Enhance exterior of the building and fix structural deficiencies
- Improve livability of residential units

Considerations

- No sponsor match indicated.
- Limited supporting materials with application (e.g., no drawings, cost estimates).
- Certain elements of proposal may not be eligible (e.g., driveway paving, maintenance).
- Outside of DPI boundary.

be transformative.

Note: The LPC voted to remove this project from consideration on the basis of:

- No match from project sponsor
- Outside of boundary
- Scope is primarily deferred maintenance

Enhance Ontario County Public Square with Historical Interpretation, Accessibility Improvements, and New Park Amenities

PUBLIC SQUARE

Main Street, Canandaigua, NY

Legend

- Existing Ontario Pathways Trail
- Proposed History Trail
- Original Public Square Boundary
- Current County Property in Public Square

Recommendations

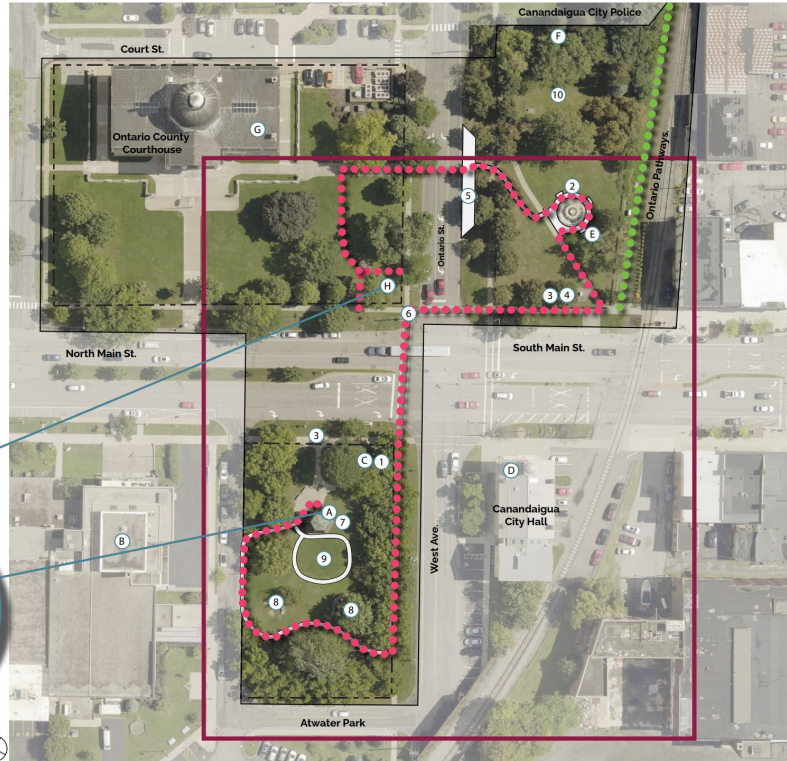
- 1 Restore existing fountain at Atwater Park
- 2 Provide accessible path and seating around fountain
- 3 Improve & supplement park identification signage
- 4 Restore interpretive sign commemorating Canandaigua Public Square
- 5 Provide ADA parking and access route to fountain
- 6 Provide interpretive history trail
 - A. Band Gazebo - constructed in 1912
 - B. Former Post Office - constructed circa 1920
 - C. Atwater Park Fountain - constructed circa 1910
 - D. Canandaigua City Hall - constructed 1824
 - E. Large Fountain - constructed circa 1889
 - F. Blossom House & Canandaigua Hotel - 1814-1971
 - G. Ontario County Courthouse - constructed 1857
 - H. Council Rock - erected 1902
- 7 Provide power supply to gazebo
- 8 Remove existing stone wall structures
- 9 Provide picnic tables - Atwater Park & Canandaigua Inn Park



