NY Forward - Capital Region

Watervliet

Local Planning Committee (LPC)

Meeting #3

September 24, 2026

NEW YORK STATE | NY Forward

Welcome!

LPC Meetings are working sessions of the LPC

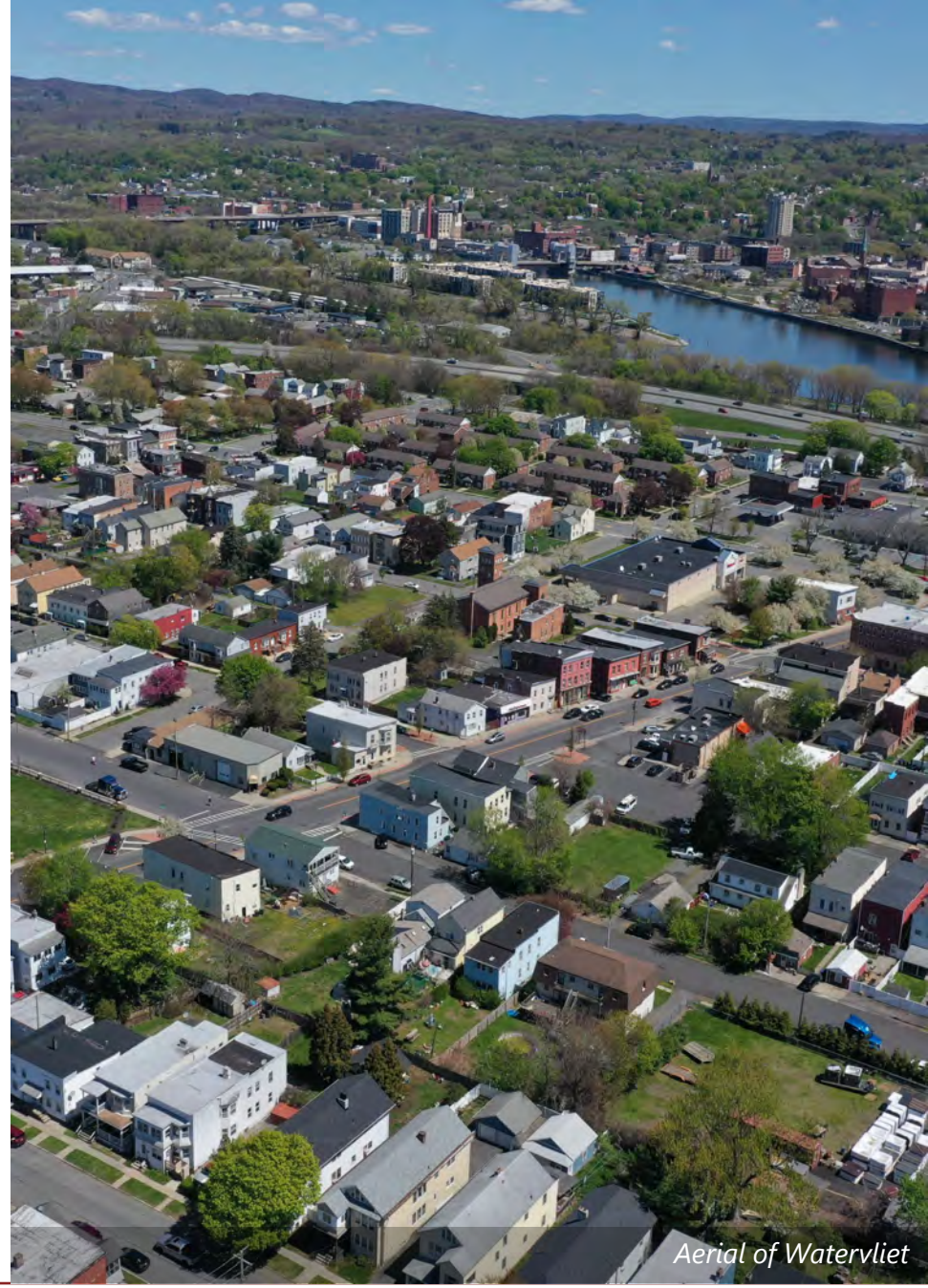
- These meetings are open to the public, but are not intended as interactive public workshops.
- The public is welcome to observe committee meetings and submit comments to **WatervlietNYF@gmail.com**
- During the final 15 minutes of the meeting, the public is also invited to ask questions and provide comments.

How to get involved:

- We want to hear from you! There will be many other ways for community members to get involved.
- Visit the Watervliet NY Forward website to send comments: **www.WatervlietNYF.com**
- There will be one more public workshop and additional opportunities to provide feedback. More details will be posted to the website.

Agenda

- Opening Remarks
- Code of Conduct
- Updates: Planning Process & Engagement Activities
- Vision, Goals & Strategies
- Project Evaluation Criteria
- Submitted Projects
- Public Comment
- Next Steps



Aerial of Watervliet

Opening Remarks

Mayor Charles Patricelli

NEW YORK STATE | NY Forward

Code of Conduct

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.

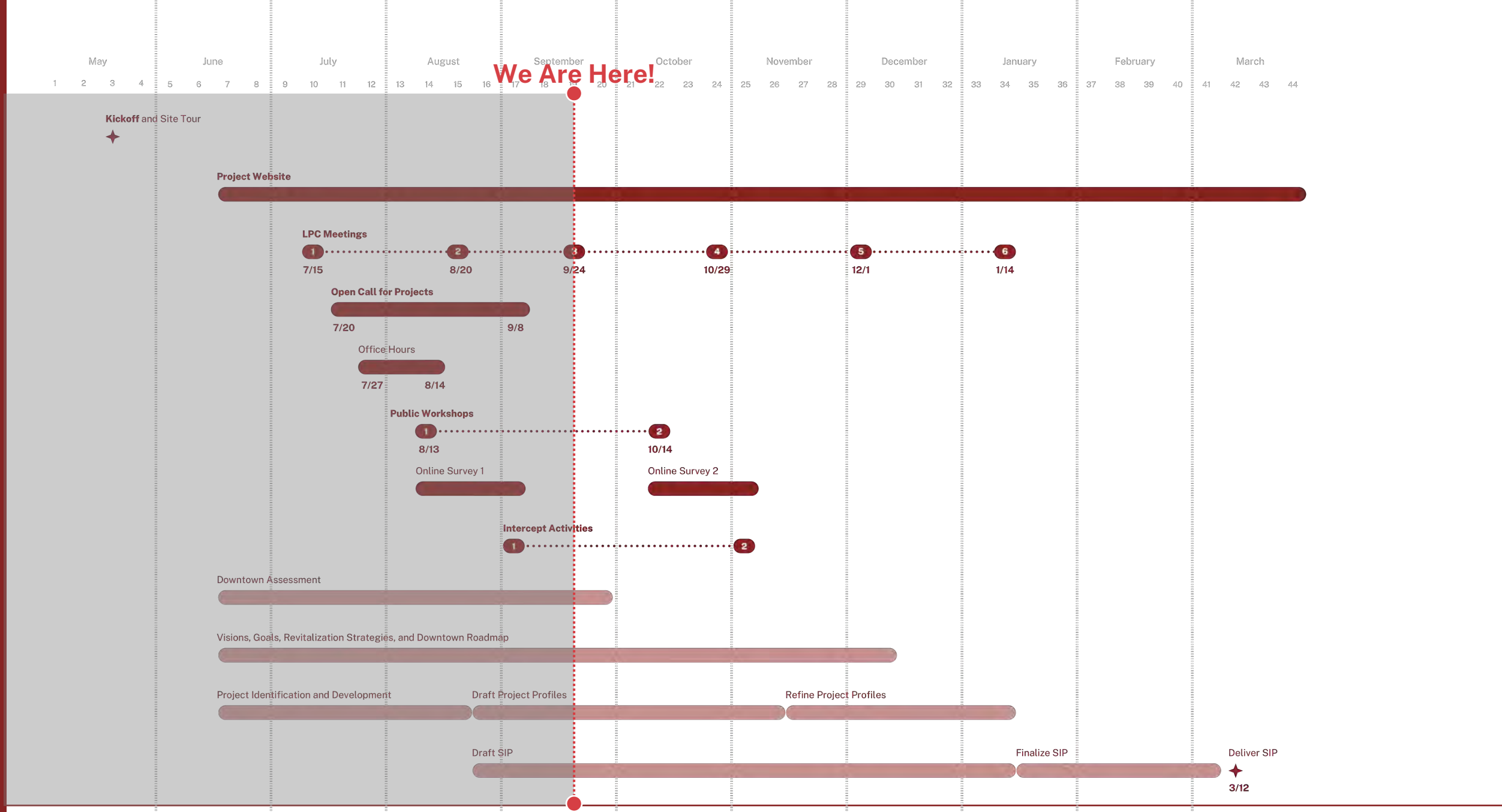
For example, you may state that you, or a family member, have a financial interest in the project, or you are on the board of the organization proposing the project.

We do not currently have any conflicts of interest on file. ***Do any LPC members need to make a disclosure to the Committee at this time?***

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.

