

Schuylerville NY Forward Revitalization Goals



Improve infrastructure for pedestrians and bicyclists



Embrace infill development and renovations focused on local businesses and workforce housing



Expand public amenities for outdoor recreation and gathering along the trail and river



Craft a welcoming identity through promotion of the arts and placemaking



Renovate the Canal Square Building



Project Location:
31 Ferry Street

Project Type:
Public Improvement / Rehabilitation of an Existing Building

Project Sponsor:
David H. Casner

Property Ownership:
Canal Square LLC

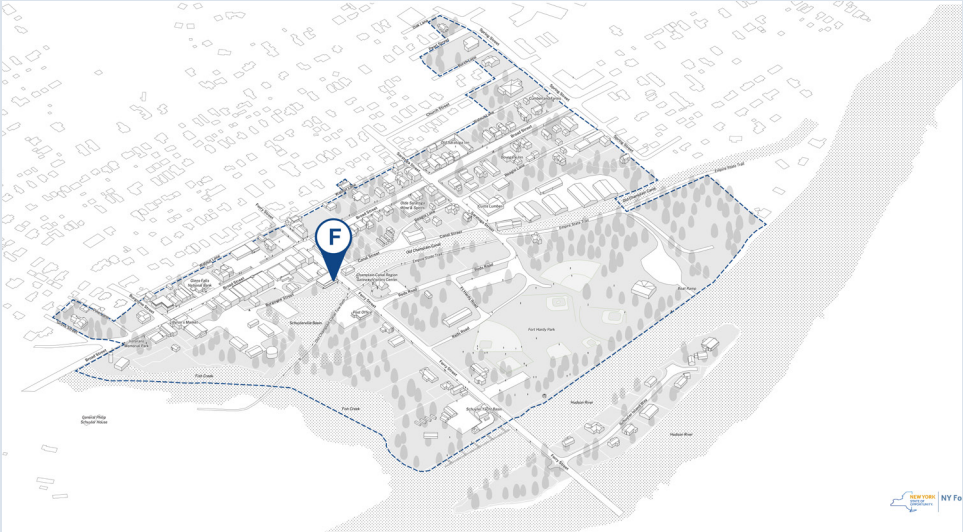
Funding Estimate:
\$247,000
Total Project Cost
\$179,000
Total NYF Funds Requested
28%
Sponsor Match %

Project Overview:

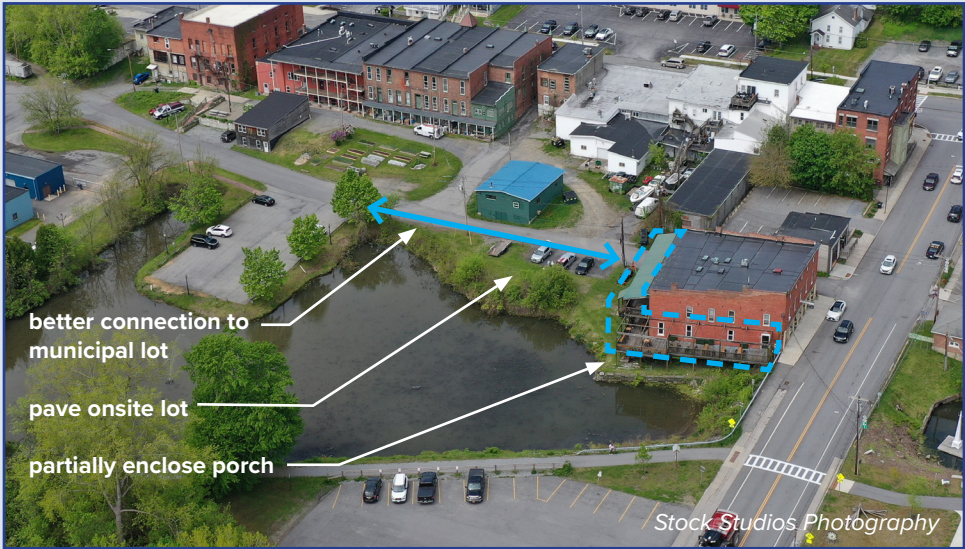
This project aims to renovate the existing building to expand commercial capacity and improve the exterior façade. Additionally, work will be done to reduce the impact of flooding in the basement.

The goal is to increase longevity of an historic building and increase the capacity of the brewery taproom and restaurant, while also beautifying the front and canal side of the building with the replacement of windows and installing a retractable awning and screens. The Sponsor also proposes to improve signage and pedestrian connection to the municipal lot on Canal St.

Renovate the Canal Square Building



Location: 31 Ferry Street



Above: Aerial view of building in context, with areas of proposed work noted

Existing Site Conditions:

Built in 1865, 31 Ferry St was a canal building that is now a mixed-use structure facing the entry to the Village from the east. The building houses Panacea Day Spa/Hair Salon, Bound By Fate Brewery Taproom/Haan Lao Restaurant, and a music performance space on the first floor. The second floor has five affordable housing apartments, and the basement is used for a massage therapy practice, pottery studio, rehearsal space for bands, and storage for records and artwork.

Capacity and Partners:

The project is supported by strong banking relationships, extensive credit lines, and equity in three properties. Acting as the general contractor for various projects, a network of experienced contractors is available for implementation.

Alignment with Vision and Goals:

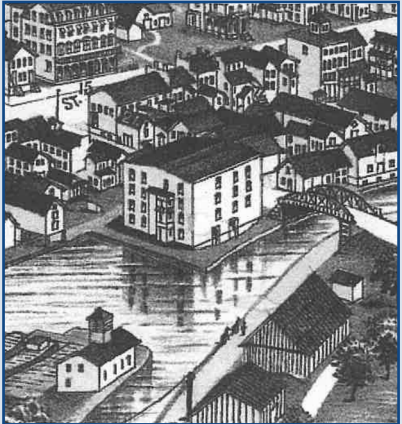
This project supports the **Development** goal by creating a more inviting and aesthetically pleasing facility occupied by multiple small businesses.

Readiness and Timeframe:

This project is currently in the conceptual stage with financing secured. No permits have been obtained, and site design, engineering, or architectural planning have yet to be initiated. Sponsor has owned the structure for almost 20 years and performed numerous repairs and renovations in that time.



Above: Historic photo of Canal building



Above: Burleigh map of Canal Square

Project Category:



Rehabilitation of an Existing Building, Public Improvement

Project Size:



Medium

NYF Funds Requested:



\$179,000