



Village of Schuylerville Saratoga County, New York

Capital Region – 2023 NY Forward Schuylerville

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NEWS CHANNEL 13 News Weather 13 Investigates Features Sports

New visitor center opens as part of Schuylerville renaissance

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Village of Schuylerville – Justification for this grant

The Village of Schuylerville, in Saratoga County, is experiencing a renaissance. In the last decade, millions of dollars in private and public investments were made in the Hudson Crossing Park, Empire State Trail, a new visitor center, and a new monument at the very site where British General Burgoyne surrendered his sword to American revolutionaries in 1777.

Along the Hudson River in Schuylerville, there is now expanded outdoor dining, docks and specialty cargo containers retrofitted to accommodate overnight guests at the Schuylerville Marina. On Ferry and Broad Streets, there are new restaurants, coffee shops, a brewery, art gallery and retail shops all within walking distance of each other. Every summer, the community gathers on Broad Street for the Turning Point Parade, and in the fall the Schuylerville Community Council has created a new Scarecrow Stroll to encourage families to walk all over the Village. During the winter, there is snowshoeing and cross-country skiing along the Empire State Trail and the Olde Champlain Canalway, which connects Hudson Crossing Park with Fort Hardy Park, and in the spring the Village distributes a self-guided Lilac Walking Tour map that promotes the 77 locations where lilacs grow.

These celebrations and investments have come to fruition because the Village and its elected officials, business owners, community leaders, and residents demonstrated a resilience not often seen in Upstate New York. For years, Schuylerville was traumatized as it was the epicenter of the Hudson River dredging project where General Electric spent billions of dollars to remove PCBs from the river, this was the largest Superfund clean-up in U.S. history, and it challenged this Village and its people to collaborate, advocate, and demonstrate their capacity to not just survive such a threat but to succeed, grow, and thrive in spite of it.



With the awarding of this \$4.5 million New York Forward Grant, the Village will be positioned to further their collaborative ventures with private and public entities to add more housing to attract more residents, to offer new amenities at Fort Hardy Park, to build a new event barn, to expand lodging for overnight stays, to create a small project fund to improve facades and activate upper stories for housing, to install new historic signage and wayfinding, and to begin the restoration of the Olde Canalway so that it will one day be a unique year-round recreational attraction. The hope is that these transformational projects will be completed before 2027, when hundreds of thousands of visitors will celebrate the 250th anniversary of the Turning Point of the American Revolution in Schuylerville, New York.



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BALLSTON SPA, N.Y. (NEWS10) - On Thursday, Saratoga County unveiled a brand for the 250th Anniversary of the Revolutionary War Commemoration. The official brand commemorates America's Turning Point of events when a British Army surrendered during the Revolutionary War era in Saratoga County.

TRENDING ON NEWS10

Village of Schuylerville and New York Forward Boundaries



The Village of Schuylerville (image on left) is situated along the Hudson River. The Village played a vital role in New York State's history – and our country's history. This is where one of the original locks on the Old Champlain Canal first enabled the passage of goods throughout the region, and back in 1777, the Village was the portal and finale of the battles of Saratoga, widely known as the Turning Point of the American Revolution.

The boundaries for the New York Forward project (image on the right) run from the Basin Grill and the island just over the bridge where the event barn is planned,

west along Ferry Street where Fort Hardy Park is situated, up to the main intersection with Broad Street, where Turning Point Development plans to construct a multi-use facility where the historic Hotel Schuylerville once thrived. The boundary also runs along Broad Street from the new \$2.5 million Stewart's Shop south to Byron's Village Market, a small locally owned grocery store.



This project area is the site of the new Visitor Center on Ferry Street at the corner with Canal Street, and the Empire State Trail includes a 2-mile stretch that crosses through Hudson Crossing Park, Fort Hardy Park, across Ferry Street and up to Broad Street and past the Schuyler House and a new monument at the very site where Burgoyne surrendered his sword to American revolutionaries.

Schuylerville's Vision Statement

The Vision for the Village of Schuylerville includes three strategic goals:

1. Move the Village beyond the PCB cleanup to become a community recognized for its resilience, with a focus on environmental responsibility, historic preservation, a walkable community with family-based outdoor recreation, and rural entrepreneurship.
2. Create more jobs, and lodging options, improve wayfinding, and establish the Village as a unique year-round destination for tourism along the Empire State Trail, the Champlain Canal Trail, and the Hudson River.
3. Build and renovate downtown properties with a focus on housing to enable more people, workers, families, artists, and entrepreneurs to live, work, and play in Schuylerville.

Past Investment and Future Potential

Below is the list of planning efforts already undertaken by the Village of Schuylerville that have helped to create shovel-ready opportunities within the project boundary:

1. Fort Hardy Park Master Plan
2. Olde Champlain Canal Vision Statement and Conceptual Plan
3. GE-EPA-DEC - Olde Champlain Canal Environmental Review
4. Downtown Building Analysis

Below is a list of recent investments within the project boundary, and a few projects just outside this area. These prior public and private investments total nearly \$13 million and have advanced the Village's vision while demonstrating a substantial commitment to both future planning and action when funding is available.

1. New Stewart's Shops - \$2.5 million
2. Schuylerville Marina & Basin Grill - \$2.5 million



3. DOT Modernization of Broad & Ferry Street Intersection - \$250,000
4. Construction of Empire State Trail within project area - \$140,000
5. Gateway Visitor Center - \$1 million
6. Village Sidewalk Improvements - \$200,000
7. Village Tree Planting Program - \$9,000
8. Construction of Sword Surrender Site - \$800,000
9. Improvements to the General Schuyler House - \$100,000
10. Dix Bridge and Hudson Crossing Park - \$4.7 million
11. New and expanding business fit-up investments - \$800,000

Recent and Impending Job Growth

The Village of Schuylerville is 21 miles from GlobalFoundries, which created more than 3,000 jobs since 2010, and which we hope will soon construct a second Fab estimated to employ an additional 1,000 people once completed. Schuylerville is less than 12 miles from Saratoga Hospital, which has more than 2,000 employees, as well as the Grande Industrial Park - - home to Quad Graphics, Ball Container, Saratoga Eagle, Logistics One, Leonard Bus, and others. Both GLOBALFOUNDRIES and Saratoga Hospital are among the most diverse workforces we have in Saratoga County, with employees from more than 50 different countries.



