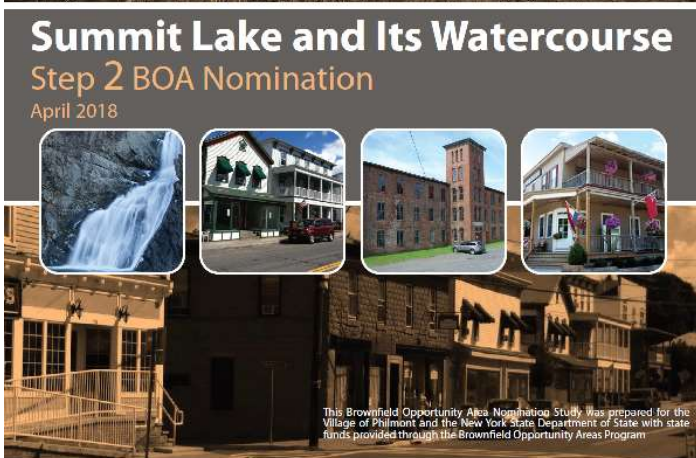
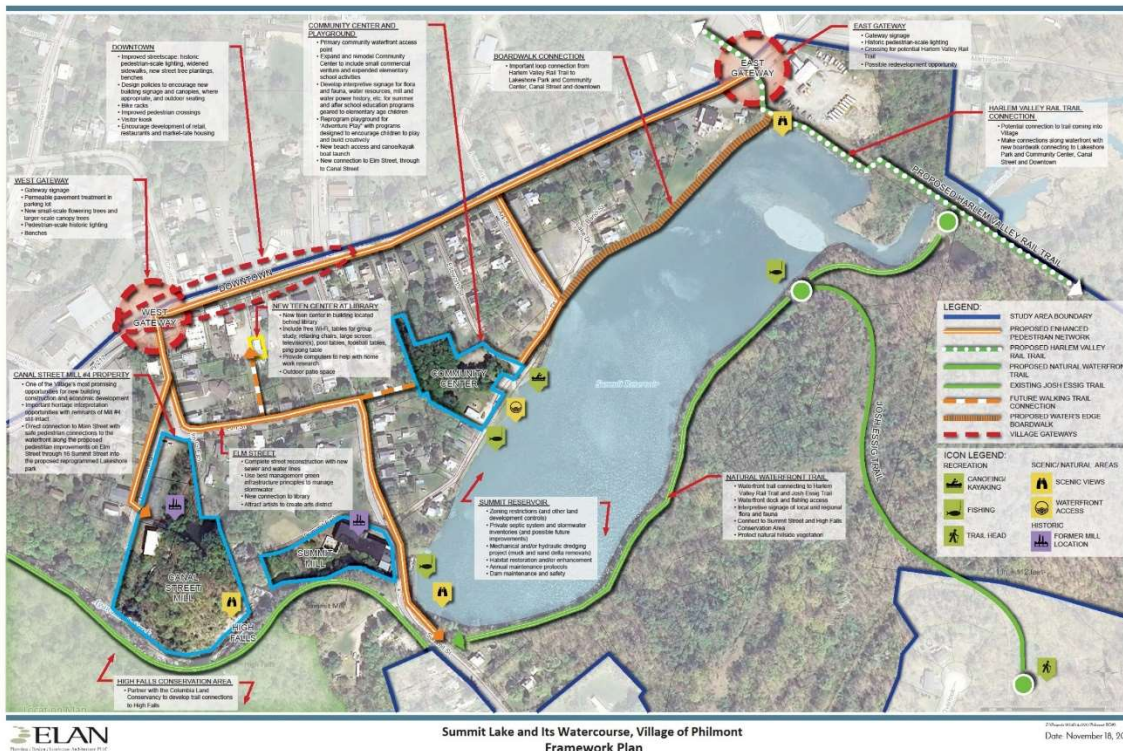


