

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



Construct a New Mixed-Use Building at the Hotel Schuyler Site



Project Location:
125 Broad Street

Project Type:
New Development

Project Sponsor:
Turning Point
Development, LLC

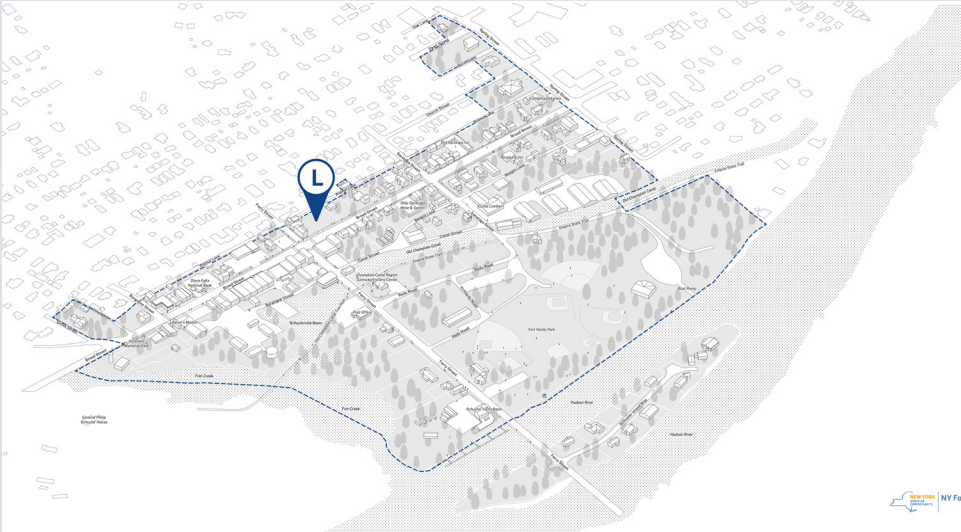
Property Ownership:
Turning Point
Development, LLC

Funding Estimate:
\$ 2,878,000
Total Project Cost
\$ 750,000
Total NYF Funds Requested
74%
Sponsor Match %

Project Overview:

The project proposes the development of a new, three-story, mixed-use building that will provide space for three businesses and between 8 and 14 rental housing units. The building would be constructed on a vacant lot along Broad Street, contributing to the commercial corridor's streetscape. Residential units would have access via Walnut Lane at the rear. The project includes parking on a separate parcel and site lighting.

Construct a New Mixed-Use Building at the Hotel Schuyler Site



Location: 125 Broad Street

Existing Site Conditions:

This project is being proposed at the half-acre site of the historic Hotel Schuyler, which burned down in 1997. The remains were demolished, the site cleared, regraded and planted.

Capacity and Partners:

The Sponsor has experience renovating buildings, overseeing municipal projects, and administering grants. The Sponsors will collaborate with the Village of Schuylerville and 46 Ferry Street LLC to develop necessary parking and lighting infrastructure. Potential funding sources include Restore New York, the Community Investment Fund and The Leviticus Fund.

Alignment with Vision and Goals:

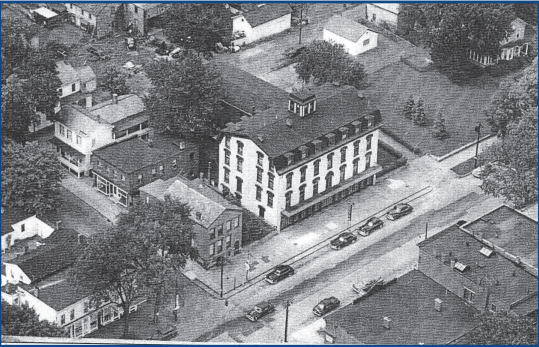
The project aligns with the goal of **Development** by providing new retail space and apartment units, and the with goal of **Placemaking** by filling an important hole in the streetscape with a contextually-appropriate mixed-use structure.

Readiness and Timeframe:

The site is shovel-ready, with all public and utility services available on-site. Market information has been obtained and analyzed in the initial pro forma. Discussions with major local construction firms have provided construction cost data, and an engineering firm has been contacted for construction drawing cost-estimates.



Above: Existing condition of the site



Above: Historic Hotel Schuyler on this site



Above: Aerial view of existing site

Project Category:



New Development

Project Size:



Large

NYF Funds Requested:



\$750,000