The Village's largest employer is the Schuylerville School District, followed by a range of firms including Curtis Lumber, Stewart's Shops, Basin Grill, Amigo's, Byron's Market, Glens Falls National Bank, Kickstart Café, and Bound by Fate Brewing. A survey of the 12 newest businesses to locate or expand in Schuylerville in the last five years found that these firms have invested nearly \$800,000 in their operations and created nearly 100 new full and part-time jobs.

The most common employment sectors for those who live in Schuylerville are healthcare and social assistance, retail trade, and manufacturing. Within Saratoga County, these three sectors are growing, as is employment overall. In July of 2023, for instance, there were more people employed in Saratoga County than any July ever before, and our unemployment rate was the lowest ever. In fact, the biggest challenge to our local economy is the historic labor shortage local employers now face and which can only be overcome if we invest in our community's and work to attract new talent to grow our population in Villages like Schuylerville.

Quality of Life

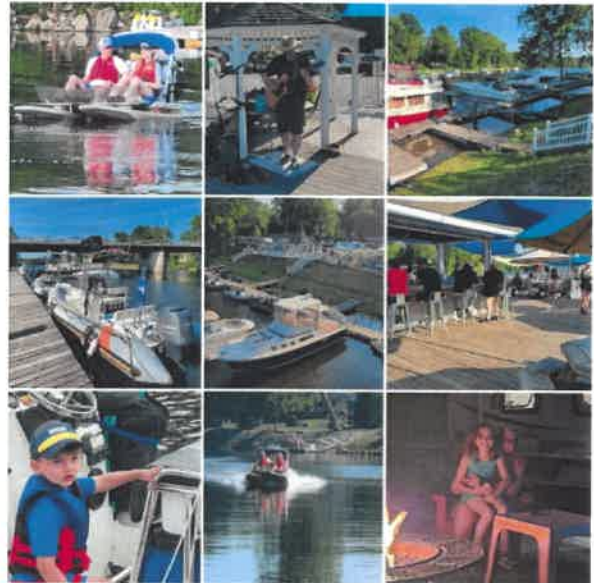


Because of the many amenities located in Schuylerville, the 1,408 residents of this Village get to live like they are on vacation. There are over 55 acres of park space in the Fort Hardy and Hudson Crossing Parks with 5 miles of connected trails, youth sports fields, kayak launches, environmental education opportunities, bird watching, and event and festival space. There is also water access for

boating, kayaking, canoeing, and paddle boarding in the Hudson River, as well as miles of all-season trails along the Olde Champlain Canal, the Empire State Trail, and the Siege Trail, where residents and visitors walk, run, cycle, snowshoe, and cross-country ski.

There are more than one dozen restaurants within the project area that offer a diversity in food offerings, from Haan Lao cuisine to a gluten-free bakery, a Mexican-inspired restaurant, specialty coffee shops, a pizza and pasta shop, two traditional diners, and a restaurant that offers American-fusion. Just outside the project area, Saratoga Apple is a popular pick-your-own apple orchard with a year-round cider and taproom and King's Dairy offers fresh-made ice cream at a popular farm stand adjacent to their dairy operation.

Within the project area, there is a small market, hardware store, bank, dentist, chiropractor, primary care offices associated with Saratoga Hospital, a gas station and convenience store, community-run food pantry, and laundromat. Many of these newly opened businesses are owned or managed by women, and these business owners meet monthly for a "Community Conversation" to share ideas and develop partnerships and promotions like the October Scarecrow Stroll.

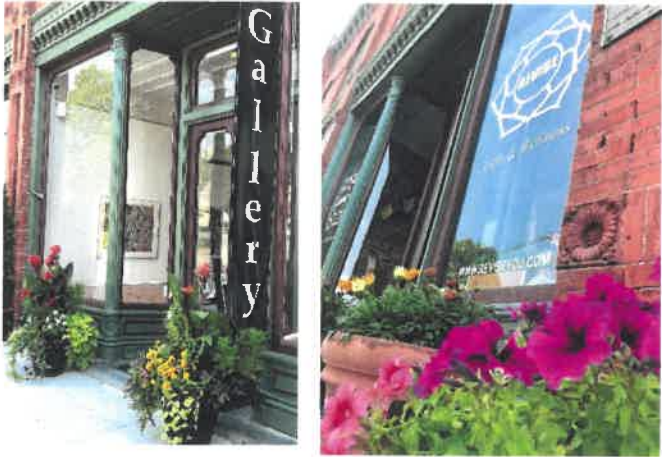


Local residents are 10 miles from the historic Saratoga Race Course, the Saratoga Performing Arts Center, and just 18 miles from the Willard Mountain Ski Area. Besides Saratoga Apple and

King's Dairy, the Village is surrounded by other family-owned farms, such as Clear Echo Farm, the Hanahan Family Dairy Farm, and the Battenkill Valley Creamery.

In many respects, Schuylerville is a living-history museum. The Saratoga National Historical Park is five miles away, and the National Park Service operates the Schuyler House, on Broad Street, and a separate Monument Park, again less than one mile up the hill from the Hudson River.

Several properties are on the National Register of Historic Places including the Champlain Canal; the Bullard Block on Broad Street, the Marshall House, which dates to 1770 and was used as a field hospital, Saint Stephen's Episcopal Church, and the Old Saratoga Reformed Church.



The median property value is \$162,200, which means the Village is more attractive and affordable than the City of Saratoga Springs. The school district is highly rated with a 96% four-year graduation rate. This is likely why the median age of Schuylerville residents is 35. At the same time, the poverty rate is just 6.64%. There is a library, four churches, an art gallery, music studio, an American Legion Post, and free public Wi-Fi in Fort Hardy Park.

The recent work by NYS DOT to upgrade the main intersection at Broad and Ferry streets made the Village's main intersection more accessible. The Village has also replaced nearly 10,000 square feet of sidewalks to make the downtown more walkable. There are no public transportation services within the Village, which means residents must have a car to travel outside of the Village. There are also limited spaces for indoor public gatherings, outdoor performing arts, nor is there a senior center, and the youth center needs to be replaced.