Updates: Planning Process & Engagement Activities

NEW YORK STATE | NY Forward

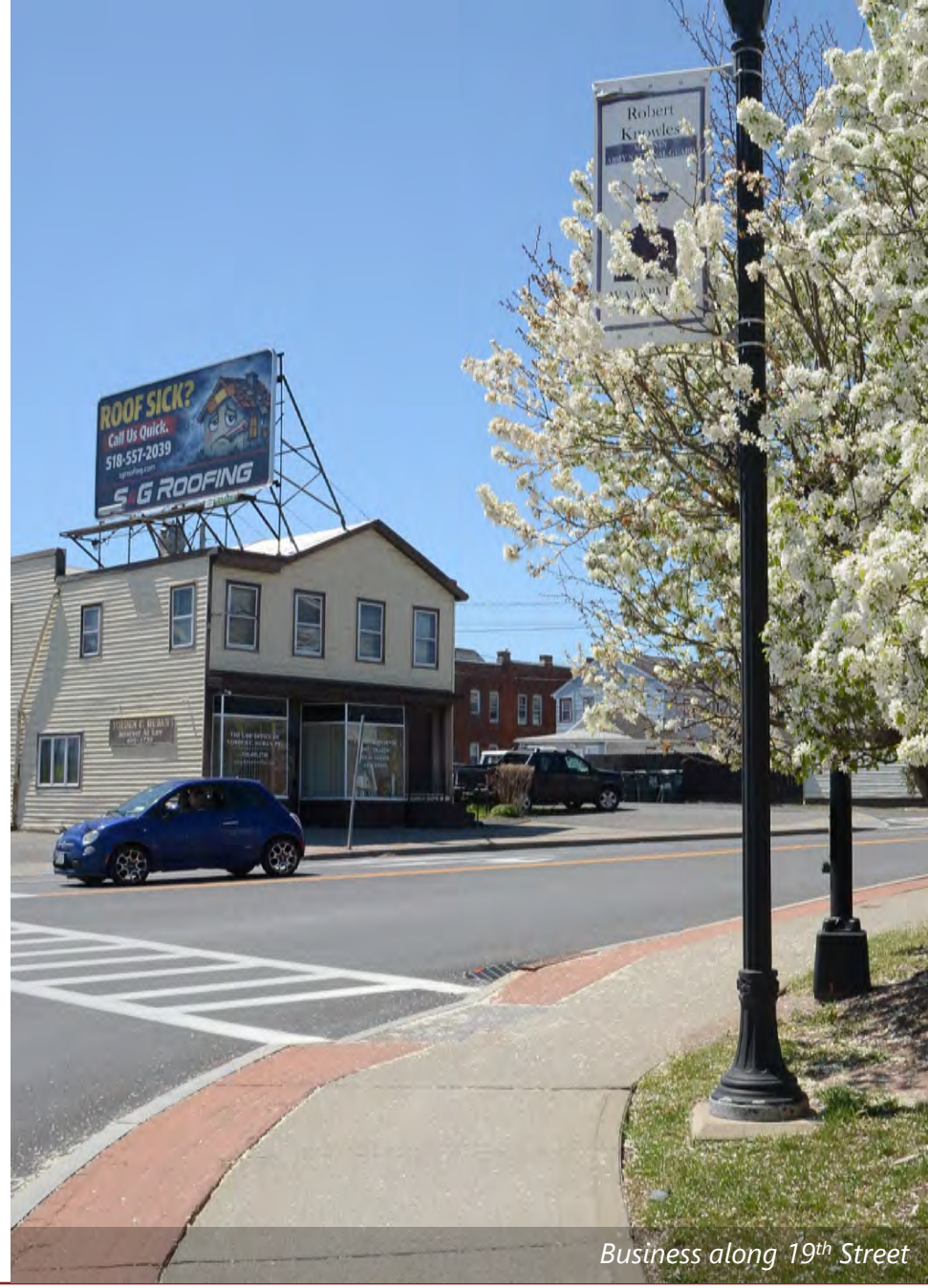

May
June
July
August
September
October
November
December
January
February
March
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44
We Are Here!
Kickoff and Site Tour
Project Website
LPC Meetings
1 7/15
2 8/20
3 9/24
4 10/29
5 12/1
6 1/14
Open Call for Projects
7/20
9/8
Office Hours
7/27
8/14
Public Workshops
1 8/13
2 10/14
Online Survey 1
Online Survey 2
Intercept Activities
1
2
Downtown Assessment
Visions, Goals, Revitalization Strategies, and Downtown Roadmap
Project Identification and Development
Draft Project Profiles
Refine Project Profiles
Draft SIP
Finalize SIP
Deliver SIP
3/12

What's been done so far?

✓ June 25	WatervlietNYF.com went live
✓ **July 15**	**LPC Meeting #1**
✓ July 20	Open Call for Projects released
✓ July 29	Postcards delivered
✓ **Aug 13**	**Public Workshop #1**
✓ July 27 – Aug 14	Office Hours / Technical Assistance sessions
✓ **Aug 20**	**LPC Meeting #2**
✓ Sept 8	Open Call for Projects closed: ***15 projects submitted!***
✓ **Sept 24**	**LPC Meeting #3 – IN PROGRESS**

What's on the horizon?

- ❑ Sept 28 – Oct 9 Feedback convos w/ sponsors
- ❑ **Oct 14 Public Workshop #2**
- ❑ Oct 29 LPC Meeting #4
- ❑ Dec 1 LPC Meeting #5
- ❑ Jan 14 LPC Meeting #6 (if needed)



Business along 19th Street

Engagement by the numbers

466 total website visitors

255 comments received at Public Workshop #1

31 mailing list sign-ups

123 survey responses

1 tabling event

1 public workshop

Tabling at Price Chopper





Window Banner and Yard Signs





Public Workshop #1

Key Findings

1. Connectivity, walkability, and pedestrian safety emerged as the strongest themes.
2. Hudson Shores Park is a major asset, but it feels disconnected from the rest of Watervliet.
3. There is a desire for more destinations and places to gather.
4. 19th St could feel more like a neighborhood main street and less like a regional thoroughfare.
5. Successful housing opportunities need to be accessible and well connected to various services and destinations.
6. Sustainability upgrades could include the comfort, maintenance, and performance of public investments.
7. Watervliet could benefit from stronger gateways and a clearer sense of arrival.



Watervliet Public Workshop #1 Walking Tour

Results from Survey #1

- **123** total survey responses
  - 104 Watervliet Residents
  - 6 Watervliet Business Owners
  - 9 Capital Region Residents or Business Owners
  - 4 Watervliet Employees
  - 1 Landlord
  - 1 Future Business Owner
  - 1 Former Business Owner
  - 2 Former Residents



Watervliet NY Forward Survey #1

Thank you for participating in this survey. This is an opportunity to contribute to a shared vision and goals for the future of the Watervliet NY Forward Area!

Please reference the NY Forward boundary area in the map below responding to the following questions.

NY Forward Boundary



Next

Clear form

What do you love about Watervliet?

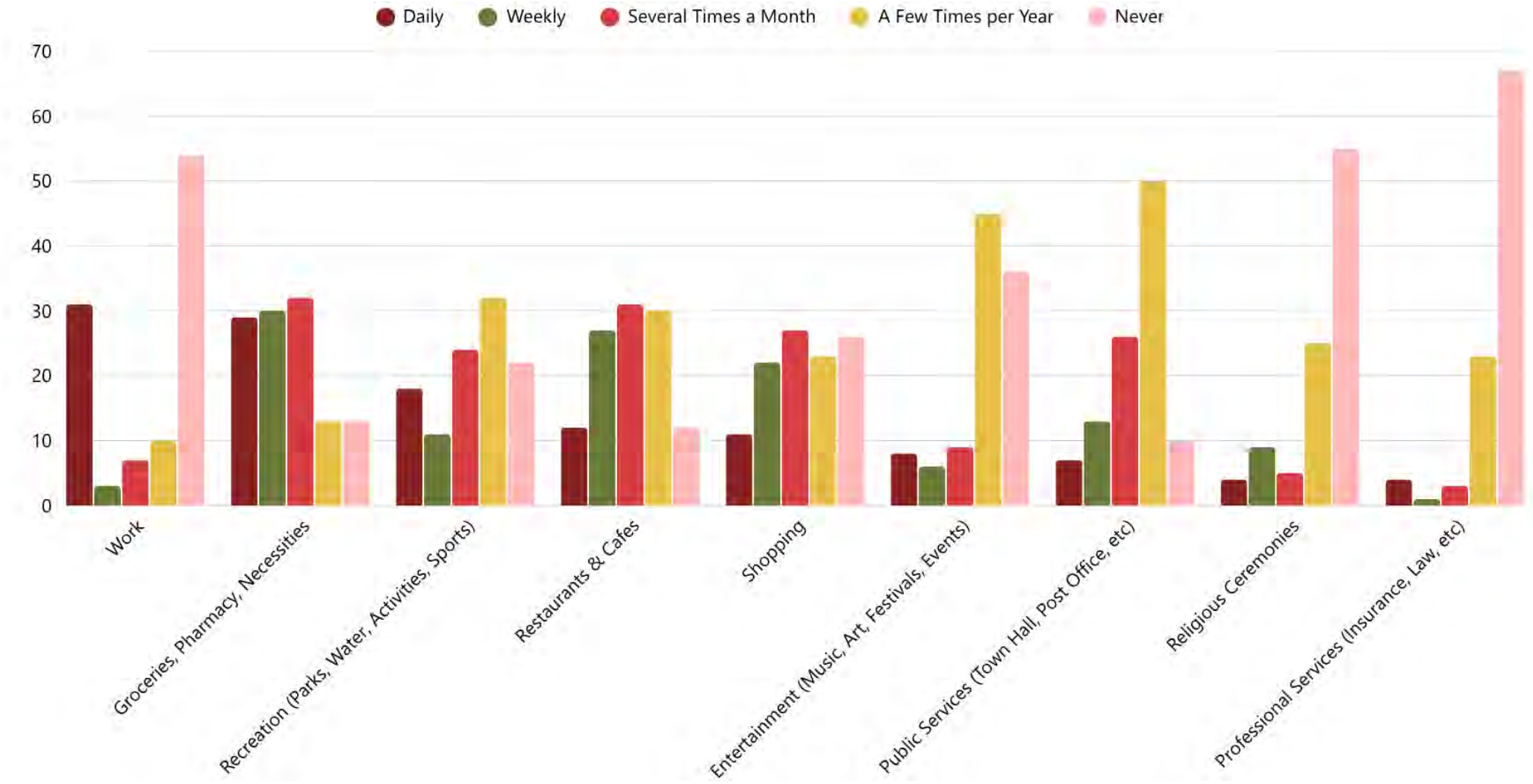
- Strong community identity and tight-knit feel
- Walkability and small-town scale
- Location and regional connectivity
- History, heritage, and architecture
- Affordability and quality of Life
- Long-standing local businesses
- Diversity

**Some residents noted that these qualities are fading due to increased rentals, perceived crime, and neglected gateways. There's a desire to preserve and strengthen the City's core identity.*