Four-Part Presentation and Q&A: An Invitation To Make A Difference



- I. **Unpacking the plan** (Sally Baker, PBI)
Plan Steps and funding the plan timeline
- II. **Working Group Overview** (Julia Sedlock)
Sub-areas as neighborhood catalyst and community contribution
- III. **Working Group 1** (Mark Rowntree)
Summit Lake Restoration & Recreation Area
- IV. **Working Group 2** (Michael Seserman)
Heritage Overlay Development

Unpacking the plan: “Make the difference as a vital community partner”



Summit Lake and Its Watercourse

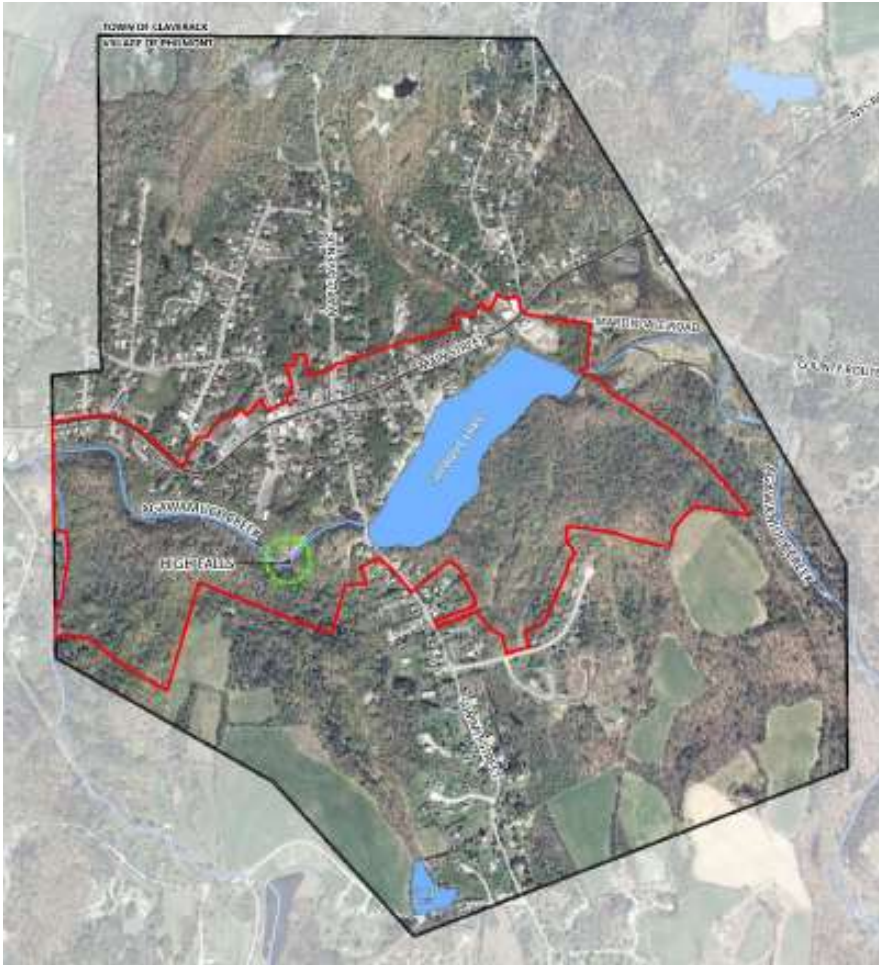
Step 2 BOA Nomination

April 2018

This Brownfield Opportunity Area Nominating Study was prepared for the Village of Philmont and the New York State Department of State with state funds provided through the Brownfield Opportunity Areas Program

Village of Philmont, Philmont Beautification, Inc., Community-based model

Plan Steps



BOA: Brownfield Opportunity Area

Funded by: NYS Department of State
Office of Planning & Development

Plan Steps



- **How did we get here**
- **What have we done**
- **Where are we going**
- **How do we get there**

BOA Plan in 3 Steps:

STEP 1 2001-2003

- 2003 Comp Plan

STEP 2 2014-2018

- Analysis of study area and sites
- Market analysis
 - Vision
 - Goals
 - Recommendations
 - Framework

STEP 3 2019-2024

- Redevelopment strategies
- Environmental site assessments
- Marketing

Step 1: 2001-2003

Philmont Comprehensive Plan



Step 2: 2014-2018

Tool Box to be used for Step 3

247 acres in BOA area
5 neighborhood sub-areas
17 selected sites
13 goals
29 recommendations
Maps
Market Trends Analysis
3 Summit Lake reports
Micro-hydro feasibility study
2 concept site drawings

21 meetings
4 open houses
6 presentations
8 public events
336 participants

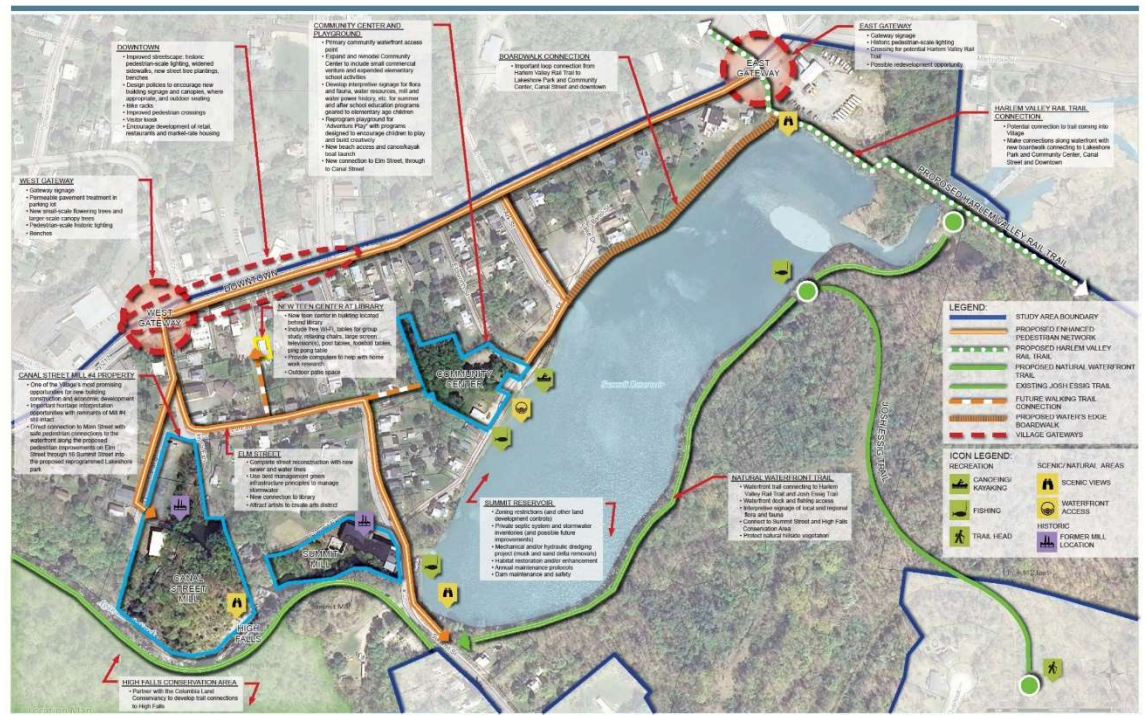
**682 community
comments**

Step 2: 2014-2018

Summit Lake and Its Watercourse