The Village has preserved much of its historic inventory of buildings within the project boundary, and this adds a special charm and sense of place. But many of these structures need improvement, and there are several vacant lots along Broad Street that stand out today for all the wrong reasons. Some of these vacant sites can accommodate multi-use buildings with first-floor commercial tenants and residents in the upper floors. Blue and yellow historic markers are everywhere throughout the Village, helping mark significant dates and events from the Revolutionary War, which again help establish a unique sense of time and place, adding to the quality of life and future potential of Schuylerville.

Supportive Local Policies

In 2022, the LA Group completed an extensive public participation process to create a Master Plan for Fort Hardy Park. Action to implement this plan is organized in eight phases that, in total, is estimated to cost \$19.9 million. The full overall phasing summary and map is attached to this

application, and several components that scored very highly in public comments will be described in more detail within the transformative project section of this application.

In August of 2022, GE, the US Environmental Protection Agency, and the New York State Department of Environmental Conservation completed the final review of a 250-page consultant report that identifies what contaminants remain in the Olde Champlain Canal or former towpath that runs 1.5 miles along the Empire State Trail from the Hudson Crossing Park to Fort Hardy Park



and across Ferry Street. The completion of this study means that the Village can now take action to restore water flow between the canal and the turning basin and to secure a firm to devise a clean-up plan to remove the small amounts of contamination found there. When these two actions are taken, this will allow residents and visitors to use this waterway for paddle boarding, kayaking, and canoeing. With the installation of a box culvert under Ferry Street as suggested in the transformative project section, the Village will gain control over water depth to allow it to freeze over in the winter to create a unique, tree lined, meandering location for public skating. The vision document approved by the Village that inspired GE and our federal and state government to complete this study is attached to this application.

In 2018, the Village hired the Chazen Companies to complete a Downtown Building Analysis, which was designed to assist in efforts to improve upon the Village’s architectural heritage. As part of this review, they confirmed the Village’s zoning ordinances include no restrictions that would prevent building, facade and sidewalk improvements. The study area mirrors the NY Forward project area along Broad Street and assessed the building owners’ goals, possible improvements, and a rough order of magnitude opinion of probable costs of these actions.

Taken together, these three plans provide the Village with a significant head start toward identifying actions that can be taken with funds provided by a NY Forward grant. In each case, there was broad public engagement in the planning process with residents and business owners identifying projects and providing input, which resulted in broad based support for implementation of these actions within the project boundaries. With the plans in place, Schuylerville is poised to take action to transform the physical environment with improvements to streetscapes, recreational trails, signage, upgraded public parks, and physical improvements to existing commercial spaces.

The Village of Schuylerville has also been accepted as an AARP/WHO “age-friendly” community and is a Climate Smart Community with an active task force composed of residents and elected officials. In 2020, Village business owners and residents formed the Schuylerville Community Conversation, where people come together every month, with the mayor, to serve


as a quasi-official downtown management entity. In 2022, the Schuylerville Chamber of Commerce became an affiliate of the Saratoga County Chamber of Commerce which is now also providing professional support to advance initiatives like the DOT's modernization of the Ferry and Broad street intersection, to staff the Visitor Center, and to provide insurance for events like the Turning Point Parade and the annual Cardboard Boat Races.

Public Support

In August of 2022, the Village's Board of Trustees formally voted to appoint a seven-member steering committee for the NY Forward Task Force to lead the public participation and grant-writing process. The task force drafted a vision statement, a project boundary map, and then set up three in-person opportunities for business owners, residents, and other officials to gather feedback on the vision statement, and project boundaries, and to solicit project proposals and ideas for inclusion in this application.

This included the Mayor attending the Schuylerville Community Conversation and the Schuylerville Chamber's meeting, both in September of 2022. The Village hosted an open forum to solicit ideas and feedback on the vision statement and project list. This public meeting was advertised in The Post Star, as well as on the Schuylerville Community Facebook page that has 5,800 members and is often the best source of news within the community.

The Mayor and the Chamber also went door to door to businesses and property owners within the boundary to expand participation and to solicit project proposals. Groups like the Hudson Crossing Park created posts to encourage everyone to comment online about specific ideas or to email them to the Chamber. In 2022, this process yielded 92 specific ideas, recommendations, and project proposals. In 2023, the New York Forward task force has met twice, and the Schuylerville Community Council has met quarterly and there have been 8 Schuylerville Community Conversations. Based on feedback at these meetings, the list of project ideas now includes 102 recommendations, and all can be viewed in the attachments.

 **Schuylerville Community Conversations** is at Kickstart Café.
Sep 6 · Schuylerville · 🌐

We had our 79th Community Conversation at [Kickstart Café](#)! Thank you so much to all who joined the conversation.
... See more



Transformative Project Opportunities

Schuylerville has identified seven transformative projects, which are outlined below. The Village is seeking a \$4.5 million New York Forward grant that will leverage an additional \$4.525 million in matching funds. Schuylerville's NY Forward Task Force believes the completion of these projects will build upon the community's strengths, will be transformative, can be coordinated with property owners, address a range of needs identified in our planning process, and will be ready for action with an infusion of NY Forward funds within the next year or two.

New Construction to Create More Housing:

Total Project Cost = \$3 million

NYF Requested Amount = \$750,000

Turning Point Development is a locally-owned firm that has rehabilitated multiple mixed-use and commercial spaces in Schuylerville, particularly on three of the four corners of the intersection of Broad and Ferry Street. This firm owns vacant property where the Hotel Schuylerville once stood before a fire burned it to the ground, adjacent to Amigo's Cantina, on Broad Street. This developer has proposed to construct a nearly \$3 million, 22,000-square-foot multi-use building with commercial space on the first floor and residential apartments above. But this firm has indicated that the market rents of such space in Schuylerville do not add up to the level required to move forward without some level of public support.