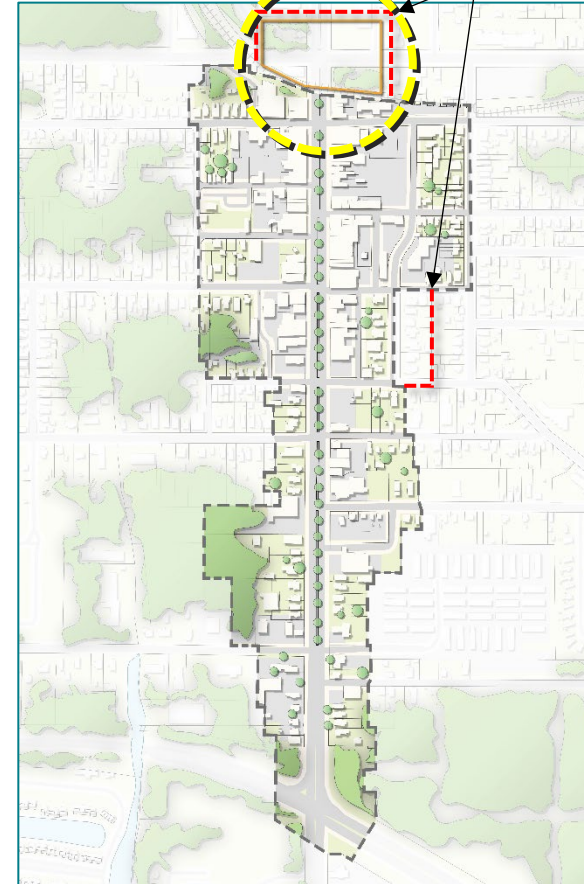
Proposed History Trail Interpretive Signage



Proposed History Trail Interpretive Signage
SCALE 1"=70'



LPC voted for these boundary adjustments



Enhance Ontario County Public Square with Historical Interpretation, Accessibility Improvements, and New Park Amenities

PUBLIC SQUARE

Main Street, Canandaigua, NY

Legend

- Existing Ontario Pathways Trail
- Proposed History Trail
- Original Public Square Boundary
- Current County Property in Public Square

Recommendations

- ① Restore existing fountain at Atwater Park
- ② Provide accessible path and seating around fountain
- ③ Improve & supplement park identification signage
- ④ Restore interpretive sign commemorating Canandaigua Public Square
- ⑤ Provide ADA parking and access route to fountain
- ⑥ Provide interpretive history trail
 - A. Band Gazebo - constructed in 1912
 - B. Former Post Office - constructed 1920
 - C. Atwater Park Fountain - constructed circa 1910
 - D. Canandaigua City Hall - constructed 1824
 - E. Large Fountain - constructed circa 1889
 - F. Blossom House & Canandaigua Hotel - 1814-1971
 - G. Ontario County Courthouse - constructed 1857
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- ⑦ Provide power supply to gazebo
- ⑧ Remove existing stone wall structures
- ⑨ Provide picnic tables - Atwater Park & Canandaigua Inn Park

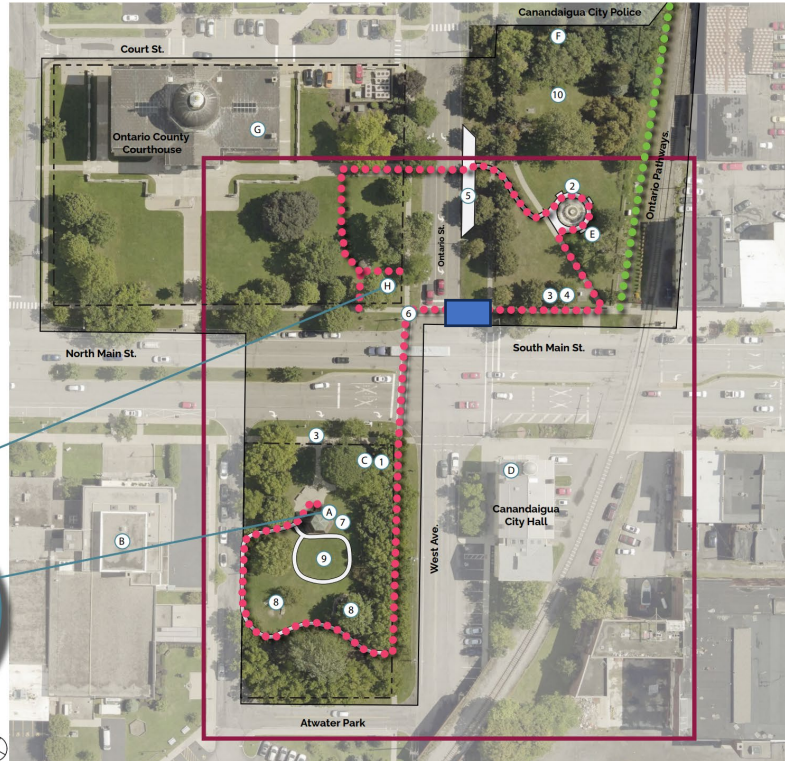


Proposed History Trail Interpretive Signage



Proposed History Trail Interpretive Signage

SCALE 1"=70'



