



New York Main Street

Village of Dansville



Program Overview



The New York Main Street Program provides funds to help revitalize historic downtowns through targeted building improvements such as façade restorations, interior commercial upgrades, and residential building renovations.



The Program provides up to 75% reimbursement for eligible projects. Funds are provided at project completion as a reimbursement. The maximum grant for commercial only buildings is \$50,000. Mixed-use projects can receive up to \$80,000.



Funding will be awarded through a competitive process. Approved projects must execute a grant agreement prior to beginning any work.

Funding Priorities



These funds are intended to help establish or expand cultural, residential or business anchors that are key to local revitalization efforts through substantial renovations.



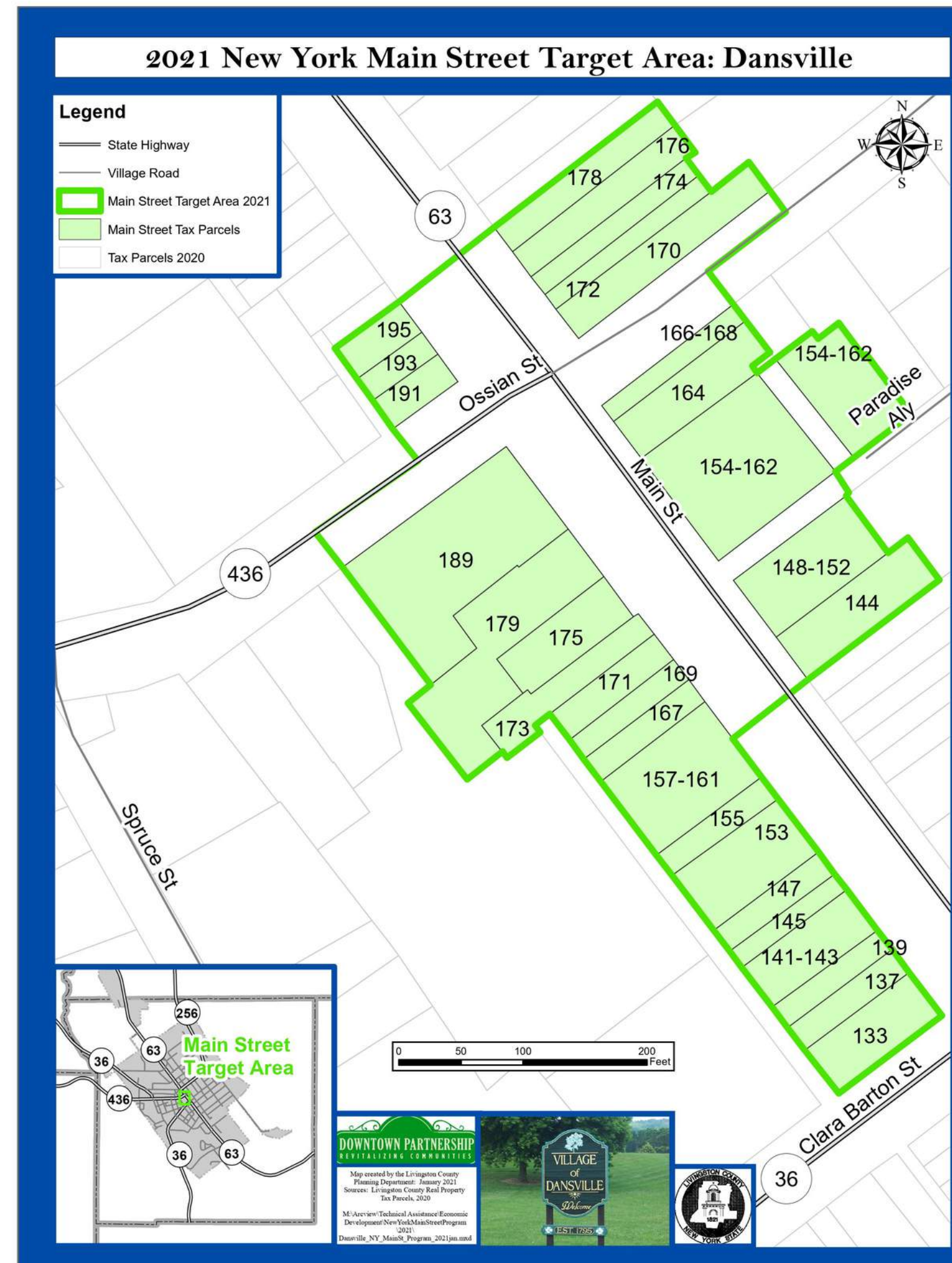
The most competitive projects will reduce blight, include renovation of upper story residential units, contribute to the economic recovery of the target area, or realize a stabilization of a Main Street business.



Visually prominent buildings that have historic value and historic properties in danger of being lost will be prioritized.