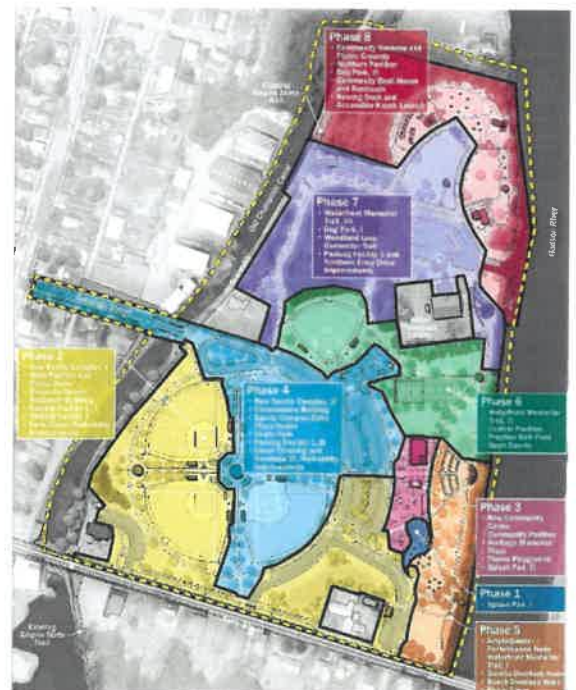
Vacant Lot Owned by Turning Point Development LLC

Fort Hardy Park:

Total Project Cost = \$19.9 million

NYF Requested Amount = \$1.85 million

This Park's Master Plan was created by the LA Group with significant public input and includes eight phases with a total estimated cost of \$19.9 million. In terms of what's shovel ready and the Village's great needs, the community spoke out in public forums urging NY Forward Funds be used for a new community center. This is because the Village does NOT have a senior center, and the youth center is in very poor condition. Local church groups, the climate smart committee, and the Saratoga



Community Council are also always looking for space for meetings, workshops, education events, and simply to gather. This specific project was combined in the plan with a community pavilion, a heritage memorial place, a historic themed playground, and a splash pad. A second component for which there was widespread public support in our outreach was for an amphitheater that is to be adjacent to the community center. This too would provide a venue for social gatherings, art expos, live music, youth theater performances, and so much more.

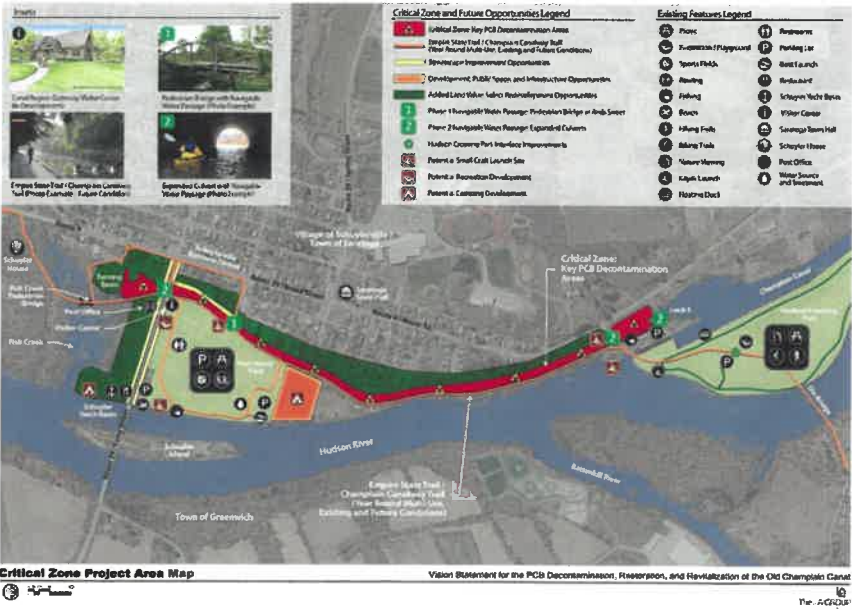
Restoration of Olde Canalway:

Total Project Cost = \$2 million
 NYS Forward Requested Amount = \$1 million

The goal of this project is not just to fix a broken culvert (as proposed by New York State DOT), but to install a box culvert that will allow water to flow from the Olde Canalway into the turning basin on the others side of Ferry Street. Navigable water passage via this culvert was first envisioned in a plan created by the LA Group to restore and revitalize the Olde Canalway. A box culvert will make it easier to manage the flow of water, to adjust its depth in the winter, and to create a year-round recreational amenity within the Village where everything from people in kayaks to families on ice skates could enjoy these waters on both sides of the street. The cost just to repair the one failed culvert is \$1 million, while a box culvert is estimated to cost \$2 million. The installation of this box culvert will also prevent Fort Hardy Park from being flooded and is considered a first step towards the restoration of this waterway for recreational activities.



Conceptual Drawing of the Critical Zone Project Area and Plan for the PCB Decontamination, Restoration, and Revitalization of the Old Champlain Canal in the Village of Schuylerville



Schuylerville Marina Project to Expand Lodging:

Total Project Cost = \$100,000
NYS Forward Requested Amount = \$25,000

The owners of the Schuylerville Marina have already invested \$2.5 million in new docks, outdoor dining, and container cabins which opened in the Summer of 2022. That year, there were nearly 300 cabins booked for one- or two-night stays or for stays up to a week, and 2023 bookings appear to be outpacing this demand. They have additional space on the property for more container cabins and or tree house style rentals. Each container or tree house costs \$25,000 to purchase, install, and set up. Knowing that where people stay is where they spend their money, the value of partnering with the Marina with funds from NY Forward to install more container cabins and/or tree houses would increase overnight stays and the number of visitors staying in Schuylerville at a fraction of the cost of building a small hotel.



Ferry Street Holdings Event Barn:

Total Project Cost = \$1 million
NYS Forward Requested Amount = \$400,000

Ferry Street Holdings now owns property across the water from the Marina where they are proposing to construct a 4,000-square-foot event barn at a cost of approximately \$1 million. If built, this space could accommodate events with up to 200 people for destination weddings, nonprofit fundraisers, as well as private and public events and festivals. There are islands and there are restored barns in our region, but it is believed that there is no other space that combines these two features into one breathtaking setting.



