

Watkins Glen DRI - Responses to the Open Call For Projects

Proj #	Project Name	Location	Brief Description	Cost Estimate	Site Control	Project Type
1	6th to 7th Street Renovation	609, 611, and 701 N Franklin Street	Exterior renovation of three adjacent properties to enhance the appearance of downtown.	DRI Request: \$116,708 Private Leverage: \$38,902 Total: \$155,610	Privately-owned by applicants	Building Renovation
2	Convert vacant 2nd floor space to apartment use at 208 N. Franklin St.	208 N Franklin Street	Conversion of 1,000 square feet of vacant upper floor space to an apartment above the retail space at 208 N. Franklin St. This project will provide one unit of additional housing, thereby helping to support Watkins Glen's downtown community and businesses.	DRI Request: \$50,000 Private Leverage: \$50,000 Total: \$100,000	Privately-owned by applicant	Residential Conversion
3	Lake View 302 East Second Street Housing + Community Cafe	302 E 2nd Street	Remove building at 302 East Second Street and replace with a 4 story building that will house level floor parking, second floor cafe and rental housing on floors 3 thru 4.	DRI Request: \$300,000 Private Leverage: \$65,000 Total: \$365,000	Privately-owned by applicant	New Construction
4	311 N Franklin Façade Renovation	311 N Franklin Street	The exterior renovation proposal presents a modern design concept while maintaining and enhancing all the original character details of the building. The design includes a steel or aluminum canopy that is a bold architectural feature that we feel would be a wonderful addition to the personality of Franklin St.	DRI Request: \$63,000 Private Leverage: \$10,000 Total: \$73,000	Privately-owned by applicant	Façade Improvement
5	Renovation of 500 N Franklin for Mixed-Use	500 N Franklin Street	Install brick façade, install new showcase windows on ground level, replace upper level windows, close alleyway on south side of building, etc.	DRI Request: Private Leverage: Total:	Privately-owned by applicant	Façade Improvement
6	507 Franklin Street	507 Franklin Street	Renovate existing building to create a café and add one story to create one apartment.	DRI Request: \$42,200 Private Leverage: \$76,300 Total: \$118,500	Privately-owned by applicant	Building Renovation
7	Amusement Center	TBD [Applicant identified 30 N Franklin or 15 N Franklin]	Indoor black light 3D miniature golf course, with intent to expand further as a small amusement center that would include laser tag, and an arcade.	DRI Request: \$250,000 Private Leverage: \$250,000 Total: \$500,000	Privately-owned, not for sale	Building Renovation
8	Arc of Schuyler Neighborhood Center	210 12th Street	Renovate existing 4800 square foot building owned by The Arc of Schuyler at 210 12th Street, Watkins Glen to convert current one story office building into multipurpose community space.	DRI Request: \$223,000 Private Leverage: \$893,000 Total: \$1,116,000	Privately-owned by applicant	Building Renovation
9	Artist's Retreat and Recording Studio	304 S Franklin Street	Development of boutique lodging experience catered to artists seeking to explore the Finger Lakes.	DRI Request: \$25,000 Private Leverage: \$44,155.80 Total: \$69,155.80	Unclear	Building Renovation
10	Captain Bill's Port of Seneca Lake Cruise Terminal	1 N Franklin Street	Multi-purpose Port of Seneca Cruise Terminal building to include ticketing, nautical emporium, visitor area, offices, storage, bridal suite, restrooms, and meeting rooms. The project would connect Franklin Street to Seneca Lake by creating a visual anchor and opening site-lines.	DRI Request: \$375,000 Private Leverage: \$375,000 Total: \$750,000	Privately-owned by applicant	New Construction
11	Renovation of the CarQuest building with mixed uses	North Franklin and 2nd Street	Enclose new storefront and entryway, renovate existing 2nd floor to create 4-6 apartments.	DRI Request: \$200,000 Private Leverage: \$220,000 Total: \$420,000	Privately-owned by applicant	Building Renovation
12	Renovate the Third Street Carriage House for Mixed uses	3rd Street and Decatur Street	Renovate ground floor to lease as retail space; Convert the upstairs to rental apartment. Remove wooden addition at the rear of the building. In discussion is a possible addition for more retail space or housing.	DRI Request: Private Leverage: Total:	Privately-owned by applicant	Building Renovation
13	Watkins Glen Film Fund	N/A	Develop a production incentive in Watkins Glen to increase job creation, small business and infrastructure development, generate tax revenue, and increase tourism.	DRI Request: \$1,000,000 Private Leverage: Total:	N/A	Tax Incentive