Project Sponsor: Ontario County
Property Owner: Same
Project Type: Public Improvement
Total Cost: \$498,000
DRI Request: \$498,000 (100%)
Match: \$0 (0%)



Enhance Ontario County Public Square with Historical Interpretation, Accessibility Improvements, and New Park Amenities

This project proposes a range of improvements to the Public Square, which includes the lands at the four corners of Main Street and West Avenue/Ontario Street. These include: restoration of the fountain at Atwater Park; an accessible path and seating around the fountain at Canandaigua Inn Park; new and improved signage; an interpretative history trail; power supply at the Atwater Park gazebo; new picnic tables, and other improvements.

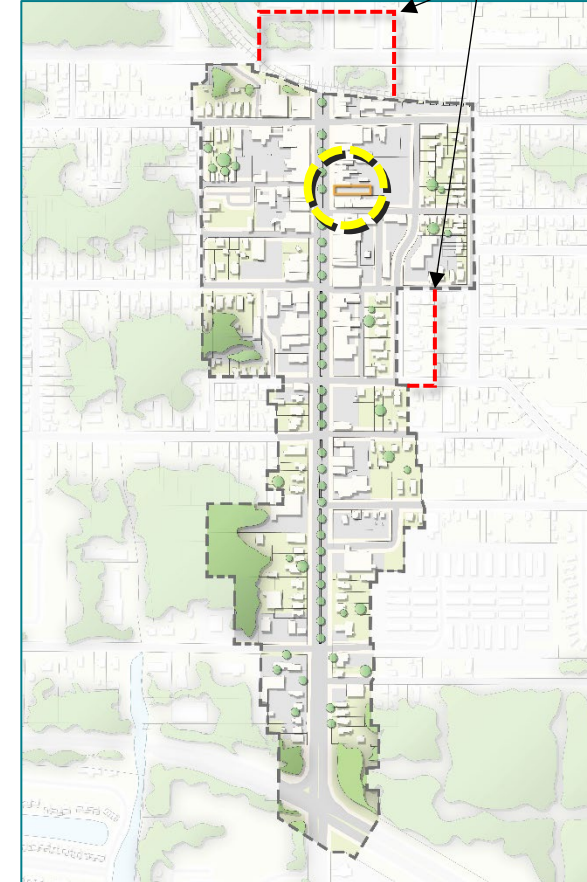
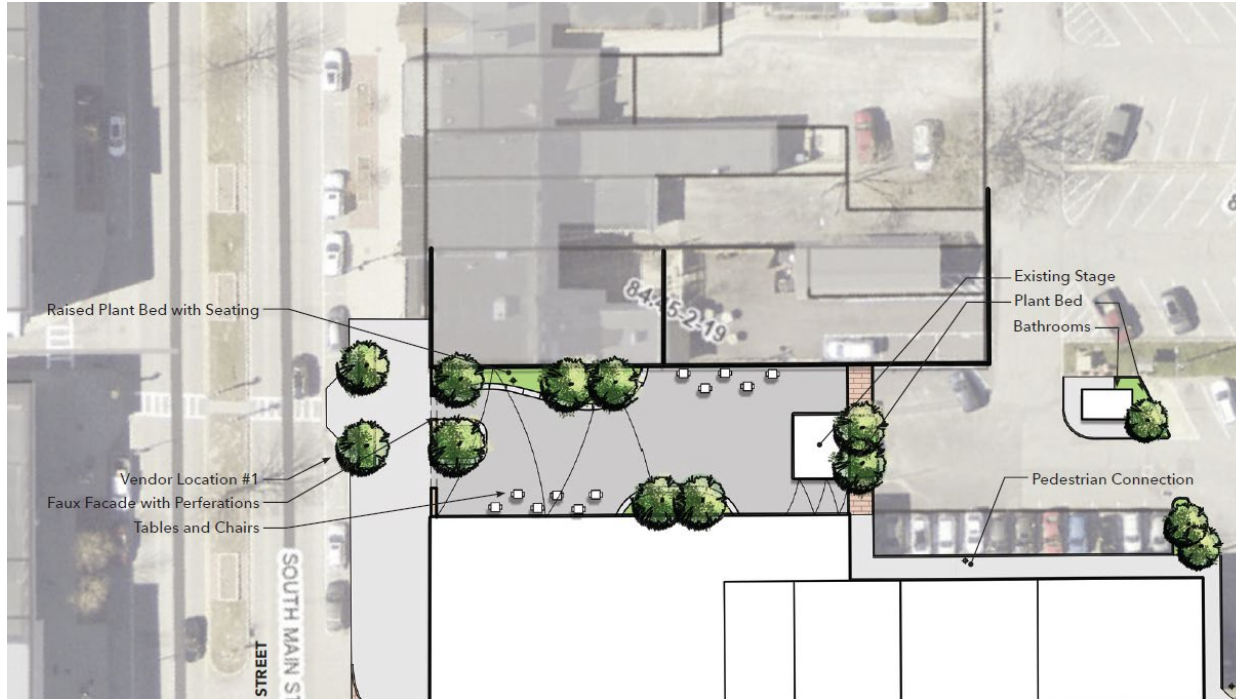
Expected outcomes

