

Watkins Glen DRI

Open Call for Projects - New Projects Received After Deadline Extension

GOAL 1: DOWNTOWN LIVING								
Proj #	Project Name	Location	Brief Description	Cost Estimate			Site Control	Project Type
				DRI Request	Private Leverage	Total		
1A	15 N Franklin Renovation	15 N Franklin	Renovation of two buildings for proposed mix uses including residential upper floor, and some combination of retail/restaurant or service uses.	\$275,000	\$0	\$275,000	Privately-owned by applicant	Building Renovation
1E	Lake View 302 East Second Street Housing + Community Café + Event Space--REVISED	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.	\$325,000	\$175,000	\$500,000	Privately-owned by applicant	New Construction
1G	214 N Franklin St	214 N Franklin St	New construction of luxury apartments on the 2nd and 3rd floors of the historic Peele Building located at 214 N Franklin Street. The project will consist of four two-bedroom/two-bath units on each floor, for a total of eight units with high end finishes equal to previous work by the same owner on the second floor of 313 N Franklin Street. Rents will be market rate.	\$840,000	\$360,000	\$1,200,000	Privately-owned by applicant	Building Renovation

GOAL 2: CULTURE AND ENTERTAINMENT								
Proj #	Project Name	Location	Brief Description	Cost Estimate			Site Control	Project Type
				DRI Request	Private Leverage	Total		
2G	Artist's Retreat and Recording Studio--REVISED	304 S Franklin Street	Development of boutique lodging experience catered to artists seeking to explore the Finger Lakes.	\$25,000	\$44,156	\$69,156	Privately-owned by applicant	Building Renovation
2K	Revitalize Seneca Clipper Inn to Brand New 3-story Hotel	436 S Franklin St	This project hopes to give Watkins Glen a deserving urban facelift. This project would replace the current Seneca Clipper Inn with unique accommodation for Finger Lakes tourists. The hotel would be approximately 51 units, with guest amenities such as conference center, pool, and fitness center. This project is intended to help with the growing lodging shortage during our peak months, and provide event space for off season in order to not only attract, but keep tourist in Watkins Glen. The central location of this project is ideal for attractions and services such as Watkins Glen State Park, Seneca Lake Wine Trail, Watkins Glen International, in addition to several small businesses and local year-round attractions.	\$500,000	\$3,500,000	\$4,000,000	Privately-owned by applicant	New Construction
2L	Tourist Map	N/A	Caricature tourist map of Watkins Glen locating iconic buildings, areas of historical interest, sporting venues, parks, and natural attractions. There is a lot of enthusiasm for a map like this in the community, especially the restaurant and retail businesses downtown, as thousands of the State Park visitors often leave not knowing anything of the downtown business district. With a low capital and reasonable labor cost this is a product that can be developed locally. The map can be produced in sizes and quality ranging from placemats to images suitable for framing and sold as such, resulting in many returns on the investment. It is a good example of kick-start funding helping local talent produce a product that benefits the local community.					

