

# VILLAGE OF LYONS FALLS

## NY FORWARD PROGRAM APPLICATION



**SEPTEMBER 2022**

**REGION: NORTH COUNTRY**

**COUNTY: LEWIS**

**CONTACT:**

**MAYOR DONNA DOLHOF**  
**MAYOR@LYONSFALLSCONNECTS.COM**



## AT A GLANCE

Lyons Falls is currently experiencing a resurgence of life after the devastation caused by the economic downturn in the early 2000. Recent public and private investment, local planning efforts and capital infrastructure improvements have begun to spur redevelopment and have created a wave of momentum. To build on this momentum, the Village has undertaken a variety of planning initiatives to redefine its vision and to identify project that can effect positive change for the community.

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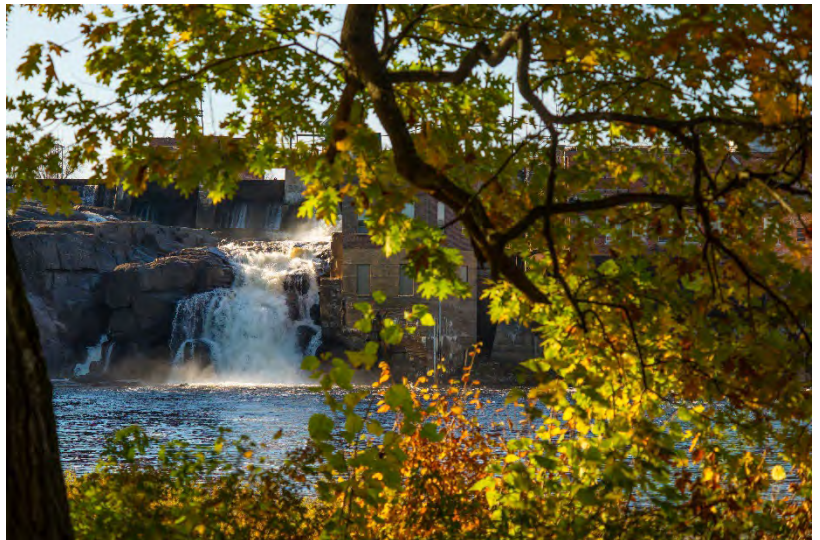


## GEOGRAPHIC AREA AND JUSTIFICATION

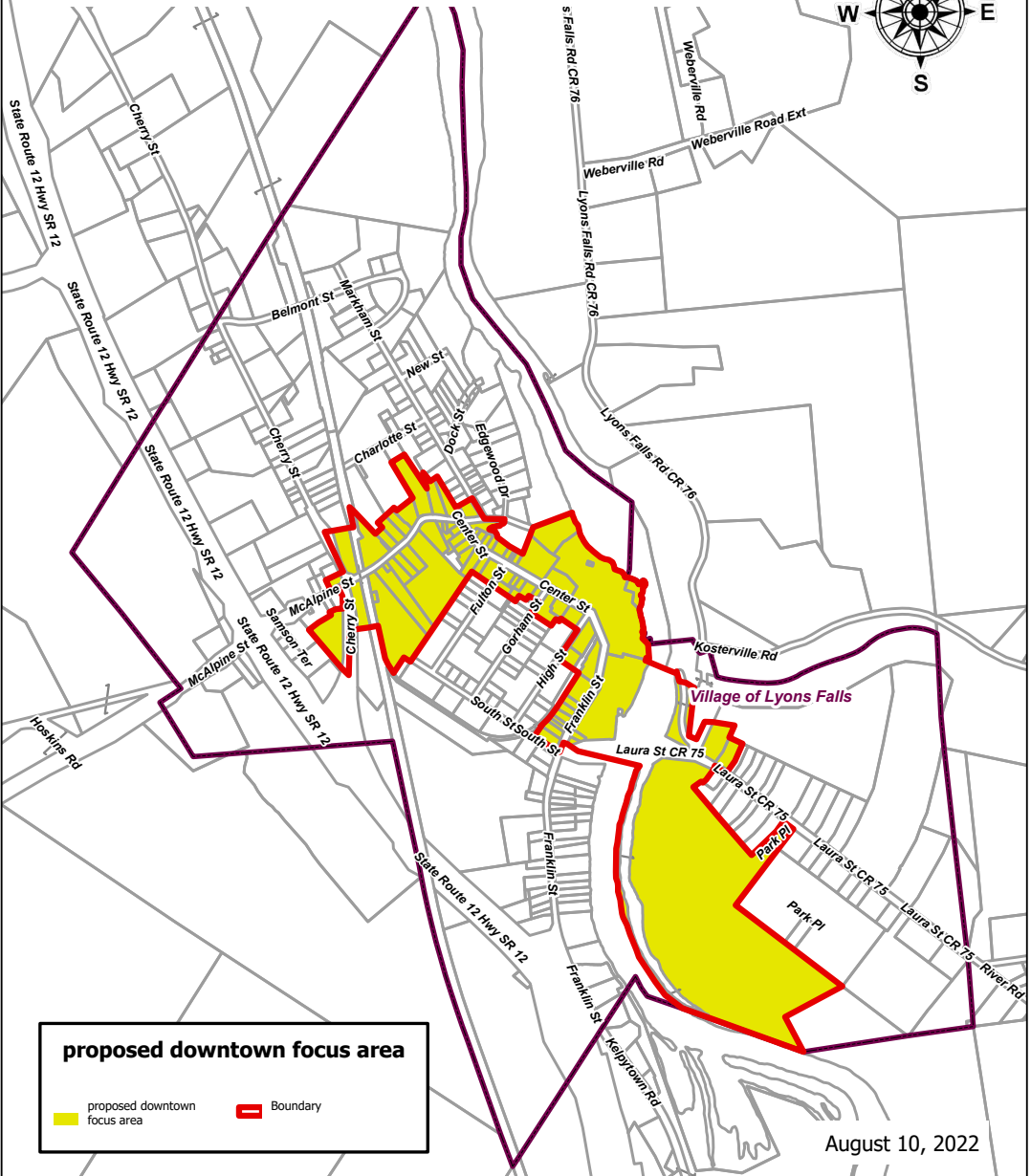
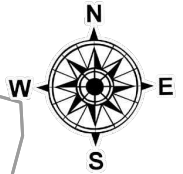
**Geographic Area Boundaries** – Lyons Falls is a picturesque village that is located at the confluence of Moose and Black River. The center of the village is at the junction of Route 12 and Route 12D. Most of the commercial development is limited to McAlpine Street and Center Street (which turns into Franklin Street). Riverside Park is a community park, that has several sports fields, tennis courts, basketballs courts, a pavilion, playground, and an old horse track among several offroad trails. The park is located just off Franklin Street, across the river on Laura Street. Additionally, across the river, on the opposite the park on Laura Street is a heavily utilized public boat launch.