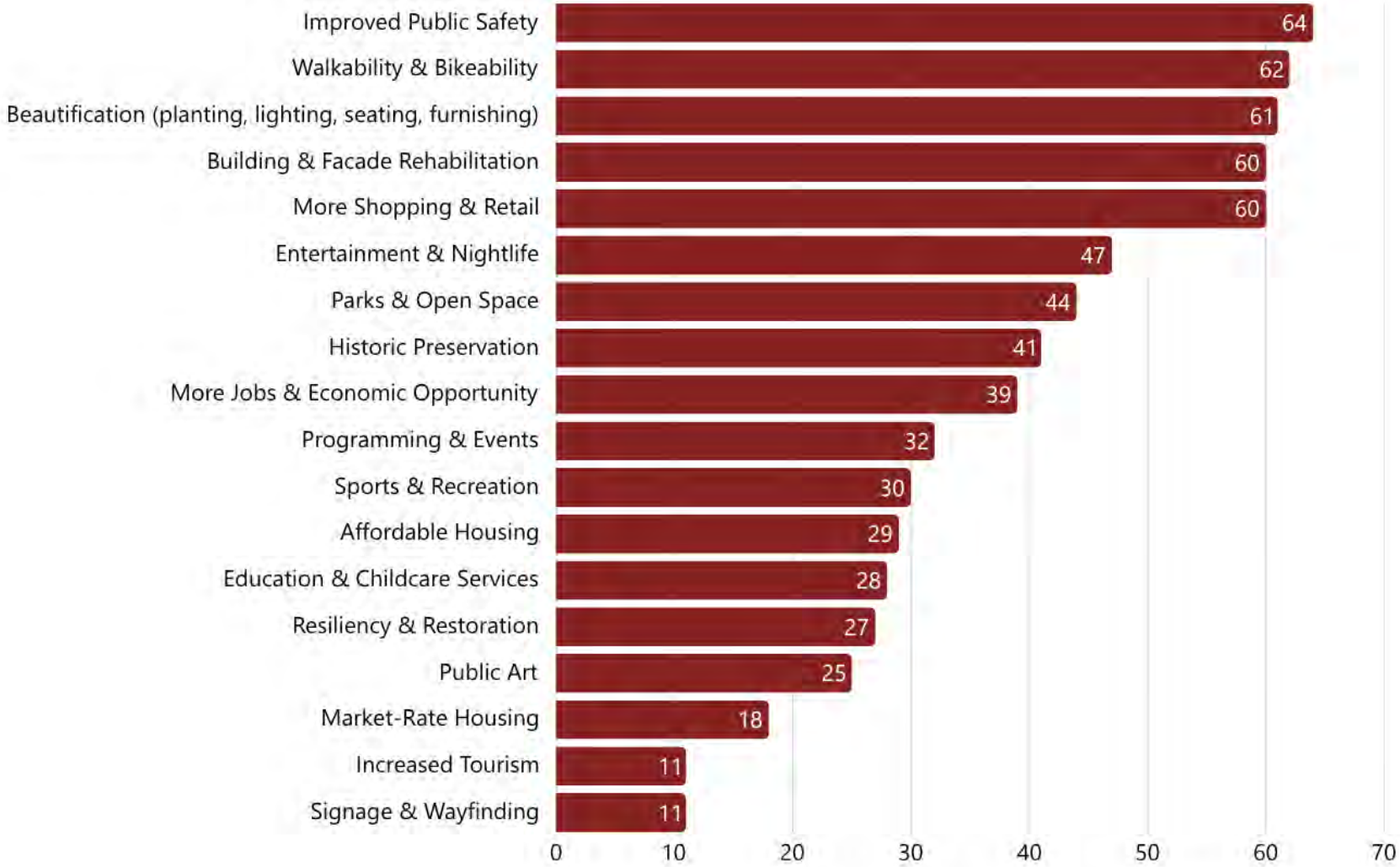
What issues or concerns do you have?

- Public safety and crime
- Absentee landlords and property maintenance
- Lack of youth programming and activities
- Schools and education quality
- City services and upkeep
- Housing mix, affordability, aging population
- Economic development and local businesses
- Walkability, traffic, and infrastructure
- Community identity and pride

How often are you in Watervliet for:



What investments are important for Watervliet?



Upcoming Engagement

10/14 - Comments from PW #1 displayed around Watervliet on yard signs

10/14 - Public Workshop #2

10/14 - Projects Survey launches on website

10/29 - Tabling at Price Chopper

 www.WatervlietNYF.com

 WatervlietNYF@gmail.com

 Watervliet NY Forward

Visions, Goals & Strategies

NEW YORK STATE | NY Forward

Watervliet NY Forward

www.WatervlietNYF.com



Downtown Vision

> ***Watervliet is a thriving city where the Hudson River is once again part of everyday life and future generations can live with pride. We will emerge as a place families choose to stay, entrepreneurs choose to invest, and visitors choose to return.***

Downtown Goals

Make downtown more beautiful and livable.

Improve pedestrian safety and comfort.

Interconnect residents, amenities, businesses, and investment.

Establish Watervliet as an economic and cultural destination.

Enhance recreational assets and community spaces.



Hudson Shores Park

Revitalization Strategies



Make downtown more beautiful and livable.

Enhance streetscapes and public spaces through green infrastructure, pedestrian amenities, and public art.



Improve pedestrian safety and comfort.

Transform vacant lots and underutilized properties into vibrant community assets such as pocket parks, civic plazas, or pop-up gathering spaces.



Interconnect residents, amenities, businesses, and investment.



Establish Watervliet as an economic and cultural destination.

Support building rehabilitation, facade restoration, and storefront enhancements.



Enhance recreational assets and community spaces.

Revitalization Strategies



Make downtown more beautiful and livable.



Improve pedestrian safety and comfort.



Interconnect residents, amenities, businesses, and investment.



Establish Watervliet as an economic and cultural destination.



Enhance recreational assets and community spaces.

Implement Complete Streets improvements along priority corridors and intersections, such as traffic calming measures, high-visibility crosswalks, and dedicated bicycle infrastructure.

Repair, expand, and upgrade sidewalks to ensure continuous, barrier-free accessibility – particularly for seniors, families with strollers, and individuals with disabilities.

Revitalization Strategies



Make downtown more beautiful and livable.



Improve pedestrian safety and comfort.



Interconnect residents, amenities, businesses, and investment.



Establish Watervliet as an economic and cultural destination.



Enhance recreational assets and community spaces.

Develop a comprehensive wayfinding and branding system.

Improve physical connections between downtown neighborhoods, the Hudson River waterfront, and regional trail networks.

Capitalize on regional transit services and shared mobility options.

Support investment in housing that allows residents of all ages and incomes to live downtown.

Revitalization Strategies



Make downtown more beautiful and livable.



Improve pedestrian safety and comfort.



Interconnect residents, amenities, businesses, and investment.



Establish Watervliet as an economic and cultural destination.



Enhance recreational assets and community spaces.

Establish prominent downtown gateways that create a clear sense of arrival and distinct identity for Watervliet.

Encourage the establishment and expansion of small businesses and social hubs that generate vitality.

Celebrate Watervliet's unique history, industrial legacy, and cultural heritage through interpretive exhibits and heritage-themed placemaking.

Revitalization Strategies



Make downtown more beautiful and livable.



Improve pedestrian safety and comfort.



Interconnect residents, amenities, businesses, and investment.



Establish Watervliet as an economic and cultural destination.



Enhance recreational assets and community spaces.

Invest in transformative public amenities and recreational upgrades at Hudson Shores Park to establish it as a premier regional recreational and event destination.

Enhance and modernize neighborhood parks and community recreational facilities across the city.

Project Evaluation Criteria

Evaluation Process

- A Project Evaluation Worksheet will be provided to LPC members
- Qualitative assessment method (ie, “High/Med/Low”) considering State and Local goals
- Consultant team will gather and aggregate
- Results will be reviewed at 4th LPC meeting
- Process repeated with updated information
- Final ballot will be provided at 5th LPC meeting



Public Workshop #1

Evaluation Criteria

High	Med	Low	**Alignment with Watervliet NY Forward Goals**
			Make downtown more beautiful and livable.
			Improve pedestrian safety and comfort.
			Interconnect residents, amenities, businesses, and investment.
			Establish Watervliet as an economic and cultural destination.
			Enhance recreational assets and community spaces.
High	Med	Low	**Alignment with State NY Forward Goals**
			Create an active downtown with a strong sense of place that reflects the community's heritage and culture.
			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.
			Cultivate a variety of housing opportunities that help build an inclusive and welcoming community.
			Grow the local tax revenue.
			Provide amenities that support and enhance downtown living and quality of life for people of all ages, abilities, incomes, and backgrounds.
			Reduce greenhouse gas emissions and support investments that are more resilient to future climate change impacts
High	Med	Low	**Project Effectiveness**
			State and local goals: The project should be aligned with State and local goals and demonstrate strong community support.
			Project readiness: The project should be well-developed and poised to proceed in the near-term in a way that will jump start the redevelopment of the NY Forward area.
			Catalytic effect: 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 NY Forward community.
			Co-benefits: The project will result in secondary benefits to both the community and project developer, beyond the primary goal of the project itself, which will generate additional economic activity, grow the local property tax base, improve quality of life in the neighborhood, enhance accessibility, and/or result in improved buildings likely to create healthier, more comfortable, and productive environments in which to live and work.
			Cost effectiveness: Investment of NY Forward funds in the project would represent an effective and efficient use of public resources.

Example Evaluation Results – Presented at LPC-4

Round 3 (Athens) Submitted Projects – Private

ID	Project	Sponsor	Estimated Total Project Cost	NYF Funding Request	Match %	Alignment AT Goals	Alignment NYF Goals	Project Effectiveness
						low		*high*
G	Renovate the Brooks Opera House to Accommodate a Restaurant, Event Venue, and Apartments	Athens Commons, LLC / B. and D. Beckmann	$3,047,000	$750,000	75%	●	●	●
H	Renovate the Athens Studio to Expand Operations of a Boutique Clothing Business	Athens Studio NY	$100,000	$100,000	0%	○	○	○
I	Restore a Historic Barn to House an Art and Architecture Studio	Carl Muehleisen Architecture, PLLC / Carl M.	$257,000	$120,000	53%	○	●	○
J	Enhance Brewing Capacity at Night School Brewpub	Deep Fried Beers, LLC / John Osborne	$160,000	$120,000	25%	○	●	●
K	Repair the Bulkhead at Ding's Lighthouse Marina	Ding's Lighthouse Marina / Lawrence Palmateer	$400,000	$300,000	25%	●	●	●
L	Renovate the 9 North Franklin Street Duplex	DPF Development Corporation	$167,000	$125,000	25%	○	○	○
M	Renovate the Mixed-Use Building at 13-17 Second Street	DPF Development Corporation	$148,000	$111,000	25%	●	○	○
N	Rehabilitate the Historic Mixed-Use Structures at 6 & 8 South Franklin Street	Glenco Restoration / Michael Black	$575,000	$431,000	25%	●	○	●
O	Modernize the Apartment Building at 18 Second Street	Philip Miller	$84,000	$63,000	25%	●	●	●
P	Convert 94 North Franklin Street into a Mixed-Use Facility with Apartments and Co-Working Space	S. Abed, G. Zufall, H. Justice & L. M. Thomas	$683,000	$512,000	25%	●	●	●
Q	Restore the Mixed-Use Building at 40 Second Street	Square Foot Holdings, LLC	$151,000	$113,000	25%	●	●	●
R	Restore the Historic Stewart House and Upgrade the River Garden	Stewart House / Lois Ballinger	$1,950,000	$1,455,000	25%	●	●	●
S	Improve the Tenth House Healing Center to Support Expanded Programming	Tenth House Health / Jennifer Sokolov	$171,000	$128,000	25%	●	●	●
T	Redevelop the Trinity Church Building into a Wedding and Events Venue	Todd & Carol Bernard	$595,000	$446,000	25%	●	●	●
U	Enhance the Multi-Unit Residential Building at 62 Second Street	Warren Arms, LLC / Joshua Lipsman	$160,000	$120,000	25%	●	○	○
V	Restore the Facade at 46 Second Street	46 Second Street Realty, LLC / David Forbes	$129,000	$96,000	25%	●	●	●
	Private Total		**$8,777,000**	**$4,990,000**				
	Overall Total		**$21,685,000**	**$10,660,000**				
			Grant funding available	$4,500,000		*Target for SIP*	$6-8 million	