Create a Small Project Fund for Building Renovations to Improve Facades and Activate Upper Stories for Housing:

Total Project Cost = \$750,000

NYS Forward Requested Amount = \$250,000



The Downtown Building Analysis completed by Chazen Companies identified repairs and improvements that could be made to nine specific buildings within the project area. The estimates for funds required to act ranged from \$50,000 for one building to \$110,000 for another and totaled \$750,000. These funds would improve facades, accessibility, safety measures, and sustainability. They would also allow for the repair and creation of more residential options on the upper floors. But no funding was ever secured to support and assist these willing property owners with these upgrades. Likewise, as the turning basin is cleaned and accessible from the Olde Canalway, the back side of the buildings on Broad Street (like the one shown in this photo) which overlook this waterway could also be vital to repair and improve. As such, the creation of a revolving fund to support or match private funds for such renovations could transform the project area in short order.

Historic Signage and Wayfinding:

Total Project Cost = \$325,000

NYS Forward Requested Amount = \$225,000



New York State installed new signage along the Olde Canalway from the Hudson Crossing Park, to the Fort Hardy Park, across Ferry Street, and on Broad Street to help those using the Empire State Trail to navigate through the Village when heading both north and south. But there was no funding provided to the Village to create and install its own complimentary wayfinding system to direct those using the Empire State Trail to local historical and recreational amenities.

Likewise, the Village has a series of the blue and yellow historical markers which inform and educate people about this community's cultural heritage, but they are in dire need of repair and repainting. One participant in the public participation process went so far as to suggest a touch

screen kiosk system, and another urged consideration for an electronic billboard for event promotions. NY Forward funds could enable the Village to create and install a modern, attractive, and informative wayfinding and signage system - - some of which might be electronic or kiosk base - - to serve those on the Empire State Trail, as well as those arriving by car and boat for the 250th celebration. As part of this effort to ensure the signage integrates with and improves the mobility from one site to the next, these funds could be also used to paint crosswalks to improve mobility for all in the Village, maybe with an artistic component as another participant suggested.

Administrative Capacity

The Village of Schuylerville, through both its own administrative capabilities as well as those of so many partner organizations, has a long track record of securing and managing grant projects. This work has included overseeing contracts with planning agencies and contractors, as well as ensuring compliance in such endeavors with all applicable laws, rules, and fiduciary responsibilities. Through its paid full and part-time staff, as well as elected leaders, the Village is prepared to successfully maintain and operate NY Forward funded projects as they are constructed and when they are completed.

Attachments

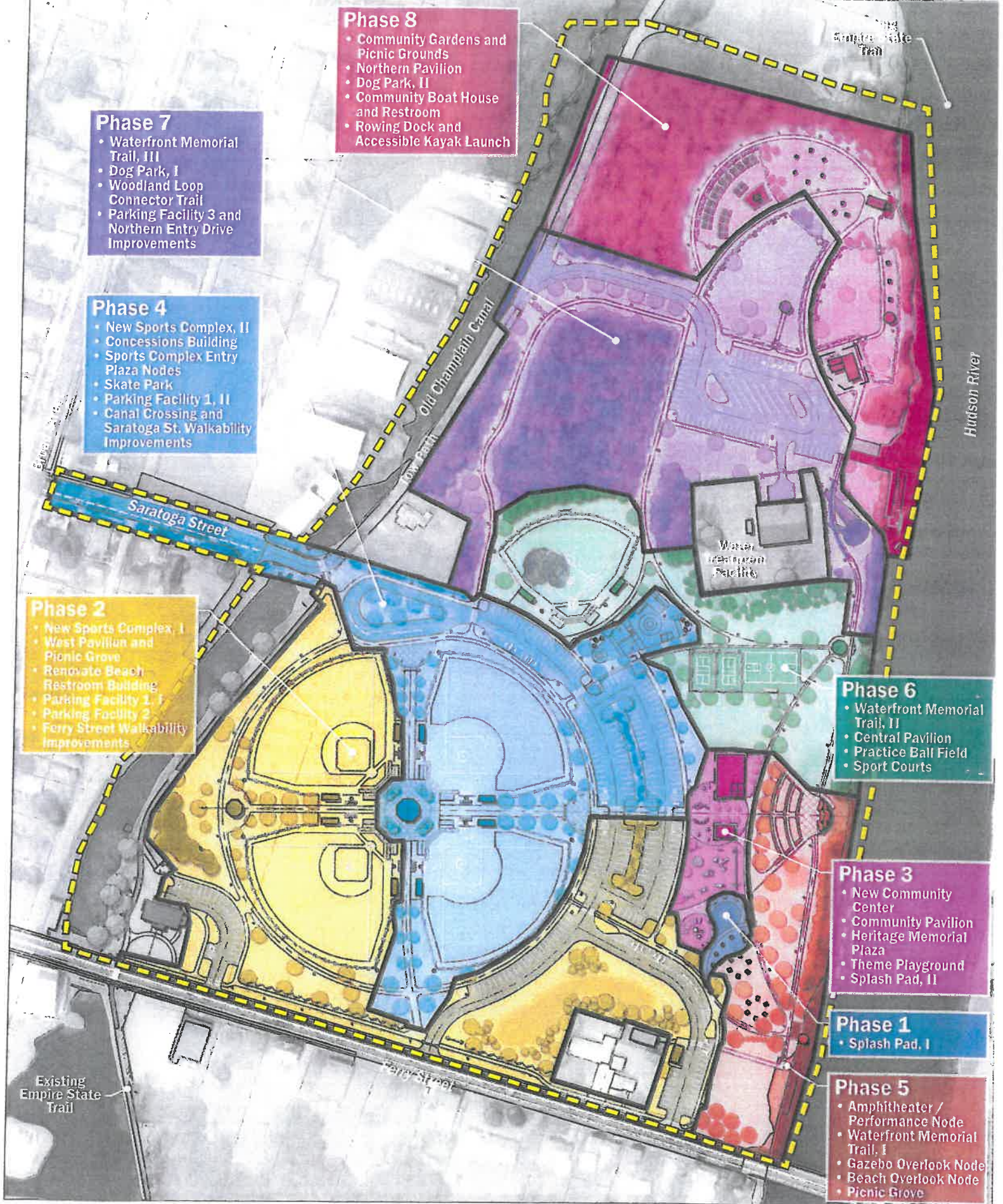
- Comprehensive List of Ideas, Suggestions and Recommendations from Public Engagement Activities
- Fort Hardy Master Plan
- Vision for Restoration of Olde Champlain Canal
- Letter of Support from Saratoga County, Discover Saratoga, SEDC, and the Saratoga County Chamber of Commerce