**Demonstrated Need** – Lyons Falls has been through a common economic cycle- a boom and a bust. The Village has weathered years of sustained economic depression, the deterioration of architectural assets and landscapes and the blighting of several downtown properties- but the community has found the resolve with an infallible commitment to envision a better future. This will be demonstrated more thoroughly in Section 8, Transformative Project Opportunities, our vision involves a combined **\$10 million** in public and private investment through the NY Forward, demonstrating the Village’s need for State funding support. This infusion of funding will catalyze additional outside investment and will have a palpable and transformative impact.

**Scenic Location** – Unparalleled Tourism Market - Lyons Falls and Lewis County benefit greatly from the region’s premier winter sports tourism market. A recent report documenting the economic and fiscal impacts of snowmobiling activity on the Tug Hill Region estimates that non-local snowmobile users spend approximately \$190 per day and snowmobiling activity generates over \$400,000 in tax revenues for Lewis County per year. To ensure that these visitors stay, spend, and return to the area year after year, the Village – with the help of NY Forward funds – could better leverage its existing snowmobiling-related assets and provide additional amenities like diversified shopping and dining options to strengthen the Village’s status as a snowmobiling destination.



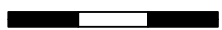
# Lyons Falls NY Forward Map



**proposed downtown focus area**

proposed downtown focus area
  Boundary

August 10, 2022



## VISION STATEMENT

We envision Lyons Falls to be active with tourists visiting our rebuilt Black River Canal and revitalized mill site; our downtown village buildings will be inviting and historically preserved; and the population in our area will be increasing along with our employment. Lyons Falls will be transformed into a multi-faceted recreational destination focused on the Moose and Black Rivers, parks, trails and natural features. Enhanced connections to employment centers and environmental resources will focus on celebrating the rich history and beauty of the area to spur economic development.



## PAST INVESTMENT AND FUTURE POTENTIAL

The Village of Lyons Falls has undergone significant change over the past 20 years with the closure of the Lyons Falls Pulp and Paper Mill. Since that time, the Village has worked to recover from the loss of jobs, blighted and abandoned buildings, the closing of small businesses and a mass exodus of residents moving out of the area.

Lewis County has reinvested \$450,000 of their ARPA funds for the revitalization and appearance of their downtown business and multiuse buildings as well as providing streetscape funds to local municipalities through the Façade and Streetscape Improvement Program. This program split the funds into two rounds and two funding years to provide the maximum benefit and participation. In Round 1, an applicant from a Lyons Falls business as well as the Village of Lyons Falls had projects selected to receive 75% of their projected funded through this program. Both projects have been completed and have made a transformative impact to the downtown of Lyons Falls.

Recovery efforts over the past ten years (in and near the downtown boundary) include the following investments:

### *Private Investments*

**THE EDGE HOTEL + BOONDOCKS RESTAURANT + 3 WILLOWS EVENT CENTER** – The Hurilla Family, owners of The Edge Hotel, Boondocks Restaurant and Bar and 3 Willows Event center, located just inside of Village boundaries, have invested in the growth of Lyons Falls since 2002. The Edge hotel opened in 2002 with 51 rooms, then expanded in 2006 with 14 additional rooms. The family then created the Boondocks Restaurant and Bar in 2010, with a bar expansion in 2017 that included extra retail space for a Pizzeria, café and real estate company storefront. In 2020, the family invested \$3 million into the creation of 3 Willows Event Center, a 500-person event venue, to help attract large events and conferences to the region. **Total Investment: \$6,000,000**

**BLACK RIVER VALLEY NATURAL** – BRVN, a creamery located on the former pulp and paper mill site in the “High Falls Building,” produces cream line milk, cheeses, yogurts and specialty foods utilizing local milk and food products. The start-up company was founded in 2018 and currently has eight employees. **Total Investment: \$200,000**

**HEAD START/AGWAY BUILDING** – Owners converted the former Agway building into a usable space, currently utilized by Head Start, a school readiness program for income-eligible children focused on enhancing cognitive, social and emotional development. Additionally, the owners renovated three-bedroom apartment upstairs. **Total Investment: \$60,000**

**TRAIN DEPOT** – Owners of the historic Lyons Falls train depot have renovated and revitalized the former vacant train depot to create a usable space for business development. **Total Investment: \$60,000**

**LEVEL UP POWER FITNESS CENTER (FORMER LYONS FALLS PHARMACY)** – Business owner currently leases space retrofitted to create a fitness center that was left vacant after the closure of the Lyons Falls Pharmacy. **Total Investment: \$40,000**

**BATH AND DOGGIE WORKS/LITTLE FRIENDS VET CLINIC** – This site was originally Alaskan Oil, however two spills occurred on the site to date related to gasoline and it appears that the soil and groundwater at the site are impacted with residual gasoline contaminants. After Alaskan Oil, the property was purchased in 1996 and used as a pizzeria/ ice cream shop that was subsequently abandoned in 2006. This property had been abandoned for over a decade until Bath and Doggie Works, a pet grooming service, and Little Friends veterinarian service split the building and started utilizing the space. **Total Investment: \$200,000**

**KRISTA BROWN PHOTOGRAPHY STUDIO** – Small Business owner invested in new signage for her downtown studio and received a Lewis County Façade and Streetscape Improvement Grant. **Total Investment: \$800**



### *Public Investments*

**LYONS FALLS PULP AND PAPER MILL DEMOLITION PROJECT** – The Lewis County Development Corporation successfully led and completed, with its partners, the demolition of the pulp and paper mill site and hazardous materials abatement. **Total Investment: \$6,000,000**

**LYONS FALLS FREE LIBRARY** – Lyons Falls Library, owned by the Village of Lyons Falls, is located in the old carriage house of the historic Gould family mansion, underwent structural and exterior renovations. The renovations received support from the Northern New York Community Foundation, the Council of the Arts and NYS Library Construction Grant funding. **Total Investment: \$290,000**

**DOCK STREET PUMP STATION** – The Village installed a new Pump Station for the sewer system. The Development Authority of the North Country assisted by connecting the new pump station to SCADA system. The Village received a grant from DASNY to assist with the cost of the project. **Total Investment: \$50,000**

**CANAL BASIN PARK** – The Village received a Façade and Streetscape Improvement Grant from Lewis County to repair the stairway and deck at the Basin Canal Park. **Total Investment: \$8,000**

**LEWIS COUNTY LMI BROADBAND CONNECTIONS** – Lewis County was awarded CDBG-CV funding to expand broadband in the Town of Lyonsdale, just outside the Village of Lyons Falls. The Village now benefits from a \$747,490 fixed wireless project.