- Engage visitors through interpretation
- New amenities for events
- Better supports day-to-day use for locals, including accessibility upgrades.

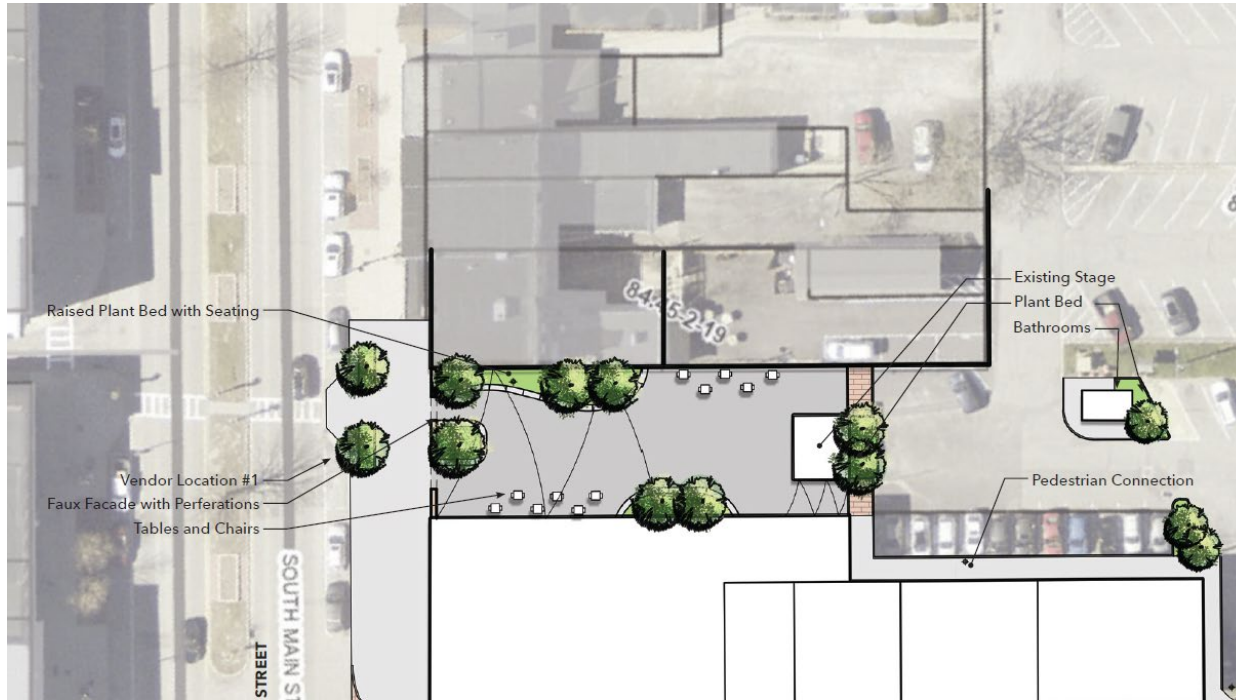
Considerations

- Builds on County's 2025 Parks Master Plan.
- Planning-level cost estimates included in the Master Plan to be vetted.
- Site is located beyond the DRI boundary.

Augment Central on Main as a Community Gathering Place



Augment Central on Main as a Community Gathering Place



Project Sponsor: City of Canandaigua

Property Owner: Same

Project Type: Public Improvement

Total Cost: \$2,264,000

DRI Request: \$2,254,000 (100%)

Match: \$10,000 (<1%)



Augment Central on Main as a Community Gathering Place

This project proposes improvements to Central on Main to better support a variety of events and programming and outdoor dining. Improvements include: a faux façade along Main Street to fill the streetscape gap and provide shade; planting beds with trees to provide greenery and integrated seating; vendor spaces; and tables and chairs. A new public washroom would be built behind Central on Main.