Submitted Projects

NEW YORK STATE | NY Forward

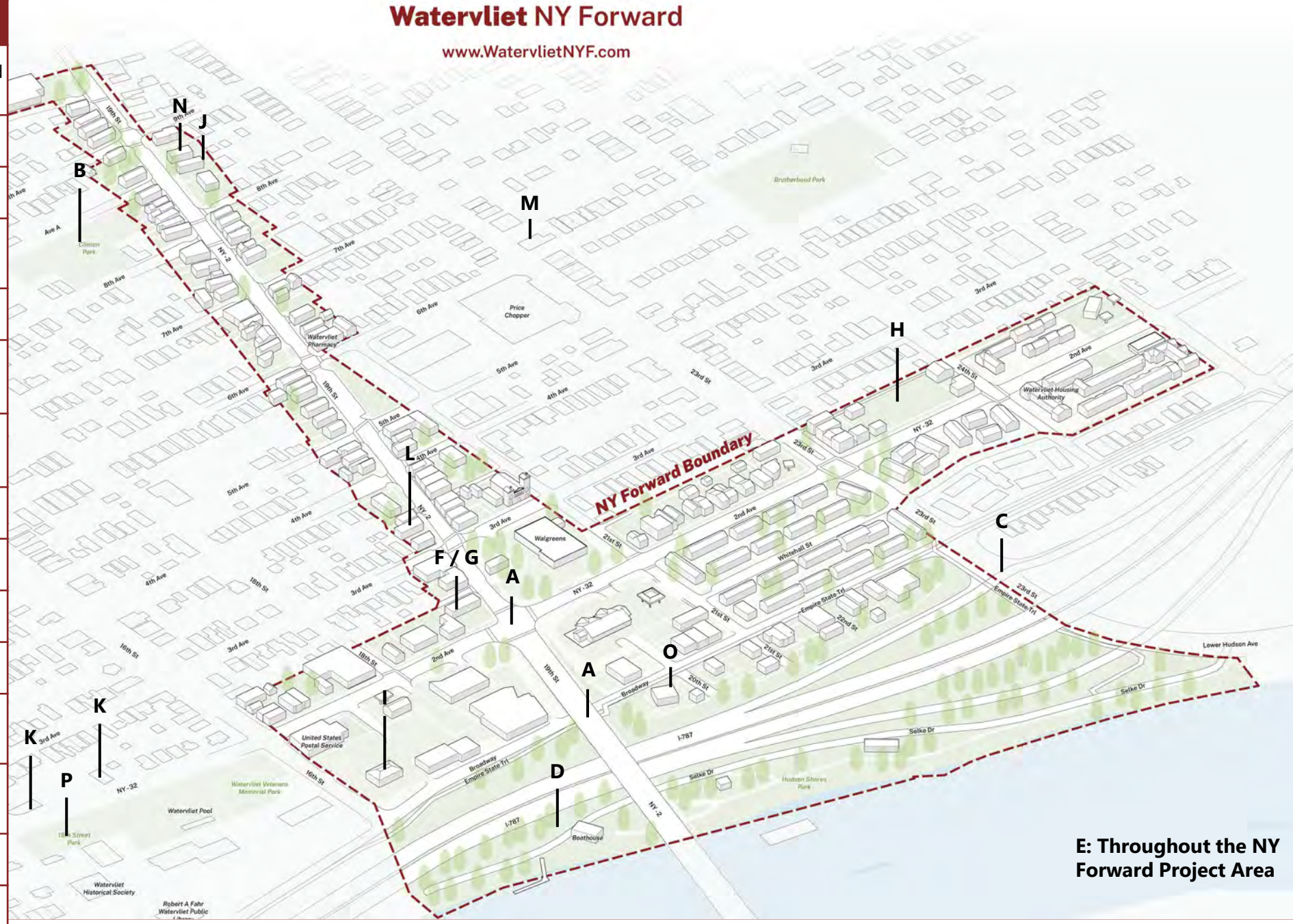
Overview

16 primary projects total,
from **10** distinct sponsors,
with **$12.2 million** requested of NY Forward,
leveraging over **$70 million** in total investment.

5 public projects from **1** sponsor, total ask of **$4.0 million**, of $10.0 million (60% match)

11 private projects from **10** sponsors, total ask of **$8.2 million**, of $55.2 million (85% match)

ID	Project
A	Enhance Streetscape and Walkability Along 2nd Avenue, 19th St, and Congress St Bridge
B	Expand and Modernize Clinton Park Playground
C	Improve Bicycle and Pedestrian Safety on 23rd Street at Broadway
D	Construct a Community Boat House and Waterfront Amenities at Hudson Shores Park
E	Establish a Downtown Small Project Fund for Façade Improvements
F	Redevelop Four Underutilized Parcels into Affordable Senior Housing at 19th Street and Second Avenue
G	Redevelop Four Underutilized Parcels into Housing and a Car Wash at 19th Street and Second Avenue
H	Construct Market-Rate Apartment Building on Second Ave
I	Construct Mixed-Use Building to Anchor the Shopping Plaza
J	Construct Mixed Use Housing and Bicycle Shop at 813 19th St
K	Expand Essential Services and Create a Coffee Lounge in Watervliet
L	Revitalize Black Bear Inn with Façade, Patio, Rooftop, and Kitchen Improvements
M	Rehabilitate a Vacant Building into Restaurant and Housing at 23rd Street and 6th Avenue
N	Renovate Vacant 19th Street Building to Create Two Downtown Homes
O	Construct 3 Bay Repair Auto Shop
P	Construct and Expand a Multidisciplinary Medical Facility



NEW YORK STATE | NY Forward

Submitted Projects – Public

ID	Project	Sponsor	Estimated Total Project Cost	NY Forward Funding Request	Match %
A	Enhance Streetscape and Walkability Along 2nd Ave, 19th St. and Congress St. Bridge	The City of Watervliet	$6,625,000	$1,970,000	70%
B*	Expand and Modernize Clinton Park Playground	The City of Watervliet	$1,124,000	$225,000	80%
C	Improve Bicycle and Pedestrian Safety on 23rd St. at Broadway	The City of Watervliet	$1,041,000	$1,033,000	1%
D	Construct Community Boathouse and Waterfront Amenities at Hudson Shores Park	The City of Watervliet	$828,000	$400,000	52%
E	Establish a Downtown Small Project Fund for Façade Improvements	The City of Watervliet	$400,000	$330,000	18%
	Public Total		**$10,018,000**	**$3,958,000**	

** Project not located within current NY Forward boundary*

Submitted Projects – Private

ID	Project	Sponsor	Estimated Total Project Cost	NY Forward Funding Request	Match %
F	Redevelop Four Underutilized Parcels into Affordable Senior Housing at 19th Street and Second Avenue	Home City Development, Inc.	$26,995,000	$1,500,000	94%
G	Redevelop Four Underutilized Parcels into Housing and a Car Wash at 19th Street and Second Avenue	Luizzi Companies	$10,975,000	$1,390,000	87%
H	Construct Market-Rate Apartment Building on Second Ave	Luizzi Companies	$6,585,000	$545,000	92%
I	Construct Mixed-Use Building to Anchor the Shopping Plaza	Michael Fiacco	$6,360,000	$159,0000	75%
J	Construct Mixed Use Housing and Bicycle Shop at 813 19th St	Jacob Sherretts	$1,495,000	$1,121,000	25%
K	Expand Essential Services and Create a Coffee Lounge in Watervliet	SAV DMD PC + West Troy Laundry	$1,200,000	$900,000	25%
L	Revitalize Black Bear Inn with Façade, Patio, Rooftop, and Kitchen Improvements	AbbyDavin.LTD DBA The Black Bear Inn	$700,000	$540,000	23%
M	Rehabilitate a Vacant Building into Restaurant and Housing at 23rd Street and 6th Avenue	Ghulam Ali Azrakhsh	$600,000	$400,000	33%
N	Renovate Vacant 19th Street Building to Create Two Downtown Homes	Diju Rahman QA Dimensions	$183,000	$137,000	25%
O	Construct 3 Bay Repair Auto Shop	Saquib Choudry	$140,000	$100,000	29%
P	Construct and Expand a Multidisciplinary Medical Facility	Tahir Effendi	$4,750,000	TBD	
	Private Total		**$55,232,000**	**$8,223,000**	
	Overall Total		**$70,001,000**	**$12,181,000**	

Enhance Streetscape and Walkability Along 2nd Avenue, 19th St., and Congress St. Bridge

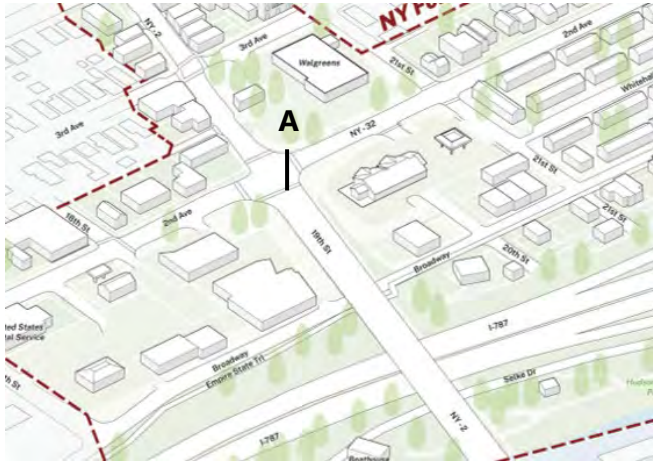
Sponsor	City of Watervliet
Address	2nd Ave, 19th St., and Congress St. Bridge
Total NY Forward Funding Request	**$1,970,000**
Total Project Cost	$6,625,000
Match Percent	70%



Existing Bridge and Intersection



Aerial Project Overview



Description:

The project will enhance streetscape quality and walkability along approximately 0.7 miles of the 2nd Avenue and 19th Street corridors through traffic calming, safety, and beautification improvements. Work will include relocating the traffic signal from 6th to 5th Avenue, enhancing tree lawns, tree planting, curb-ramp upgrades, pedestrian refuge islands, roadway signing and striping, curb extensions, gateway signage, and continued pedestrian lighting between 19th Street and 2nd Avenue. The project will improve existing corridor uses and support future infill development.