**LEWIS COUNTY FREE PUBLIC WI-FI** – In the fall of 2022, Lewis County initiated a 3-year \$372,000 investment to provide villages and hamlets in the county with free public wi-fi access points to promote community development, connectivity, and tourism. Lyons Falls received 18 of the 82 access points.

**LEWIS COUNTY PUBLIC TRANSPORTATION (LCPT) BUS STOP SHELTER** – In the fall of 2018, Lewis County identified Lyons Falls as an appropriate site for an LCPT bus stop shelter. This shelter was awarded to the County’s public transportation system via New York State’s Modernization and Enhancement Program funds and is set for installation in the fall of 2022 in front of Dorrity’s Restaurant.





## RECENT AND IMPENDING JOB GROWTH

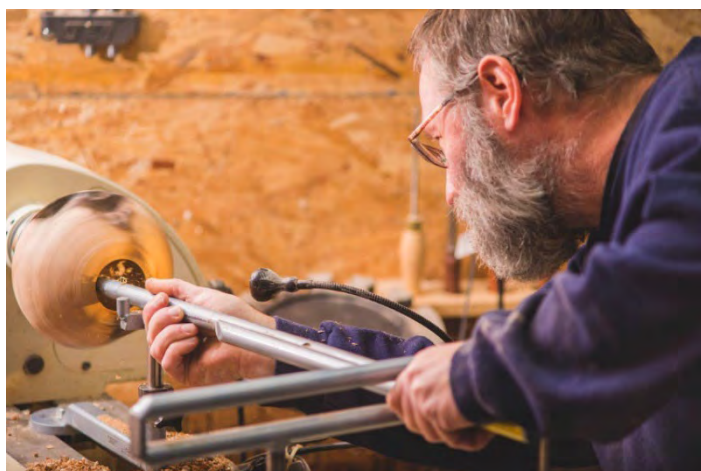
Employment in and near the Village of Lyons Falls downtown boundary is secured by the following job sectors: agriculture, manufacturing, food processing, accommodation and food services, retail trade and human services.

Anchor employers that reside within or near the NYF boundary include OTIS Technology, Black River Valley Natural, Twin Rivers, Head Start, The Edge Hotel, Boondocks Restaurant and Bar, 3 Willows Event Center, Shue Brothers, United Cerebral Palsy, Head Start and multiple small businesses. These institutions have been vital to sustaining employment in the Village of Lyons Falls region, especially since the closure of the Pulp and Paper Mill in 2001.



Recent private investments in small businesses within the Village, such as Black River Valley Natural creating 8 new jobs on the former mill site, 3 Willows Event Center creating 30 new jobs, and new small business growth have spurred economic development through job creation, their ability to develop real estate, and creating a better quality of life.

Tourism is also a driving economic force for the Village of Lyons Falls. In a recent Economic Impact Study on Snowmobiling in the Tug Hill Region, there are 35,254 unique snowmobile trail users each year. Non-local users are spending \$192 per day, contributing to over \$81 million in sales in the region. Similarly in a recent Economic Impact Study on Off Highway Vehicles (OHVs) in Lewis County, there are 9,716 unique OHV trail users each year. Non-local users are spending \$93 per day, contributing to over \$8.4 million in sales in Lewis County. Lyons Falls contains one of two hotels in Lewis County, which helps physically accommodate the tourism for the county. Lyons Falls businesses see the effects of tourism, specifically snowmobiling and OHVs, each year, which continue to contribute to sustained and increased investments in small businesses.



With the increased opportunities to telework, Lyons Falls is an ideal location to relocate. There is an overabundance of recreation opportunities for all seasons of the year. These factors could attract a diverse population of outdoor enthusiasts to work, live and play in the area.

Fortuitously, Lewis County has been proactive to address the gaps in broadband issues and have been working on contracting with providers to serve several low to moderate income areas with reliable internet access through NBRC and CDBG projects.

## QUALITY OF LIFE

The Village of Lyons Falls has coined its brand as 'Lyons Falls Connects,' connecting *recreation, history and business* to set the stage for future development and create quality of life for its residents.

*Recreational Assets:* Natural features play a defining role in the Village of Lyons Falls and the surrounding region. The Village is largely influenced by the Moose and Black Rivers, and much of the Village's history is due to the movement of goods that those waterbodies allowed. These rivers now provide popular recreational destinations, for both residents and tourists alike, for whitewater rafting, kayaking, canoeing and fishing. The Village of Lyons Falls is part of the 94-mile Black River Scenic By-way and the Black River Blueway Trail, which bring tourists each year.

Lyons Falls strategic location at "High Falls," at the confluence of the Black and Moose Rivers, have brought significant opportunities to the Village. Each year, the Village hosts the Lewis County Riverfest Event, which launches at the New York State Boat Launch across the river from the former Pulp and Paper Mill. The rivers alone, bring thousands of kayakers to Lewis County, and local hydrofacilities shut down to accommodate whitewater kayaking opportunities a few weekends per summer.

The hydro-facility in Lyons Falls is currently going through Federal Energy Regulatory Commission (FERC) relicensing, which occurs at least five years prior to the existing license expiration. Several local interest groups have provided comments to express the community's interest in this process. The suggestions called for accessibility improvements at recreation site locations on the river operated by Northbrook, provide and update straightforward signage, increase parking areas and possibly contract with the municipality to routinely service the provided trash receptacles on site. Furthermore, a request was made for the installation and maintenance of additional recreational trails on the river in Lyons Falls that would allow for more community engagement with this essential natural resource. These suggested changes will allow for improved utilization of recreational facilities and will contribute to the quality of life for the area.

Additionally, with Lyons Falls situated between the Tug Hill Plateau and the edge of the Adirondack Park, its ideal location makes for a destination for snowmobiling and ATVing, which is largely supported by local restaurants, ATV and snowmobile clubs, and The Edge Hotel, in Lyons Falls.

*Historical Assets:* The proposed NYF area is home to numerous historical sites which are essential components of creating a community identity. Southern Lewis County has been historically connected to the abundance of water, wood and dairy products in the region. The Village of Lyons Falls was once a hub for paper product manufacturing with the establishment of the Pulp and Paper Mill. The Black River Canal allowed shipping of manufactured products within the Tug Hill Region, which progressed the settlement of the Village. Highlights include High Falls, the Canal Basin, several historical mansions that are now residences or areas of attraction, including the Gould Mansion, listed on the National Register of Historic Places, and of course, the pulp and paper mill site, which is now a catalyst for redevelopment.

*Business & Things to Do:* In 2001, Lyons Falls and Southern Lewis County felt the detrimental impacts to the closure of its major employer, the Lyons Falls Pulp and Paper Mill. Since then, the Village has experienced a significant change in the economy which has, in turn, been a catalyst for recent investments

in small businesses and manufacturing to sustain employment. Recent investments in local foods, such as the creation of Deep Roots Fresh, a local foods café and eatery, and Boondocks Restaurant and Bar, provide unique opportunities for tourists and residents.