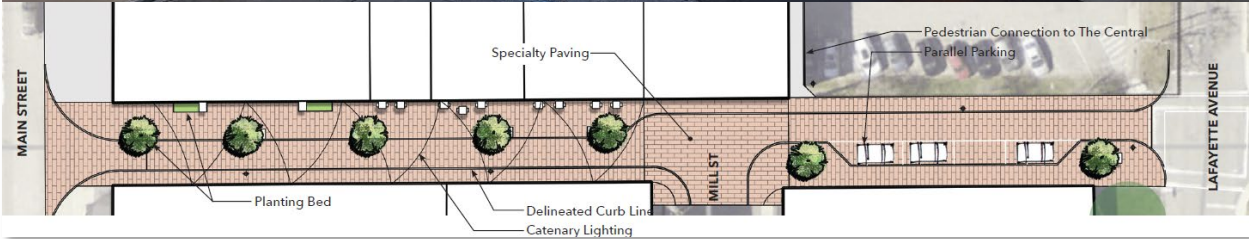
Expected outcomes

- Increased utility as a space for special programming and day-to-day use.
- Enhanced appearance of Main Street (faux façade).

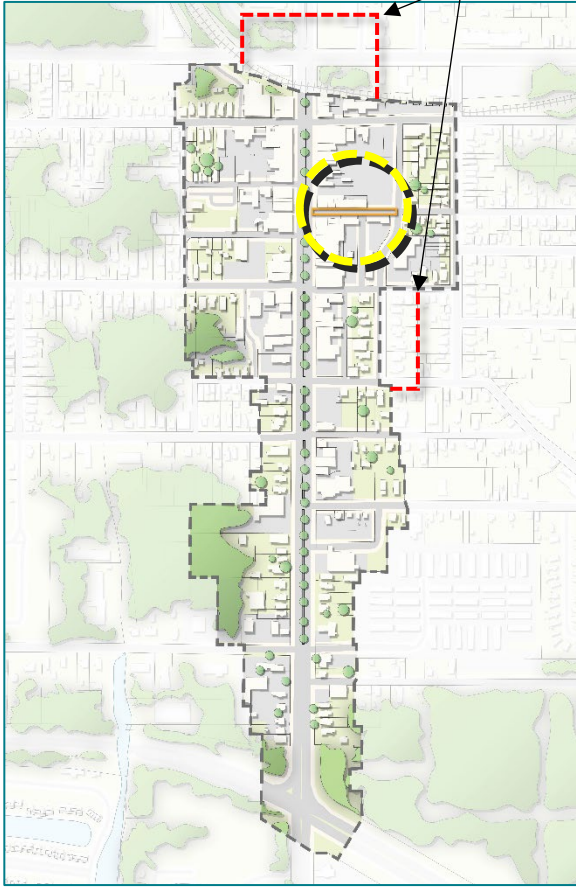
Considerations

- Cost estimates prepared by Fisher, to be vetted by project budgeter.
- Central on Main improvements create synergies with Chamber of Commerce project.

Transform Phoenix Street as a Pedestrian-Friendly Destination



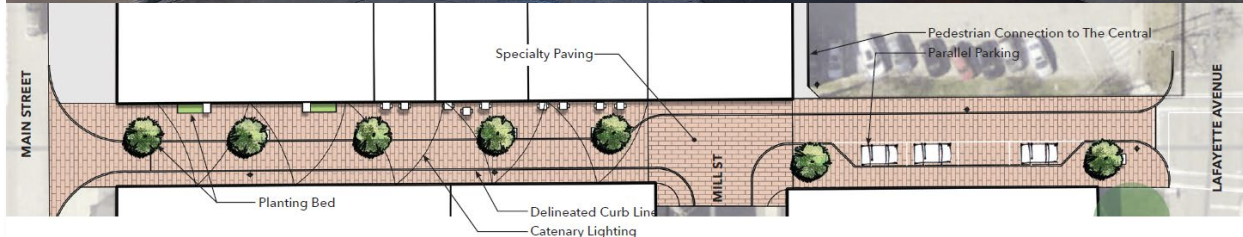
LPC voted for these boundary adjustments



Transform Phoenix Street as a Pedestrian-Friendly Destination



Project Sponsor: City of Canandaigua
Property Owner: Same
Project Type: Public Improvement
Total Cost: \$4,240,000
DRI Request: \$4,240,000 (100%)
Match: \$0 (0%)



Transform Phoenix Street as a Pedestrian-Friendly Destination

This project proposes improvement to Phoenix Street between Main Street and LaFayette. Improvement include: specialty paving; plants with trees to provide greenery; seating; space for business spill-out activity; string lighting. This project also includes below-grade infrastructure upgrades and burying the power lines.