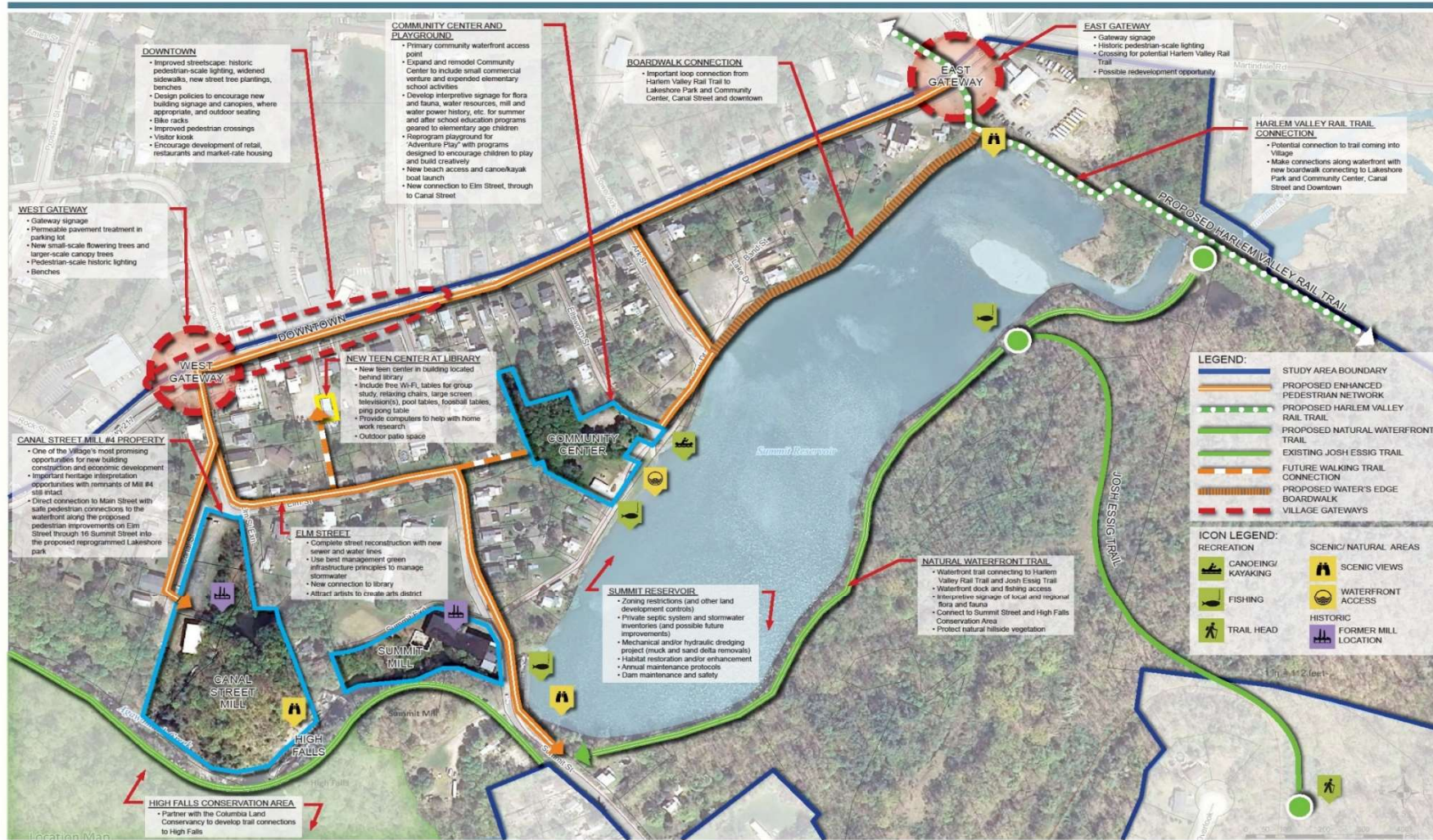
BOA: Framework

www.pbinc.org/summit



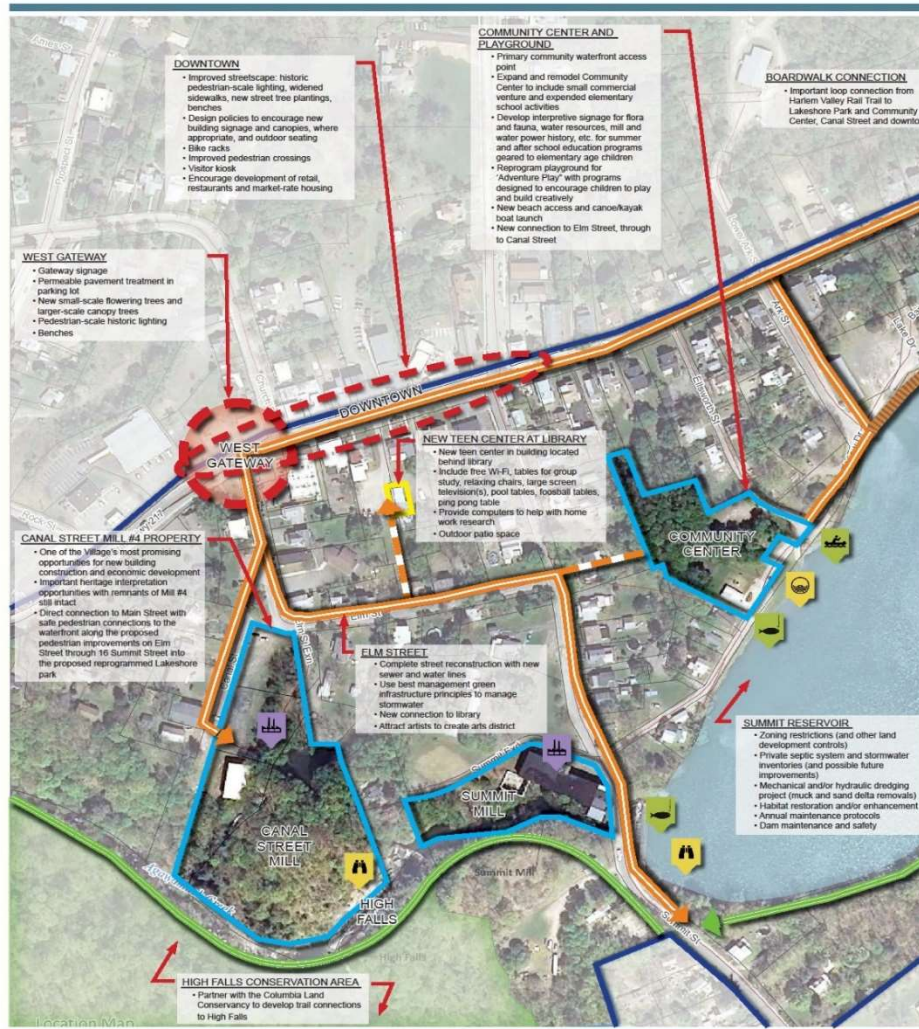
Step 3: 2019-2024

Framework as the development guide



Step 3: 2019

Bucket for Pre-development of selected sites



- Site Surveys
- Phase I ESA
- SHPO site inventories
- Market Studies / new uses
- Business Plans
- Traffic Studies for sites
- Green Streets / subareas