The Village is committed to bringing new experiences and programming to downtown to activate public spaces, attract visitors and retain residents. For example, the Village hosts a weekly Farmers Market in the village park, has hosted the successful “Food Truck Fridays Lewis County NY” events, and has recently received a new “Welcome to Lyons Falls”, located on the side of Black River Valley Natural, to showcase downtown Lyons Falls. The Village has also invested in a walking trail and enhancements at Riverside Park to provide great spaces to gather. Additionally, the County has invested in Wi-Fi hotspots throughout downtown, providing much needed access to wireless internet.

Through its natural beauty, quaint historic buildings, and safe public spaces, the Village of Lyons Falls assets provide ample opportunities for residents and tourists to enjoy all that it has to offer, providing a unique sense of community and place.



## SUPPORTIVE LOCAL POLICIES

Local agencies have been instrumental in supporting the Village in its vision. From economic development strategies to tourism to infrastructure, Lyons Falls has developed a network of supportive organizations and agencies that have combined forces to advance a variety of policies, goals, and plans that, in combination, will not only revitalize the village, but will act as a catalyst for regional development.

As part of the Brownfield Opportunity Area (BOA) process, in 2019, the Village of Lyons Falls worked with the Tug Hill Commission, Lewis County Planning, and a Local Planning Committee to adopt zoning that would assist with smart growth principles and ensure that their historic community character would be preserved for years to come. From setbacks regulations to drainage requirements, the Village comprehensively defined their vision of growth and, through an Intermunicipal Agreement (IMA) with Lewis County's Buildings and Codes Department for zoning enforcement, the local law has been implemented effectively.

Lewis County is a leader in planning and implementing renewable energy projects. It is the only county in the North Country region to be certified by New York State Energy Research and Development Authority (NYSERDA) as a Clean Energy Community. In December of 2020, the County took the Climate Smart Community Pledge and formed a Climate Smart Task Force.

In configuration with Lewis County's steady commitment to sustainability and decarbonization, the Village is pursuing electric vehicle charging station infrastructure throughout the downtown area. Various locations have been identified, not limited to Riverside Park, Little Bridge Boat Launch, and multiple sites in the downtown business district. Currently there is an EV Charging Station at the Boondocks Restaurant which is just inside the Village limits. There are EV Charging Stations mere miles away at the recently updated centralized campus for South Lewis Central School. By hosting these charging stations, Lyons Falls will not only be promoting environmental sustainability, but they will pull traffic downtown from those traveling through the region on NYS Route 12 who need access to these rare North Country amenities.

Additionally, through the County's partnership with Joule Assets, the Village is actively considering allowing and offering Community Choice Aggregation as well as Community Solar because they see a value and benefit in choosing renewable energy both economically and socially.

Naturally Lewis, also known as the Lewis County Industrial Development Agency (IDA), updated its Economic Development Plan in the fall of 2020 to promote business growth and expansion in the Villages and throughout Lewis County. The plan identified significant opportunities to capitalize on in the next three to five years, including developing vacant sites, promoting entrepreneurship, creatively using IDA services to facilitate business expansions, and growing the recreation industries and promoting Lewis County's potential residents and businesses.

Lewis County Chamber of Commerce is committed to supporting and growing business, tourism, and recreation. They believe the communities' vibrancy centers on leveraging our strengths which are undoubtedly our natural environment, suitable infrastructure, and an extensive history of taking care of our own.

## PUBLIC SUPPORT

*Village NY Forward Webpage:* A webpage dedicated to the Village of Lyons Falls NY Forward application was established on the Naturally Lewis website. Throughout the months of August and September 2022, this webpage provided public access to information about the NY Forward program and Lyons Falls' application, a project proposal solicitation form, and notifications about upcoming public events.

Webpage: <https://naturallylewis.com/growing-opportunities/village-of-lyons-falls-ny-forward>



*Open Call for Proposals:* On August 31, 2022, the Village issued an open call for project proposals and community input to be included in the NY Forward application. The call for proposals was advertised in press releases, local media outlets, and on the Naturally Lewis website.

*Public Information Session:* In partnership with Lewis County, the Village of Lyons Falls hosted a community pop-up event at the popular Food Truck Fridays event on September 9, 2022 at Lyons Falls Riverside Park. Community members learned about the Village's NY Forward application, provided input on proposed projects, and identified several other opportunities to improve Lyons Falls, with a focus on making downtown a lively, accessible, and safe place for all, regardless of age, income, or ability. This event was attended by a diverse audience as there was several types of food, live entertainment and many crafters and nonprofit businesses with booths. The feedback received on the vision of Lyons Falls mirrored the feedback and engagement that created the vision statement for the BOA project.

When the Village of Lyons Falls Brownfield Opportunity Area (BOA) Study was being conducted public participation played a large role to foster communication, create a sense of ownership and build trust between the public, Lewis County, Village of Lyons Falls and regulatory agencies. In total, there were two public meetings including a public visioning workshop, several stakeholder meetings, and a series of Steering Committee meetings. Citizen participation provided an opportunity to compile the public's knowledge regarding the history of the study area and understand the public's hopes, concerns and desires for the future of the Village of Lyons Falls. Several of the recommendations have come to fruition, through the perseverance, determination, and support of this resilient community.

## TRANSFORMATIVE PROJECT OPPORTUNITIES

The projects listed below are transformative opportunities that the Village of Lyons Falls believes will provide significant returns on investment through economic development and will enhance the quality of life for existing and new residents.

### *Business*

**BLACK RIVER VALLEY NATURAL EXPANSION** – Black River Valley Natural plans to expand the existing creamery to add a receiving/wash bay, two raw storage tanks, two cream tanks, separator, and plate HTST system. Additional processing space, cheesemaking equipment and a yogurt fill line will be added. This project will be partnered with Lowville Producers Co-op to help minimize losses of milk due to overproduction/surge to expand capacity to be able to process 70,000 lbs of milk delivered three times per week. It will also provide capacity to expand the growing cheese and yogurt demand and create 5-10 new jobs.



Property Owner: Lewis County Development Corporation  
 Project Sponsor: Black River Valley Natural  
**Total Project Investment: \$8,000,000**  
**NYF Request: \$1,000,000**

**LYONS FALLS SCHOOL REDEVELOPMENT** – A local developer is interested in redeveloping the former Lyons Falls School into a mixed-use building for retail, community space and housing. The project has been listed as a priority project in the Lyons Falls BOA and has immense support from the community.

Property Owners: In foreclosure (Lewis County to foreclose)  
 Project Sponsor: Lawrence Tillack  
**Total Investment: \$4,000,000**  
**NYF Request: \$960,000**



**BOA Proposed Redevelopment**

**MARRIOTT'S MIXED-USE DEVELOPMENT** - With the support of the current building lot owner, this "development in the works" will be marketed for a 2-3 story, mixed use commercial and housing development on what was formally a commercial building many years ago. Recently, the building burned down, and the lot is currently vacant.