Target Area

- Projects must be located in the designated target area
- Target area was determined by responses to a survey of downtown Dansville building owners
- Area includes:
 - The north side of Main Street from 144 - 178
 - The south side of Main Street from 133 - 195

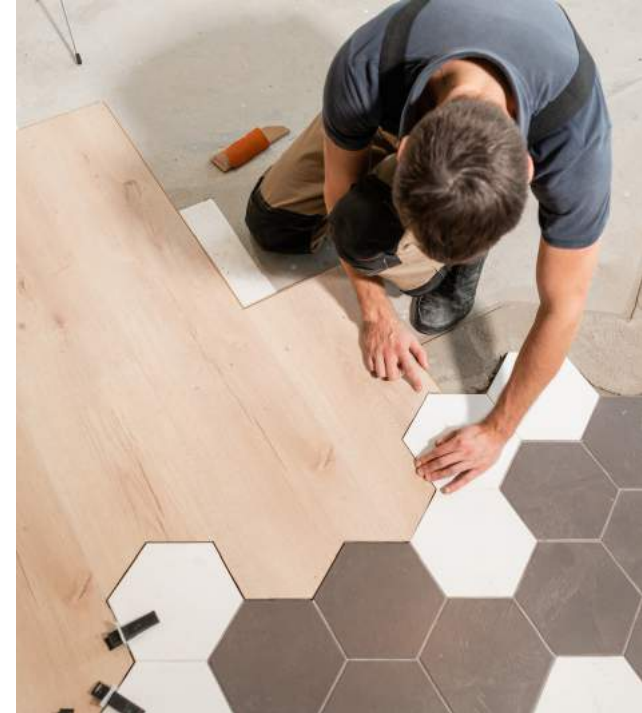




Façade restorations that further a cohesive design plan for downtown

- Removal of a false facade
- Structural concrete and masonry repairs
- Cleaning and repointing of brick
- Siding
- Roofing
- Repair and replacement of doors and windows
- Painting
- Awnings
- Signage attached to the building
- Exterior lighting including architectural, pathway, and signage





Interior renovations of commercial, residential, and public use spaces

- Select interior demolition
- Plumbing
- HVAC
- Electrical
- Framing and drywall
- Insulation
- Door and trim
- Flooring
- Painting
- Cabinets and countertops
- Lighting
- Permanent fixtures





Other items that must be addressed in your scope of work

- Immediate health and safety concerns
- The correction of code violations
- Lead-based paint hazards that may exist in buildings that contain residential units
- Radon hazards in buildings that contain residential units
- Asbestos containing materials
- Consistency with local design guidelines
- Preservation of historical elements of the building



Vacant Building Typology

DAMAGED MATERIALS

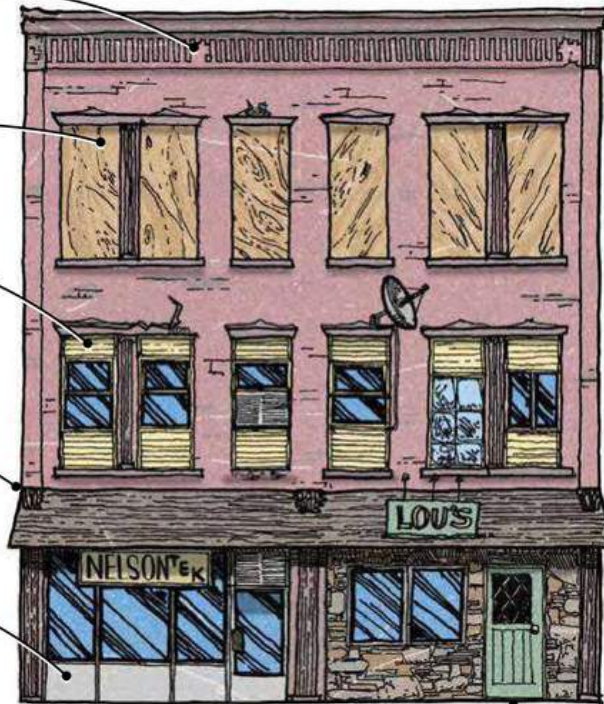
COVERED UP WINDOWS

UNDERSIZED WINDOWS

STRUCTURED
AWNING COVERING
ARCHITECTURAL DETAILS

INAPPROPRIATE
STOREFRONT MATERIALS

INAPPROPRIATE
COMMERCIAL DOOR



Before

REPAIRED MATERIALS

FULL SIZED WINDOWS

UNCOVER ARCHITECTURAL
DETAILS

UNCOVER TRANSOM
WINDOWS

RESTORE APPROPRIATE
STOREFRONT

APPROPRIATE
COMMERCIAL AND
RESIDENTIAL DOORS

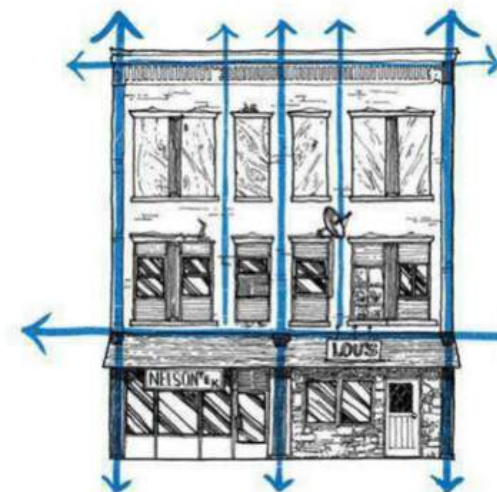
STREETSCAPE
AMENITIES



After

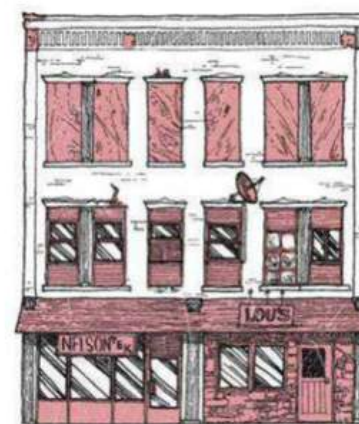
Evaluate the building's original composition & form

The best starting point for facade recommendations is to begin with a historic photograph - look for what the design of the building used to be. Did it originally have large, transparent storefront windows letting light in? Large upper floor windows for residents? Are any architectural features remaining from the past? Look for the regulating lines that organize the composition of the facade. In most cases, this is a simple grid of vertical lines that run like columns between windows, and horizontal lines at the top of the roof and above the storefront. These regulating lines should be respected and elements like signage aligned to them.



