

# 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



## Modernize 144 Broad St.



**Project Location:**  
144 Broad Street

**Project Type:**  
Rehabilitation of an Existing Building

**Project Sponsor:**  
Frederick Baldes

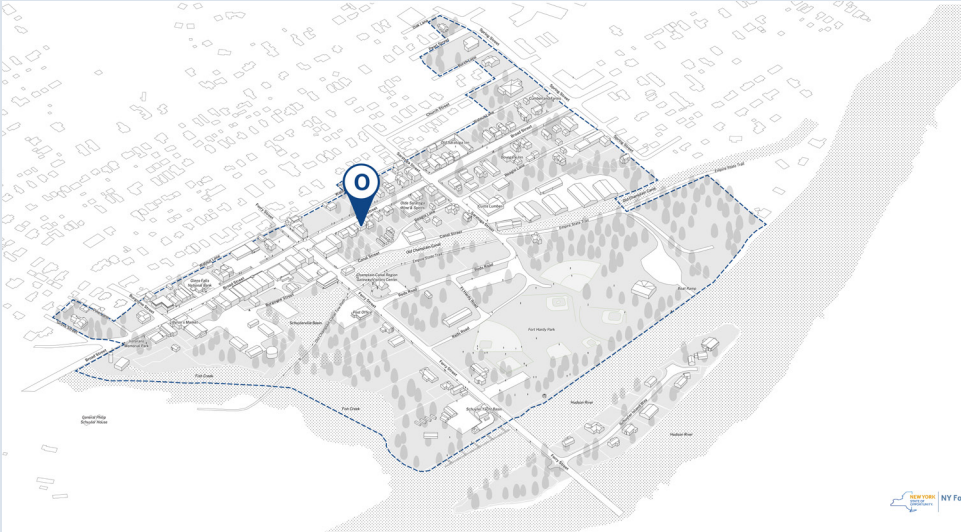
**Property Ownership:**  
Baldes International Group LLC

**Funding Estimate:**  
\$132,000  
*Total Project Cost*  
\$99,000  
*Total NYF Funds Requested*  
25%  
*Sponsor Match %*

### Project Overview:

This project will aim to renovate and modernize the mixed-use building at 144 Broad Street. Improvements will focus on updating the commercial space on the first floor and the apartment upstairs, as well as the external appearance of the building. Proposed improvements include installing a commercial awning, installing a split cooling system in the commercial space and apartment, updating the electrical system, installing a larger store front window, installing a driveway, updating the apartment, installing siding on the rear porch, and installing a new garage door.

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Above and below: 144 Broad Street in context



### Existing Site Conditions:

The Century Building on Broad Street is a two-story, brick masonry structure covering approximately 3,144 square feet. The first floor houses an insurance agency and a vacant commercial space, while the second floor contains an apartment. The building is heated by a single boiler and cooled by a mini split A/C unit serving the insurance agency.

### Capacity and Partners:

The project Sponsor has managed the construction of several additions and renovations on multiple family-owned buildings. They also have administrative experience running several businesses, including four locations of Cote Insurance Agency.

### Alignment with Vision and Goals:

The project aligns with the goal of **Development** by renovating the building to both support small businesses and upgrade rental housing.

### Readiness and Timeframe:

The project is expected to be completed within 12 months of the grant award.

### Project Category:



Rehabilitation of an Existing Building

### Project Size:



Small

### NYF Funds Requested:



\$99,000