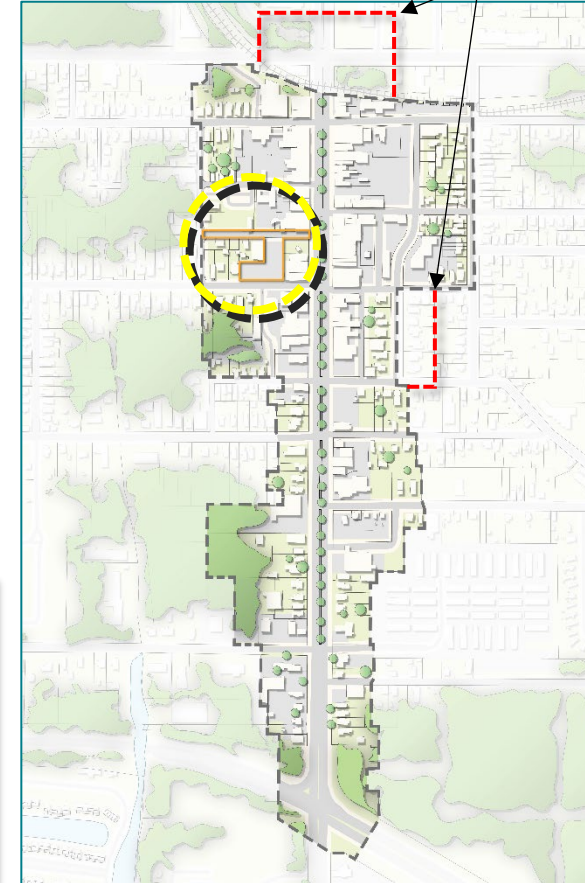
Expected outcomes

- Improved pedestrian connectivity
- Unique destination in the Downtown and an enhanced appearance

Considerations

- Concept prepared by Fisher to build on long-standing goal for Phoenix in Comprehensive Plan.
- Cost estimates prepared by Fisher, to be vetted by project budgeter.

Enhance Coach Street as an Attractive East-West Connector



Enhance Coach Street as an Attractive East-West Connector



BRISTOL STREET



Project Sponsor: City of Canandaigua
Property Owner: Same
Project Type: Public Improvement
Total Cost: \$1,822,000
DRI Request: \$1,804,000 (99%)
Match: \$18,000 (1%)



Enhance Coach Street as an Attractive East-West Connector

This project proposes to enhance the Coach Street streetscape to create a green, pedestrian-friendly connection between Main Street and Bemis Street, where there is a cluster of restaurants. Improvement to Coach Street (now one-way) include street trees and landscaped areas, new on-street parking, and standard street lighting and seating. The municipal parking lot to the south would be restriped to optimize parking, and a public washroom would be added. The below-grade utilities would also be upgraded.