Property Owner: Fred Marriot  
 Project Sponsor: Development in the Works  
**Total Project Investment: \$2,500,000**  
**NYF Request: \$800,000**

**LITTLE FRIENDS VET CLINIC** - Little Friends Vet Clinic, the sole veterinary practice in Southern Lewis County, currently rents one half of what was formerly known as the "Alaskan Oil" location, which has since been redeveloped for commercial use. Little Friends Vet Clinic plans to purchase the building and expand into the second half of the building. Construction and renovations include external façade and streetscape improvements, as well as internal renovations to meet the needs of an expanding clinic, including new walls, flooring, HVAC, bathrooms and plumbing, as well as oxygen and generator lines, an Xray and imaging suite with new Xray system, cat condos, dog cages and an ICU unit.

Property Owners: Terry Thisse  
 Project Sponsors: Little Friends Vet Clinic  
**Total Investment: \$300,000**  
**NYF Request: \$100,000**



**LYONS FALLS OUTFITTER AT THE TRAIN DEPOT & APARTMENTS AT FORMER AGWAY** - Building upon recent private investments, the owner of the Train Depot and Former Agway building plans to complete rehabilitation and retrofit the vacant Train Depot into an outfitter for outdoor supplies to support the local tourism industry. Building owners also plan to renovate and add one new apartment unit to the second floor of the former Agway building for a total of two units. Project includes a new roof for the Train Depot, renovations and energy efficient upgrades to the apartments and paving a shared driveway between the buildings.

Property Owners: David and Catherine Kraeger  
 Project Sponsors: David and Catherine Kraeger  
**Total Project Investment: \$170,000**  
**NYF Request: \$70,000**



*Public Improvements*

**RIVERSIDE PARK ENHANCEMENTS** – The residents of Lyons Falls indicated that they would like to see updates to the current park facility including a splash pad as well as updated restroom renovations. The splash pad would offer a more sustainable alternative to a pool and much less liability. It also would have the potential to alleviate the presence of swimmers clogging the boat launches.

Project Owner: Village of Lyons Falls  
 Project Sponsor: Village of Lyons Falls  
**Total Investment: \$350,000**  
**NYF Request: \$300,000**

**LYONS FALLS MILL SITE WATERFRONT REVITALIZATION** – The community has a vision for the potential reuse and development of the retired mill site to create a destination and utilization of this naturally beautiful feature. We envision an overlook deck and gorge walkway where people can enjoy the ambiance and scenery of the site. Additionally, we would propose creating a pull off location for motorist Lyons Falls "Scenic Byway". And lastly, an amphitheater on the old mill site that can be attended via river boats and inflatables as well as on the grassy undeveloped area adjoining the site. The incorporation of installing EZ Launch boat launches would make access to the river accessible for all.

Property Owner: Lewis County Development Corporation  
 Project Sponsor: Black River Valley Natural/Lewis County Development Corporation  
**Total Investment: \$2,500,000**  
**NYF Request: \$2,500,000**



**WAYFINDING & PUBLIC ART** – The Lewis County Chamber of Commerce has recently invested in MapMe software to create a cohesive, interactive mapping system to make finding points of interest seamless. To build on this, the Village of Lyons Falls plans to revamp their wayfinding signage to include more points of interest and attractions to help entice visitors. Recently the Chamber installed a large mural on the front of the Black River Valley Naturals building but other sites have been identified to create more interactive and engaging artwork for both residents and visitors' engagement. We are hoping these improvements will put Lyons Falls on the map so to speak, as an underutilized travel destination.



Property Owner: Various

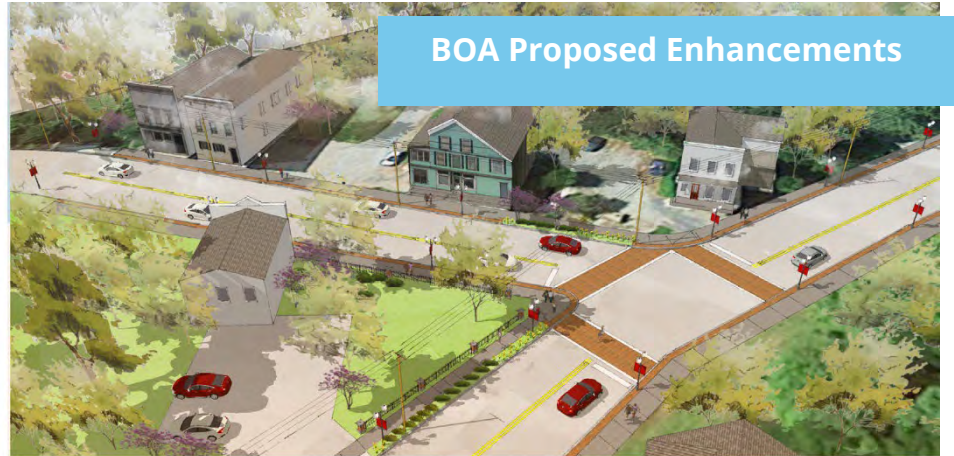
Project Sponsor: Village of Lyons Falls & Lewis County Chamber of Commerce

**Total Investment: \$250,000**

**NYF Request: \$250,000**

**COMPLETE STREETS & PEDESTRIAN IMPROVEMENTS –**

Contributing to the Village’s goals of supporting healthy community design and development, in May of 2019, community leaders, village staff, business owners, and residents took part in a healthy community design workshop sponsored by the Tug Hill Commission. During this workshop, the facilitator, Mark Fenton, provided the village with the guidance needed to identify and encourage mixed land use patterns, active transportation facilities, functional designs, and safety and access. The result of this walkability seminar outlined a variety of recommendations and priorities like adopting a Complete Streets policy, implementing safety and traffic calming improvements along McAlpine & Center Street intersection improvements at Cherry & McAlpine Street, adopting zoning and permitting policies that support walking and bicycling, establishing sidewalk improvement districts, and investing in a village wayfinding, signage, and beautification enhancements campaign. These recommendations will be used to implement “complete streets” techniques along Village and County streets in the boundary area. Improvements will emphasize streetscaping, with pedestrian amenities and façade enhancements that will create a welcoming, cohesive, and safe environment. Through enhanced ADA compliant curbs, defined bikeways, strengthened pedestrian crosswalks, streetside amenities, pedestrian lighting, the Village will provide options for safe, multi-modal travel, improved accessibility and better connections for residents and visitors.