Expand and Modernize Clinton Park Playground

Sponsor	City of Watervliet
Address	Clinton Park, 1898 Avenue A
Total NY Forward Funding Request	**$225,000**
Total Project Cost	$1,124,000
Match Percent	80%



Park Existing Conditions



Proposed Improvements

Description:

The project will renovate and expand Clinton Park Playground, a centrally located neighborhood park connected to Watervliet's NY Forward area at Avenue A and 19th Street. Improvements will include accessible poured-in-place safety surfacing, new play equipment for toddlers and older children, walking and biking access paths, sidewalks, Avenue A street improvements, seating, picnic facilities, site furnishings, spray pool renovations, trees, shade structures, adult fitness amenities, a pavilion, and a pickleball court. The project will improve safety, accessibility, and recreational opportunities for residents of all ages and abilities.

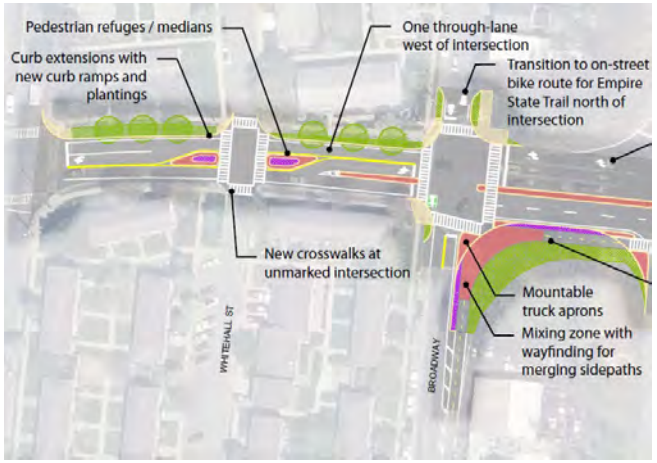


Improve Bicycle and Pedestrian Safety on 23rd St at Broadway

Sponsor	City of Watervliet
Address	Intersection of 23rd St. and Broadway
Total NY Forward Funding Request	**$1,033,000**
Total Project Cost	$1,041,000
Match Percent	1%



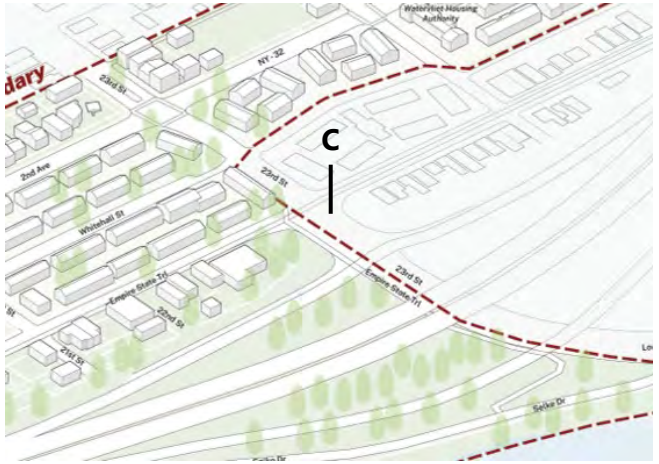
Existing Streetscape



Proposed Improvements

Description:

The project will improve bicycle and pedestrian crossing conditions along a 600-foot corridor at 23rd Street and Broadway, including three intersections. Traffic-calming improvements will reconfigure oversized travel lanes with medians, curb extensions, and pedestrian refuge islands to improve visibility and make vehicle movements slower and more predictable. The westbound lane at Broadway will become right-turn-only, allowing for roadway realignment and new crossings across 23rd Street. Additional work includes curb-ramp upgrades, sidepath reconfiguration, signing and striping, wayfinding, pedestrian push-button adjustments, truck aprons, and landscaping.

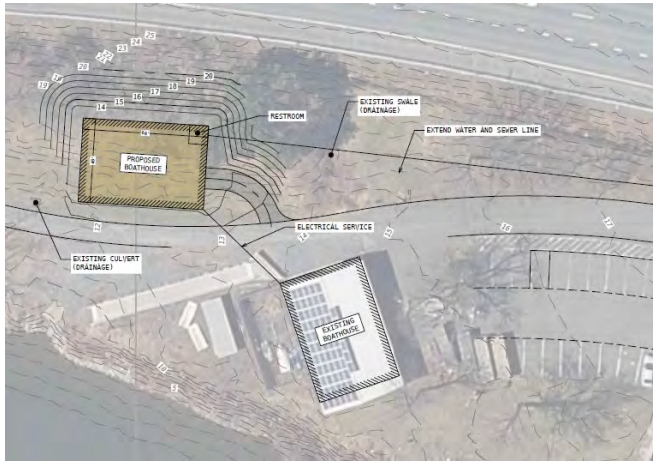


Construct a Community Boathouse and Waterfront Amenities at Hudson Shores Park

Sponsor	City of Watervliet
Address	Hudson Shores Park, 38 Selke Dr.
Total NY Forward Funding Request	**$400,000**
Total Project Cost	$828,000
Match Percent	52%



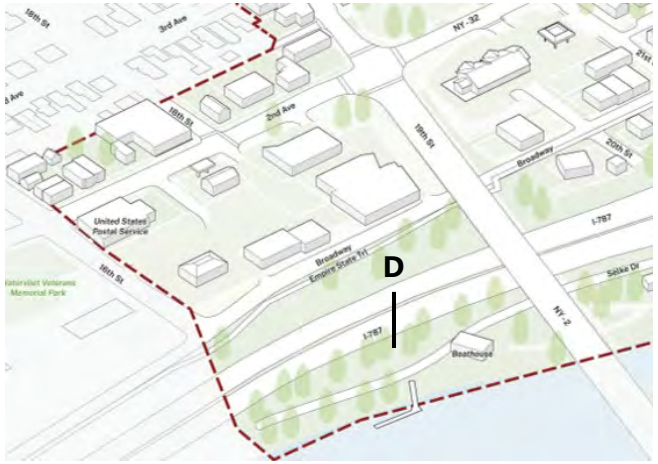
Existing Site Conditions



Proposed Construction

Description:

The project will construct a one-story, 48-by-60-foot Community Boat House at Hudson Shores Park on the east bank of the Hudson River. The facility will include ADA-compliant restrooms and recreational amenities to support canoeing, kayaking, scull rowing, waterfront events, and community programs. Work will include site preparation across approximately three-quarters of an acre, drainage and bank stabilization, electrical, water, and sanitary utilities, building and restroom construction, and asphalt path and access-walkway improvements. The project will expand boating capacity and improve accessible waterfront access for residents, visitors, and recreational organizations.



Establish a Downtown Small Project Fund for Façade Improvements

Sponsor	City of Watervliet
Address	NYF Project Area
Total NY Forward Funding Request	**$300,000** *(over $1m from interest letters)*
Total Interest Demonstrated	$390,000+
Match Percent	25% minimum



Example of property with rehabilitation needs



Example group of facades

Description:

The City of Watervliet will establish a Small Project Fund within its NY Forward project area to assist eligible business, commercial, and residential properties. The program will fund exterior rehabilitation, including façade repairs, painting, siding, lighting, signage, sidewalk and accessibility improvements, and tree planting for commercial properties; eligible residential work includes exterior, porch, cornice, siding, and sidewalk improvements. Assistance will combine an 80% grant with a 20% zero-interest loan. The program will improve property conditions and curb appeal, complementing downtown development, public amenities, and streetscape investments.

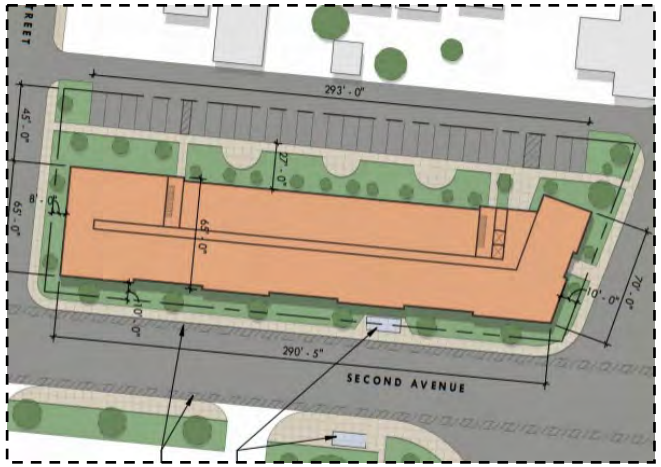


Redevelop Four Underutilized Parcels into Affordable Senior Housing at 19th St and Second Avenue

Sponsor	Home City Development, Inc.
Address	200, 208, & 210 19th St and 1839 2nd Ave
Total NY Forward Funding Request	**$1,500,000**
Total Project Cost	$26,995,000
Match Percent	94%



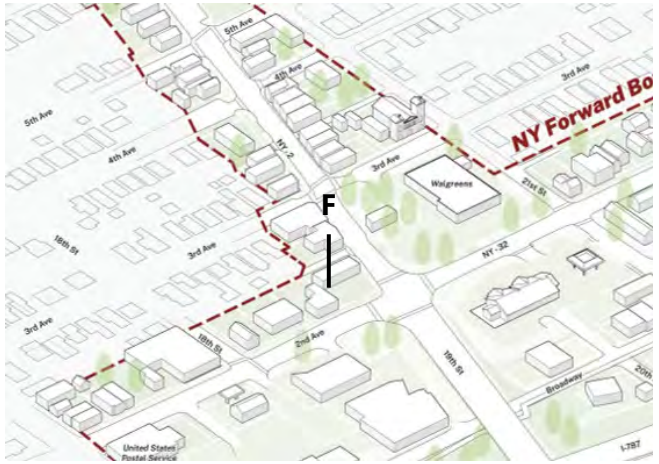
Existing Site Conditions



Proposed Improvements

Description:

Home City Development, Inc. will redevelop four underutilized buildings across four parcels at 19th Street and Second Avenue into a three-story, approximately 57,000-square-foot affordable senior housing development. The project will include 60 one-bedroom apartments for residents aged 62 and older, including 18 supportive housing units for ESSHI-eligible seniors. Approximately 4,500 square feet of flexible ground-floor community and/or complementary commercial space is planned along 19th Street. The all-electric building will provide 30 surface parking spaces, four of which are ADA compliant, and will be designed to meet State decarbonization standards.