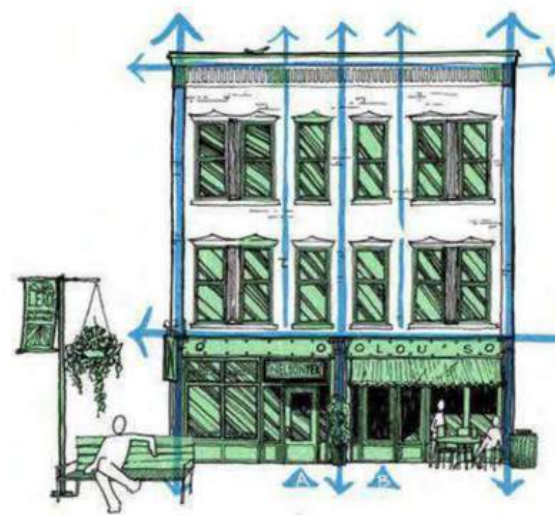
Find opportunities for repair, maintenance, & improvement:

Now that you understand the original design and intent of your facade, and have identified the regulating lines of the composition, look for what changes have been made that have detracted from the architectural character. Have windows been replaced with low-cost undersized vinyl replacements? Wood siding replaced with vinyl or cultured stone veneer? These inappropriate past renovations are opportunities to repair and restore the building in ways that can enhance the architectural character of the building and contribute to the historic integrity of the downtown.



Repair and restore original elements & provide context sensitive renovations:

High impact renovations don't necessarily have to restore historic details from photographs - but they should respect and be influenced by the past life of the building. By understanding why a building was designed originally, the remaining features and characteristics of the space can be identified and enhanced. Signboards and openings can be placed where they once were. Transom windows uncovered and used again. Recessed entryways brought back once more. Original siding materials replaced.





Ineligible uses of New York Main Street funding

- Building acquisition
- Building demolition
- New construction
- Improvements to religious structures
- Improvements to municipal buildings
- Non-permanent fixtures, furnishings, appliances, electronics, security systems and business equipment
- Site work including septic systems, parking lots, sidewalks, landscaping, fences, and free standing signs
- General maintenance
- Work done prior to contract



Convert vacant upper floors



BEFORE and AFTER



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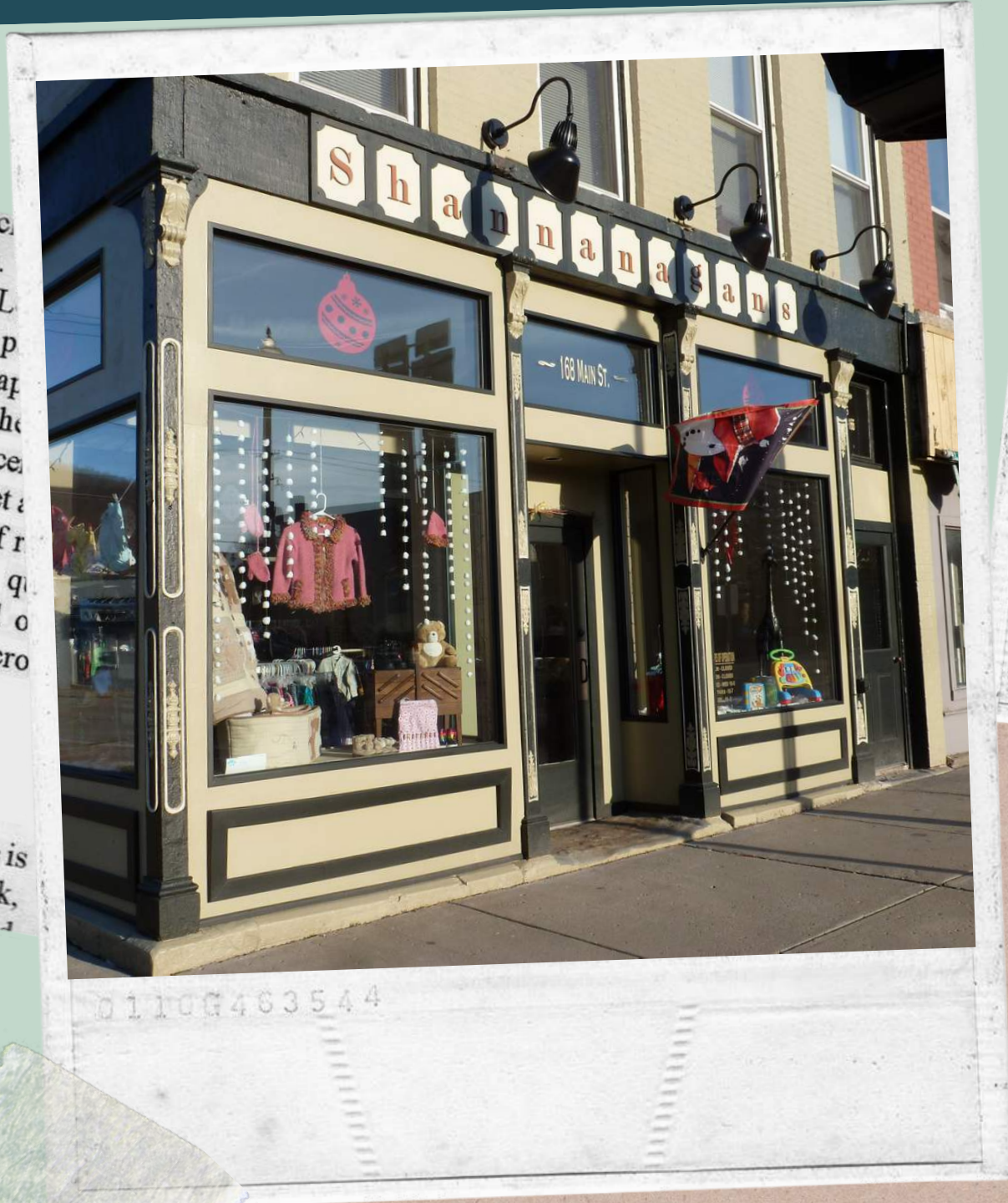
Create new commercial units