Property Owner: Village of Lyons Falls

Project Sponsor: Village of Lyons Falls

**Total Investment: \$500,000**

**NYF Request: \$500,000**

**DOWNTOWN GRANT FUND** - The Downtown Grant fund will provide a grant fund for Façade Improvements to small businesses throughout the NYF boundary. Businesses who expressed interest include: Hotel Hendel, Dolhof's Hardware, Black River Valley Natural, Dorrity's Restaurant, and Cataldo's Electric.

**Total Investment: \$200,000**

**NYF Request: \$200,000**



## PROJECT SUMMARY

### *Business Projects*

- Black River Valley Natural Expansion
- Lyons Falls School Redevelopment
- Marriott's Mixed-Use Development
- Little Friends Vet Clinic
- Lyons Falls Outfitter at the Train Depot & Apartments at Former Agway

	<i>Total Investment</i>	<i>NYF Request</i>
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	\$8,000,000	\$1,000,000
	\$4,000,000	\$960,000
	\$2,500,000	\$800,000
	\$300,000	\$100,000
	\$170,000	\$70,000

### *Public Improvement Projects*

- Riverside Park Improvements
- Lyons Falls Mill Site Waterfront Revitalization
- Wayfinding & Public Art
- Complete Streets & Pedestrian Improvements
- Downtown Grant Fund

	<i>Total Investment</i>	<i>NYF Request</i>
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	\$350,000	\$300,000
	\$2,500,000	\$2,500,000
	\$250,000	\$250,000
	\$500,000	\$500,000
	\$200,000	\$200,000

**TOTAL PROJECT INVESTMENT POTENTIAL: \$18,770,000**

**TOTAL NEW YORK FORWARD REQUEST: \$6,680,000**

## ADMINISTRATIVE CAPACITY

The Village of Lyons Falls recognizes that local capacity is instrumental to the successful implementation and management of NY Forward projects, both short and long term. With support from Lewis County Planning and Community Development and Naturally Lewis (Lewis County Economic Development), the Village of Lyons Falls will administer the grant locally. Lewis County has been committed to assisting the Village of Lyons Falls throughout the NY Forward planning process and will continue to support through the project development and implementation stages. Both agencies have had extensive experience administering a variety of state, federal and local grants to include funding provided by, but not limited to, NYS DOS LGE, NYS DAM, NYS DOT, FTA, FEMA, NBRC, NYS HCR, HUD, and NYS DOH.

The Village of Lyons Falls has had a long history of successful grant administration. The Village played a large role in the Brownfield Opportunity Area (BOA) Study, including taking a lead role in the demolition of the Lyons Falls Mill Site alongside the Lewis County Development Corporation. Throughout the BOA Implementation the Village has partnered with the Development Authority of the North Country, Lewis County, Lewis County Industrial Development Agency, and Tug Hill Commission.

Most recently the Village of Lyons Falls was a recipient of the Lewis County Façade and Streetscape Improvement Program. This program required monthly status reports and completion within 11 months. This project was completed with raving reviews several months early.



# **LETTERS OF SUPPORT**

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4059 Cherry Street, PO Box 368, Lyons Falls, NY 13368  
Phone: (315) 348-5081 Email: [clerk@lyonsfallsconnects.com](mailto:clerk@lyonsfallsconnects.com)

September 15, 2022

Steve Hunt, Regional Director  
Empire State Development  
Dulles State Office Building  
317 Washington Street  
Watertown, NY 13601

Distinguished Members of the North County Regional Economic Development Council:

The Village of Lyons Falls enthusiastically submits this application for the New York State 2022 NY Forward program to the North County Regional Economic Development Council. We would like to thank you for this opportunity to initiate a resurgence in our village, which will be made possible with the NY Forward funding, in conjunction with private sector investments and in-kind assistance from Lewis County. I am confident you will find that the Village's past, present, and planned efforts have positioned our downtown to maximize the investment provided by the NY Forward program.

As you will note, our community has already completed a variety of projects in the village and have many more current projects in different stages of development. The potential for NY Forward funding will serve as a catalyst for additional private sector projects that are ready to implement immediately upon the award of funds. These projects will have a catalytic impact on our village, through strategic investments in the arts and culture sector, restoration and improvements in our historic anchor buildings, business assistance program, diversity of housing options and new job opportunities created within each sector.

I am proud and honored to present the vision and strategies for economic growth within the downtown business district put forth in our application to support the continued economic rebirth after the paper mill closure of the early 2000's. Plans for the redevelopment of the Village's most underutilized waterfront site is widely supported by the public and private businesses.

While we are prepared to double down on our recent success, the additional significant NY Forward investment would ensure maximum impact for the whole community. With help from this program, we envision being a top tourism destination as well as a competitive and desirable location for people to put down their roots and reside.

On behalf of the Village of Lyons Falls, we thank you for the opportunity that New York State's NY Forward funding program presents and assure you that Lyons Falls is poised to transform our village to a more vibrant, livable area that will grow our economy locally and within the North County Region.

Sincerely,

Donna Dolhof  
Mayor, Village of Lyons Falls

ELISE M. STEFANIK  
21ST DISTRICT, NEW YORK

2211 RAYBURN HOUSE OFFICE BUILDING  
WASHINGTON, DC 20515  
(202) 225-4611  
stefanik.house.gov

**Congress of the United States**  
**House of Representatives**  
**Washington, DC 20515-3221**

September 20, 2022

**HOUSE ARMED SERVICES  
COMMITTEE**  
SUBCOMMITTEE ON CYBER, INNOVATIVE  
TECHNOLOGIES, AND INFORMATION SYSTEMS,  
RANKING MEMBER  
SUBCOMMITTEE ON STRATEGIC FORCES  
**HOUSE COMMITTEE ON EDUCATION  
AND LABOR**  
SUBCOMMITTEE ON HIGHER  
EDUCATION AND WORKFORCE INVESTMENT  
SUBCOMMITTEE ON WORKFORCE PROTECTIONS  
**HOUSE PERMANENT SELECT  
COMMITTEE ON INTELLIGENCE**

Mr. Stephen Hunt  
North Country Regional Director  
Empire State Development  
Dulles State Office Building  
317 Washington Street  
Watertown, NY 13601

Dear Mr. Hunt,

I am writing to express my strong support for the NY Forward application submitted by the Village of Lyons Falls. The NY Forward Program would allow Lyons Falls to continue to build upon recent public and private investments in our community totaling over \$15 million dollars over the last decade.

Since 2001, the Village has experienced a significant change in its economy due to the closing of its historically major employer – the Lyons Falls Pulp and Paper Mill. Since then, the Village has strived to reimagine its identity and looked towards future opportunities for redevelopment. The Village of Lyons Falls was designated as a Brownfield Opportunity Area (BOA) in 2012 and completed the Nomination Study in 2014 which highlights specific opportunities for growth and redevelopment in the Village. Over the past decade, several public and private investments have been made to improve village infrastructure and invite new businesses to locate in the village.