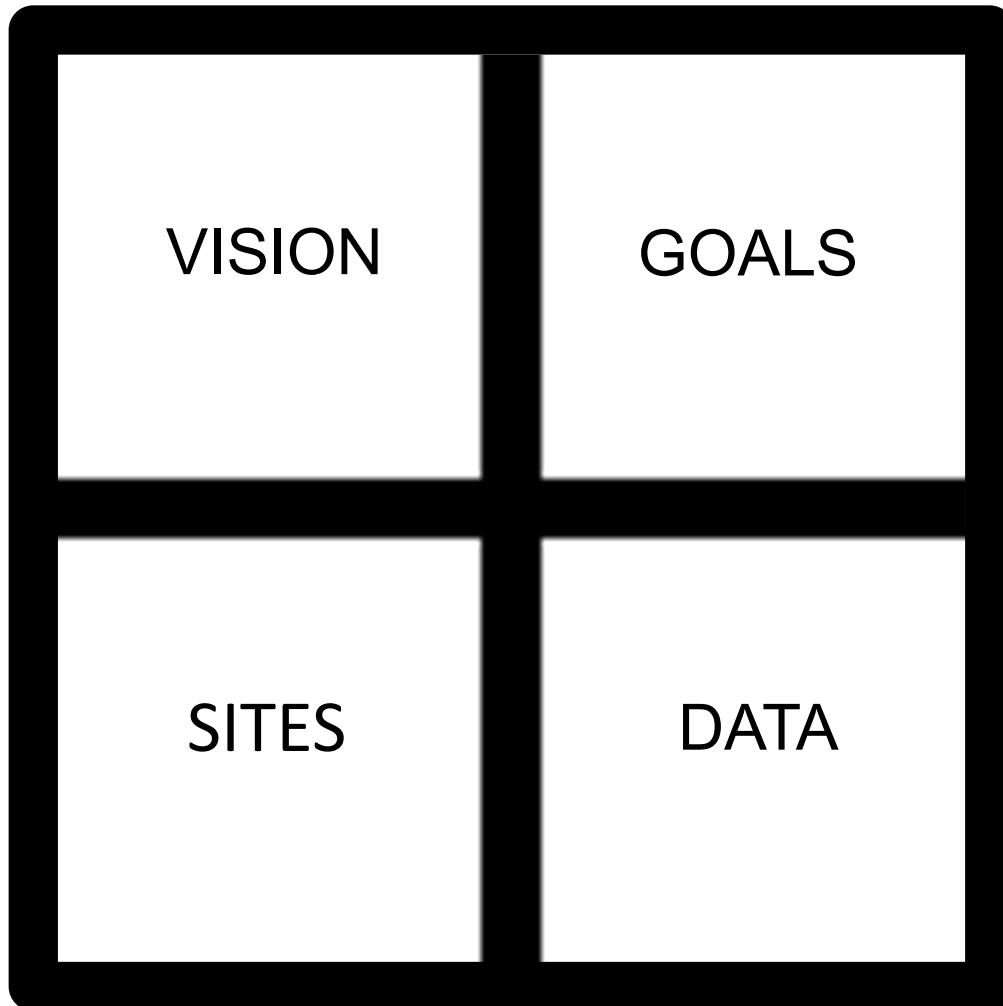
Step 3: 2019

Bucket for Project Administration (PBI)