Redevelop Four Underutilized Parcels into Housing and a Car Wash at 19th St and Second Avenue

Sponsor	Luizzi Companies
Address	200, 208, & 210 19th St and 1839 2nd Ave
Total NY Forward Funding Request	**$1,390,000**
Total Project Cost	$10,975,000
Match Percent	87%

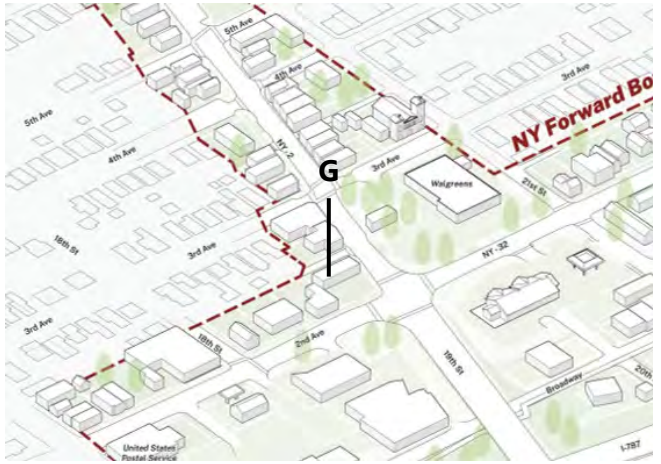


Existing Site Conditions

No image provided for proposed work

Description:

The project will comprehensively redevelop a parcel of less than one acre extending from 18th Street to 19th Street along 2nd Ave. Existing buildings and improvements will be demolished to create a mixed-use development with upper-floor apartments and ground-floor retail, commercial, and/or activation space on the northern portion of the site. A modern car wash is proposed for the southern portion. Work will include site preparation, utilities, parking and circulation, landscaping, sidewalks, pedestrian improvements, and integration of the existing CDTA bus stop. The project will add housing, services, activity, and investment.



Construct 27 Market-Rate Apartments on Second St

Sponsor	Luizzi Companies
Address	2313 2nd Ave.
Total NY Forward Funding Request	**$545,000**
Total Project Cost	$6,585,000
Match Percent	92%



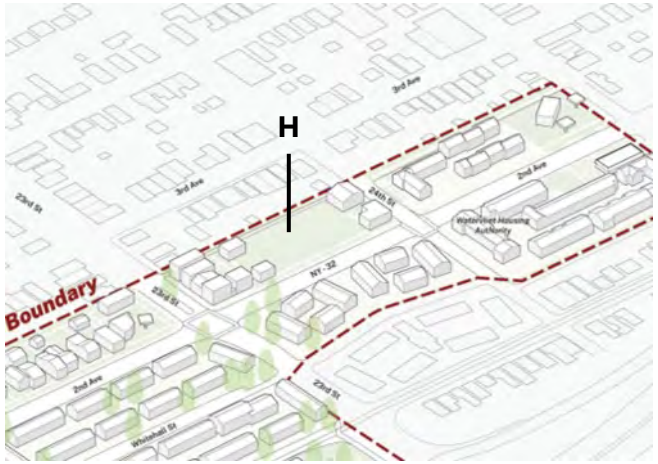
Existing Site Conditions



Rendering of Proposed Development

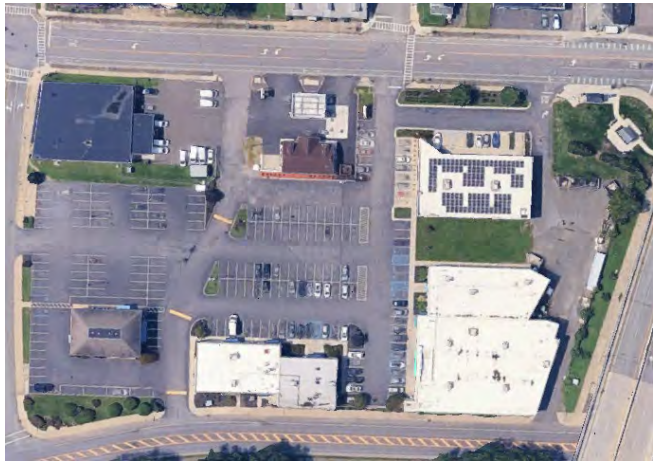
Description:

The project will construct a fully approved, three-story residential development with 27 market-rate apartments on approximately 0.69 acres in the City of Watervliet. The ground-up project will provide professionally managed rental housing near employment centers, businesses, transportation routes, services, and community amenities. By adding 27 units on a compact infill site, the development will expand local housing options, increase the tax base, support nearby businesses, and generate construction and long-term property-management activity.



Construct Mixed-Use Building to Anchor the Shopping Plaza

Sponsor	Michael Fiacco
Address	1601 Broadway
Total NY Forward Funding Request	**$1,590,000**
Total Project Cost	$6,360,000
Match Percent	75%

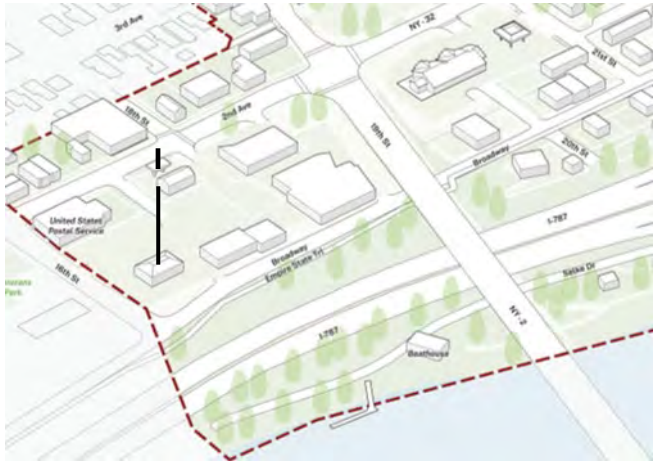


Existing Shopping Plaza



Description:

The project will construct a mixed-use building with approximately 4,000 square feet of ground-floor retail space and 16 market-rate one- and two-bedroom apartments above. The proposed building will total approximately 21,000 to 24,000 square feet, depending on the final footprint. Potential retail uses include a bank with drive-through service, restaurant, or medical office. Site improvements will rework the parking lot, add landscaping and LED pole lighting throughout the plaza, and introduce coordinated paint or brick accents to connect the existing plaza with the new building.



Construct Mixed Use Housing and Bicycle Shop at 813 19th St

Sponsor	Jacob Sherretts
Address	813 19th St
Total NY Forward Funding Request	**$1,121,000**
Total Project Cost	$1,495,000
Match Percent	25%



Existing Site Conditions



Rendering of Proposed Development

Description:

The project will construct a new three-story mixed-use building with a full basement at 813 19th Street. The building will include approximately 1,200 to 1,300 square feet of ground-floor commercial space for a full-service bicycle shop and three upper-floor residential units. The project will provide accessible commercial space, a new storefront, bicycle parking, high-efficiency building systems, and a brick and masonry façade along 19th Street. By adding housing and a bicycle-oriented business, the project will activate the streetscape and strengthen downtown connections to the Empire State Trail.



Expand Essential Services and Create a Coffee Lounge in Watervliet

Sponsor	SAV DMD PC + West Troy Laundry
Address	1507+1533 2nd Ave
Total NY Forward Funding Request	**$900,000**
Total Project Cost	$1,200,000
Match Percent	25%



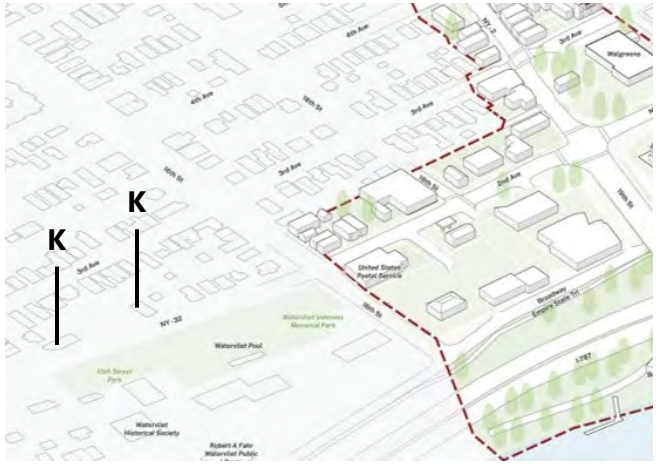
Existing Site Conditions



Proposed Development

Description:

The project will expand existing laundromat and dental-clinic facilities and construct a new two-story building for a coffee lounge in Watervliet. Each existing building will receive a 500-square-foot addition. The new building is currently planned at approximately 40 by 37.6 feet, with potential for additional square footage subject to zoning approvals. The project will expand essential local services, including the only dental clinic in Watervliet, while creating a coffee-lounge destination intended to provide entertainment options, employment opportunities, and an attraction for residents and visitors from surrounding communities.



Revitalize Black Bear Inn with Façade, Patio, Rooftop, and Kitchen Improvements

Sponsor	Abby Davin. LTD DBA The Black Bear Inn
Address	310 19th St.
Total NY Forward Funding Request	**$540,000**
Total Project Cost	$700,000
Match Percent	23%



Existing Black Bear Inn



Rendering of Proposed Improvements

Description:

The project will revitalize the Black Bear Inn at 310 19th Street through exterior, hospitality, and building-system improvements. Work will include a new front façade with direct access to a 6-by-20-foot outdoor patio for seasonal dining, a new 20-by-40-foot rooftop deck, kitchen renovations, and HVAC upgrades. Kitchen work will remove a load-bearing wall and reconfigure the space to improve functionality. The project will increase visibility, operational capacity, energy efficiency, customer comfort, and downtown community engagement.



Rehabilitate a Vacant Building into Restaurant and Housing at 23rd St and 6th Avenue

Sponsor	Ghulam Ali Azrakhsh
Address	601 23rd St.
Total NY Forward Funding Request	**$400,000**
Total Project Cost	$600,000
Match Percent	33%



Existing Building



Rendering of Proposed Rehabilitation

Description:

The project will rehabilitate and adaptively reuse a long-vacant building as a mixed-use property with restaurant, a neighborhood specialty market and food business, on the first floor and two apartments on the second floor. The approximately 3,400-square-foot project will include a small commercial kitchen for culturally diverse food preparation and catering. Improvements will include interior renovations, building-system and code upgrades, storefront reconstruction, façade rehabilitation, and energy-efficiency improvements. The project will restore historic mixed-use character, establish a locally owned business, expand housing, and improve the streetscape along 23rd Street and 6th Avenue.