I appreciate and fully support the Village of Lyons Falls efforts to support downtown revitalization, business development and waterfront revitalization. I understand that there may be a significant volume of applicants; however, I hope the Village of Lyons Falls application is given the most serious consideration. Please keep me updated throughout the funding process, and if you have any questions or concerns, do not hesitate to contact Mary Jo Richards in my Watertown District Office at 315-782-3150.

Sincerely,



Elise M. Stefanik  
Member of Congress

GLENS FALLS  
5 WARREN STREET  
SUITE 4  
GLENS FALLS, NY 12801  
(518) 743-0964

PLATTSBURGH  
137 MARGARET STREET  
SUITE 100  
PLATTSBURGH, NY 12901  
(518) 561-2324

WATERTOWN  
88 PUBLIC SQUARE  
SUITE A  
WATERTOWN, NY 13601  
(315) 782-3150

**JOSEPH A. GRIFFO**  
SENATOR, 47TH DISTRICT  
ASSISTANT MINORITY LEADER



THE SENATE  
STATE OF NEW YORK

**ALBANY OFFICE:**  
ROOM 414  
STATE CAPITOL  
ALBANY, NEW YORK 12247  
(518) 455-3334  
FAX: (518) 426-6921

**UTICA OFFICE:**  
207 GENESEE STREET, ROOM 408  
UTICA, NEW YORK 13501  
(315) 793-9072  
FAX: (315) 793-0298

**EMAIL ADDRESS:**  
griffo@nysenate.gov

September 22, 2022

Empire State Development North Country Region  
317 Washington Street, 2nd Floor  
Watertown 13601

Dear Mr. Hunt,

I am writing in support of the Village of Lyons Falls NY Forward Application. The NY Forward Program would allow Lyons Falls to continue to build upon recent public and private investments in our community totaling over \$15 million dollars over the last decade.

Since 2001, the Village has experienced a significant change in its economy due to the closing of its historically major employer – the Lyons Falls Pulp and Paper Mill. Since then, the Village has strived to reimagine its identity and looked towards future opportunities for redevelopment. The Village of Lyons Falls was designated as a Brownfield Opportunity Area (BOA) in 2012 and completed the Nomination Study in 2014 which highlights specific opportunities for growth and redevelopment in the Village. Over the past decade, several public and private investments have been made to improve village infrastructure and invite new businesses to locate in the village.

I appreciate the Village of Lyons Falls efforts to support downtown revitalization, business development and waterfront revitalization. I support the Village of Lyons Falls application for the NY Forward Program.

Sincerely,

A handwritten signature in black ink that reads "Joseph A. Griffo".

Joseph A. Griffo  
Senator





KEN BLANKENBUSH  
Assemblyman 117<sup>th</sup> District

THE ASSEMBLY  
STATE OF NEW YORK  
ALBANY

ASSISTANT MINORITY LEADER

RANKING MINORITY MEMBER  
Insurance Committee

COMMITTEES  
Agriculture  
Corporations, Authorities & Commissions  
Energy  
Rules  
Ways and Means

September 22, 2022

Empire State Development North Country Region  
317 Washington Street, 2nd Floor  
Watertown 13601

Dear Mr. Steve Hunt,

I am writing this letter to extend my support for the Village of Lyons Falls NY Forward Application. The NY Forward Program would allow Lyons Falls to continue to build upon recent public and private investments in our community totaling over \$15 million dollars over the last decade.

Since 2001, the Village has experienced a significant change in its economy due to the closing of its historically major employer – the Lyons Falls Pulp and Paper Mill. Since then, the Village has strived to reimagine its identity and looked towards future opportunities for redevelopment. The Village of Lyons Falls was designated as a Brownfield Opportunity Area (BOA) in 2012 and completed the Nomination Study in 2014 which highlights specific opportunities for growth and redevelopment in the Village. Over the past decade, several public and private investments have been made to improve village infrastructure and invite new businesses to locate in the village.

I appreciate the Village of Lyons Falls efforts to support downtown revitalization, business development and waterfront revitalization. I fully support the Village of Lyons Falls application for the NY Forward Program.

Sincerely,

Assemblyman Ken Blankenbush  
District 117



**Lewis County  
Development Corporation**

PO Box 106, Lowville, NY 13367

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September 22, 2022

Empire State Development North Country Region  
317 Washington Street, 2nd Floor  
Watertown 13601

Dear Mr. Steve Hunt,

I am writing this letter on behalf of **Lewis County Development Corporation (LCDC)** to extend my support for the Village of Lyons Falls NY Forward Application. The NY Forward Program would allow Lyons Falls to continue to build upon recent public and private investments in our community totaling over \$15 million dollars over the last decade.

Since 2001, the Village has experienced a significant change in its economy due to the closing of its historically major employer – the Lyons Falls Pulp and Paper Mill. Since then, the Village has strived to reimagine its identity and looked towards future opportunities for redevelopment. The Village of Lyons Falls was designated as a Brownfield Opportunity Area (BOA) in 2012 and completed the Nomination Study in 2014 which highlights specific opportunities for growth and redevelopment in the Village.

Over the past decade, the LCDC has worked diligently with the Village of Lyons Falls to complete the \$6 million demolition project at the former Lyons Falls Mill Site. Now, the LCDC is excited for the opportunity to work with the Village of Lyons Falls to bring additional business development to the Lyons Falls Mill Site, while also revitalizing the waterfront for the residents and tourists to enjoy for generations to come.

I fully support the Village of Lyons Falls application for the NY Forward Program.

Sincerely,



Brittany Davis  
Executive Director



September 22, 2022

Empire State Development North Country Region  
317 Washington Street, 2nd Floor  
Watertown 13601

Dear Mr. Steve Hunt,

I am writing this letter on behalf of the **Lewis County Industrial Development Agency** to extend my support for the Village of Lyons Falls NY Forward Application. The NY Forward Program would allow Lyons Falls to continue to build upon recent public and private investments in our community totaling over \$15 million dollars over the last decade.

Since 2001, the Village has experienced a significant change in its economy due to the closing of its historically major employer – the Lyons Falls Pulp and Paper Mill. Since then, the Village has strived to reimagine its identity and looked towards future opportunities for redevelopment. The Village of Lyons Falls was designated as a Brownfield Opportunity Area (BOA) in 2012 and completed the Nomination Study in 2014 which highlights specific opportunities for growth and redevelopment in the Village. Over the past decade, several public and private investments have been made to improve village infrastructure and invite new businesses to locate in the village.

I appreciate the Village of Lyons Falls efforts to support downtown revitalization, business development and waterfront revitalization. I fully support the Village of Lyons Falls application for the NY Forward Program.

Sincerely,

Joseph Lawrence  
Lewis County IDA Board Chair

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This institution is an equal opportunity provider and employer. To file a complaint, write: USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, or call (800) 795-3272 (voice) or (202) 720-6382 (TDD).