Step 3

Tool Box for Pre-development



Summit Lake and Its Watercourse

Step 2 BOA Nomination

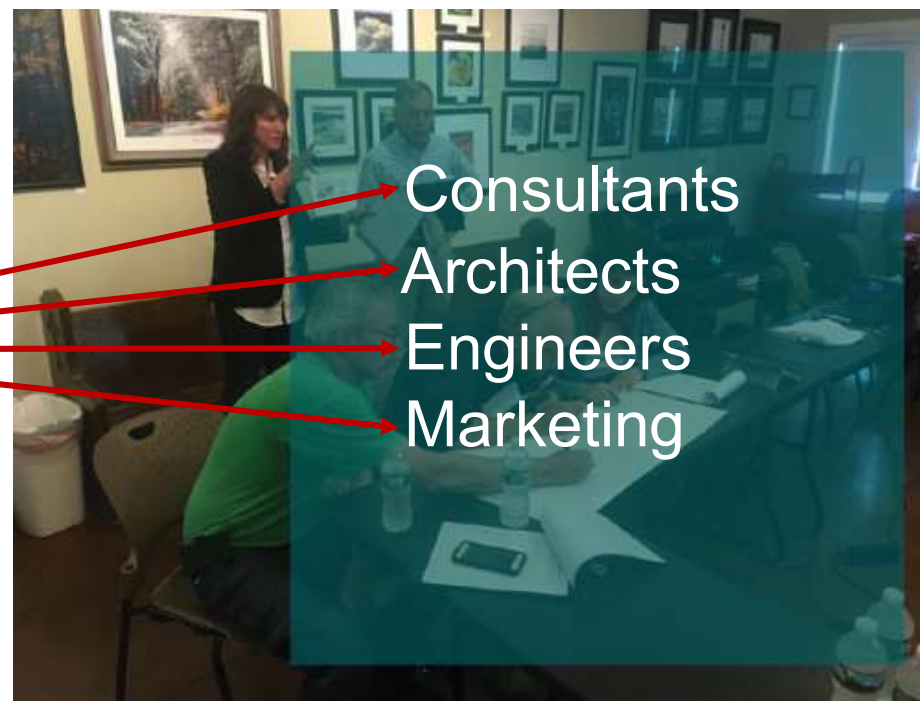
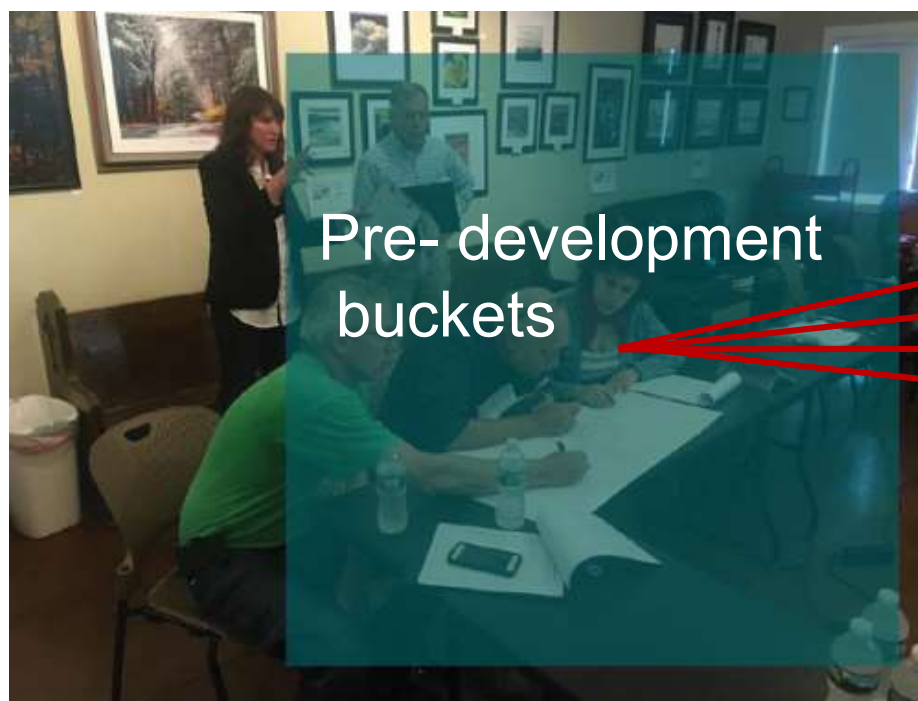
April 2018

This section features four small, rounded square inset images arranged horizontally. From left to right: a waterfall cascading over rocks; a modern, multi-story building with a glass facade; a large, multi-story brick building; and a historic, multi-story building with a prominent corner tower. Below these insets is a larger photograph of a street scene with historic stone buildings.





This Brownfield Opportunity Area Nomination Study was prepared for the Village of Philmont and the New York State Department of State with state funds provided through the Brownfield Opportunity Areas Program

Step 3 – Funding Pre-development:

Translating Working Groups Input into Funding



Step 3 Funding – Pre-development: State, Foundations, Community-Match

| Key: | | |
|------|--------------------------------|---|
| H&CR | Historic & Cultural Resources |  |
| N&R | Nature & Recreation |  |
| H&ND | Housing & Neighborhood Develop |  |
| B&ED | Business & Economic Develop |  |