Renovate Vacant 19th St Building to Create Two Downtown Homes

Sponsor	Diju Rahman QA Dimension LLC
Address	815 19th St.
Total NY Forward Funding Request	**$137,000**
Total Project Cost	$183,000
Match Percent	25%



Existing Building



1st Floor Proposed Floor Plan

Description:

The project will renovate a vacant, two-story 2,643-square-foot building on 19th Street in downtown Watervliet to create two residential units. The former first-floor doctor's office will be converted into a new apartment, while the existing second-floor apartment will be fully renovated. Work will address structural damage, mold, roofing, masonry, siding, mechanical, plumbing, electrical, energy-efficiency, and accessibility needs. The project will return a blighted 1915 building to safe, productive use, add needed housing in the MU-2 district, and support revitalization of the 19th Street corridor



Construct 3 Bay Repair Auto Shop

Sponsor	Saquib Choudry
Address	1904 Broadway
Total NY Forward Funding Request	**$100,000**
Total Project Cost	$140,000
Match Percent	29%



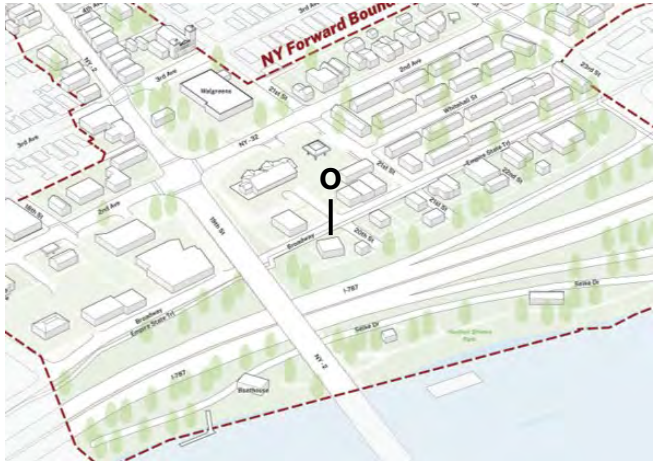
Existing property



Elevation drawing of proposed changes

Description:

This project proposes to expand the existing building at 1904 Broadway by adding a 3-bay car repair garage. The business is currently auto sales only and these improvements would allow the owner to expand into auto repair work.



Construct and Expand a Multidisciplinary Medical Facility

Sponsor	Tahir Effendi
Address	1500 2nd Ave
Total NY Forward Funding Request	**$TBD**
Total Project Cost	$4,750,000
Match Percent	TBD



Existing property



Proposed changes

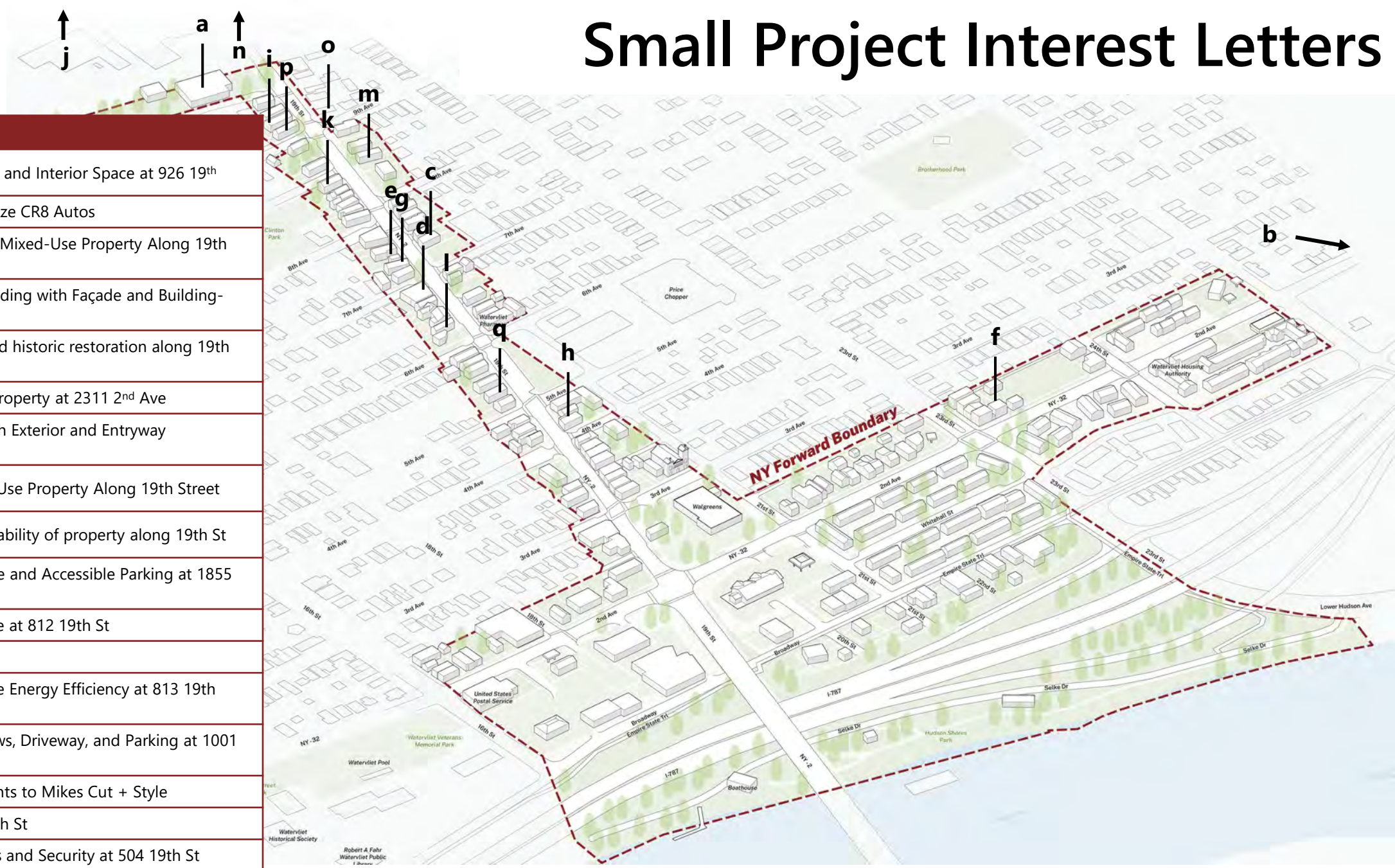
Description:

The project will construct a new two-story, approximately 12,000-square-foot multidisciplinary medical complex at 1500 2nd Street. The facility will replace and expand an outgrown internal medicine practice and support family medicine, pediatrics, women's health, physical therapy, and additional specialties as community needs evolve. The project includes acquisition and demolition of 113 15th Street, site grading, utilities, a commercial elevator, approximately 50 surface parking spaces, and relocation of a portion of City-owned parkland. Two existing office buildings will remain.



Small Project Interest Letters

ID	Project
a	Upgrade Building System and Interior Space at 926 19th
b	Rehabilitate and Modernize CR8 Autos
c	Rehabilitate a Prominent Mixed-Use Property Along 19th Street
d	Renovate 19th Street building with Façade and Building-System Improvements
e	Façade Improvements and historic restoration along 19th Street
f	Modernize Commercial Property at 2311 2nd Ave
g	Renovate 702 19th St with Exterior and Entryway Improvements
h	Improvements to Mixed-Use Property Along 19th Street
i	Maintaining long-term viability of property along 19th St
j	Expand Community Space and Accessible Parking at 1855 12th Ave
k	Upgrade Building Facade at 812 19th St
l	Beautifying 604 19th St.
m	Rehabilitate and Improve Energy Efficiency at 813 19th Street
n	Improve Façade, Windows, Driveway, and Parking at 1001 19th Street
o	Commercial Improvements to Mikes Cut + Style
p	New Roofing on 900 19th St
q	Improve Property Access and Security at 504 19th St
r	



Small Project Interest Letters – All Received

ID	Project Title	Short Description	Sponsor	Estimated Total Project Cost	NY Forward Funding Request	Match %
a	Upgrade Building System and Interior Space at 926 19th St.	The project will upgrade HVAC systems, construct an outdoor storage building, and complete interior improvements at 926 19th Street. Interior work will include construction of a conference room. These improvements will enhance building systems, create additional storage space, and improve the property's interior functionality.	Domenic Costa	$185,000	$185,000	0%
b	Rehabilitate and Modernize CR8 Autos	CR8 Autos proposes to enhance its building, site, accessibility, security, and operations. Improvements include exterior fascia, trim, and soffit rehabilitation and repainting; permanent signage and lighting; concrete and paving repairs; surveillance and electronic access-control systems; paint-booth ventilation, heating, filtration, and controls; two commercial garage doors; an ADA-compliant entrance and walkway; and site-wide LED lighting.	William Farrar	$152,000	$38,000	75%
c	Rehabilitate a Prominent Mixed-Use Property at 701 19th St.	The project will reinvest in an existing mixed-use property at 701 19th Street which includes two residential units and a small attached commercial space. Improvements will include energy-efficient window replacement, vinyl siding and exterior façade improvements, roof replacement, and rehabilitation of the front staircase	Michael Legnard	$150,000	$113,000	25%
d	Renovate 19th St. Building with Façade and HVAC Improvements	Façade improvements proposed for 616-618-620 19th Street include new siding and gutters, replacing the roof and back deck, and an updated HVAC system. Interior renovations are also included.	Saddam Abisse / Alaslam LLC	$130,000	$98,000	25%
e	Façade Improvements and Historic Restoration at 708 19th St.	This project is a comprehensive exterior restoration and preservation of the historic brick building at 708 19th Street. Scope includes restoring the deteriorated brick masonry on the front and both side elevations through comprehensive re-pointing, repairs, and application of a breathable exterior masonry coating system. The project will also restore and paint the original decorative wood cornice and architectural trim along the front façade.	Jamie Bouchard	$92,000	$69,000	25%
f	Modernize Commercial Property at 2311 2nd Ave	The project will rehabilitate and modernize the property and business at 2311 2nd Avenue. Proposed work includes replacement of the aging roof, windows, and exterior doors, as well as exterior improvements. Additional work may include modern exterior lighting, updated signage, exterior repairs, and improvements to the entrance and storefront area.	Mozar Abdelmeged	$84,000	$84,000	0%
g	Renovate 702 19th St. with Exterior and Entryway Improvements	This project will update the siding, replace windows, add a new deck/porch, replace gutters, pave the exterior walkway, and remodel the front hallway of the building at 702 19th Street.	Michael Legnard	$83,000	$83,000	25%