NY Forward Schuylerville Public Comment- Project ideas from 2022 & 2023

Build a pedestrian bridge over Olde Canalway where Red's Road is now.	Expand Scarecrow Stroll throughout the Village
Explore using container cabins for affordable housing	Complete pavilion at the Library
Build an event barn on the island.	Repair more streets to fix potholes.
Repair and level trail along the Olde Canalway	Create an "Independence Day" event to celebrate sword surrender on October 17
Expand Turning Point Parade into two-day event with Festival on Day 1 and Parade on Day 2	Consider "tree houses" as part of effort to expand lodging at Schuylerville Marina
Expand business district from Post Office to Basin	Help the Olde Saratoga Seniors to build a senior community center
Attract a sporting goods store to the Village	We need a YMCA or Gym
Install electronic kiosks to assist with wayfinding	A dance studio or Kung Fu Studio
Install a speed bump or other device to slow traffic at Broad/Ferry intersection	A youth center with a café and arcade
Install a pedestrian signalized crosswalk where Empire State Trail crosses Ferry Street	A roller skating rink and laser tag
Pave the tow path where it is accessed by cars	We need a facility for an animal shelter and a wildlife rehabilitation center
Install pedestrian crossing stanchions at all crosswalks	More restaurants - Indian, sushi, Thai, Vegan
Replace sidewalks on Ferry St.	Space for artists
Put up "Share the Road" signs to support cyclists	We need a bigger library
Place bike racks around the Village	The proposed Amphitheater in the Fort Hardy master plan is essential
Signage to designate public water bottle filling stations and restrooms with the Village	A bike and kayak rental shop
More benches and seating outdoors within the Village	A community garden and a butterfly garden
Install solar crosswalks for Empire State Trail crossings	An all season pool should be included in Fort Hardy plans
Improve and expand curbside parking along Ferry Street	A petting zoo at a local farm
Close Red's Road	A community kitchen and more party rental space.
Expand parking at the Visitor Center	Indoor dog park and playground
Expand parking options for surface lot across from Amigo's	We need a community recreation and meeting center
Expand parking on Canal Street	The condition of the youth center needs to be addressed
Search for ways to reuse front parking at the Office for People with Developmental Disabilities after hours.	Space for food trucks and events
Improve parking area near Basin	More nice affordable housing with incentives to locate in Schuylerville

Search for buildings where large murals can be painted	Complete a parking assessment to find creative solutions to add more spaces
Vacant properties could be options for mini-parks or a dog-park	We need a pharmacy, florist, clothing and party space rental.
Implement the Fort Hardy Master Plan	Install public trash cans and establish a recycling program
Improve sidewalks from the Hudson River to Broad Street	Funding for homes within the project area to be rehabilitated
Clean up the Olde Champlain Canalway and remove the PCB contamination	A wayfinding sign program similar to what is in front of Town Hall
Remove the sediment deposits that now restrict water flow in Olde Canalway	A public boat launch and a hotel
Sidewalk by Bound by Fate Brewing are barely passable and unsafe	More businesses with regular schedules and which stay open later
Better signage to promote Schuyler House and downtown stores	Community art studios, not just private ones
Better signage along canal trail to the Brookfield Dam	Install composting bins, recycling cans
Work with the Old Saratoga Historical Association to install historical signage on older buildings in the Village to explain their history	Use vacant lots for market, community garden
Install signage or flags on light poles to recognize local Veterans	Renovate the laundromat, Byrons, and other businesses to be more upscale like Bullard Block
An electronic sign board on Broad Street to promote upcoming events	Sidewalk renovations and more parking options
Install an outdoor workout station like they have in other communities	Weekly farmer's market and food truck fair
Designate space and install mural and sculpture art with themes like indigenous peoples, agriculture, botanical and native places and flowers.	Install green and efficient alternatives for all public buildings
Create a bike lane along Broad Street	Expand tree planting program on Broad Street
Install a mid-block crosswalk on Broad Street near the Bullard Block where we have a cluster of happening businesses	Install a crosswalk across Ferry Street between the Basin Grill and Fort Hardy Park
Make our crosswalks creative and colorful as well as safe	Provide free wifi access in and near all public parks and buildings
We need a health food store and to finish the Gateway Visitor Center	Increased signage directing people to off-street parking
Dredge Olde Champlain Canal for small recreational craft, kayaks, canoes, etc.	Solar trail lights and native plant landscaping along the Olde Champlain Canal tow path
Increase curb appeal by improving facades	Remove the old cement stage in the park
Increased safety lights at all crosswalks	Build out the basement of the Gateway Visitor Center for rental income and community space
Develop empty lots along Broad Street	Renovate the rear of buildings on Broad Street facing the Turning Basin
Bury electric and telephone wires	Upgrade Curtis Lumber facility where they now push snow potentially with oils into old canal

Install heated sidewalks to replace old, uneven sidewalks	Find a way to create and install Mule sculptures to be painted and decorated to celebrate the tow path
A plan for year-round maintenance of all trails and parks	Improve the Turning Basin park by the brewery to be more recreational



- Phase 8**
- Community Gardens and Picnic Grounds
 - Northern Pavilion
 - Dog Park, II
 - Community Boat House and Restroom
 - Rowing Dock and Accessible Kayak Launch

- Phase 7**
- Waterfront Memorial Trail, III
 - Dog Park, I
 - Woodland Loop Connector Trail
 - Parking Facility 3 and Northern Entry Drive Improvements

- Phase 4**
- New Sports Complex, II
 - Concessions Building
 - Sports Complex Entry Plaza Nodes
 - Skate Park
 - Parking Facility 1, II
 - Canal Crossing and Saratoga St. Walkability Improvements

- Phase 2**
- New Sports Complex, I
 - West Pavilion and Picnic Grove
 - Renovate Beach Restroom Building
 - Parking Facility 1, I
 - Parking Facility 2
 - Ferry Street Walkability Improvements

- Phase 6**
- Waterfront Memorial Trail, II
 - Central Pavilion
 - Practice Ball Field
 - Sport Courts

- Phase 3**
- New Community Center
 - Community Pavilion
 - Heritage Memorial Plaza
 - Theme Playground
 - Splash Pad, II