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# ADIRONACKS TUG HILL

September 22, 2022  
Empire State Development North Country Region  
317 Washington Street, 2nd Floor  
Watertown 13601

Dear Mr. Steve Hunt,

I am writing this letter on behalf of the Lewis County Chamber of Commerce to extend my support for the Village of Lyons Falls NY Forward Application. The NY Forward Program would allow Lyons Falls to continue to build upon recent public and private investments in our community totaling over \$15 million dollars over the last decade.

Since 2001, the Village has experienced a significant change in its economy due to the closing of its historically major employer – the Lyons Falls Pulp and Paper Mill. Since then, the Village has strived to reimagine its identity and looked towards future opportunities for redevelopment. The Village of Lyons Falls was designated as a Brownfield Opportunity Area (BOA) in 2012 and completed the Nomination Study in 2014 which highlights specific opportunities for growth and redevelopment in the Village. Over the past decade, several public and private investments have been made to improve village infrastructure and invite new businesses to locate in the village.

I appreciate the Village of Lyons Falls efforts to support downtown revitalization, business development and waterfront revitalization. I fully support the Village of Lyons Falls application for the NY Forward Program.

Sincerely,

A handwritten signature in black ink that reads "Kristen Aucter". The signature is written in a cursive, flowing style.

Kristen Aucter  
Executive Director  
Lewis County Chamber of Commerce



# BLACK RIVER VALLEY

— *Natural* —

4012 CENTER STREET, PO BOX 407  
LYONS FALLS, NY 13368

(315) 741-5872  
BLACKRIVERVALLEYNATURAL.COM

September 22, 2022

Empire State Development North Country Region  
317 Washington Street, 2nd Floor  
Watertown 13601

Dear Mr. Steve Hunt,

I am writing this letter on behalf of Black River Valley Natural to extend my full support for the Village of Lyons Falls NY Forward Application. The NY Forward Program would allow Lyons Falls to continue to build upon recent public and private investments in our community totaling over \$15 million dollars over the last decade.

Since 2001, the Village has experienced a significant change in its economy due to the closing of its historically major employer – the Lyons Falls Pulp and Paper Mill. Since then, the Village has strived to reimagine its identity and looked towards future opportunities for redevelopment. The Village of Lyons Falls was designated as a Brownfield Opportunity Area (BOA) in 2012 and completed the Nomination Study in 2014 which highlights specific opportunities for growth and redevelopment in the Village. Over the past decade, several public and private investments have been made to improve village infrastructure and invite new businesses to locate in the village.

I appreciate the Village of Lyons Falls efforts to support downtown revitalization, business development and waterfront revitalization. I fully support the Village of Lyons Falls application for the NY Forward Program.

Sincerely,

James Munn  
General Manager  
Black River Valley Natural

# LAWRENCE CONSTRUCTION

Lawrence E. Tillack

September 21, 2022

Empire State Development North County Region  
317 Washington St. 2<sup>nd</sup> floor  
Watertown, NY 13601

Dear Mr. Stephen Hunt

I am writing this letter to let you know of my interest in redeveloping the former Lyons Falls school building into retail and apartments and a community center. I have already redeveloped another property in Lyons falls New York and look forward to working with you in the future thank you.

If you have any questions I can be reached at 585-393-1100

Sincerely,



Lawrence E Tillack

274 Main Street, Phelps, NY 14532  
Phone (585) 393-1100 | E-Mail: [tillackcon@aol.com](mailto:tillackcon@aol.com)

David & Catherine Kraeger

6105 Blue Street

Glenfield, NY 13343

September 22, 2022

Empire State Development North Country Region  
317 Washington Street, 2nd Floor  
Watertown 13601

Dear Mr. Steve Hunt,

I am writing this letter on behalf of the **Owners of the Train Depot and former Agway Building** to extend my support for the Village of Lyons Falls NY Forward Application. The NY Forward Program would allow Lyons Falls to continue to build upon recent public and private investments in our community totaling over \$15 million dollars over the last decade.

Since 2001, the Village has experienced a significant change in its economy due to the closing of its historically major employer – the Lyons Falls Pulp and Paper Mill. Since then, the Village has strived to reimagine its identity and looked towards future opportunities for redevelopment. The Village of Lyons Falls was designated as a Brownfield Opportunity Area (BOA) in 2012 and completed the Nomination Study in 2014 which highlights specific opportunities for growth and redevelopment in the Village. Over the past decade, several public and private investments have been made to improve village infrastructure and invite new businesses to locate in the village.

In 2019, we purchased the Agway Building and The Train Depot in Lyons Falls. We have renovated the Former Agway Building, to which now houses The Head Start Program. We have recently renovated the Train Depot and are awaiting interest in renting/leasing the Building.

I appreciate the Village of Lyons Falls efforts to support downtown revitalization, business development and waterfront revitalization. I fully support the Village of Lyons Falls application for the NY Forward Program.

Sincerely,


**David and Catherine Kraeger**  
**Owners of The Train Depot and Head Start Building**



6793B McAlpine Street

Lyons Falls, NY 13368

[www.littlefriendsvet.com](http://www.littlefriendsvet.com)

(315) 348-6389

September 22, 2022

Empire State Development North Country Region  
317 Washington Street, 2nd Floor  
Watertown 13601

Dear Mr. Steve Hunt,

I am writing this letter on behalf of Little Friends Veterinary Services, PLLC to extend my support for the Village of Lyons Falls NY Forward Application. The NY Forward Program would allow Lyons Falls to continue to build upon recent public and private investments in our community totaling over \$15 million dollars over the last decade.

Since 2001, the Village has experienced a significant change in its economy due to the closing of its historically major employer - the Lyons Falls Pulp and Paper Mill. Since then, the Village has strived to reimagine its identity and looked towards future opportunities for redevelopment. The Village of Lyons Falls was designated as a Brownfield Opportunity Area (BOA) in 2012 and completed the Nomination Study in 2014 which highlights specific opportunities for growth and redevelopment in the Village. Over the past decade, several public and private investments have been made to improve village infrastructure and invite new businesses to locate in the village.

I am the owner of Little Friends Veterinary Services, PLLC and the only veterinarian in the practice. I currently have three employees. Expansion of our practice would allow us to serve more of our community and surrounding areas, as well as offer

more employment opportunities. The NY Forward program would give us an unprecedented opportunity to help bring prosperity back to our community.

I appreciate the Village of Lyons Falls efforts to support downtown revitalization, business development and waterfront revitalization. I fully support the Village of Lyons Falls application for the NY Forward Program.

Sincerely,

A handwritten signature in black ink, appearing to read 'Liane Underwood', with a long horizontal flourish extending to the right.

Liane Underwood, DVM