BEFORE and AFTER

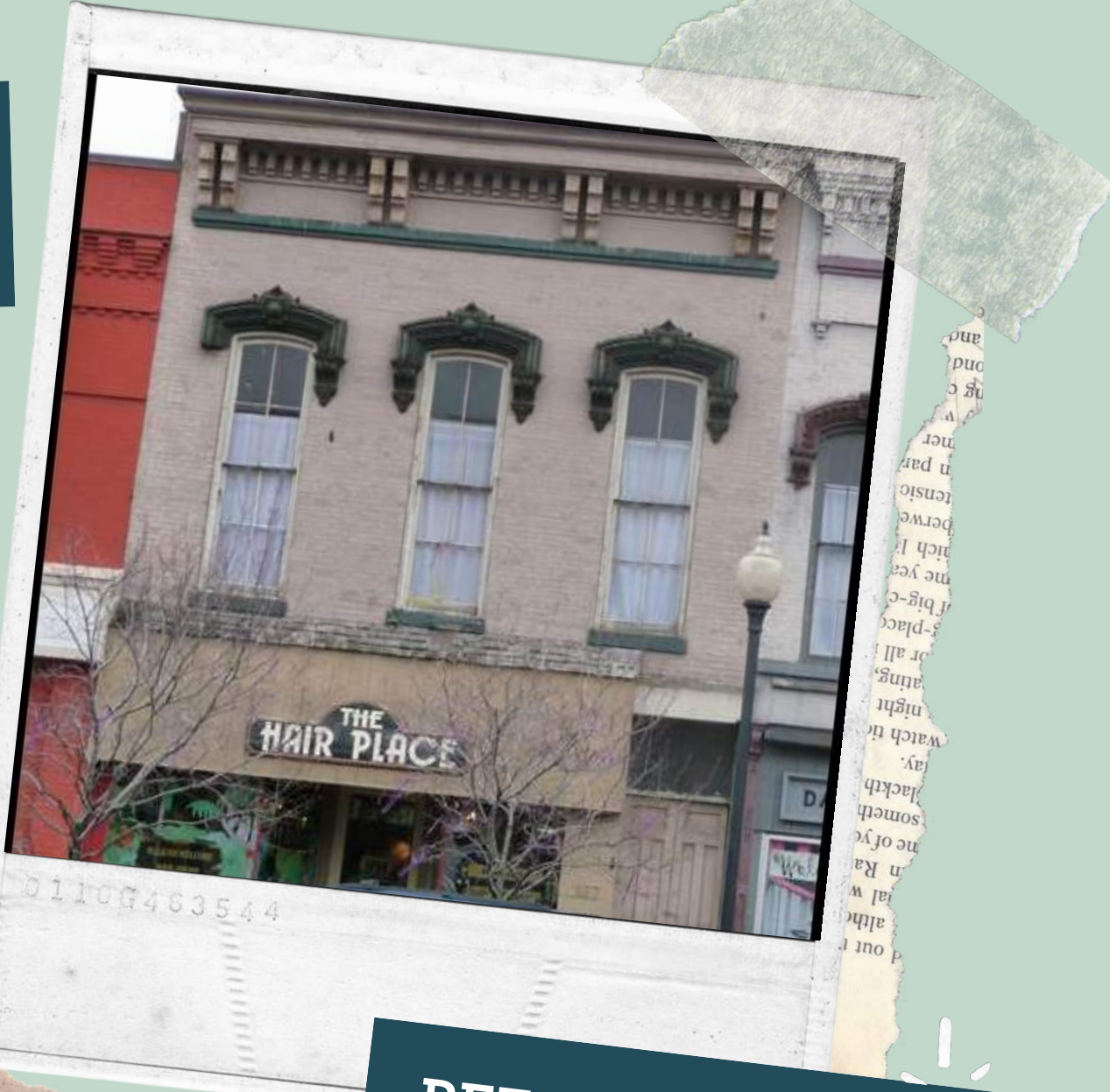
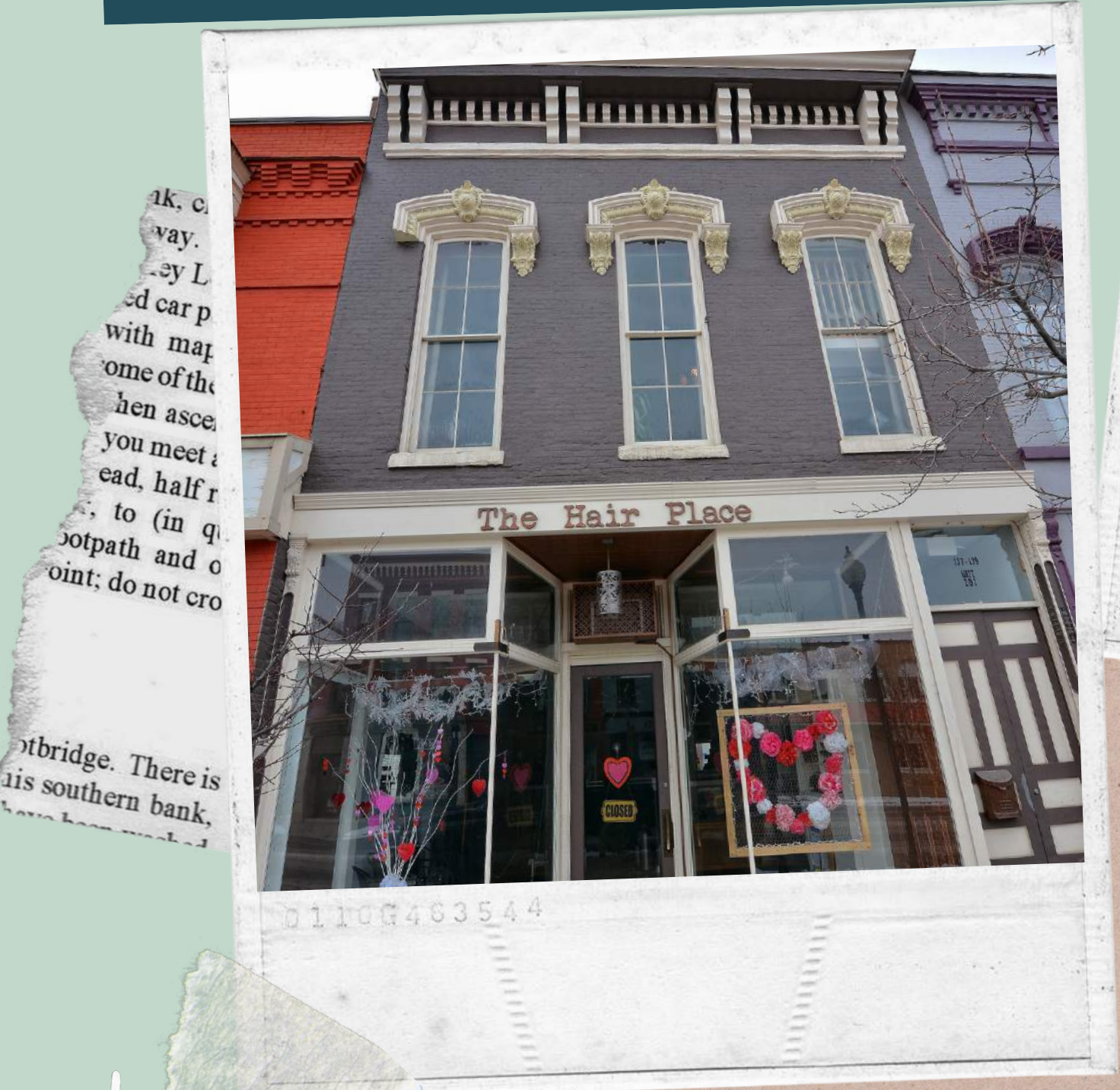