- Phase 1**
- Splash Pad, I

- Phase 5**
- Amphitheater / Performance Node
 - Waterfront Memorial Trail, I
 - Gazebo Overlook Node
 - Beach Overlook Node
 - Picnic Grove

Fort Hardy Park
 Fort Hardy Park Master Plan
 Village of Schuylerville, New York
 May 2022

Draft Master Plan: Overall Phasing Plan



Overall Phasing Summary

Opinion of Probable Construction Costs
 Fort Hardy Park Master Plan
 Village of Schuylerville, New York
 Overall Cost Summary

Planning Level Order of Magnitude

Pre-Phase Parkwide Predevelopment / Soft Cost Items It is recommended that the Village complete several initial parkwide predevelopment scope items prior to beginning full development of the Park as recommended in the phasing and sequencing plans. These scope items include a parkwide topographical survey, geotechnical and archeological investigations, development of a Cultural Resources Management Plan (CRMP), permitting, and SEQR.	<i>Parkwide Survey</i>	\$22,000
	<i>Geotechnical Investigations</i>	\$10,000
	<i>Archeological Investigations</i>	\$10,000
	<i>Cultural Resources Management Plan</i>	\$22,000
	<i>Initial Permitting</i>	\$22,000
	<i>SEQR</i>	\$18,000
	Pre-Phase Soft Costs	\$104,000
Phase 1 Splash Pad, I	<i>Improvement Subtotal: Construction Costs</i>	\$345,000
	<i>Subtotal: Pre-Development Costs</i>	\$41,400
	Phase 1 Total Project Cost	\$386,400
Phase 2 New Sports Complex, I; West Pavilion and Picnic Grove; Renovate Beach Restroom Building; Parking Facility 1, I; Parking Facility 2; Ferry Street Walkability Improvements	<i>Improvement Subtotal: Construction Costs</i>	\$3,070,000
	<i>Subtotal: Pre-Development Costs</i>	\$368,400
	Phase 2 Total Project Cost	\$3,438,400
Phase 3 New Community Center; Community Pavilion; Heritage Memorial Plaza; Theme Playground; Splash Pad, II	<i>Improvement Subtotal: Construction Costs</i>	\$3,485,000
	<i>Subtotal: Pre-Development Costs</i>	\$418,200
	Phase 3 Total Project Cost	\$3,903,200
Phase 4 New Sports Complex, II; Concessions Building; Sports Complex Entry Plaza Nodes (East, North); Skate Park; Parking Facility 1, II; Canal Crossing and Saratoga Street Walkability Improvements	<i>Improvement Subtotal: Construction Costs</i>	\$4,565,000
	<i>Subtotal: Pre-Development Costs</i>	\$547,800
	Phase 4 Total Project Cost	\$5,112,800
Phase 5 Amphitheater; Performance Node; Waterfront Memorial Trail, I; Gazebo Overlook Node; Beach Overlook Node; Picnic Grove	<i>Improvement Subtotal: Construction Costs</i>	\$1,540,000
	<i>Subtotal: Pre-Development Costs</i>	\$184,800
	Phase 5 Total Project Cost	\$1,724,800
Phase 6 Waterfront Memorial Trail, II; Central Pavilion; Practice Ball Field; Sport Courts	<i>Improvement Subtotal: Construction Costs</i>	\$1,480,000
	<i>Subtotal: Pre-Development Costs</i>	\$177,600
	Phase 6 Total Project Cost	\$1,657,600
Phase 7 Waterfront Memorial Trail, III; Dog Park, I; Woodland Loop Connector Trail; Parking Facility 3 and Northern Entry Drive Improvements	<i>Improvement Subtotal: Construction Costs</i>	\$1,760,000
	<i>Subtotal: Pre-Development Costs</i>	\$211,200
	Phase 7 Total Project Cost	\$1,971,200
Phase 8 Community Gardens and Picnic Grounds; Northern Pavilion; Dog Park, II; Community Boat House and Restroom; Rowing Dock and Accessible Kayak Launch	<i>Improvement Subtotal: Construction Costs</i>	\$1,775,000
	<i>Subtotal: Pre-Development Costs</i>	\$213,000
	Phase 8 Total Project Cost	\$1,988,000
Phase 1 through 8 Total Project Cost		\$19,796,000
Total Package (Pre-Phase Parkwide Predevelopment/Soft Cost Items + Phases 1 through 8)		\$19,900,000

Planning Level Order of Magnitude Notes:

- Order of Magnitude Construction Costs include a 10% design contingency, 5% subcontractor mark-up, 1-year escalation (2.5%), and 10% general conditions.
- In addition to construction costs, the Village should consider potential Pre-Development Costs in order to help establish a project budget. Depending on the scope of the completed pre-phase parkwide predevelopment / soft cost items completed, additional Survey Mapping; Geotechnical Observations; Permitting; and Archaeology may be required.
- Phased potential pre-development costs assumed to include design and engineering of proposed scope of improvements at a rate of 12% of the construction budget. Bidding services, construction administration, support, and observation not included.
- This document's cost considerations do not include:

- | | | | |
|---|---|--|---|
| <input type="checkbox"/> Future Escalation Beyond 1-Year | <input type="checkbox"/> In-Kind and Volunteer Services | <input type="checkbox"/> Hydraulic Analysis | <input type="checkbox"/> SWPPP Coordination |
| <input type="checkbox"/> Funding Source Approval Requirements | <input type="checkbox"/> Donated Funding or Materials | <input type="checkbox"/> National Flood Insurance Program Coordination | |

Conceptual Drawing of the Critical Zone Project Area and Plan for the PCB Decontamination, Restoration, and Revitalization of the Old Champlain Canal