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14	Flatiron Building Restoration	215 S Madison Avenue	Interior and exterior restoration of the historic Flatiron Building.	DRI Request: Private Leverage: Total: \$262,467	Privately-owned by applicant	Building Renovation
15	FLX Works	Two options: 210 N Franklin Street 201 N Franklin Street	"FLX Works" will provide co-working space, kitchen space, practical business tools as well as housing at rates to give budding entrepreneurs a leg up in starting businesses in Watkins Glen. "FLX Works" will enable an optimistic climate that will foster entrepreneurship, locally produced food, and a stronger sense of community. Workforce housing would be geared toward entrepreneurs working in the building.	DRI Request: \$600,000 Private Leverage: \$800,000 Total: \$1,400,000	Both options are privately-owned by third parties. 210 N Franklin is currently for sale and 201 N Franklin could be renovated to accommodate this concept.	Building Renovation
16	Franklin Street Gallery and Gift Shop	209 Franklin Street	Install new fire detection system 1st and 2nd floors, update facade and interior of art gallery to conform with downtown design improvement guidelines (developed through DRI process), update entrance to second floor apartment from Franklin St. to reflect period style, enclose exposed heat ducts in second floor apartment ceiling.	DRI Request: Private Leverage: Total: \$33,695	Privately-owned by applicant	Building Renovation Residential Conversion Façade Improvement
17	Renovate Apartments in the GCC Building	108 N Franklin Street	Renovate two apartments in the GCC Building.	DRI Request: Private Leverage: Total: \$100,000	Privately-owned by applicant	Residential Conversion
18	Graft/Glen Mountain Outdoor Seating	204 N Franklin Street	Create an open eating area between GRAFT and Glen Mountain Market.	DRI Request: \$31,500 Private Leverage: Total:	Privately-owned by applicants	Open Space
19	Sweet Expansions	221 and 223 Franklin Street	Expand existing business at 221 S Franklin and renovate upstairs apartment. Renovate apartment house at 223 S Franklin into a community-oriented entity for shared business opportunities and single-family dwelling upstairs.	DRI Request: Private Leverage: Total: \$512,255	Privately-owned by applicant	Building Renovation
20	Renovate the former VFW building into a full service spa and fitness center	30 N Franklin Street	Renovate the vacant former VFW building into a full service spa and fitness center.	DRI Request: \$250,000 Private Leverage: \$2,012,000 Total: \$2,262,000	Privately-owned by applicant	Building Renovation
21	Watkins Glen Housing, Neighborhood, and Childcare Center	205-211 Second, 216-218 Third, and 201 N. Porter Streets 219 12th Street	Redevelop WGHA property into mixed-use housing and renovate the Arc of Schuyler to provide education and community space.	DRI Request: \$1,500,000 Private Leverage: \$16,338,105 Total: \$17,838,105	Privately-owned by applicants	New Construction
22	Inner Peace Floats	111 W 4th Street	Expand Inner Peace Floats to second floor space to provide a community wellness center. The center would provide space for talks on nutrition, cooking, health coaching, yoga, and meditation, and hold retreats to bring people to the area. Could also include converting a current seasonal rental into a year-round apartment.	DRI Request: Private Leverage: Total:	Applicant currently rents with an option to purchase this building in May 2018	Building Renovation
23	Madison Guest House	413 S Madison Avenue	Construction of two lounging decks, one for either side of the concrete stairs. A newly designed sign would be affixed to the lower construction of the deck. The remaining lawn would be professionally landscaped, with an emphasis creating a welcoming habitat for honeybees and monarch butterflies.	DRI Request: \$17,600 Private Leverage: \$4,400 Total: \$22,000	Privately-owned by applicant	Building Renovation
24	Monitag Miniature Golf	Potential Locations: 1 N Franklin Street Vanskiver Lot	Pirate-themed miniature golf course.	DRI Request: Private Leverage: Total: \$1,000,000	Both options are privately-owned by third parties.	New Construction

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25	FLX Outdoor Adventure and Discovery Center	Clute Park or canal	Outdoor adventure company that provides rental equipment, team building exercises, excursions, zip line over forest canopy, etc.	DRI Request: \$500,000 Private Leverage: \$55,000 Total: \$555,000	Site to be determined	New Construction
26	Seneca Lake Wine Trail Cultural Center	Potential Locations: 607 N Franklin Street 29-25 N Franklin	Create a winery cultural center with tasting events, lodging, and radio station.	DRI Request: Private Leverage: Total: \$240,000 - \$420,000	Both options are privately-owned by third parties and are for sale.	Building Renovation
27	Expansion and Remodel of Seneca Sunrise	806 N Decatur Street	Purchase 806 N Decatur Street, expand and remodel the ground floor to accommodate larger production and retail space and a seating area, create parking area.	DRI Request: \$257,250 Private Leverage: \$238,000 Total: \$495,250	Applicant currently rents the property in question and may be able to purchase from the current owner	Building Renovation
28	Sparkle Jewelry Store	Potential Locations: 30 N Franklin Street 29 N Franklin	Jewelry store.	DRI Request: Private Leverage: Total: \$250,000	Both options are privately-owned by third parties.	Building Renovation
29	Transformation 214	214 Franklin Street	transform the 1st, 2nd, and 3rd Floors of 214 North Franklin Street, an anchor building located within the heart of the DRI Area and the home of the Watkins Glen Area Chamber of Commerce (WGACC) and the Schuyler County Visitor Center.	DRI Request: \$30,000 - \$35,000 Private Leverage: Total: \$600,000 - \$700,000	Applicant currently rents the property in question and the property owner may be open to a partnership	Building Renovation
30	Watkins Motel	212 S Franklin Street	New roof, gutter, soffits, foundation for the existing porch and fire escape.	DRI Request: Private Leverage: Total: \$195,000	Privately-owned by applicant	Building Renovation