Transform Your Storefront



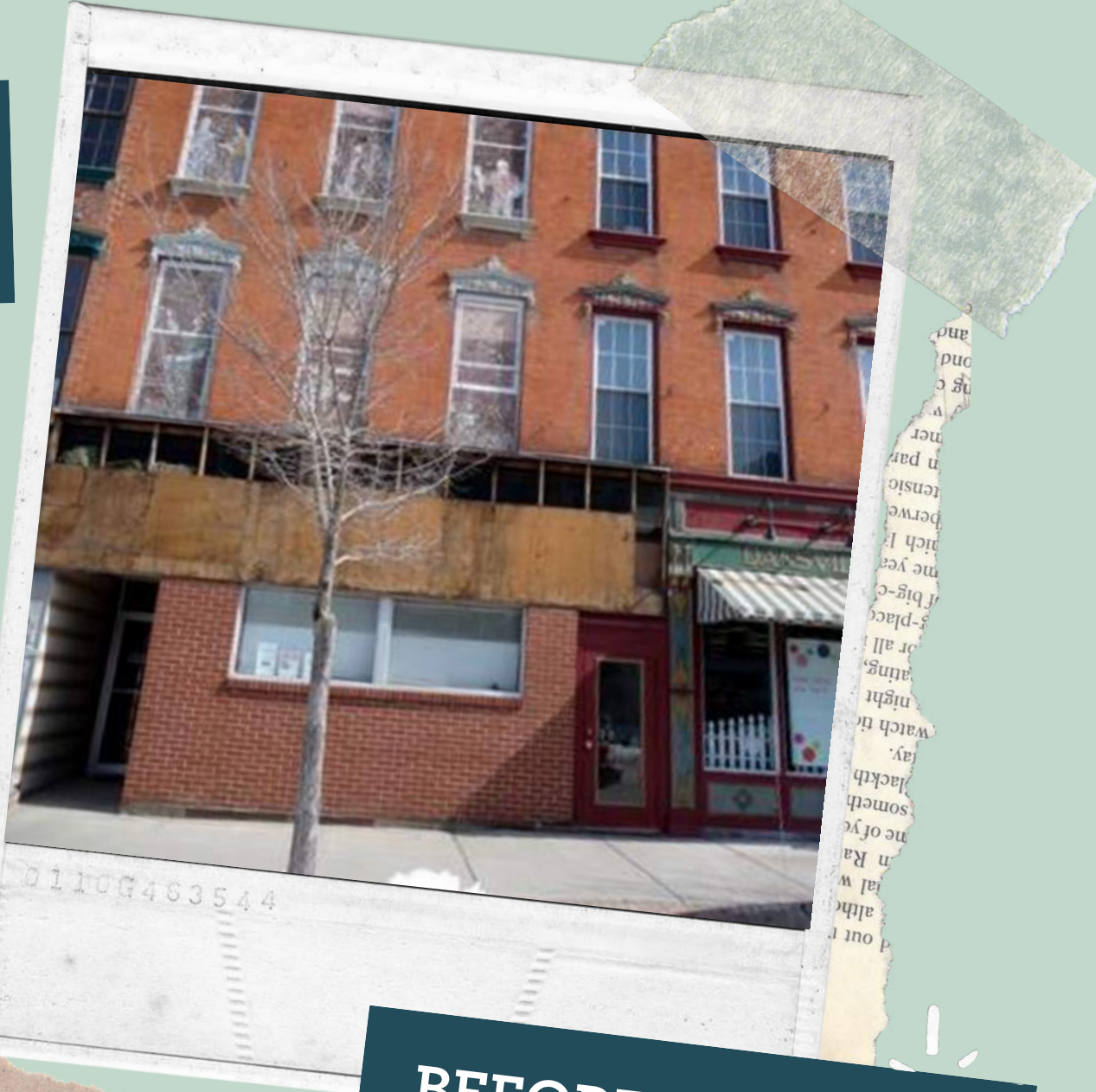
BEFORE and AFTER

Uncover transom windows



BEFORE and AFTER

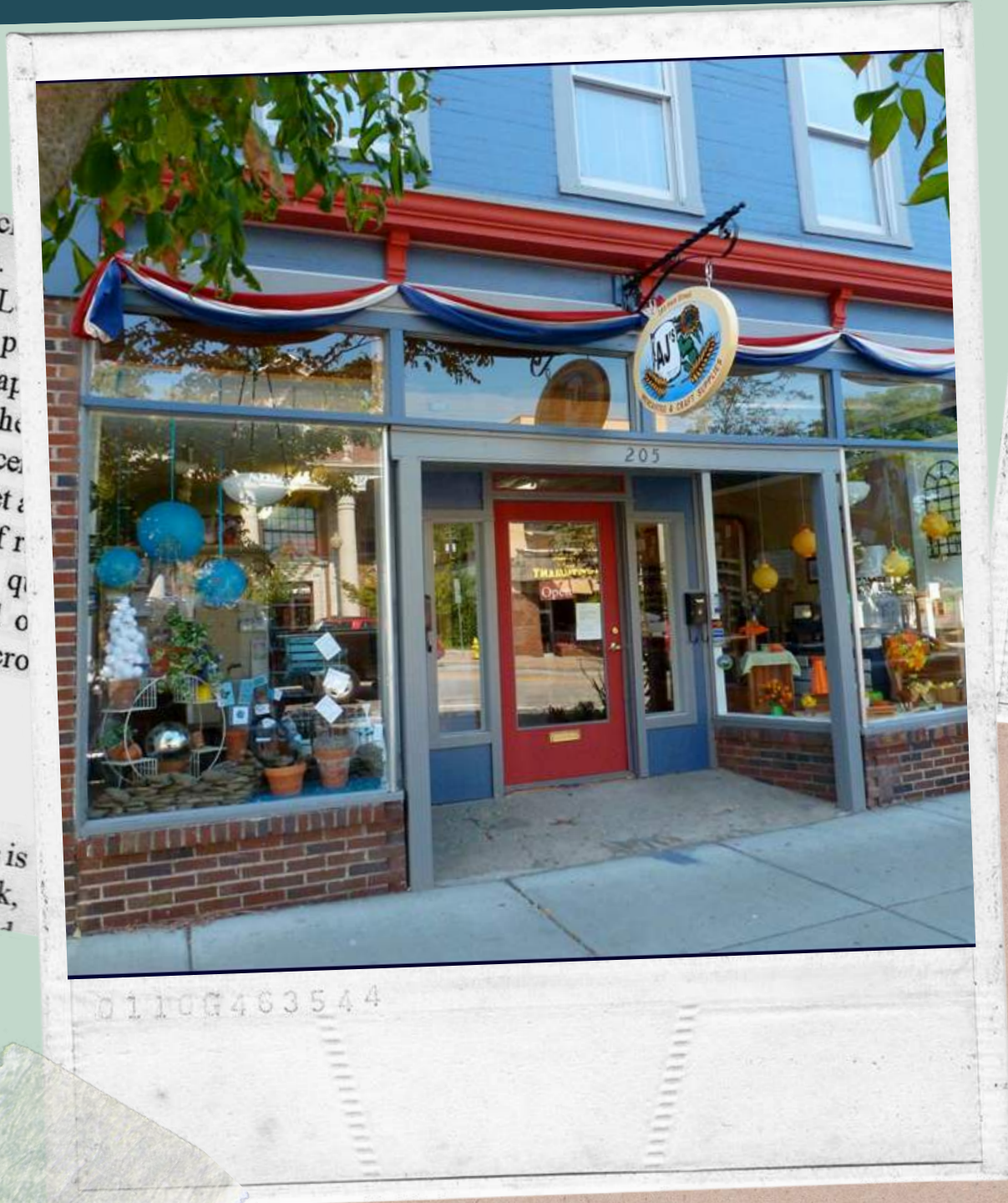
Restore the original design



BEFORE and AFTER



Remove vinyl siding



BEFORE and AFTER



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Remove false facades



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Call out architectural details



BEFORE and AFTER

Historically restore



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APPLICATION:
Due April 29



Dansville

New York Main Street

2022 Application



SECTION 1: Applicant Information

Applicants were required to attend an information session prior to applying. If you were unable to attend, please watch the recording at www.GrowLivCo.com/newyorkmainstreet

Applications are due by 3pm on April 29, 2022.