**GOAL 3: ECONOMIC DEVELOPMENT**

Proj #	Project Name	Location	Brief Description	Cost Estimate			Site Control	Project Type
				DRI Request	Private Leverage	Total		
3B	Schuyler Hospital Urgent Care Walk-In Center	TBD	Assist Schuyler Hospital in opening a satellite location in Downtown Watkins Glen. DRI funds would be used to leverage hospital funds to open a medical facility in downtown to provide convenient health care services.	\$100,000	\$300,000	\$400,000	Site to be determined	Building Renovation
3G	Sweet Expansions-- REVISED	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.	\$407,255	\$125,000	\$532,255	Privately-owned by applicant	Business Expansion/Creation
3G	Expansion and Remodel of Seneca Sunrise-- REVISED	806 N Decatur Street	The project consists of four components: - the purchase of the property 806 N. Decatur Street; - expansion and remodel of the ground floor of said property to accommodate larger production and retail spaces for Seneca Sunrise Coffee, as well as a seating/dining area; - creating a parking area; - outfitting of production space, retail space, kitchen and dining area.	\$150,000	\$345,250	\$495,250	Applicant currently rents the property in question and may be able to purchase from the current owner	Business Expansion/Creation
3G	107 11th Street Business Expansion/Renovation	107 11th Street	Expansion of New Image Hair Net Work salon for mixed use and upper floor residential.			\$248,660	Privately-owned by applicant	Business Expansion/Creation
3G	New Meat-Seafood-Local Foods Establishment	314 E 4th Street	Upgrade interior of first-floor commercial space in compliance with special needs of a meat/seafood retail space; replace deteriorating exterior (siding, roof); re-establish building as a permanent quality food resource for the neighborhood and community.	\$37,500	\$38,100	\$75,600	Privately-owned by applicant	Business Expansion/Creation
3I	Development of 109-111 N. Franklin St. for Mixed Uses	109-111 N Franklin St	For purposes of this proposal, the complete rehabilitation project will be split into parts A (paved public parking/ice rink and creation of 2 storefronts) and B (transformation of vacant house on property to vacation housing, conversion of empty second floor in main building to rental apartments, and landscaping a water feature into the western side of the property adjacent to South Madison Avenue).	\$300,000	\$100,000	\$400,000	Privately-owned by applicant	Building Renovation
3J	Develop, Promote, and Prosper - Discover Downtown Watkins Glen	N/A	This project proposes a multi-prong approach including a Marketing Fund and a Downtown Watkins Glen app, "Discover Downtown Watkins Glen."	\$65,000	\$41,000	\$106,000	N/A	Marketing/Branding
3K	Maguire Chrysler	502 N Franklin St	Additions and Renovations to Maguire Chrysler of Watkins Glen including Historic Carriage House Renovations. The proposed plan is to demolish additions at the rear of the store and to completely renovate the original 3,600 SF (plus 2,100 SF at second floor) store in a manner that is sympathetic to the historical aspect of the building with a modern showroom, sales areas and offices. The partial second story would be renovated for dealer office, conference room, breakroom and a small classic car museum to serve the entire Watkins Glen community. Classic cars would be visible from Franklin Street at the second level, maintaining the sense of the historical downtown dealership. An 8,500 SF addition would be added at the rear for drive-through customer reception, parts storage and a modern service area with 10 service bays including an alignment bay, wash bays, lifts and detail bays. The carriage house would be completely stabilized with a new metal roof and restored to a like new condition usable for storage.	\$2,023,550	\$2,023,550	\$4,047,100	Privately-owned by applicant	Building Renovation
3L	Renovation of First Baptist Church	215 5th Street	Renovate First Baptist Church for mixed purpose special event space and health and wellness center.	\$570,000	\$65,000	\$635,000	Currently owned by First Baptist Church	Building Renovation
3M	Finger Lakes Brew Garden	1 N Franklin St	Transform 1 N Franklin Street into a family-oriented restaurant, tavern, and outdoor entertainment venue. The first facet of FLBG is to renovate the existing building, preserving the large garage doors, and add a small kitchen and bar featuring local breweries, and utilizing local food products. The vacant hillside will be transformed into a terraced green space where customers of all ages can enjoy free-of-charge outdoor activities such as Bean Bag Toss, Jumbo Jenga, Giant Checkers, or Bucket Ball while enjoying local craft beers and light-yet-elegant, value minded cuisine. Other activities planned for the space are crafts and painting classes, pumpkin carving, special musical events. Other events that FLBG may host are weddings, birthday parties, and family reunions. The second facet of FLBG is to obtain a separate parcel of property to erect a building (or purchase an existing, appropriate building) with sufficient space to establish a microbrewery in the 10-20 barrel capacity range. This brewery would initially help to accentuate the brew garden's offerings, and could eventually develop into the capacity to enable wholesale distribution.	\$450,000	\$255,000	\$705,000	Privately-owned, applicant has option to lease/purchase	Building Renovation

GOAL 4: QUALITY OF LIFE								
Proj #	Project Name	Location	Brief Description	Cost Estimate			Site Control	Project Type
				DRI Request	Private Leverage	Total		
4A	Waterfront Multipurpose Pathway--REVISED	Seneca Lake Waterfront	Development of a multipurpose lakefront pathway that connects the Waterworks Condos to the Tank Beach kayak/canoe launch, with implementation recommended in phases. [Phase 1 (with DRI funding)]: In partnership with Cargill, Improve the pedestrian and bicycle connection from downtown to Clute Park. Design, signage, landscaping, and signals can create a more inviting streetscape that encourages walking and cycling along the waterfront between downtown and Clute Park. [Phase 2 (other funding sources)]: Extend the waterfront pathway east to Tank Beach and west from Seneca Lake Pier to Waterworks Condos.	\$120,000	\$40,000	\$160,000	Privately-owned by applicant	Public Improvement
4G	Graft/Glen Mountain Outdoor Seating--REVISED	204 N Franklin Street	Create an open eating area between GRAFT and Glen Mountain Market.	\$31,500		\$31,500	Privately-owned by applicants	Open Space