2019 - PRE-DEVELOPMENTT OF SELECTED SITES

SUMMIT LAKE AND ITS WATERCOURSE: ALIGNEMENT WITH PLAN GOALS

| Selected Sites | Step 2 Goals | Total Project Cost | Identified Funding Sources | | | | Community Match | Leverage % |
|-------------------------------------|---|--------------------|----------------------------|------|-------|--|-----------------|------------|
| | | | | | | | | |
| SUB-AREA 1: Lake | | | | | | | | |
| ① Summit Lake: |     | \$ | | | | | | |
| a) Lake Management Plan | | \$ | FOLA | | | | X | |
| b) Lake Ordinance | | \$ | FOLA | | | | X | |
| c) Designs for waterfront |  | \$ | CIRD | LWRP | | | X | |
| ② Community Center |  | \$ | CIRD | LWRP | | | X | |
| a) Facility design for an extension | | \$ | | | | | | |
| ③ Playground |  | \$ | CIRD | LWRP | OPRHP | | X | |
| a) design for new playground | | \$ | | | | | | |

Funding Step 3 – Pre-development: State, Foundations, Community-Match

| | Selected Sites | Step 2 Goals | | | Total Project Cost | Identified Funding Sources | | | | Community | Leverage |
|-----------------------------------|----------------------------------|--------------|--|--|--------------------|----------------------------|--|--|--|-----------|----------|
| | | | | | | | | | | Match | % |
| SUB-AREA 2: Canal St. Mill | | | | | | | | | | | |
| 4 | Canal St. former Aken Mill | | | | \$ | | | | | | |
| | a) SHPO assesment | | | | \$ | SHPO | | | | | |
| 5 | Elm St Extention - parking lot | | | | \$ | | | | | | |
| | a) Assesment for green drainage | | | | \$ | EFC/GIGP | | | | | |
| | b) SHPO assesement of site | | | | \$ | SHPO | | | | | |
| 6 | Elm St Extention - parking lot | | | | \$ | EFC/GIGP | | | | | |
| 7 | Canal St - Off - canal artifacts | | | | \$ | OPRHP | | | | | |
| SUB-AREA 3: Summit Mill | | | | | | | | | | | |
| 8 | Summit Mill | | | | \$ | | | | | | |

Funding Step 3 – Pre-development: State, Foundations, Community-Match

| | Selected Sites | Step 2 Goals | | | | Total Project Cost | Identified Funding Sources | | | | Community | Leverage |
|----------------------------------|--------------------------------------|--------------|--|--|--|--------------------|----------------------------|--|--|--|-----------|----------|
| | | | | | | | | | | | Match | % |
| SUB-AREA 4: Trian Trestle | | | | | | | | | | | | |
| 9 | Bus Depot | | | | | \$ | | | | | | |
| 10 | Main St: former railbed | | | | | \$ | BOA 3 | | | | | |
| | a) additional environmental testing | | | | | \$ | BOA 3 | | | | | |
| 11 | Train Trestle | | | | | \$ | BOA 3 | | | | | |
| SUB-AREA 5: Downtown | | | | | | | | | | | | |
| 12 | 56 Main Street; former Hilltop Hotel | | | | | \$ | SHPO | | | | | |
| 13 | 116 Main Street; Philmont Co-op | | | | | \$ | USDA | | | | | |
| 14 | 11 Elm Street | | | | | \$ | HCR | | | | | |
| 15 | 120 Main Street; former bank | | | | | \$ | SHPO | | | | | |
| 16 | 127 Main Street | | | | | \$ | | | | | | |
| 17 | 164 Main Street Empire House | | | | | \$ | SHPO | | | | | |

Funding Track Record – Philmont

2006 – 2018 Public/Private \$5.8 Million Investment



State Historic Preservation Office



Thank you

Mayor Speed
&
Village Trustees
&
The Planning Board
&
Community Volunteers
&
Funding Agencies

for your consistent
commitment!