Small Project Interest Letters – All Received

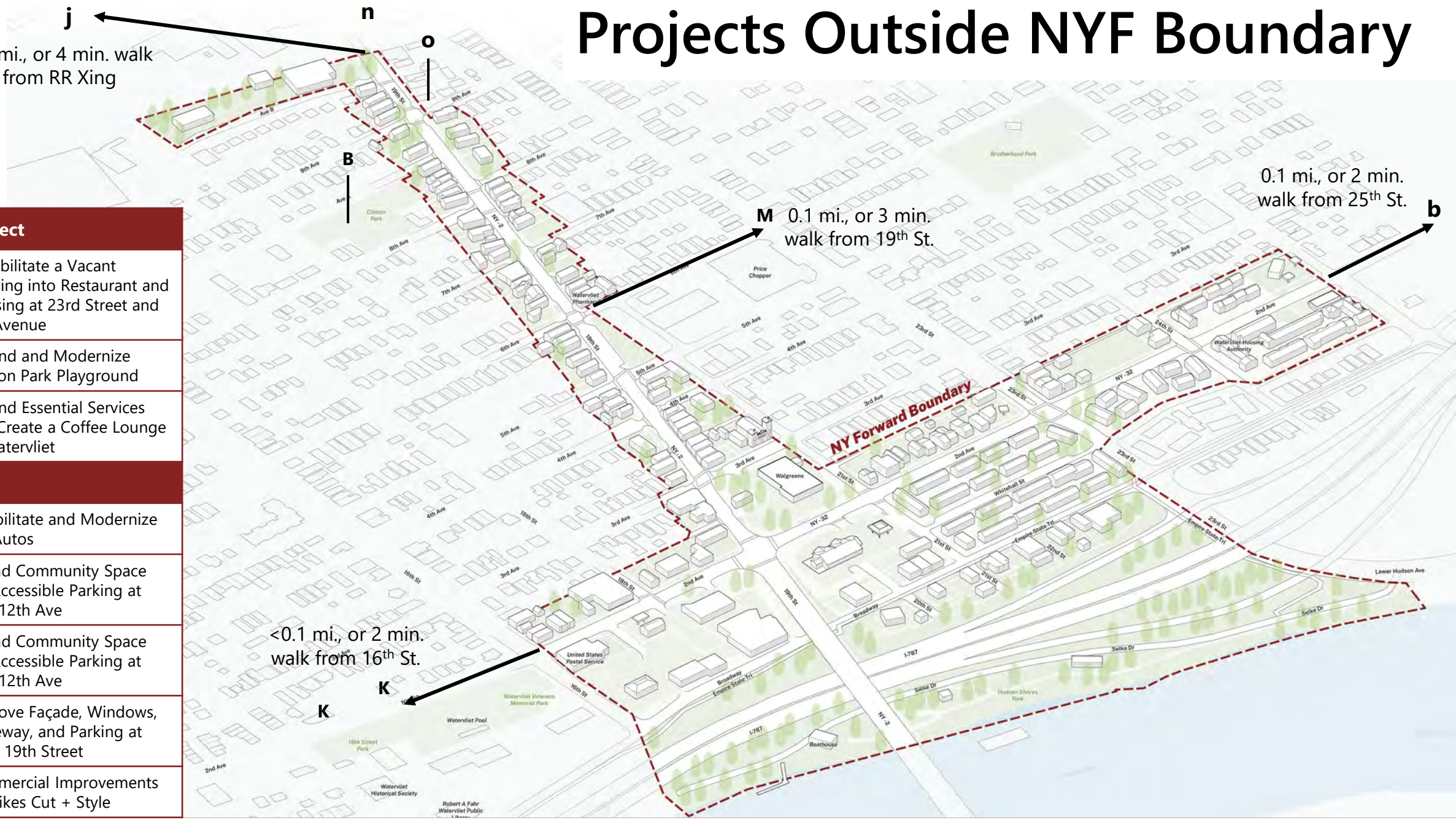
ID	Project Title	Short Description	Sponsor	Estimated Total Project Cost	NY Forward Funding Request	Match %
h	Improvements to Mixed-Use Property Along 19th Street	The project will reinvest in the existing mixed-use property at 401-403 19th Street which includes two residential units and a small attached commercial space. Improvements include 22 energy-efficient window replacements, vinyl siding and exterior façade improvements, roof replacement, and rehabilitation of the front staircase.	Richard Gaughan	$76,000	$56,000	26%
i	Maintaining long-term viability of property along 19th St	Improvements to the property at 902 19th Street to maintain long term viability include replacing the front steps, reconstructing the chimney, modernizing the plumbing, painting the exterior siding, installing a complete gutter and downspout system, and waterproofing the foundation.	David Weinberg	$71,000	$53,000	25%
j	Expand Community Space and Accessible Parking at 1855 12th Ave	The Konicek & Collett Funeral Home is proposing to improve flow of traffic and expand ADA access; convert the existing garage space into a conference / community room to allow for business program expansion; add a prefabricated garage on a cement pad to allow for service vehicles to remain on site; and improve landscaping to allow for honorable and discrete storage of monuments at their site on 1855 12th Avenue.	Jeffery Collett	$70,000	$53,000	24%
k	Upgrade Building Facade at 812 19th St	This project proposes to upgrade the façade of the 2-unit building at 812 19th Street by replacing 22 windows and two entry doors while also installing new vinyl siding and a new roof.	Saquib Choudry	$65,000	$50,000	23%
l	Beautifying 604 19th St.	This project proposes to upgrade the façade of the 2-unit building at 604 19th Street by replacing 22 windows and two entry doors while also installing new vinyl siding and a new roof.	Saquib Choudry	$65,000	$50,000	25%
m	Rehabilitate and Improve Energy Efficiency at 813 19th Street	The project will complete exterior rehabilitation and energy-efficiency improvements to an existing duplex at 813 19th Street. Work will include removing deteriorated fencing and overgrown vegetation, installing permanent vinyl fencing, repainting exterior surfaces, replacing windows, and improving doors, entryways, trim, fascia, soffits, porch/stoop components, exterior lighting, and other building-envelope elements. Eligible building-system improvements may also be included.	Jacob Sherretts	$50,000	$38,000	24%
n	Improve Façade, Windows, Driveway, and Parking at 1100 19th Street	Proposed work includes façade improvements, new windows, and painting to enhance the building's exterior appearance. The project will also improve the driveway and parking lot to enhance site conditions.	Tri City Holdings	$48,000	$36,000	25%

Small Project Interest Letters – All Received

ID	Project Title	Short Description	Sponsor	Estimated Total Project Cost	NY Forward Funding Request	Match %
o	Commercial Improvements to Mikes Cut + Style	The project will complete commercial and second-floor apartment improvements, including roof work, apartment flooring replacement, door replacement, painting, plumbing work for a second-floor tub, lighting upgrades, and kitchen improvements. The project will also include inspection of the shop furnace.	William Bissell	$54,000	$40,000	26%
p	New Roofing on 900 19th St	The project will complete commercial and second-floor apartment improvements, including roof work, apartment flooring replacement, door replacement, painting, plumbing work for a second-floor tub, lighting upgrades, and kitchen improvements. The project will also include inspection of the shop furnace.	Monquie Rivera	$20,000	$20,000	0%
q	Improve Property Access and Security at 504 19th St	This project would install a 150 feet of four-foot-tall chain-link fence and gate, as well as paving the driveway with blacktop.	Azmat A. Qureshi	$10,000	$8,000	20%
r	Build a Quick-Service Restaurant with Drive-Thru at 600 19th St.	This project will remove two existing buildings in order to develop pads for a quick-service restaurant with drive-thru.	Kevin Parisi	$2,000,000	$150,000	92%
				$3,405,000	**$1,224,000**	

Preliminary Project Evaluation

Projects Outside NYF Boundary



ID	Project
M	Rehabilitate a Vacant Building into Restaurant and Housing at 23rd Street and 6th Avenue
B	Expand and Modernize Clinton Park Playground
K	Expand Essential Services and Create a Coffee Lounge in Watervliet
	SPF
b	Rehabilitate and Modernize CR8 Autos
j	Expand Community Space and Accessible Parking at 1855 12th Ave
j	Expand Community Space and Accessible Parking at 1855 12th Ave
n	Improve Façade, Windows, Driveway, and Parking at 1100 19th Street
o	Commercial Improvements to Mikes Cut + Style

Any projects to be removed?

Reasons for removal at this point:

- **Projects not eligible for NY Forward funding**
  - standalone planning
  - O&M
  - pre-award costs
  - property acquisitions
- **Projects not meeting NY Forward requirements**
  - location outside of NY Forward boundary
  - clearly unable to break ground within 2 years
  - lacking transformative size and scale ← potential inclusion in Small Projects Fund
  - Sponsor lacking legal authority to undertake project

Additional information?

Reasons for needing additional information:

- **Cost estimate lacking detail or accuracy**
- **Description lacking detail or supporting visualization**
- **Sponsor capacity to execute not sufficiently documented**
- **Project readiness and timeframe not sufficiently documented**
- **Other…**

Evaluation Criteria

High	Med	Low	**Alignment with Watervliet NY Forward Goals**
			Make downtown more beautiful and livable.
			Improve pedestrian safety and comfort.
			Interconnect residents, amenities, businesses, and investment.
			Establish Watervliet as an economic and cultural destination.
			Enhance recreational assets and community spaces.
High	Med	Low	**Alignment with State NY Forward Goals**
			Create an active downtown with a strong sense of place that reflects the community's heritage and culture.
			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.
			Cultivate a variety of housing opportunities that help build an inclusive and welcoming community.
			Grow the local tax revenue.
			Provide amenities that support and enhance downtown living and quality of life for people of all ages, abilities, incomes, and backgrounds.
			Reduce greenhouse gas emissions and support investments that are more resilient to future climate change impacts
High	Med	Low	**Project Effectiveness**
			State and local goals: The project should be aligned with State and local goals and demonstrate strong community support.
			Project readiness: The project should be well-developed and poised to proceed in the near-term in a way that will jump start the redevelopment of the NY Forward area.
			Catalytic effect: 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 NY Forward community.
			Co-benefits: The project will result in secondary benefits to both the community and project developer, beyond the primary goal of the project itself, which will generate additional economic activity, grow the local property tax base, improve quality of life in the neighborhood, enhance accessibility, and/or result in improved buildings likely to create healthier, more comfortable, and productive environments in which to live and work.
			Cost effectiveness: Investment of NY Forward funds in the project would represent an effective and efficient use of public resources.

Local Planning Committee Q&A

NEW YORK STATE | NY Forward

Public Comment

Please submit comments to

WatervlietNYF@gmail.com

NEW YORK STATE | NY Forward

Closing Remarks

Mayor Charles Patricelli

NEW YORK STATE | NY Forward

Next Steps

- ✓ Follow-up with Project Sponsors for needed information
- ✓ Work with Project Sponsors to develop proposals further
- ✓ Begin preparing for Public Workshop 2 and LPC Meeting 4
- ✓ **LPC Members to submit Project Evaluation Worksheets by Oct 15**

Public Workshop 2

10/14

5:00-7:00 pm
Watervliet Senior Center

LPC Meeting 4

10/29

6:00-8:00 pm
Watervliet Senior Center

LPC Meeting 5

12/1

6:00-8:00 pm
Watervliet Senior Center


Thank you!