Application Assistance & Questions

Questions on Program Rules & Regulations:

Maureen Wheeler
585-243-7124
mwheeler@co.livingston.ny.us

Questions on Scope of Work and Design Guidelines:

Louise Wadsworth
585-243-7124
lwadsworth@co.livingston.ny.us

Section 1: Applicant Information

Applicant name: _____

Preferred mailing address: _____

Preferred e-mail address: _____

Preferred phone: _____

Applicant is:

- Current Building Owner
- Future Building Owner
- Tenant

If applicant does not currently own the property, the owner of the property must give written permission for the applicant to submit this application.

SECTION 2: Building Information

Section 2: Building Information

Awards will be made by address/tax map ID. Applicants must complete a separate application for each building.

Project address: _____

Project tax map ID: _____

Describe the current condition of the building and explain why improvements are needed:
(photos can be included to help illustrate current condition)

List current retail/commercial tenants:

If any space will remain vacant/unimproved following this project, please explain:

	Commercial	Residential	Public Use
Number of active units currently in building			
Number of active units to be renovated			
Number of new units to be created in currently vacant space			

SECTION 3: Project Information

Section 3: Project Information

Proposed work involves:

- Façade
- Commerical Units
- Residential Units

Proposed work is visible from a public right of way:

- Yes
- No

Explain the proposed scope of work in detail (quotes and/or renderings can be attached to help illustrate work to be performed):

Explain the expected impact that this project will have on your building, any businesses, and the community:

What is the anticipated start date for your project?

Anticipated completion date?

SECTION 4: Project Costs

Section 4: Project Costs

Livingston County Economic Development is required to oversee the contractor selection process for all funded projects. If your project is selected for funding, a formal scope of work will be agreed upon and bids will be solicited from eligible contractors, including firms owned by minorities, women, and service disabled veterans.

You are not required to submit drawings, renderings or cost estimates with this application, however projects that have obtained these items will be looked upon favorably from a readiness standpoint.

The following tables regarding scope of work and cost estimates should be completed to the best of your ability at this time.

Soft Costs

Check all items that will be included in your scope of work. Where possible, provide a best guess on the cost of each item. You must, at a minimum, include a total cost for all items in each table.

✓	Expense	Description/Notes	Cost
✓	Project Commitment Fee	Required for all funded projects	\$ 500.00
	Architect/Engineer		\$
	Permits & Fees		\$
	Lead Evaluation & Testing	Required for residential projects	\$
	Radon Testing	Required for residential projects	\$
	Asbestos Surveys		\$
	Other (please specify)		\$

Total Soft Costs: \$ _____

SECTION 4: Project Costs

Exterior/Facade

Check all items that will be included in your scope of work. Where possible, provide a best guess on the cost of each item. You must, at a minimum, include a total cost for all items in each table.

✓	Expense	Description/Notes	Cost
	Select Demolition		\$
	Structural Concrete		\$
	Masonry		\$
	Siding		\$
	Roofing		\$
	Doors & Windows		\$
	Awnings		\$
	Painting		\$
	Signage		\$
	Lighting		\$
	Other (please specify)		\$

Total Exterior/Facade: \$ _____

Interior Commercial

Check all items that will be included in your scope of work. Where possible, provide a best guess on the cost of each item. You must, at a minimum, include a total cost for all items in each table.

✓	Expense	Description/Notes	Cost
	Select Demolition		\$
	Plumbing		\$
	HVAC		\$
	Electrical		\$
	Framing & Drywall		\$
	Insulation		\$
	Doors & Trim		\$
	Flooring		\$
	Painting		\$
	Cabinets & Countertops		\$
	Lighting		\$
	Permanent Fixtures		\$
	Other (please specify)		\$

Total Interior Commercial: \$ _____

SECTION 4: Project Costs

Interior Residential

Check all items that will be included in your scope of work. Where possible, provide a best guess on the cost of each item. You must, at a minimum, include a total cost for all items in each table.

✓	Expense	Description/Notes	Cost
	Select Demolition		\$
	Plumbing		\$
	HVAC		\$
	Electrical		\$
	Framing & Drywall		\$
	Insulation		\$
	Doors & Trim		\$
	Flooring		\$
	Painting		\$
	Cabinets & Countertops		\$
	Lighting		\$
	Permanent Fixtures		\$
	Other (please specify)		\$

Total Interior Residential: \$ _____

Total Estimated Project Cost:	(total from four tables above)	\$
Grant Request:	(75% of total project cost, not to exceed \$80,000)	\$
Applicant's Matching Funds:	(total project cost minus grant request)	\$

Do you have the funding to complete your project prior to reimbursement?

- Yes
- No

If no, do you need to secure a loan to complete your project?

- Yes
- No

SECTIONS 5 & 6: Eligibility & Attachments

Section 5: Eligibility Requirements

Did you attend or watch the required information session?

Yes No

Are your Village, County, Town and School taxes current on the property for which you are applying?

