



# Downtown Revitalization Initiative



## Finger Lakes Downtown Revitalization Initiative:

## Penn Yan Awards

Governor Andrew M. Cuomo

Project Name	Project Description	Award
Revive the Sampson Theater as a Cultural Anchor	Stabilize and expand the Sampson Theater for year-round use as a cultural destination to draw larger audiences to downtown on weeknights and weekends. The project includes interior renovations, exterior rehabilitation, and sprinkler system updates to the 1910 theater.	\$ 1,000,000
Transform Historic Knapp Hotel into Mixed-use Gateway	Convert the vacant historic Knapp Hotel into a mixed-used anchor and gateway to downtown, creating a vibrant mix of commercial spaces and 11 residential units and bringing new jobs and residents to Main Street. The project will include historic restoration of facades and cupola; demolition of a dilapidated addition; the installation of a new roof, HVAC, lighting, electrical and plumbing systems, and energy-code-level insulation; installation of historically appropriate windows; and addition of an elevator and rear stair tower.	\$ 1,575,000
Repurpose Struble's Arcade as Mixed-Use Development	Restore a historic three-story masonry structure as a mixed-use development with six commercial spaces and seven residential units, creating new jobs and drawing new residents to downtown Penn Yan and rendering the iconic property attractive once more. The project will include an indoor year-round gathering space and anchor tenants providing culinary, exercise, and retail amenities.	\$ 1,485,000
Expand Penn Yan's Parks and Trails Network	Enhance the Indian Pines Park as a waterfront destination drawing residents and visitors to the lake. Install trail extensions along the Keuka Outlet Trail to connect downtown Penn Yan to lakefront attractions. The improvements would create a cultural event venue, waterfront seating, public boat docks near downtown businesses, updated playground facilities, overlooks with interpretive signage, and greater connectivity between the village's natural and commercial assets.	\$ 1,135,116
Install Streetscape Improvements Facilitating Downtown Circulation	Undertake streetscape enhancements along Water and Wagener Streets to improve walkability, provide additional on-street parking, ensure historically appropriate street lighting, and, ultimately, extend Main Street's character and charm along these corridors for an improved pedestrian experience. Additionally, the project will include enhancements to the existing Wagener Street parking lot.	\$ 1,507,277
Enhance the Pedestrian Experience of Maiden Lane and Main Street	Redevelop and repurpose part of Maiden Lane as a pedestrian promenade offering outdoor event space and increased walkability. Install streetscape improvements on Main Street to improve the public's experience of downtown Penn Yan. Examples of streetscape improvements include overhead decorative string lighting, resurfaced pavements, planters, and public art installations.	\$ 393,907

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Transform Vacant Lot into Water Street Townhomes	Transform a vacant lot at 131-147 Water Street and 120 Wagener Street into 18 townhome condominiums with on-site parking and facades incorporating historic design elements to create additional housing options for both seniors and young professionals.	\$ 300,000
Rehabilitate the Historic Belknap for Downtown Living and Working Opportunities	Convert the vacant Belknap building into three residential units and one commercial space to provide new opportunities for downtown housing and employment that serve as catalysts for future development and bring vitality to the core of Penn Yan. The project is expected to attract 12 new jobs and six new residential tenants to a vital Main Street block and includes facade restoration and interior renovations.	\$ 329,000
Add a Brewery and Outdoor Event Space to the Historic Laurentide Inn	Renovate the 1820 Laurentide Inn to accommodate drinking, dining, and event venues that cater to and cultivate visitor interest while celebrating the history and culture of Penn Yan. The project will include repurposing the existing carriage house and stables into a micro-brewery and tasting room, creating a first-floor lounge, enhancing the site to accommodate outdoor events, and transforming the driveway into a pedestrian walkway for inn visitors and brewery guests.	\$ 260,000
Expand the Reach and Capacity of a Children's Services Organization	Install an elevator and implement interior renovations at Milly's Pantry, a not-for-profit serving Yates County's children, enabling the organization to expand its services, programming, and accessibility. Modifications to an existing staircase will provide safe egress from each floor.	\$ 521,200
Convert Vacant Office Space into Upper-Story Apartments at 126 Main Street	Convert vacant second floor office space at 126 Main Street into three rental apartments, contributing to Penn Yan's downtown housing stock and tourist lodging options. The renovation will include the demolition of non-load bearing walls; installation of new insulation, dry wall, electrical, plumbing, HVAC, and appliances; and implementation of thermal window replacements.	\$ 150,000
Enhance Birkett Landing's Commercial Capacity	Install amenities and infrastructure improvements to Birkett Landing, a four-story, mixed-use property including apartments, a wine bar, and 4,500 square feet of undeveloped space, to increase the facility's appeal to potential patrons and draw commercial activity to the DRI area. The project will include finishing the interior of ground-floor commercial space, creating an outdoor patio for restaurant use, constructing restrooms, adding infrastructure improvements, and installing a bar.	\$ 180,000

Project Name	Project Description	Award
Transform an Empty Storefront into a Farm-to-Table Restaurant and Bar	Transform an empty storefront on Elm Street into a farm-to-table restaurant and cocktail bar, Little Elm, to bolster the region's wine and lake tourism industry and support local farmers and beverage manufacturers. The project will include general construction; mechanical, electrical, plumbing, and fire protection work; and furniture, fixtures, and equipment for restaurant use.	\$ 200,000
Establish a Building Improvement Fund	Establish a building improvement fund supporting interior and exterior enhancements to buildings within the DRI area to improve downtown aesthetics, attract and retain small businesses, preserve historic structures, and, ultimately, create an improved quality of life and visitor experience in Penn Yan.	\$ 600,000
Transform Underutilized Space into a Village Bakery	Attract a successful regional bakery by transforming the underutilized space at 132-138 Water Street. The Village Bakery will use local grains to produce artisan breads for restaurants and the general public, contribute to the cluster of food-related businesses downtown, and integrate agritourism into Penn Yan's appeal. Improvements include finishing the space's interior walls and ceilings, installing plumbing and HVAC infrastructure, and constructing an ADA accessible bathroom.	\$ 63,500