Old Champlain Canal in the Village of Schuylerville

Insets

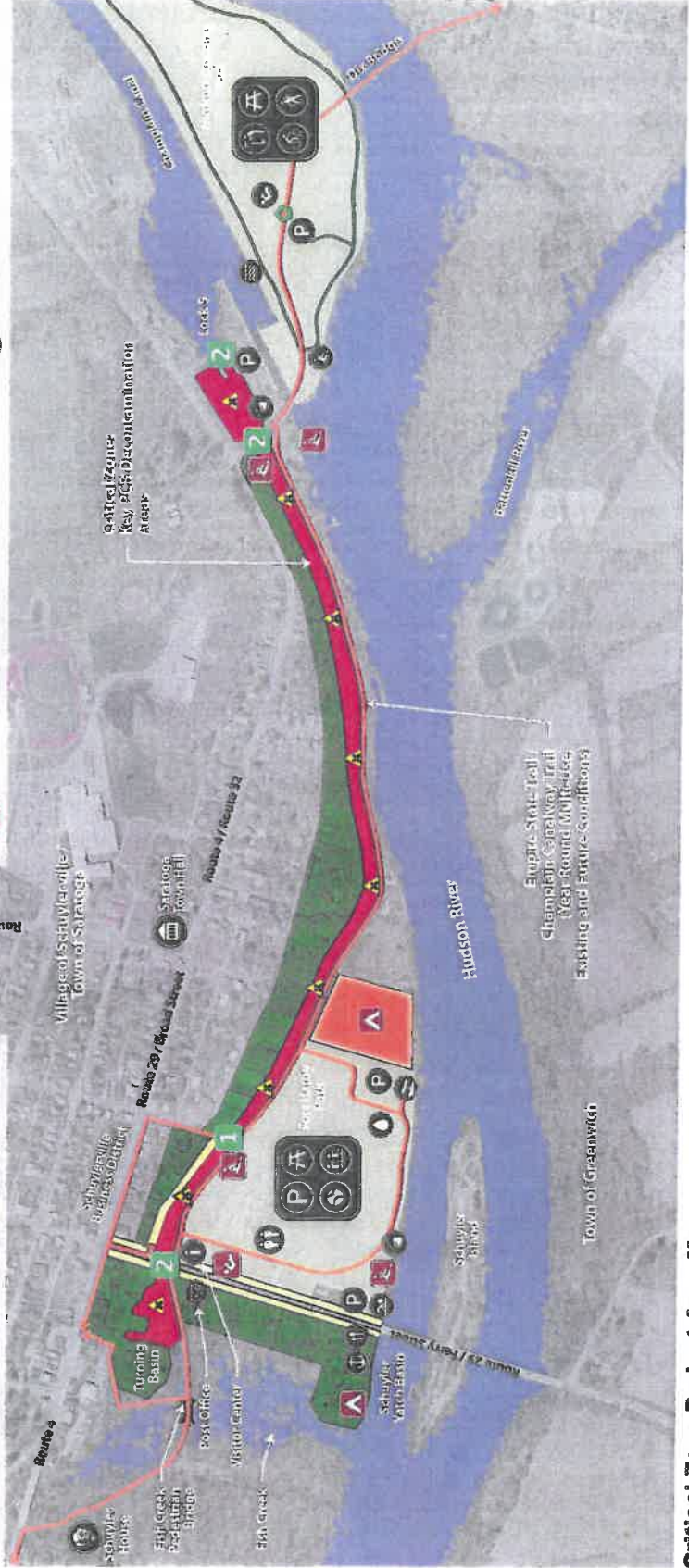


Critical Zone and Future Opportunities Legend

- ▲ Critical Zone: Key PCB Decontamination Areas
- ▲ Empire State Trail / Champlain Canalway Trail (Year Round Multi-Use, Existing and Future Conditions)
- ▲ Streetscape Improvement Opportunities
- ▲ Development, Public Space, and Infrastructure Opportunities
- ▲ Added Land Value; Select Redevelopment Opportunities
- ▲ Phase 1 Navigable Water Passage: Pedestrian Bridge at Red Street
- ▲ Phase 2 Navigable Water Passage: Expanded Culverts
- ▲ Hudson Crossing Park Interface Improvements
- ▲ Potential Small Craft Launch Site
- ▲ Potential Recreation Development
- ▲ Potential Camping Development

Existing Features Legend

- Picnic
- Recreation / Playground
- Sports Fields
- Rowing
- Fishing
- Beach
- Hiking Trails
- Biking Trails
- Nature Viewing
- Kayak Launch
- Floating Dock
- Restrooms
- Parking Lot
- Boat Launch
- Restaurant
- Schuyler Yacht Basin
- Visitor Center
- Saratoga Town Hall
- Schuyler House
- Post Office
- Water Source and Treatment



Critical Zone Project Area Map

Vision Statement for the PCB Decontamination, Restoration, and Revitalization of the Old Champlain Canal



The I.A. GROUP



September 28, 2023

Mike Yevoli
Regional Director, Empire State Development
433 River Street, Suite 1003
Troy, NY 12180

Dear Mike:

On behalf of Saratoga County, the Saratoga County Chamber of Commerce, Saratoga Economic Development Corporation, and Discover Saratoga, we want to express our collective support for this application put forth by the Village of Schuylerville for a New York Forward grant.

The Village of Schuylerville is experiencing a renaissance just as we are preparing to invite the world to this Village to celebrate the 250th Anniversary of the Battles of Saratoga. More recently, Schuylerville's place in history was overshadowed by the fact that the Village was the epicenter of the largest Superfund clean-up in US history. Since dredging was completed, millions of dollars from the private and public sector have been invested in parks, trails, historic preservation, infrastructure, businesses, farms, residences, the marina, and to develop plans for improving Fort Hardy Park, the Olde Canalway, and wayfinding to promote and connect all these amenities.

We plan to make the 250th Anniversary celebration a year-long series of events in 2027 that will attract more people to Saratoga County than any event before, and while the Village has made progress there is no doubt that a New York Forward grant would fuel the continued transformation of this walkable, historic area. The transformative project opportunities the Village, its residents and businesses have identified and spelled out in this application will enable more people to live, work, play, recreate, and celebrate in Schuylerville, and best of all they can be completed with funding now before 2027.

We understand competition for these grants is fierce and many other communities are also pulling out all the stops to secure this funding. But we believe the hardships the Village has endured and the resilience it has shown deserves to be recognized. Please let us know if there is anything more, we can say or do to ensure this application is approved.

Sincerely,

Four handwritten signatures in black ink, corresponding to the names listed below.

Steve Bulger
County Administrator
Saratoga County

Greg Connors
President
SEDC

Darryl Leggieri
President
Discover Saratoga

Todd Shimkus
President
Saratoga Chamber