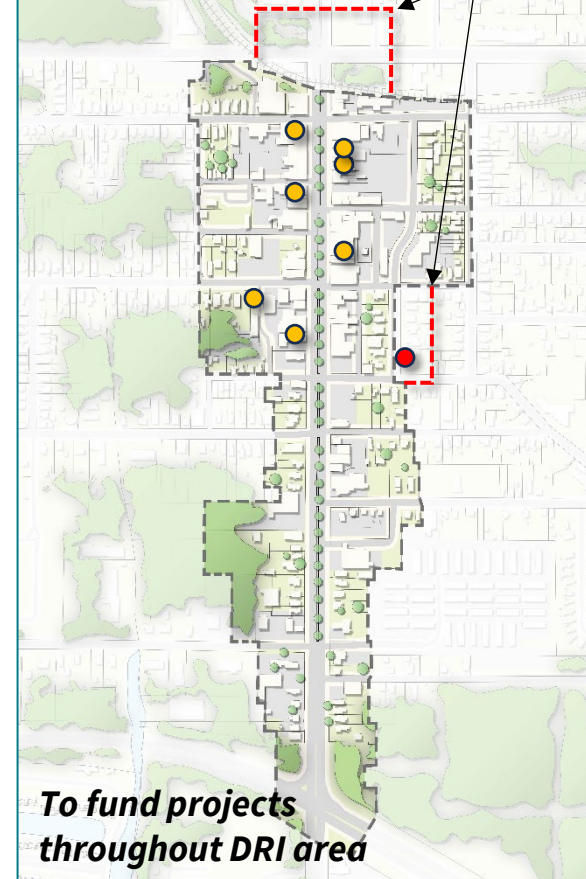
Expected outcomes

- Improved connectivity between Main Street and key destinations
- Enhanced appearance of Downtown (streetscaping)
- Increased parking to support Downtown businesses
- Municipal infrastructure improvements
- A template for future improvements

Considerations

- Cost estimates prepared by Fisher, to be vetted by project budgeter.

Establish a Small Project Grant Fund to Support Ongoing Revitalization Efforts



Establish a Small Project Grant Fund to Support Ongoing Revitalization Efforts



Project Sponsor: City of Canandaigua
Property Owner: Same
Project Type: Small Project Fund
Total Cost: \$780,000
DRI Request: \$600,000 (77%)
Match (sponsors): \$180,000 (23%)



Establish a Small Project Grant Fund to Support Ongoing Revitalization Efforts

This project proposes to establish a \$600,000 that would be administered by the City to support smaller-scale building improvements, business assistance/equipment, and public art. Projects are generally awarded up to \$75,000, with a minimum match requirement by sponsors of \$25,000.

Expected outcomes

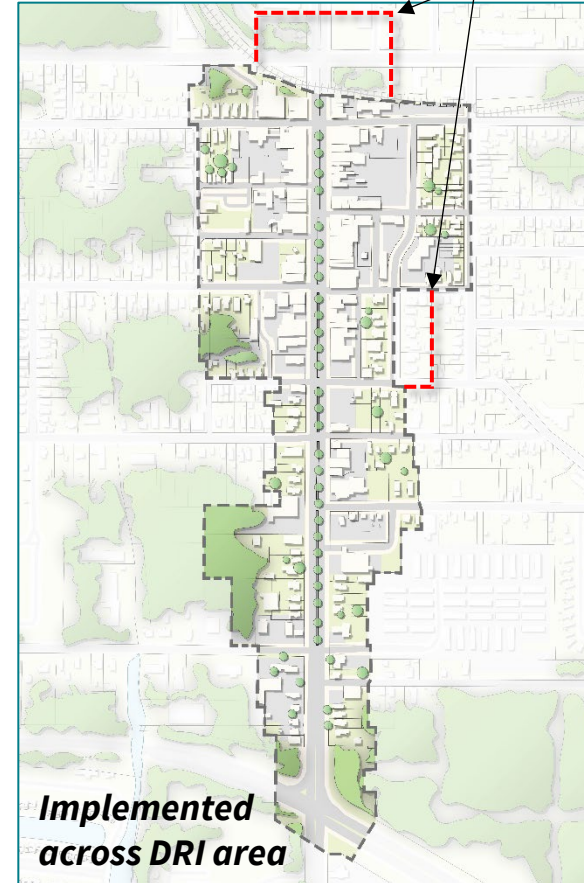
- Enhanced building appearance
- Support for new / expanded businesses
- Enhanced appearance of Downtown through public art

Considerations

- City has demonstrated capacity to administer similar grant programs
- Extends the impact of the DRI and allows for broader community participation.
- 8 letters of interest demonstrate demand for the program, \$300K in funding requests.
- We recommend continuing to solicit interest forms.
- One project is beyond the DRI boundary – the boundary could potentially be extended.

Implement a Wayfinding Program to Connect Visitors to Downtown's Destinations

LPC voted for these boundary adjustments



Implement a Wayfinding Program to Connect Visitors to Downtown's Destinations



Project Sponsor: City of Canandaigua

Property Owner: Same

Project Type: Wayfinding

Total Cost: \$650,000

DRI Request: \$650,000 (100%)

Match: \$0 (0%)



Implement a Wayfinding Program to Connect Visitors to Downtown's Destinations

This project proposes to implement a wayfinding system to promote connections between Downtown, adjacent neighborhoods. The wayfinding signage will assist residents and visitors to find local destinations, including parking areas, and will enhance the appearance of Downtown.

Expected outcomes

- Improved Downtown experience for visitors and locals
- Can help address parking pinch-points

Considerations

- Builds on City's 2022 Signage and Wayfinding Plan
- Plan includes planning-level cost estimates which will be vetted.

