



Housing &  
Beautification



Safety &  
Comfort



Inter-  
connection



Economy &  
Culture



Recreation &  
Public Space



## Establish a Downtown Small Project Fund for Façade Improvements



### Project Location

NY Forward Area

### Project Type

Redevelopment/  
Renovation

### Project Sponsor

City of Watervliet

### Property Ownership

Varies

### Total Project Costs

\$390,000 +

### NY Forward Request

\$300,000

### Sponsor Match

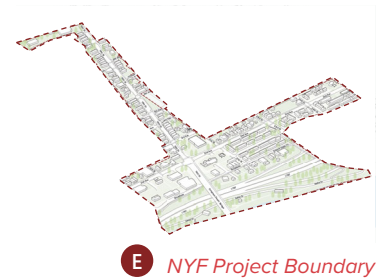
25%+

### Project Overview

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, and accessibility improvements. Eligible residential work includes exterior, porch, cornice, siding, and potentially sidewalk improvements. The program will improve property conditions and curb appeal, complementing downtown development, public amenities, and streetscape investments.

Comments

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## Existing Site Conditions

Watervliet’s NY Forward target area contains 59 commercial/business properties and 55 primarily one- and two-story residential properties, with most commercial spaces occupied but some storefronts vacant. Approximately 50% of commercial properties need façade, masonry, window, cornice, sidewalk or signage improvements, while 35% of generally well-maintained residential properties would benefit from façade enhancements.

## Capacity & Partners

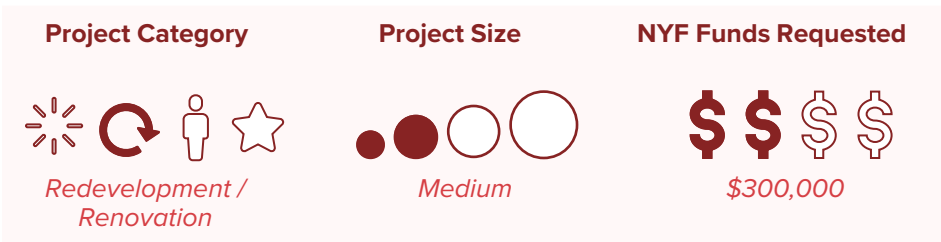
Watervliet’s team is led by Melissa Cherubino, with 15 years of state grant experience, and program administrator Rebecca Calleri, with 15 years of grant management and specific façade program experience. City purchasing and finance staff will support payment tracking, fiscal oversight and program compliance.

## Alignment with Vision & Goals

The Small Project Fund aligns with Watervliet’s NY Forward goals by improving commercial and residential façades, enhancing downtown curb appeal and supporting a more welcoming, walkable district. These improvements aim to attract businesses, encourage economic growth and improve quality of life for residents and visitors.

## Readiness & Timeframe

Watervliet has prepared a draft Façade Program and included it in the application, with eligibility limited to the NY Forward area. No implementation timeline has been specified.



| ID                                         | Project Title                                                                  | Sponsor                      | Est. Total Project Cost | NY Forward Request |
|--------------------------------------------|--------------------------------------------------------------------------------|------------------------------|-------------------------|--------------------|
| a                                          | Upgrade Building System and Interior Space at 926 19 <sup>th</sup> St.         | Domenic Costa                | \$185,000               | \$185,000          |
| b                                          | Rehabilitate and Modernize CR8 Autos                                           | William Farrar               | \$152,000               | \$38,000           |
| c                                          | Rehabilitate a Prominent Mixed-Use Property at 701 19 <sup>th</sup> St.        | Michael Legnard              | \$150,000               | \$113,000          |
| d                                          | Renovate 19 <sup>th</sup> St. Building with Façade and HVAC Improvements       | Saddam Abisse / Alaslami LLC | \$130,000               | \$98,000           |
| e                                          | Façade Improvements and Historic Restoration at 708 19 <sup>th</sup> St.       | Jamie Bouchard               | \$92,000                | \$69,000           |
| f                                          | Modernize Commercial Property at 2311 2 <sup>nd</sup> Ave                      | Mozar Abdelmeged             | \$84,000                | \$84,000           |
| g                                          | Renovate 702 19 <sup>th</sup> St. with Exterior and Entryway Improvements      | Michael Legnard              | \$83,000                | \$83,000           |
| h                                          | Improvements to Mixed-Use Property Along 19 <sup>th</sup> Street               | Richard Gaughan              | \$76,000                | \$56,000           |
| i                                          | Maintaining long-term viability of property along 19 <sup>th</sup> St          | David Weinberg               | \$71,000                | \$53,000           |
| j                                          | Expand Community Space and Accessible Parking at 1855 12 <sup>th</sup> Ave     | Jeffery Collett              | \$70,000                | \$53,000           |
| k                                          | Upgrade Building Facade at 812 19 <sup>th</sup> St                             | Saqib Choudry                | \$65,000                | \$50,000           |
| l                                          | Beautifying 604 19 <sup>th</sup> St.                                           | Saqib Choudry                | \$65,000                | \$50,000           |
| m                                          | Rehabilitate and Improve Energy Efficiency at 813 19 <sup>th</sup> Street      | Jacob Sherretts              | \$50,000                | \$38,000           |
| n                                          | Improve Façade, Windows, Driveway, and Parking at 1100 19 <sup>th</sup> Street | Tri City Holdings            | \$48,000                | \$36,000           |
| o                                          | Commercial Improvements to Mikes Cut + Style                                   | William Bissell              | \$54,000                | \$40,000           |
| p                                          | New Roofing on 900 19 <sup>th</sup> St                                         | Monquie Rivera               | \$20,000                | \$20,000           |
| q                                          | Improve Property Access and Security at 504 19 <sup>th</sup> St                | Azmat A. Qureshi             | \$10,000                | \$8,000            |
| r                                          | Build a Quick-Service Restaurant with Drive-Thru at 600 19 <sup>th</sup> St.   | Kevin Parisi                 | \$2,000,000             | \$150,000          |
| Total Interest Demonstrated thru Open Call |                                                                                |                              | \$3,405,000             | \$1,224,000        |