Yes No

If "no" please attach a written explanation to your application.

Are proposed improvements in compliance with the Livingston County Downtown Design Guidelines (available here: growlivco.com/downtown#design-guidelines)?

Yes No

If "no" or "unsure" please contact Louise Wadsworth, Downtown Coordinator PRIOR to applying.

Have you contacted the Village of Dansville to inquire about required building permits and/or signage permits?

Yes No

If "no" please ensure you do so. While permits do not need to be submitted with your application, they must be in place before any work can begin.

Section 6: Application Attachments

Attachments are not required, but projects that provide these items will be looked upon favorably from a readiness standpoint.

- Cost estimates or backup documentation for the estimated costs provided
- Current photograph(s) showing existing condition of project building
- Annotated photograph(s) of project building identifying location(s) of improvements to be made
- Images/specs of items to be purchased:
 - For façade projects, this may be an architects rendering of the work to be completed including paint colors, door, window and/or awning selections
 - For lighting projects, this may be online or catalog images of the fixtures and specs for the bulbs
 - For signage projects, this may be a sign makers rendering including dimensions of signage, location of signage, materials, colors, and description of mounting hardware and brackets

SECTION 7: Certification

Section 7: Certification

Please read and initial the following statements, indicating that you understand and agree to each:

_____ Grant awardees must pay a commitment fee of \$500 at the time of contract which will cover certain grant management expenses of the Livingston County Development Corporation.

_____ Prior to starting, New York Main Street projects must undergo an environmental review and clearance of work scope by the State Historic Preservation Office.

_____ Prior to starting, New York Main Street projects will be formally put out to bid by the Livingston County Development Corporation and reimbursement will be based on the lowest responsible bid.

_____ Awarded projects containing a residential component must comply with New York Main Street requirements regarding lead-based paint safety, radon testing, and rent limits.

_____ Participants in the New York Main Street Program must execute a declaration agreeing to maintain improvements for five years following project completion.

_____ New York Main Street grants will be reimbursed for eligible project expenses only following satisfactory completion of an approved scope of work and submittal of required documentation.

I hereby certify that all information, which has been or will be furnished in support of this application, is given for the purpose of obtaining funds under the New York Main Street Grant Program and that all information submitted has been examined and approved by me and is true, correct, and complete. I understand that this information will be used to assess and rank my proposed project in accordance with funding criteria. I agree to abide by all requirements to be set forth in connection with said Program and the penalties and provisions of all applicable local, state, and federal laws pertaining to falsification of any item contained herein or fraudulent misrepresentation of my business. I understand that this is a competitive award Program and that my project may not be awarded funding. I agree that verification of any information contained herein may be obtained.

Applicant's Signature

Date

Need

OBJECTIVE: TO ALLOCATE FUNDING TO HIGHEST PRIORITY PROJECTS.

- Building is currently vacant
- Building is currently underutilized
- Building is at risk of being lost
- Building is blighted and/or has code deficiencies
- Business is at risk of being lost or unable to grow without renovation
- Building is an important symbol or landmark of the community that is key to revitalization efforts
- Project has been identified as a high priority/part of the community's long term goals

Visual Impact

OBJECTIVE: TO APPROPRIATELY ENHANCE THE VISUAL APPEAL (INSIDE AND OUT) OF DOWNTOWN BUILDINGS IN A WAY THAT CONTRIBUTES TO THE DISTRICT AS A WHOLE.

- Degree to which the proposed project capitalizes on the building's architectural/historical integrity
- For façade projects, compliance with the design guidelines
- Improvement would reduce blight or improve a deteriorating building

Commercial Impact

OBJECTIVE: TO STRENGTHEN THE ECONOMIC VITALITY OF A DOWNTOWN DISTRICT THROUGH THE ADDITION OF ACTIVE STOREFRONTS, NEW AND IMPROVED BUSINESSES, AND THE CREATION OF JOBS.

- A currently vacant storefront will be improved
- A currently vacant storefront will be filled with a confirmed tenant
- Project will create new jobs through creation of a new business or expansion of an existing business
- Project will support retention of other existing businesses (ex. an anchor that will bring people to the target area over and over again)

Residential Impact

OBJECTIVE: TO STRENGTHEN THE ECONOMIC VITALITY OF A DOWNTOWN DISTRICT THROUGH THE CREATION OF HIGH QUALITY, AFFORDABLE RESIDENTIAL UNITS IN PREVIOUSLY VACANT OR UNDERUTILIZED SPACE.

- New residential units will be created
- Existing residential units will be significantly improved

Readiness

OBJECTIVE: TO ENSURE THE PROJECT CAN BE COMPLETED IN A TIMELY MANNER BASED ON TRACK RECORD AND PREPARATION.

- Prior planning has been done (ex. renderings)
- Project is achievable within the required time frame
- Applicant shows commitment to revitalization through past work, appropriate planning, and or additional matching funds
- Taxes are current
- Owner demonstrates that the project can start quickly (ex. financing is in place)

April 29

- Applications due by 3pm

May 6

- Awards announced

May - September

- Finalize scope of work
- Architectural design (if needed)
- Bidding & contractor selection
- Environmental review
- State Historic Preservation Office review
- Grant agreement

December 31, 2023

- Projects must be complete

What's Next?



Program Rules + Regulations

Maureen Wheeler, Deputy Director

585-243-7127

mwheeler@co.livingston.ny.us



Scope of Work + Design Guidelines

Louise Wadsworth, Downtown Coordinator

585-243-6930

lwadsworth@co.livingston.ny.us