Evaluation Criteria

How will the LPC evaluate projects?

The LPC will evaluate projects using a worksheet or survey, like the example here.

The evaluation results are a useful starting point for discussion at LPC meetings, uncovering areas of strong alignment and shared concern.

Section 5 of 20

Project 4: Restore Kendig House as a Short-Term Rental

Description: This project proposes the rehabilitation of the second floor of the building at 16 North Virginia Street as a short-term vacation rental. Improvements include building upgrades to meet code requirements, full renovations of the second floor, and facade/exterior upgrades, including new windows, lighting, an accessible ramp, and painting. Improvements will create unique accommodations in the downtown and improve the appearance of the building.

Note: This project might be reduced in scope to renovate the exterior of the building only and be re-submitted as a Small Project Fund. This potential change is due to financing challenges. Until this is confirmed, please evaluate this as a stand-alone DRI project.

Total Cost: \$355,000
DRI Funding Request: \$230,000 (65%)
Non DRI Funding: \$125,000 (35%)
Project Sponsor: Jazzy's Housekeeping Service (private)

Please find a link to all materials associated with this project here: [Project 4: Kendig House \(16 North Main St\)](#)

Photo of Kendig House (16 North Main St) and Conceptual Floor Plan



Please indicate if you need to recuse yourself from evaluating this project.
If you recuse yourself from this project, please do not complete the evaluation for this project.

☐ I recuse myself from this project
☐ N/A

Alignment with DRI Vision

Below is Waterloo's DRI Vision. How well does this project align with the DRI Vision?

"Downtown Waterloo will harness its remarkable location on the Erie and Cayuga-Seneca Canal and Route 20 to attract residents, visitors, and entrepreneurs. Well-maintained historic buildings, occupied storefronts, and a critical mass of residents living downtown will create vibrancy and prosperity. Downtown's unique range of shops, restaurants, and amenities will cater to residents while also enticing visitors to stop and explore. New and improved public spaces will make it easier to get around downtown and to Oak Island, which will be renewed as a recreation asset and focal point for community life."

Does Not Align 1 2 3 4 5 Strongly Aligns

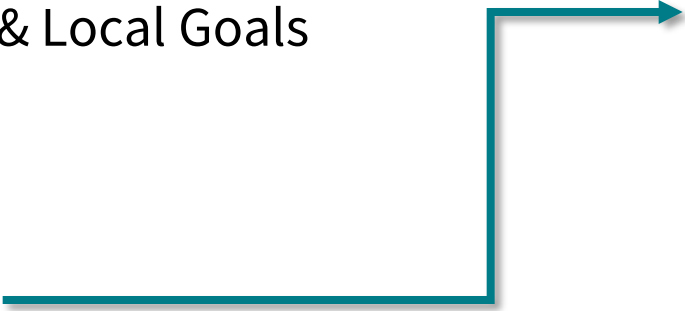
☐ ☐ ☐ ☐ ☐

How will the LPC evaluate projects?

The LPC will evaluate projects using base criteria set out by the State and other criteria the LPC considers important.

State Criteria:

- Alignment with State & Local Goals
- Project Readiness
- Catalytic Effect
- Co-Benefits
- Cost Effectiveness



At our first meeting, you decided to evaluate cost-effectiveness on the basis of meeting the match requirement versus the match goal

Now that we know what projects are proposed, are there any additional criteria you wish to consider?

Examples include:

- Public support
- Market demand / feasibility
- Estimated project costs
- Need for DRI / ability to leverage other funds
- Job growth / tax base growth
- Sustainability (sustainable impact and/or maintenance)
- Capacity of the sponsor
- Local capacity to sustain the project / initiative

Next Steps

Our work for August / early September, and the LPC Meeting #4 and Public Workshop #2.

- **August:** LPC to undertake evaluation survey – initial “pulse check” based on preliminary review of projects.
- **August/September:** Project team to advance project development
- **September 9:** LPC Meeting #4 - Project Updates, Sponsor Pitches (?)
- **September 10:** Public Workshop #2 – Gauging Public Support

Public Comment Period

Public Comment

Please be respectful and follow these guidelines:

- State your name and affiliation (as applicable)
- Please limit comments to 3 minutes

Program resources can be found at:

<https://canandaiguadri.com/>

<https://www.ny.gov/programs/downtown-revitalization-initiative>